



10-Year Capital Plan Member Feedback

Member Email - July 15th Through September 22nd

1. 7/16/25 – As a trained civil engineer, I understand the difficulties of building an underground parking facility.

Given the limited space of the CYC and high priority frustration with parking and adequate tennis, can I suggest consideration of:

1. Eliminate the current tennis courts
2. Combine what was the tennis courts and the parking into a much larger and safer parking lot at current parking lot grade. Realize there would be fill to raise the former tennis grade to the parking lot grade.
3. Build a Tennis Deck on top of the larger parking lot. Interestingly, this Tennis Deck would have nearly the same grade as the house the club owns. The Tennis Deck would have at least 4 courts and seating. Possibly even a Pickleball court. Access to the deck could be at the house grade and realize we might need an assisted access device such as a lift.
4. A Tennis deck would be a relatively low-cost addition that is targeted at 2 major concerns. It would not involve having to blast rock to expand or change grades.

Just an idea. Have seen these tennis decks at a number of hotels and communities.

2. 7/17/25 – Kim and Team, Thanks for the efforts on the future planning.

I've summarized my thoughts on items that I thought were great and others where we've missed the mark (a pun given we're a sailing club).

- I continue to support the development of the lower deck project over the rip wrap. I see this as adding needed outside space with many uses.
- I like very much the development of a joint use pool and tennis building. The ideas of having a viewing area for tennis should give space not just to watch tennis but permit social activities which are lacking for tennis events.
- I believe our designs plans must incorporate the acquisition of 15 Corinthian Lane. Master planning should consider all potential options. I recognize the issue acquiring the property is complex and emotional - but I would like to see option 3 and what is possible.
- I believe that parking and prioritization of parking on the campus has been over emphasized. Please consider the reduced expected reliance on cars (ie driverless cars) that we expect in the future and the fact that our younger members do not own nor do they expect to own cars in the future like we do today. Our footprint is limited and parking on the street is not an issue,



especially when the trade off is space to recreate and enjoy. Please consider the acquisition of space on the neck or in town for parking.

- I would ask that both the location and the size/design of the locker rooms be reconsidered. The location of these locker rooms under the porch utilizes prime waterfront space for a use that does not need a water view and is lightly used meaning one changes and leaves and thus does not warrant placement in water view space. In terms of design, our planning team has described the space to be such that they will be the nicest locker rooms in New England or perhaps North America. I'd ask that we consider the time one spends in a locker room and balance this with the design as our resources are not unlimited. I'd suggest keeping locker rooms in the to be redesigned tennis and pool house as these are the activities that have the highest demand and use for this space.
- I believe that any future planning needs to incorporate additions tennis/paddle/pickle courts. In our current state our courts are full nearly open to close, we are unable to host league play for our junior tennis programs and our adult programs cannot be executed at their full potential due constrained space and high demand. I'd also ask that it be noted that while we are generally successful in being the club of choice for our young members, these members are often on Foster street playing paddle as this is their interest. We risk losing the future of our club if we cannot meet the racquet demand.
- While I welcome the additions green space in both plans, I do not view there to be a need for the creation of a separate sailing center/event space. As a yacht club, our main clubhouse is our sailing center. Consistent with the above comments in the locker room placement, I continue to view the use of the existing locker space to be ideal for the creation of meeting/teaching/coaching space recognizing that the space needs to be fortified in some way to be weatherproofed.
- Neither of the presented plans provides additional drysail space. In the near term, the club expects to purchase as many as 9 sonars (we currently have 4). As a club looking to support sailing, we need to create capacity to attract not 1 or 2 boats but 10, 20, 30 boats. Lastly, it has been highlighted that there are current open dry sail spots. My hope is that our leaders recognize that our most current outgoing commodore has moved his boat to EYC because our current set up is poor. Let's ensure in the short term we are working on improving the current state. We cannot wait any longer for immediate change to improve safety and the overall experience.
- Neither of the presented plans provides additional drysail for space to host events for boats such as Rhodes 19s and Etchells championships. This is our dna as a small boat racing club.

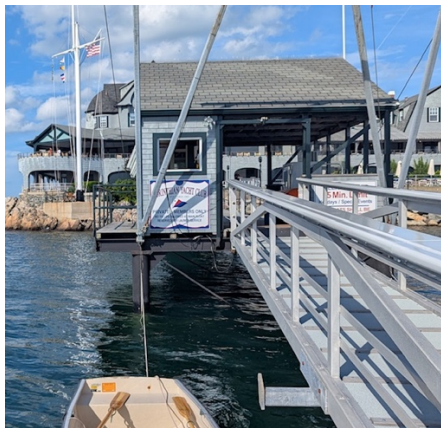
I look forward to the continued development of these plans and appreciative of the effort being devoted to this plan.



3. 7/17/25 - Hi Karl. Kindly feel free to share these three observations with the designer crew. I would send them in the link that is provided, but I do not believe that there is an accommodation for a downloaded picture.

Both schemes, in my opinion, seem impossible to construct in their current stages given the rather awkward at best tunnel for deliveries. That concept is fraught with noise, smells, entrance issues on Kimball Street, expense, and I suspect approval from either/and/or both the Town and Corps of Engineers or whomever would provide approval for the same.

See the appended picture.



This was HIGH tide today at circa 5pm. There's not much room to spare. A realignment of the pier will no doubt cost millions. I've been told \$1.5m for every foot (in today's dollars, not tomorrow's).

As I have suggested all along, we need to make better what we already have ... and ... yes ... we can quite possibly incorporate some of the useful elements from the designers' concepts, but, given that our charter underscores boating, the pier needs to be carefully and systematically incorporated into any 10-year plan, along with a more pleasing club entrance, better pool maintenance and consistent hiring and training, a useful and functional third floor, updated and modernized sound system and lighting (especially on the porch), and quite possibly, a reduction in membership numbers given the apparent overuse of facilities. Several people that I know are questioning why the membership number is so high when it appears that the charter limits it to a much smaller number. Add this traffic flow to the numerous -- and albeit successful -- outside events, and you have what we appear to have now: overcrowding.

Enough said. Please know that I am only trying to be helpful. This has always been my approach to matters as important as these.

4. 8/18/25 - Kim & Team:



I am a 40+ year member of the club and view the club as a yacht club for sailors and boaters. I have several thoughts on the 10-year plan that I would like to share:

1. I cannot figure out on option A and Option B how I back my 22 ft boat and car onto the crane pier. Both plans seem to make the effort more difficult and as I ask a number of members about it, they seem to agree. Currently I can back up between the pool house and tennis courts or pull up into the traffic circle and back up from there. I do not believe the current plans have enough room to maneuver to the crane pier. Also, please remember that during storms when everyone is trying to get their boat out of the harbor at the same time, it is a complete mess and more space is needed.
2. I waited many years for a sail locker and my understanding is that there is a fairly long waiting list for lockers. If the plan is to remove the sail lockers, a space should be identified to relocate the sail lockers and add more sail lockers for the membership.
3. The metal shade roofs (2) at the shallow end of the pool were added many years ago to protect babies and people with skin cancer concerns from the sun as well as to provide a shaded space on the pool deck. That shaded area is very popular and crowded most days. Where are the metal shade roofs being moved to? Umbrellas are too small and with the sun moving across the sky, you can start in the shade and shortly end up in the sun.

When I joined the club the membership limit was 500. My understanding now is that we have over 800 members. Most of the time I end up parking far away toward the Eastern Yacht Club and walking to the CYC. At the pool, there will be a parent with the kids (1 car) and then later in the afternoon after work or a project the other parent will arrive (2nd car) and join the family to swim, play tennis, boat or perhaps eat dinner at the Club. As a Senior Citizen (70+), I believe parking is the number one issue. We need at least 50% more parking spaces!

Has anyone studied raising the tennis court 4 feet and then digging out 4 feet (for ~8 ft clearance) and then have parking for small and medium size cars under the tennis courts? Just an out-of-the-box thought!

For added parking, the Club's 10 year plan should include plans to buy any house that comes up for sale on Ocean Ave, Nahant St, or Corinthian Lane

To summarize:

- Make the crane pier easier to access and use.
- Add more sail lockers.
- Keep the pool metal shade roofs (2).
- Add ~50% more parking.

Kim forwarded me your email, so that I might reply directly.



First off, thank you so much for your thoughtful input. I will share the issues regarding launching with the design firm. It's important that they know about these types of issues. Regarding lockers, although we are not there in the process, it would be our intention to relocate lockers if needed. They might not be the same size, look or design, but it is our hope to retain them. Regarding the Sunshade - you are not the only person who has mentioned the importance of that structure. Similar to the lockers, the look might not be the same, but the functionality is needed.

Finally, we have capacity issues with the number of members at the club. The number in all classes is over 800. The bylaws section 6.4 addresses the 500 limit refers to regular members under 75. In the total number, we have Juniors, Associate, Seniors over 75, Competitive Members, etc. From a healthy club standpoint, we are in a good place. We are well positioned with a nearly equal distribution of Juniors and Seniors. That leaves us with nearly 460-480 regular members that have counted to the 500 cap. These numbers have been fairly consistent over the last 8-10 years. What comes in the front end is offset by what goes out the back end. As I see it, we are at a stable equilibrium. The downside to this is the total member number has increased to where we are today, forcing capacity issues. This is one of the primary driver's for the 10-year plan and the aspiration capital spends associated with it. Everything being considered will enhance capacity and improve member experience.

To this point, we are looking at parking capacity, pool deck capacity, porch and waterfront capacity. Some of these we can address in the 1st 10-year plan, while others may be down the road as we do not have sufficient real estate to build what we need. At the end of the day, the Corinthian Yacht Club is a wonderful place that has evolved over time. It is our hope that this evolution will continue in a strategic and thoughtful way to ensure those that come after us can create similar memories as those we have built over our years as members.

Once again, thanks for you input and please keep it coming.

All the best, Karl

5. 8/21/25 - Thank you for putting the presentations and Q & A online, all very helpful. I appreciate the creative and practical elements of the Linear and Loop plans.

In the member survey, additional parking is the #1 preference for development projects.

- With the Linear plan resulting in fewer spaces, is this option really viable?
- Does the Linear option truly give enough space for vehicle turnarounds on a busy day? We often use the front circle to drop off elderly relatives and heavy boating items when we must park far away. I might suggest marking off the proposed space and having some average size cars try it?



- With event space ranked lower than parking, is there a Loop option which eliminates the event space and simply adds parking spaces? (As Shubies did after purchasing adjacent land).

Expanded bistro and pool deck spaces were also ranked high.

- While these are my preferences as well, does it make sense to expand our seating capacity without enough staff for the seating we have? We start each season so well-staffed, but this past week underscores the difficulty in retention through the season.
 - The pool has reduced hours, due to insufficient staffing I believe.
 - The bistro was the perfect setting on Friday night and the one server covering this area worked incredibly hard. But he needed more support and we ended up placing food and drink orders ourselves below the porch and up at the burgee bar.
- Should we be spending resources on expanding capacity that we might not be able to support with food, beverage and lifeguard staff?

6. 9/1/25 - Masterplans look terrific. Assertive, with long term health of the club in mind. If you look to raise funds outside of an assessment, count us in. Especially Rip Rap Deck. It would transform the waterfront experience for members.

We have a general site plan meeting planned for all members on 09/23. Put it on your calendar and be sure to attend. Finally, our financing model is still in the works, but thanks so much for your support. All the best, Karl

7. 9/6/25 - I have been mulling the opportunities for the CYC plan since the presentation earlier this summer. I am sure you have heard similar thoughts from others, and I hope you find these comments helpful.

1. The key to a workable plan for the campus in total is obtaining the Burkmeyer property as a minimum. Otherwise, only stopgap improvements are a reality.
2. Considering a separate building for events would add operational and cost impediments. The area under the dining room and porch could be reconfigured to provide a functional and aesthetically pleasing space, with access to the current kitchen and other club facilities.

2A. Provide the sailing director and the waterfront director with offices under the cannon end of the porch, opening the two boarded up arches with windows, to give them a view of the waterfront and harbor.

2B. Consolidate the waterfront work areas in the area currently occupied under the porch steps and the waterfront office. Vacate the current work & storage area to the right of the laundry.



2C. Relocate the lockers to the interior of the basement in the space recovered, in the remaining under-porch areas, and further into the basement area as needed.

2D. Improve the utilization of the youth sailing program spaces and storage.

3. Demolish the yellow house, level the space and move the dry sailing boats to that area. Realign Corinthian Lane starting at the back parking area so the road turns at the present end of the lot and runs straight, parallel to the back of the main lot and the tennis viewing area.
4. Longer term, obtain rights to move the crane pier to the other side of the presently rented house, which would allow dry sailing to be consolidated in that area.

Thank you for your thoughtful consideration of these and other suggestions for the future of our club. If any ideas are unclear I am certainly willing to clarify them.

8. 9/19/25 (To LRP) - As the LRP Committee is leading the planning for the Clubhouse and waterfront, I want to share my thoughts at the appropriate time and format for these key element of the 10 Year Plan. I have worked on these over the years and especially during the six years I was on the Commodore track.

The overall campus plan that has been our focus to date is important (I bought the yellow house during my watch), but we'll need to include the waterfront and Clubhouse if we want to appeal to the broadest segment of the membership.

9. 9/19/25 - Good morning, Kim,
That was an excellent presentation last night. I can only imagine the staggering number of hours you have invested in this analysis. Thank you! It's something the Club should have been doing all along.

I thought your note about initially tackling two or three projects made good sense that should resonate with the members. Chewable bites, as they say.

Thanks again for all your, and the committee's, efforts on this.

10. 9/19/25 - My personal comments are that Corinthian Lane can't physically be a 2-way street, and the abutters and Town Fire Dept. will fight the closing off access at our end, so we will need to provide a right of way to Nahant Street through our current parking lot.

I also think the issue of where and how to let kids access the pool needs other approaches like either replacing the current pool house with a smaller facility and/or reducing or eliminating the adjacent parking spaces. We could eliminate a lot of traffic headaches if we provided hourly trolley bus transportation to move member families to and from the Club from the Town parking lot adjacent to Devereux Beach. These are difficult problems but should be recognized in the long-range plans. Also, these are personal thoughts only and I will continue to support your process and conclusions.