

DRAFT

NORTHERN CONOMO POINT ESSEX, MA 1.17.2013

Brown | Sardina

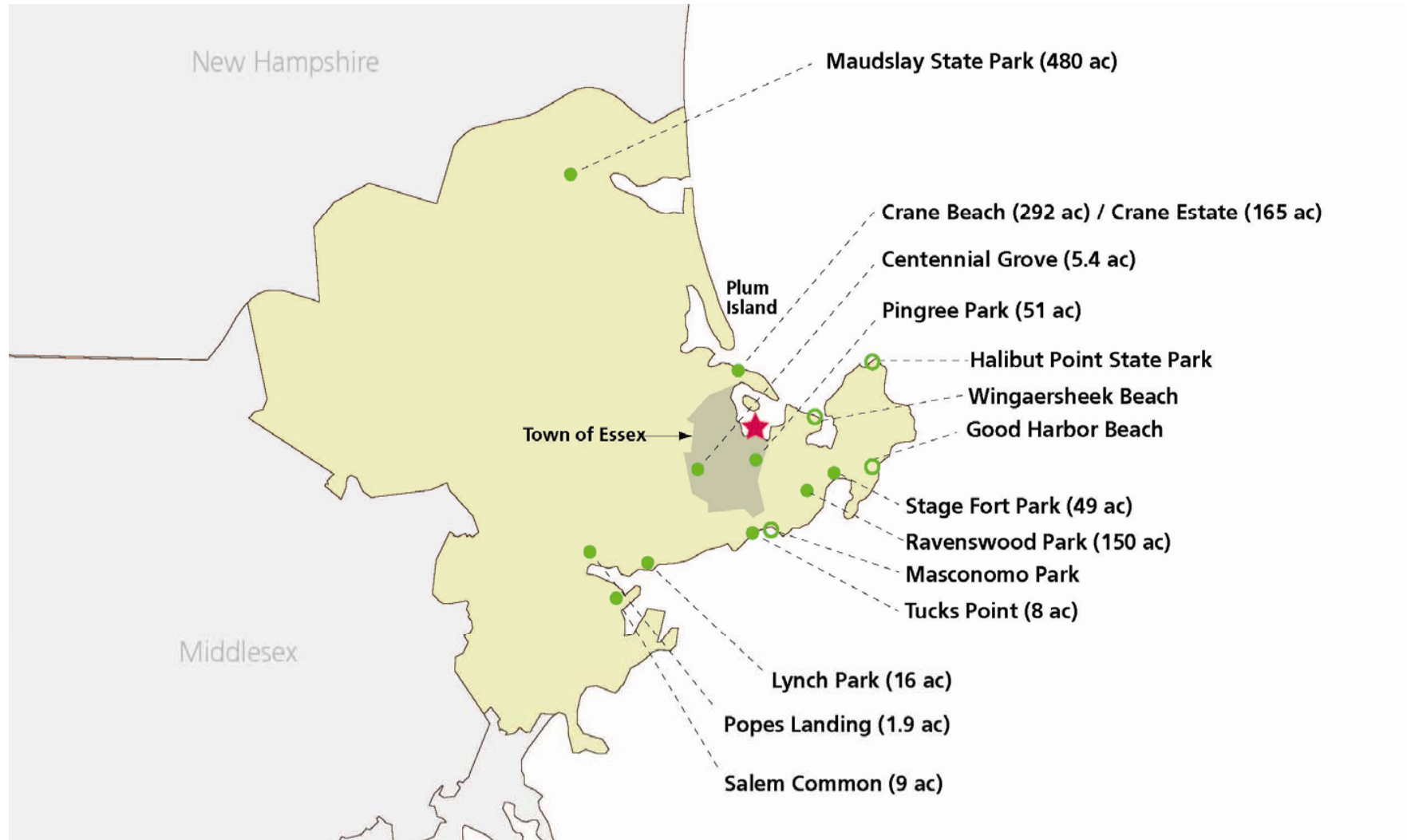
GOALS FOR PUBLIC MEETING #2

- **PRESENT 3 NEW OPTIONS – MAXIMIZE THE AMOUNT OF PUBLIC GREENSPACE**
- **REVIEW NEAR TERM IMPROVEMENTS**

NORTHERN CONOMO POINT MAP



COMPARATIVE PARK MAP



PROPOSED “PASSIVE” PARK ACTIVITIES :

- **ACCESS TO FISHING/CLAMMING +
BOATING ACTIVITIES + WATER ACCESS**
- **PICNICKING**
- **OBSERVING NATURE**
- **WALKING / JOGGING**
- **BICYCLING DESTINATION**



PICNICKING : TUCK'S POINT

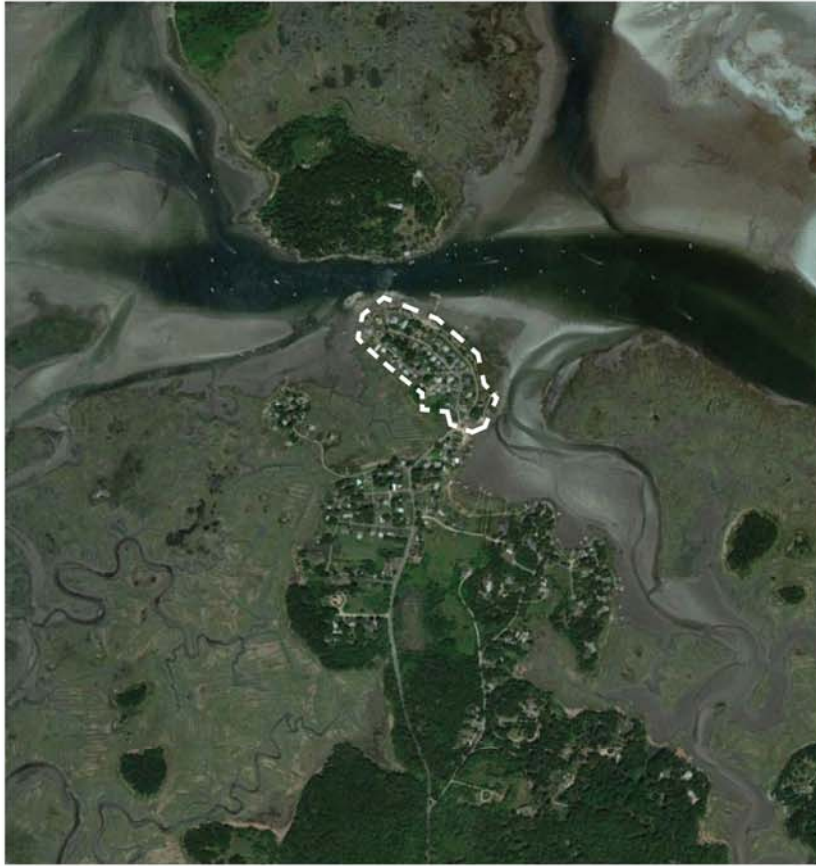


BIRD WATCHING : PLUM ISLAND

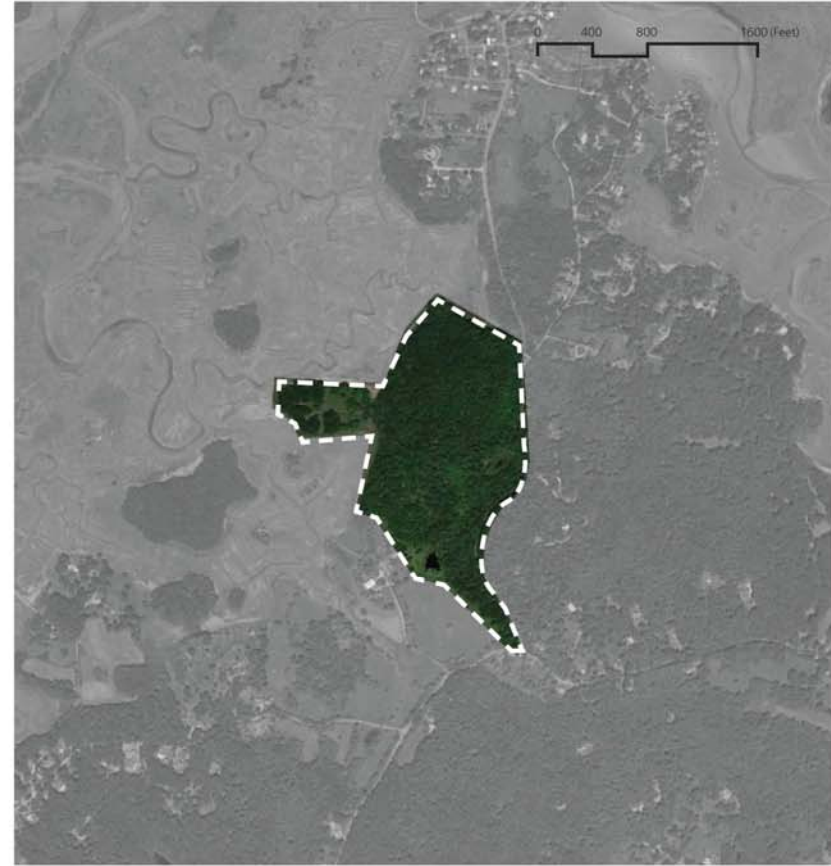


CYCLING DESTINATION : CRANE ESTATE

COMPARATIVE PARK : PINGREE PARK



NORTHERN CONOMO POINT
11 ACRES



PINGREE PARK (ESSEX)
51 ACRES

COMPARATIVE PARK : CENTENNIAL GROVE



NORTHERN CONOMO POINT - PUBLIC SPACE
8.8 ACRES



CENTENNIAL GROVE (ESSEX)
21.5 ACRES

COMPARATIVE PARK : TUCKS POINT



NORTHERN CONOMO POINT - PUBLIC SPACE
8.8 ACRES



TUCKS POINT (MANCHESTER-BY-THE SEA)
8 ACRES

NORTHERN CONOMO POINT MASTER PLAN CONCEPTS

GOALS:

- **ADDRESS THE STATE MANDATED RULING TO REDUCE EFFLUENT = REDUCE BEDROOMS**
- **SUSTAIN ECONOMIC AND HISTORIC 'HERITAGE' OF ESSEX AND CONOMO POINT**
- **PROVIDE CONTIGUOUS PUBLIC OPEN SPACE AND TOWN OWNED PROPERTY**
- **DEFINE AREAS FOR ACCESSIBLE PARKING**

CHALLENGES + LIMITATIONS:

- ADHERE TO MANDATED RULING TO REDUCE EFFLUENT
- CREATE LARGE ACCESSIBLE PUBLIC PARK AREAS
- PROVIDE PARKING FOR TOWN RESIDENTS
- EMERGENCY VEHICLE ACCESS



REDUCE BEDROOMS – PRESERVE HERITAGE



MAXIMUM GREEN/PUBLIC SPACE



PROVIDE AMPLE PARKING

OPPORTUNITIES:

- **PASSIVE PARK**
- **NATURE AND UNIQUE HERITAGE**
- **SPECTACULAR VIEWS**
- **GREAT WATERFRONT ACCESS / ACTIVITIES**



UNIQUE HERITAGE



NATURE / VIEWS



PASSIVE ACTIVITIES - WALKING



FUNCTION HALL : TUCKS



FUNCTION HALL : PIERCE HOUSE



FUNCTION HALL : GREENVALE VINEYARD

BUSINESS OPPORTUNITIES: (TOWN OWNED – RENTAL)

- **FUNCTION HALL**
- **ARTIST /DESIGN CO-OP**
- **EXPANSION ESSEX BAY
SAILING CLUB, ERBA,
CONOMO POINT
ASSOCIATION**
- **SEASONAL FOOD
TRUCKS**



FOOD TRUCK



WRITERS CENTER : GLOUCESTER



WATERFRONT RECREATION

POTENTIAL PUBLIC BUILDING USE: (NEW OR REPURPOSED)

- **PUBLIC BATHROOMS**
- **INFORMATIONAL KIOSK**
- **BOAT RENTAL KIOSK**
- **DINGY / BOAT STORAGE FACILITY**
- **SEASONAL STORAGE FOR ESSEX RESIDENTS**



RECREATIONAL BOAT STORAGE

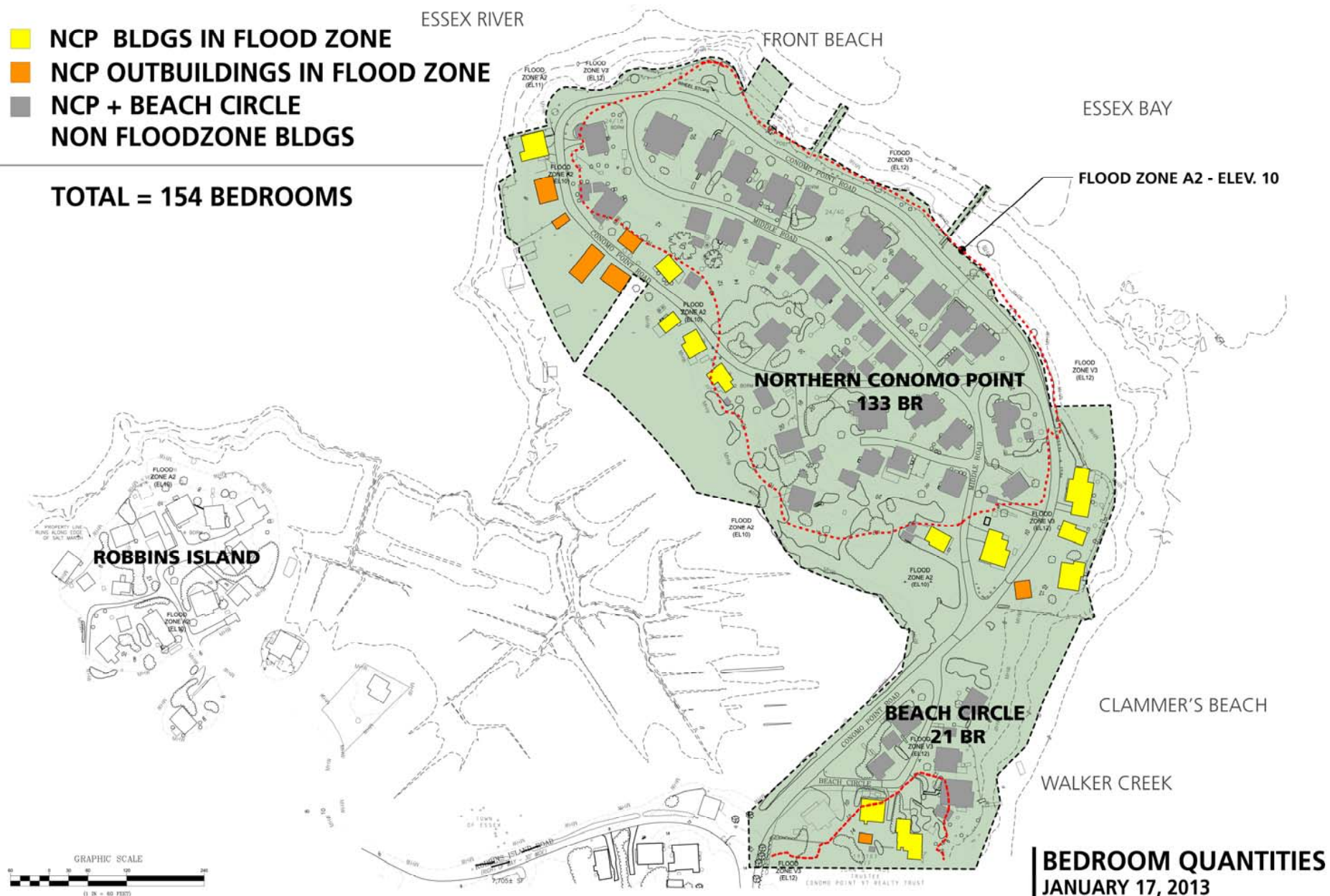


DINGY STORAGE

NCP EXISTING CONDITIONS

- NCP BLDGS IN FLOOD ZONE
- NCP OUTBUILDINGS IN FLOOD ZONE
- NCP + BEACH CIRCLE
NON FLOODZONE BLDGS

TOTAL = 154 BEDROOMS



	OPEN SPACE	1.16 ac
	GREEN SPACE	.28 ac
TOTAL		1.44 ac

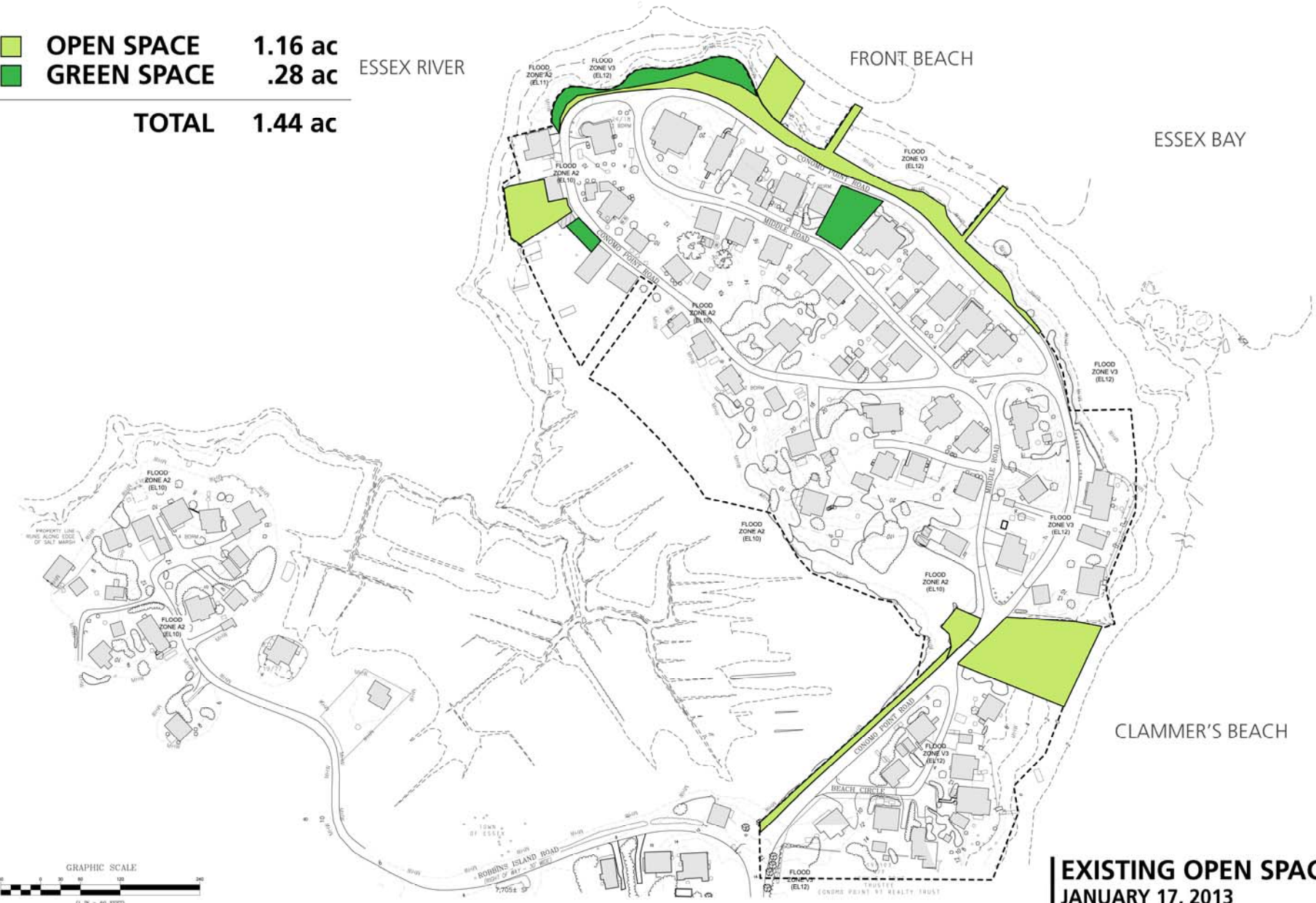
ESSEX RIVER

FRONT BEACH

ESSEX BAY

CLAMMER'S BEACH

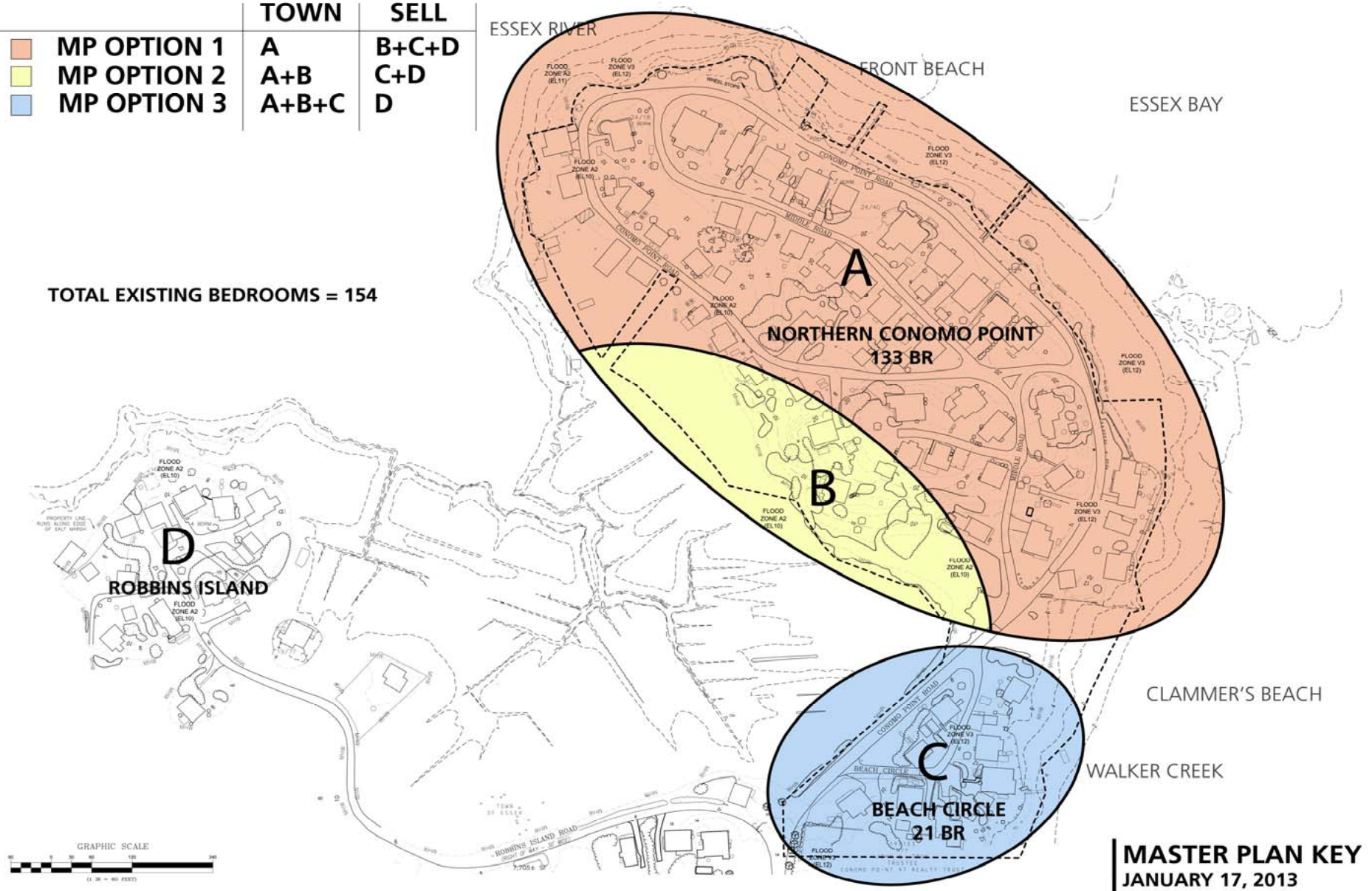
EXISTING OPEN SPACE
JANUARY 17, 2013



NCP MASTER PLAN OPTIONS

	TOWN	SELL
MP OPTION 1	A	B+C+D
MP OPTION 2	A+B	C+D
MP OPTION 3	A+B+C	D

TOTAL EXISTING BEDROOMS = 154

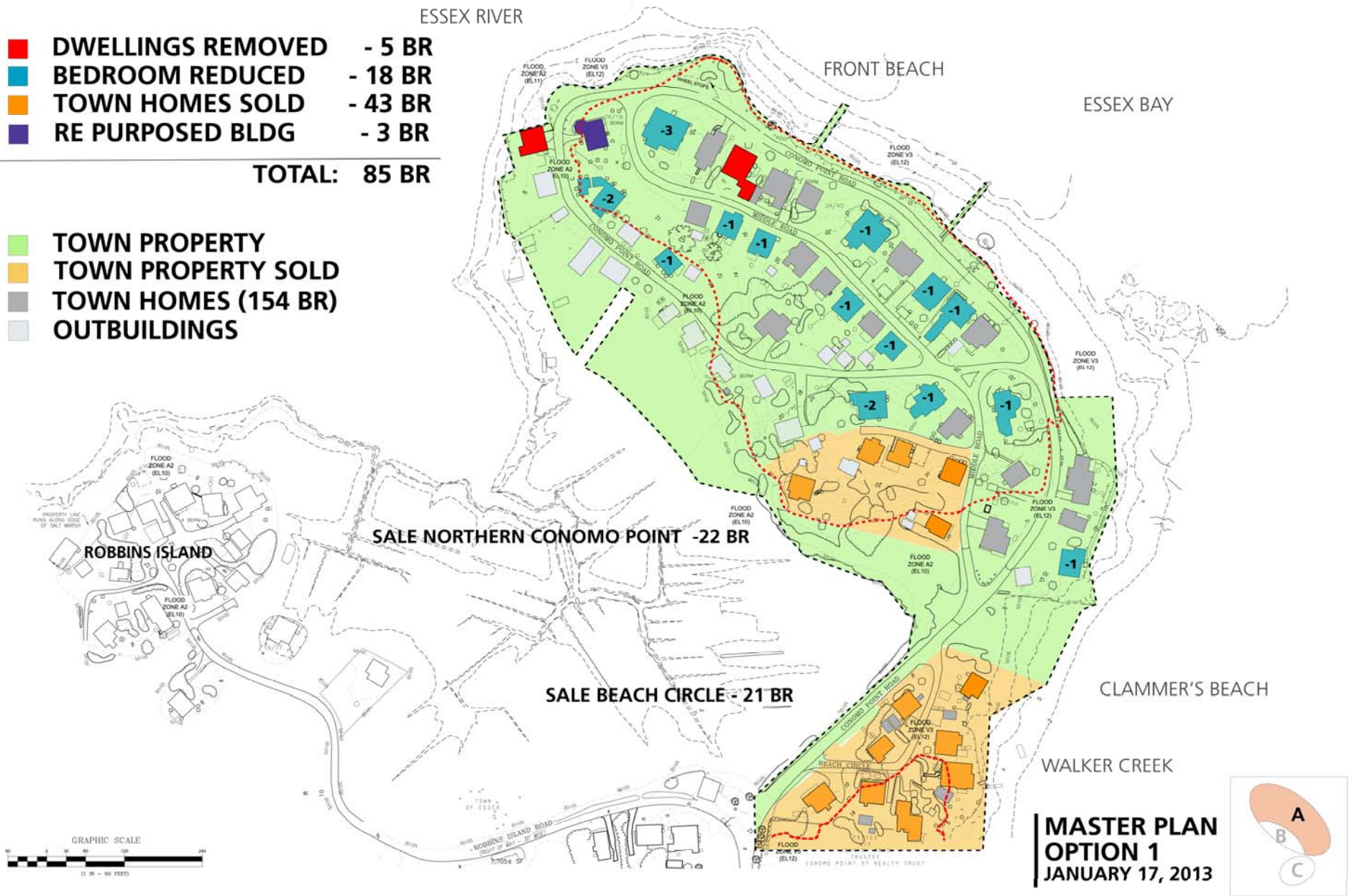


MASTER PLAN KEY
JANUARY 17, 2013

- DWELLINGS REMOVED - 5 BR
- BEDROOM REDUCED - 18 BR
- TOWN HOMES SOLD - 43 BR
- RE PURPOSED BLDG - 3 BR

TOTAL: 85 BR

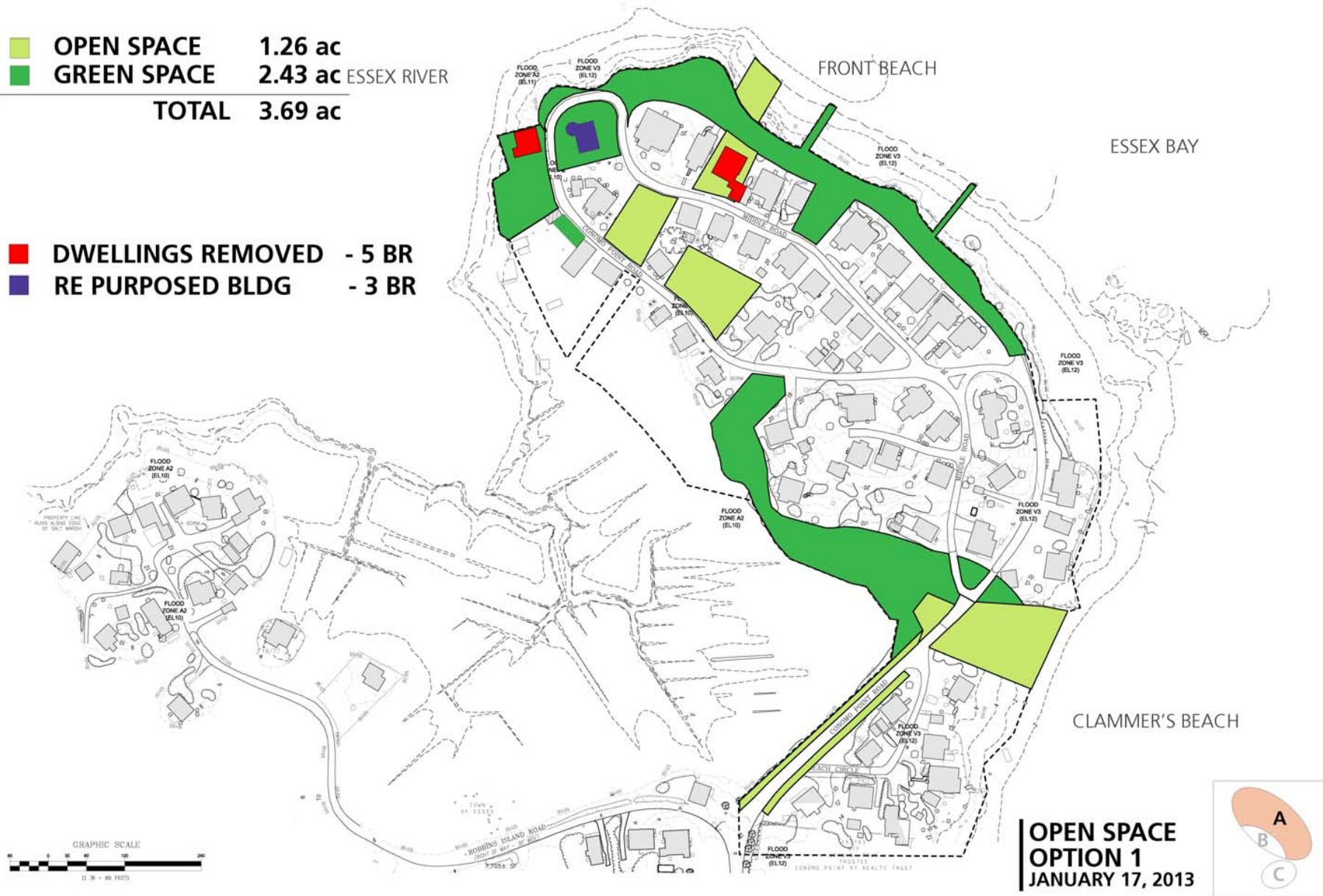
- TOWN PROPERTY
- TOWN PROPERTY SOLD
- TOWN HOMES (154 BR)
- OUTBUILDINGS



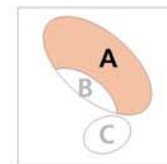


OPEN SPACE	1.26 ac
GREEN SPACE	2.43 ac
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TOTAL	3.69 ac

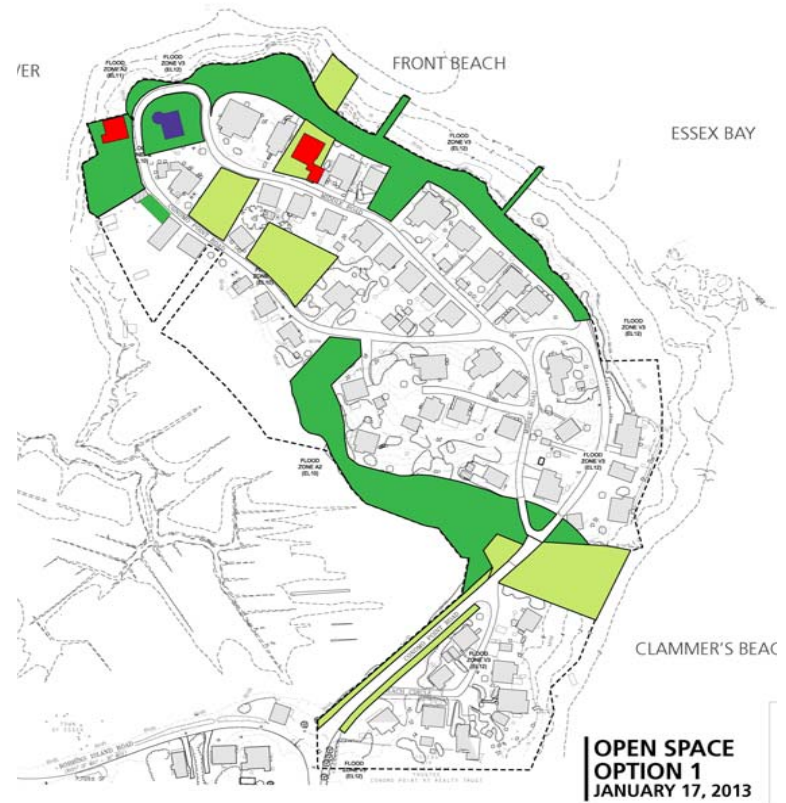
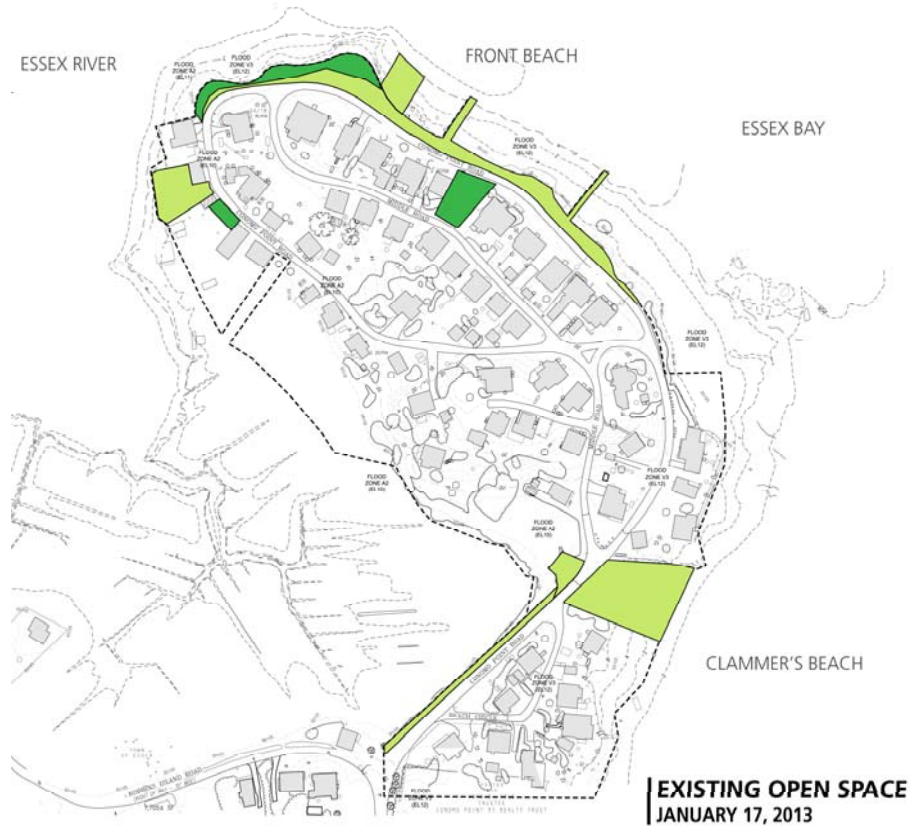
DWELLINGS REMOVED	- 5 BR
RE PURPOSED BLDG	- 3 BR



**OPEN SPACE
OPTION 1**
JANUARY 17, 2013

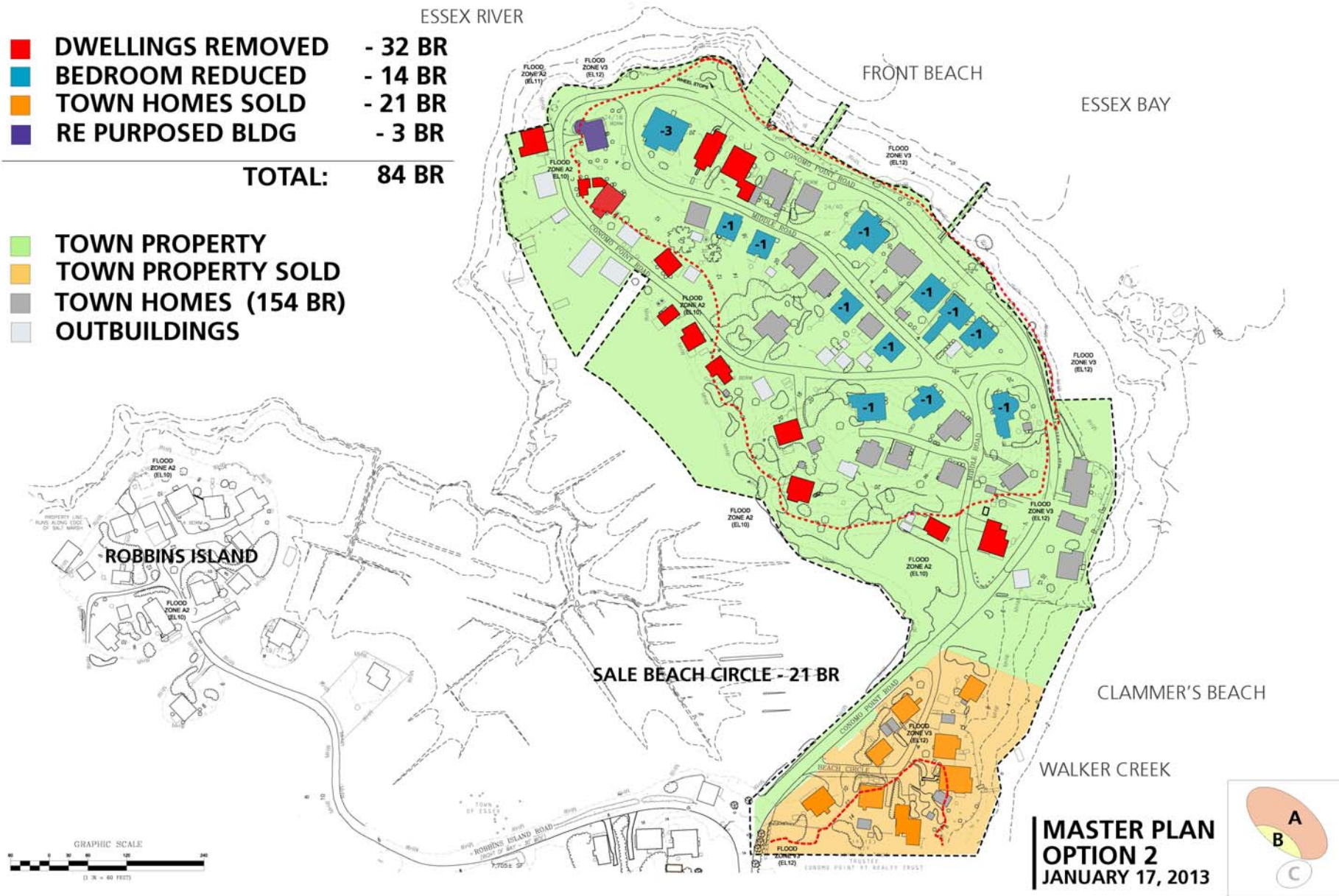


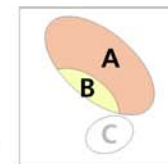
OPEN SPACE COMPARISON



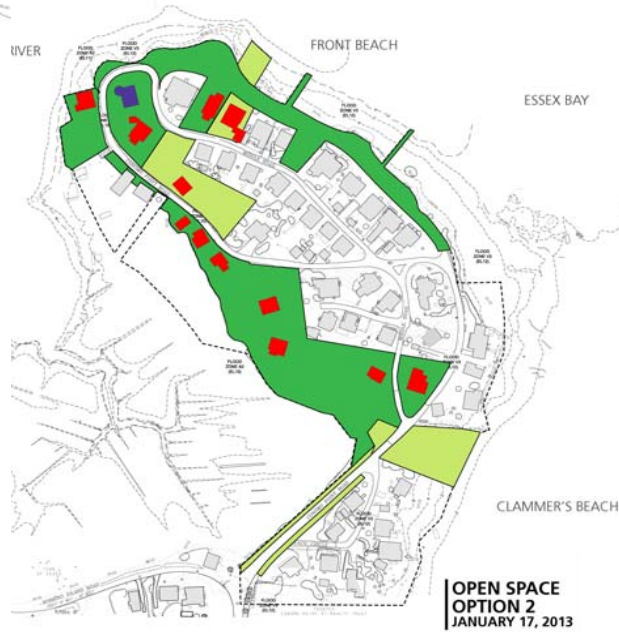
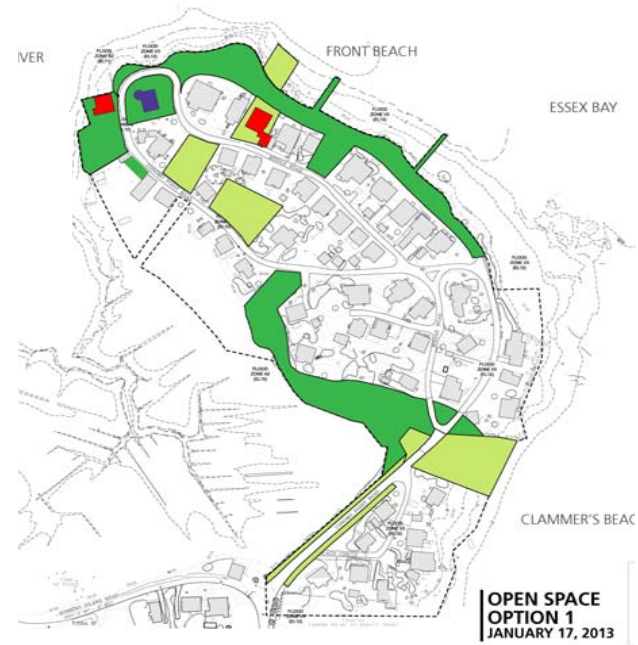
■	DWELLINGS REMOVED	- 32 BR
■	BEDROOM REDUCED	- 14 BR
■	TOWN HOMES SOLD	- 21 BR
■	RE PURPOSED BLDG	- 3 BR
TOTAL:		84 BR

■	TOWN PROPERTY
■	TOWN PROPERTY SOLD
■	TOWN HOMES (154 BR)
■	OUTBUILDINGS



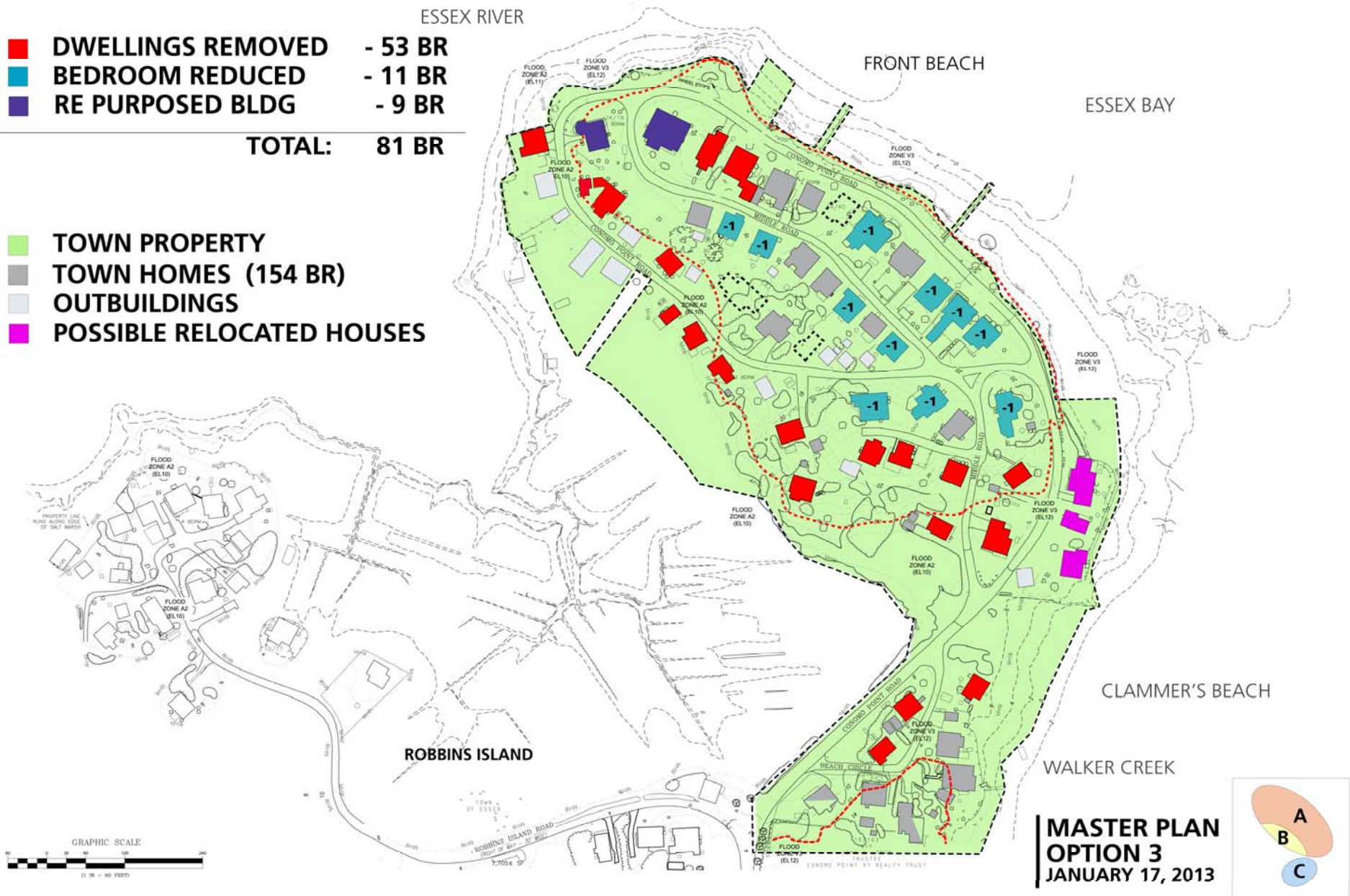


OPEN SPACE COMPARISON



■	DWELLINGS REMOVED	- 53 BR
■	BEDROOM REDUCED	- 11 BR
■	RE PURPOSED BLDG	- 9 BR
TOTAL:		81 BR

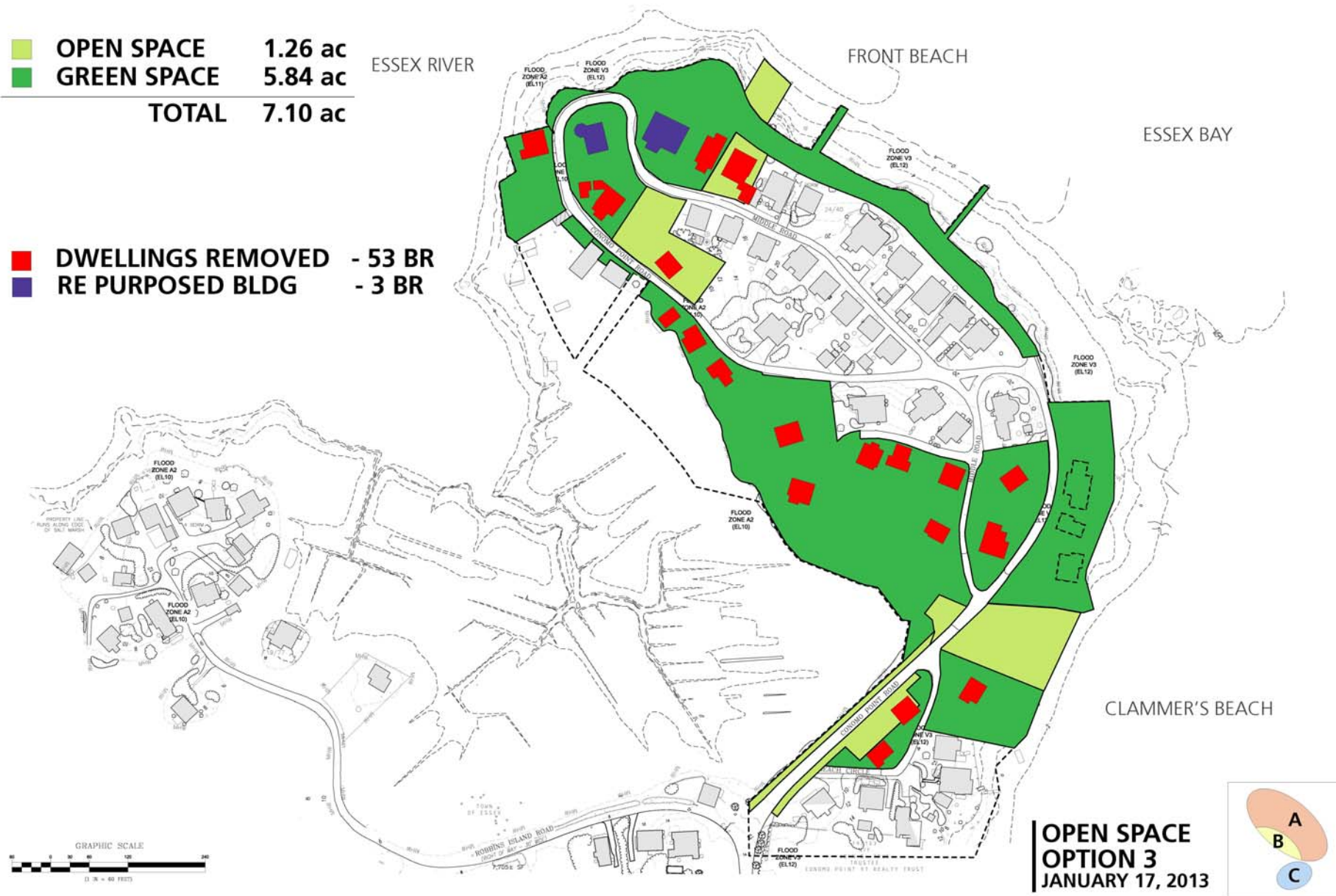
■	TOWN PROPERTY
■	TOWN HOMES (154 BR)
■	OUTBUILDINGS
■	POSSIBLE RELOCATED HOUSES



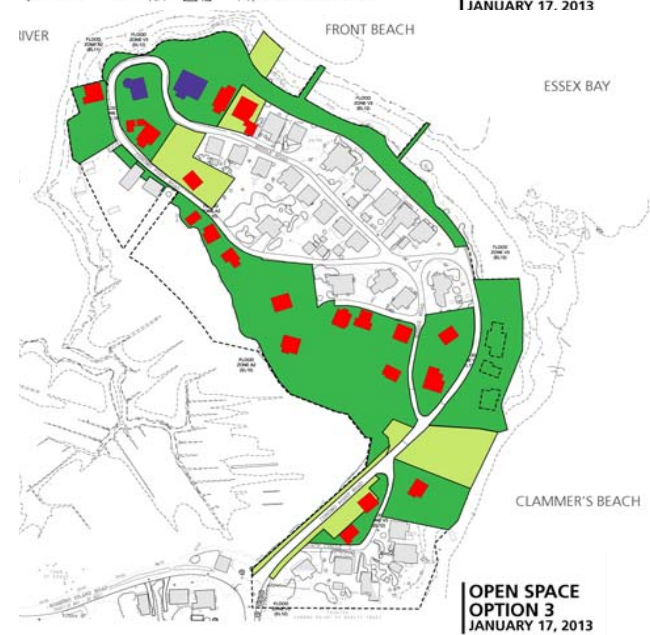
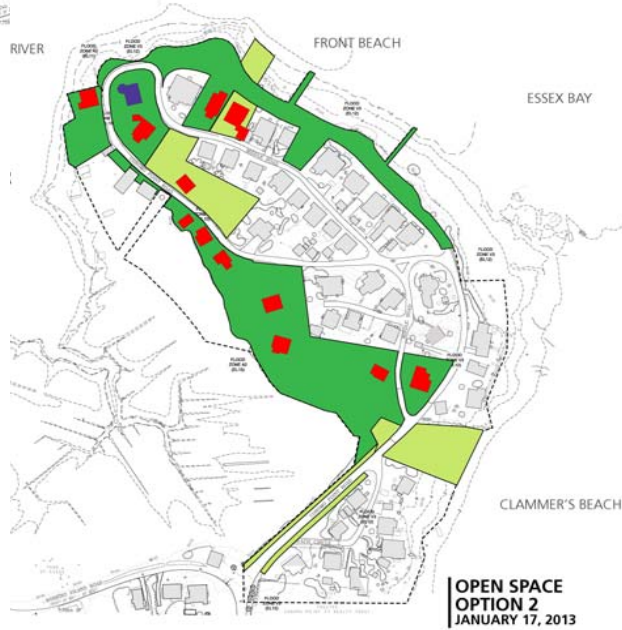
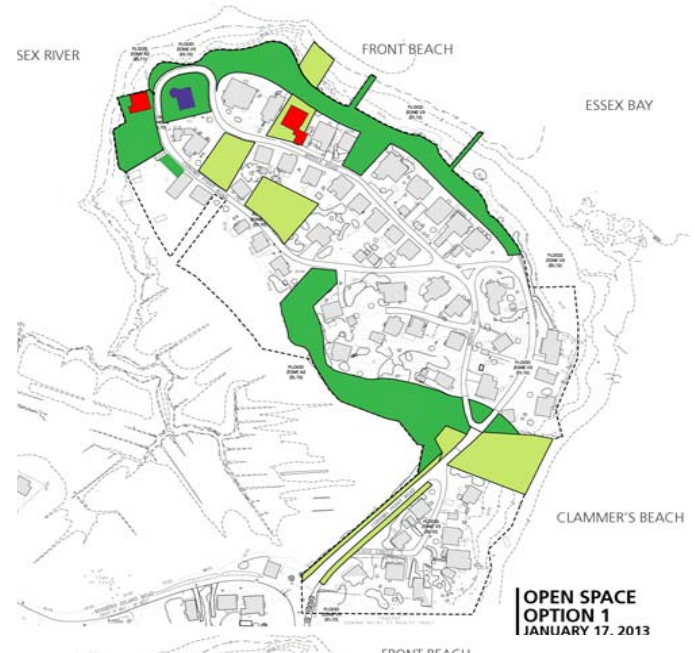


	OPEN SPACE	1.26 ac
	GREEN SPACE	5.84 ac
	TOTAL	7.10 ac

	DWELLINGS REMOVED	- 53 BR
	RE PURPOSED BLDG	- 3 BR



OPEN SPACE COMPARISON



NCP NEAR TERM IMPROVEMENTS PLAN

NEAR TERM IMPROVEMENTS:

- DEFINE ACCESSIBLE SPACES AND PARKING
- PUBLIC BATHROOMS (2)
- CONTIGUOUS SYSTEM OF PUBLIC PARK SPACE
- REDUCE AREA OF 'PRIVATE YARDS'
- ADD OVERLOOK DECKS AND LOUNGING
- IMPROVE STONE PIERS AND ADD WOOD DOCKS
- IMPROVE SEA WALL AND RAISE GRADE TO IMPROVE ACCESSIBILITY
- IMPROVE AND DEFINE THRESHOLD TO NCP
- UPGRADE BOAT RAMPS
- IMPROVE SIGNAGE
- RESTRUCTURE NORTHERN CONOMO POINT ROAD AS A SEASONAL PEDESTRIAN PROMENADE
- CREATE SPATIAL DEFINITION FOR ART WALK, MUSIC OR OTHER ACTIVITIES



ACCESSIBLE SEATING/DECKS FOR VIEWS



IMPROVE AND DEFINE THRESHOLD TO NCP



DEFINE PARKING

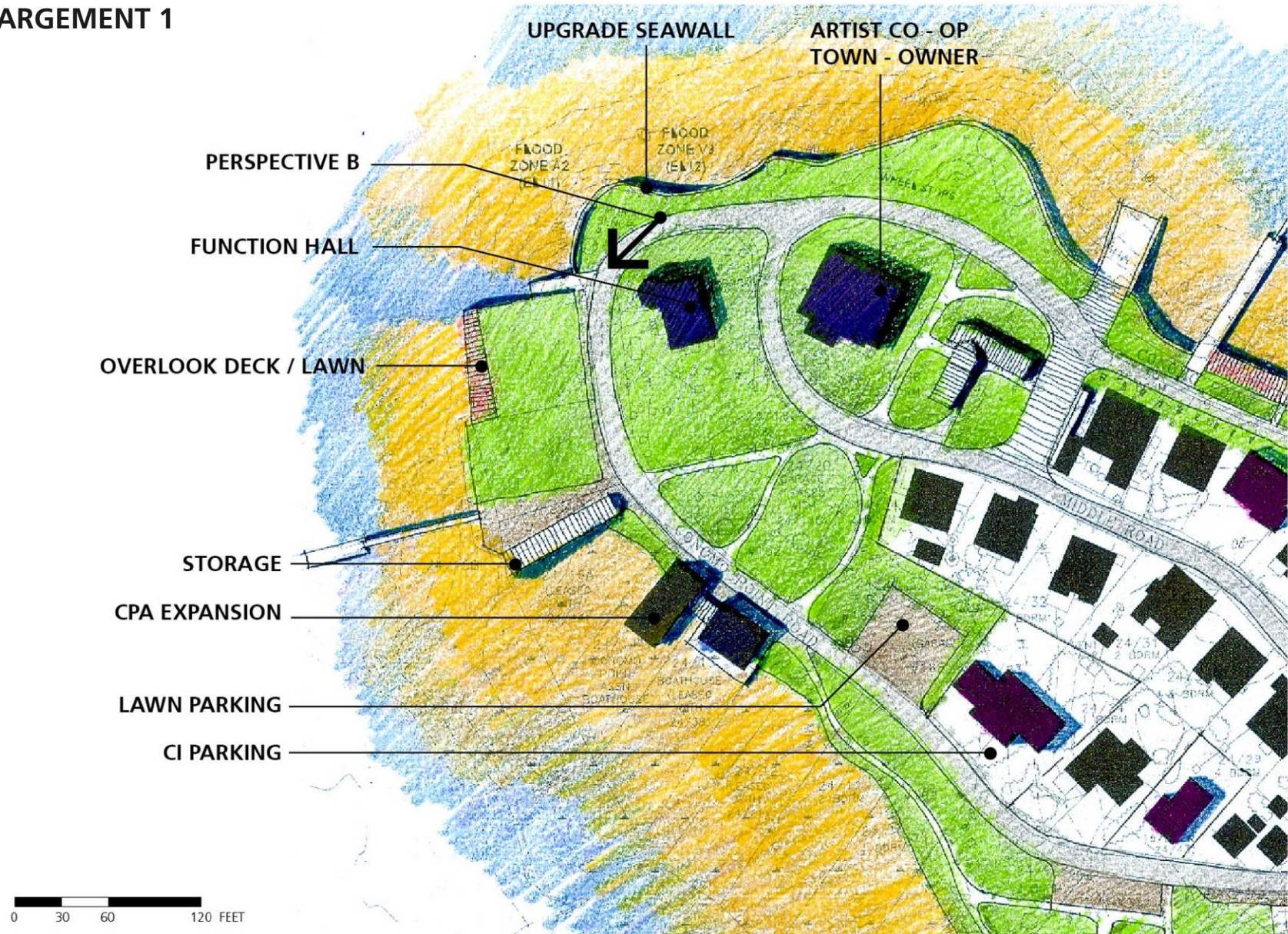
ENLARGEMENT 1

ENLARGEMENT 2

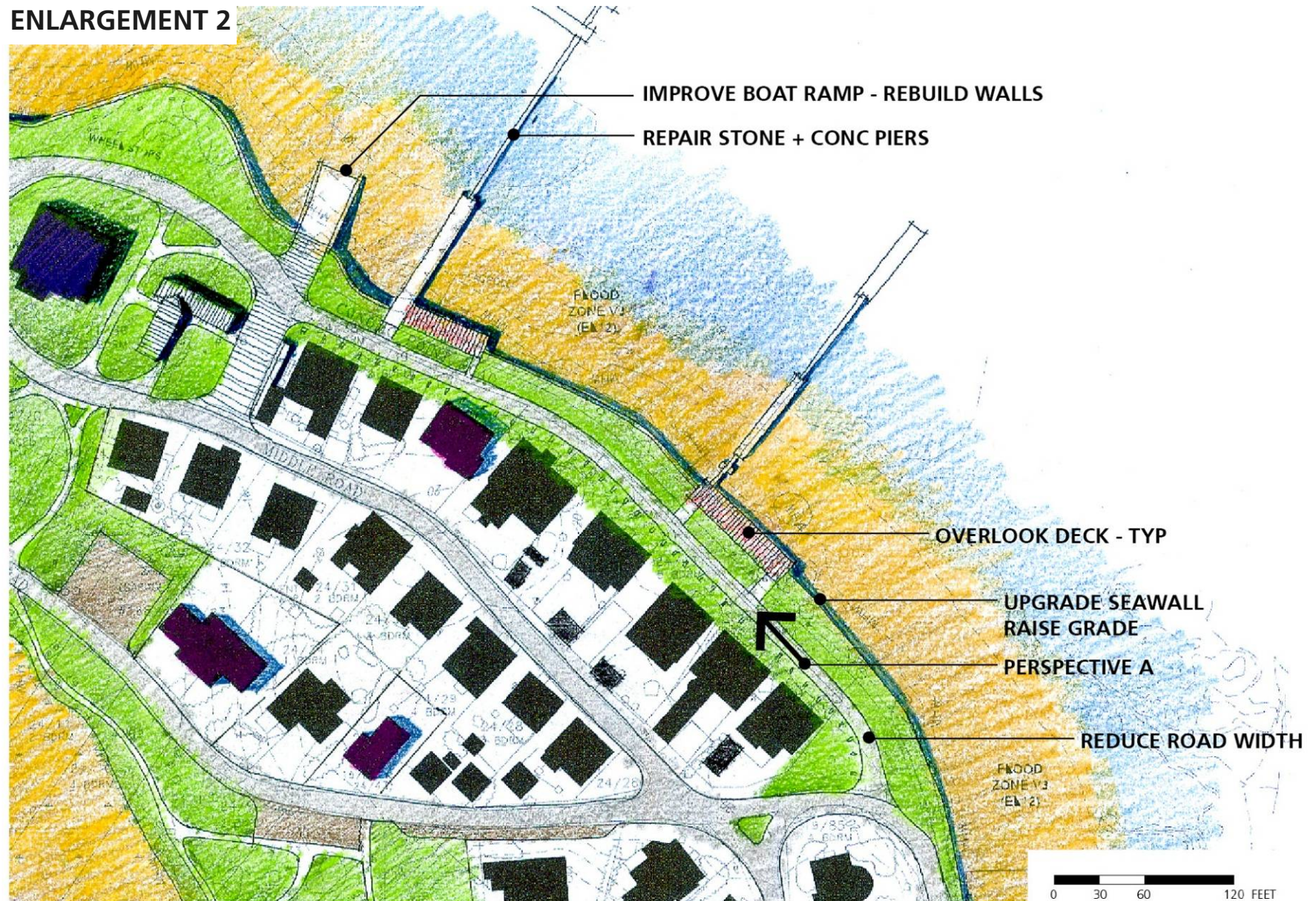
ENLARGEMENT 3

NEAR TERM PLAN
JANUARY 17, 2013

ENLARGEMENT 1

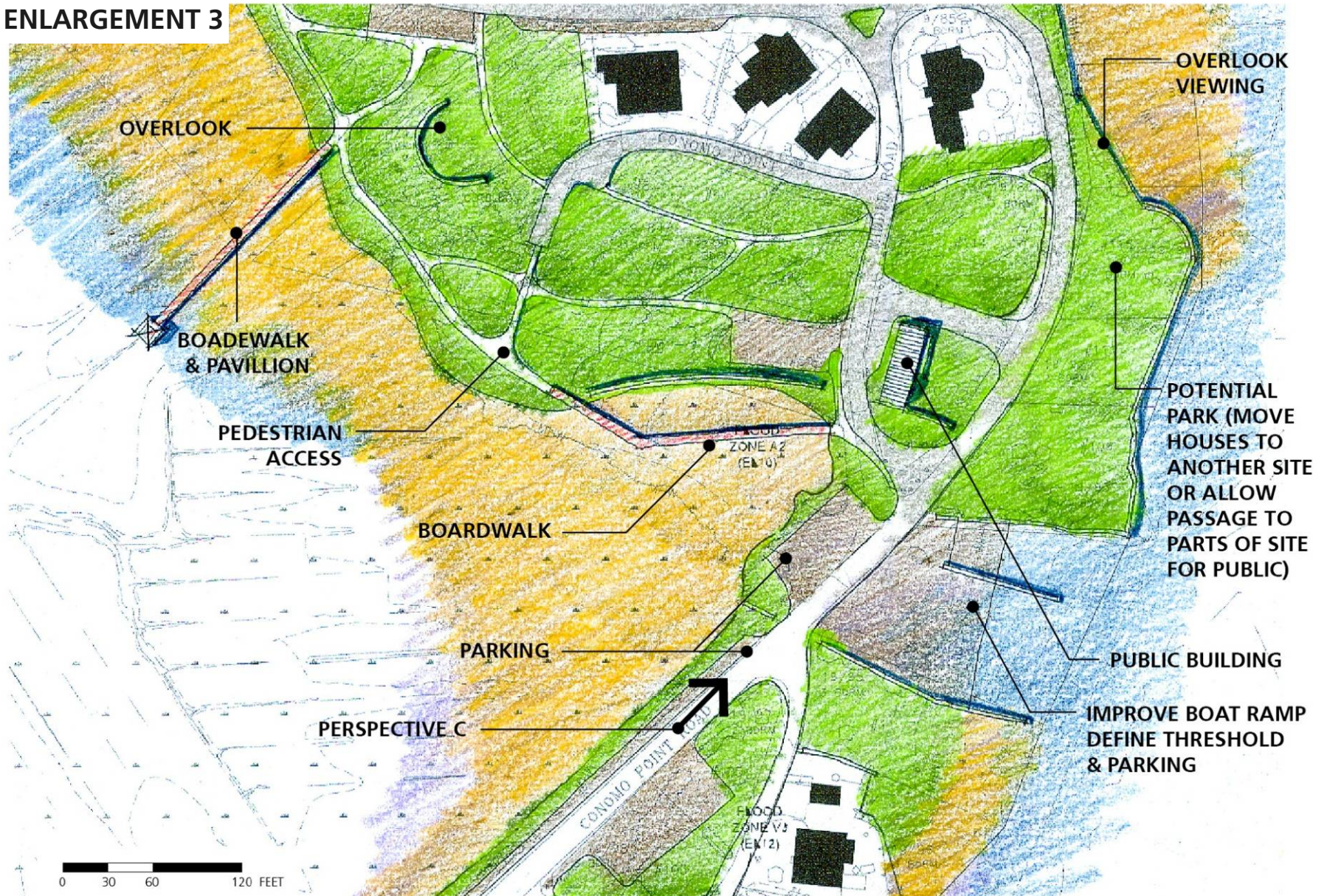


ENLARGEMENT 2



NEAR TERM PLAN
JANUARY 17, 2013

ENLARGEMENT 3



NEAR TERM PLAN
JANUARY 17, 2013

PERSPECTIVE A



BEFORE



AFTER 1
NO ROAD



AFTER 2
W/ ROAD

PERSPECTIVE B



BEFORE



AFTER

PERSPECTIVE C



BEFORE



AFTER