

Northern Conomo Point Essex, MA 12.06.2012

Brown | Sardina

Goals for Public Meeting #1:

- Introduce Master Plan Options as a Result of Title 5 Ruling Requiring a Reduction of Town Owned Bedrooms due to Maximum Effluent Flow
- Introduce Concepts of Near Term Improvements to Newly Outlined Public Space

CONOMO POINT CONTEXT

MULTI-MODEL OPPORTUNITIES:
(Walk, Boat, Bike)

- Go to Town
- Go to Crane Beach, Plum Island, Wingaersheek Beach
- Go to Public Spaces, Exploring or Points of Interest
- Go to Gloucester



Essex Context Map

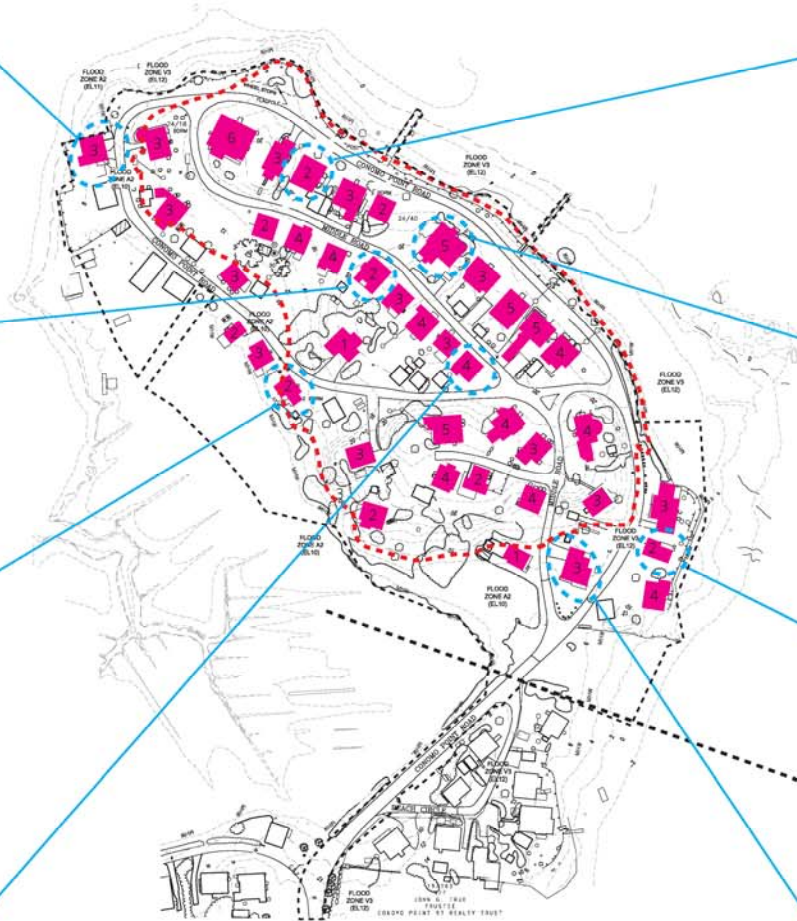


Conomo Point Context Map

NORTHERN CONOMO POINT MASTER PLAN

Goals:

- Address the Title 5 Ruling to Reduce Effluent by Single Owner = Reduce Bedrooms
- Preserve 'Heritage of Conomo Point'
- Minimize Short Term Removal of Dwellings
- Provide Clearly Defined Accessible Contiguous Public Open Space and Town Owned Property
- Provide Clearly Defined Accessible Parking
- Suggest Sustainable Influences



Northern Conomo Point Building Inventory



Northern Conomo Point Bedroom Count

CHALLENGES + LIMITATIONS:

- Adhere to Title 5 Ruling = Bedroom Reduction
- Vehicular Access, Emergency Vehicle Access
- Clarify Accessible Public Pedestrian Areas
- Dwellings existing within Flood Zone
- Size, Shape, and Slope of Open Space
- Need for Infrastructural Improvements
- Providing Ample and Accessible Parking



Dwellings in Flood Zone



Size of Open Space



Provide Ample Parking

OPPORTUNITIES:

- Unique Heritage
- Spectacular Views from Open Space
- Waterfront Access / Activities
- Contiguous Open Space
- Business Opportunities
- Access by Car, Boat, Bike, and Walking



Heritage



Views



Contiguous Open Space



Architectural Heritage

ESSEX HERITAGE:

- Architectural Heritage
- Scenic Beauty
- Boat Building
- Craft/Antique
- Furniture Making
- Connections to Water
- Clamming



Views



Boat Building



Art



Furniture



Connections to Water

ESSEX RESIDENTS ARE ACTIVE:

- Walkers / Joggers
- Bikers
- Kayakers / Sailors
- Enjoy Passive Activities
- Boaters
- Commercial Clammers
- Fishing



Bikers



Boaters



Clammers

BUSINESS OPPORTUNITIES:

- Bed & Breakfast (Cycle Way Station, Boating Way-Station, may Increase Bedroom Count)
- Breakfast & Lunch Café (Food Truck Concept)
- Antique Fairs
- Artist Co-Op (Repurpose Buildings, Eliminates Bedrooms)
- Design Co-Op (Arch/Design/Graphic/Web, Repurpose Buildings, Eliminates Bedrooms)
- Essex Bay Sailing Club, ERBA, other outfitter for Waterfront Recreation



Food Truck



Antique Shop



Waterfront Recreation

POTENTIAL PUBLIC BUILDINGS:

(New Architecture or Repurpose Old Building)

- Public Bathrooms
- Seasonal Harbormaster House
- Boat Rental Kiosk
- Dingy / Boat Storage Facility
- Café/Seasonal Shelter for Rotational Vendors
- “Cabanas” for Essex Residence for Seasonal Storage
- Bike Shelters
- Rental Pavilion for Events
- B & B – Repurpose Buildings

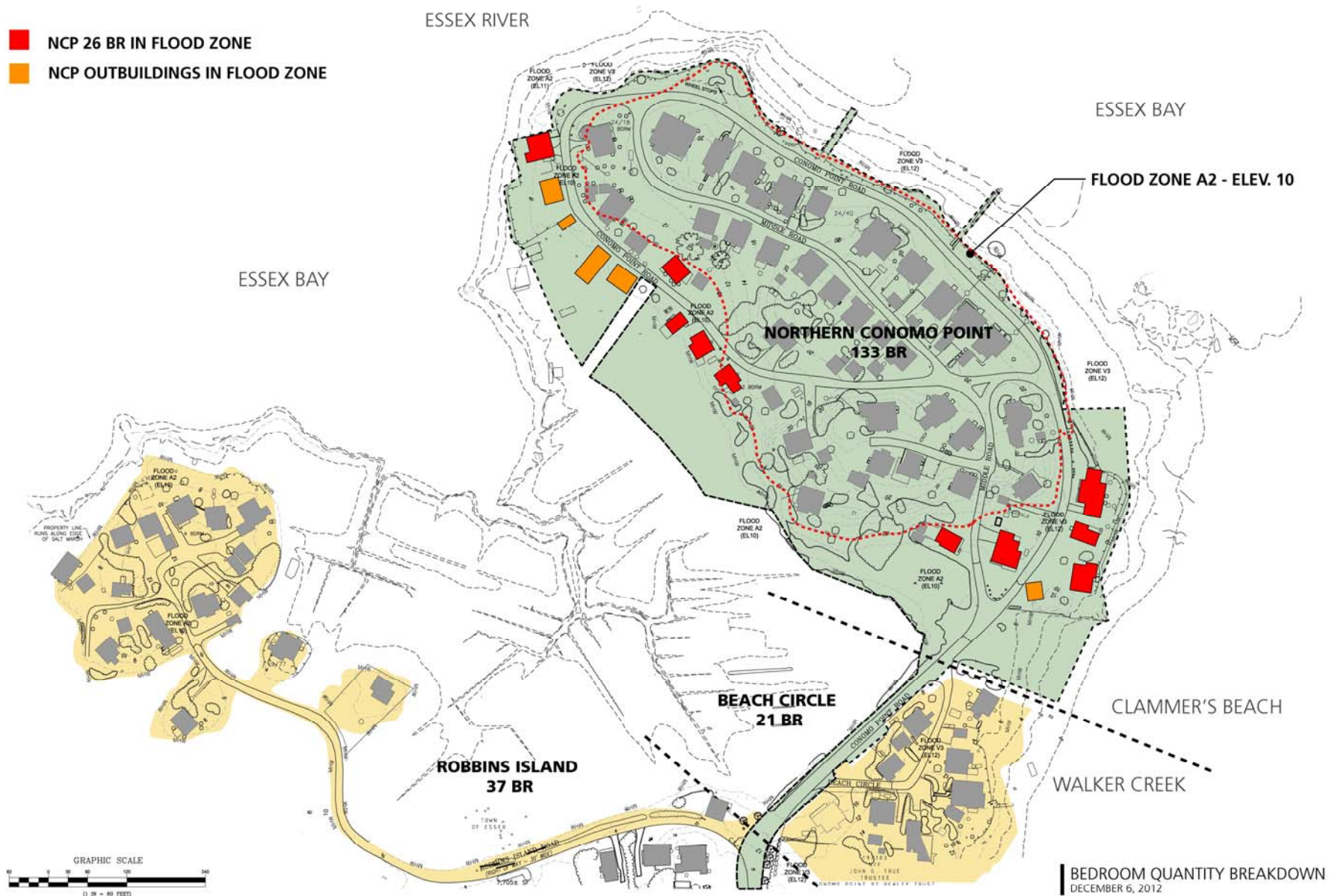


Cafe/Seasonal Shelter for Vendors

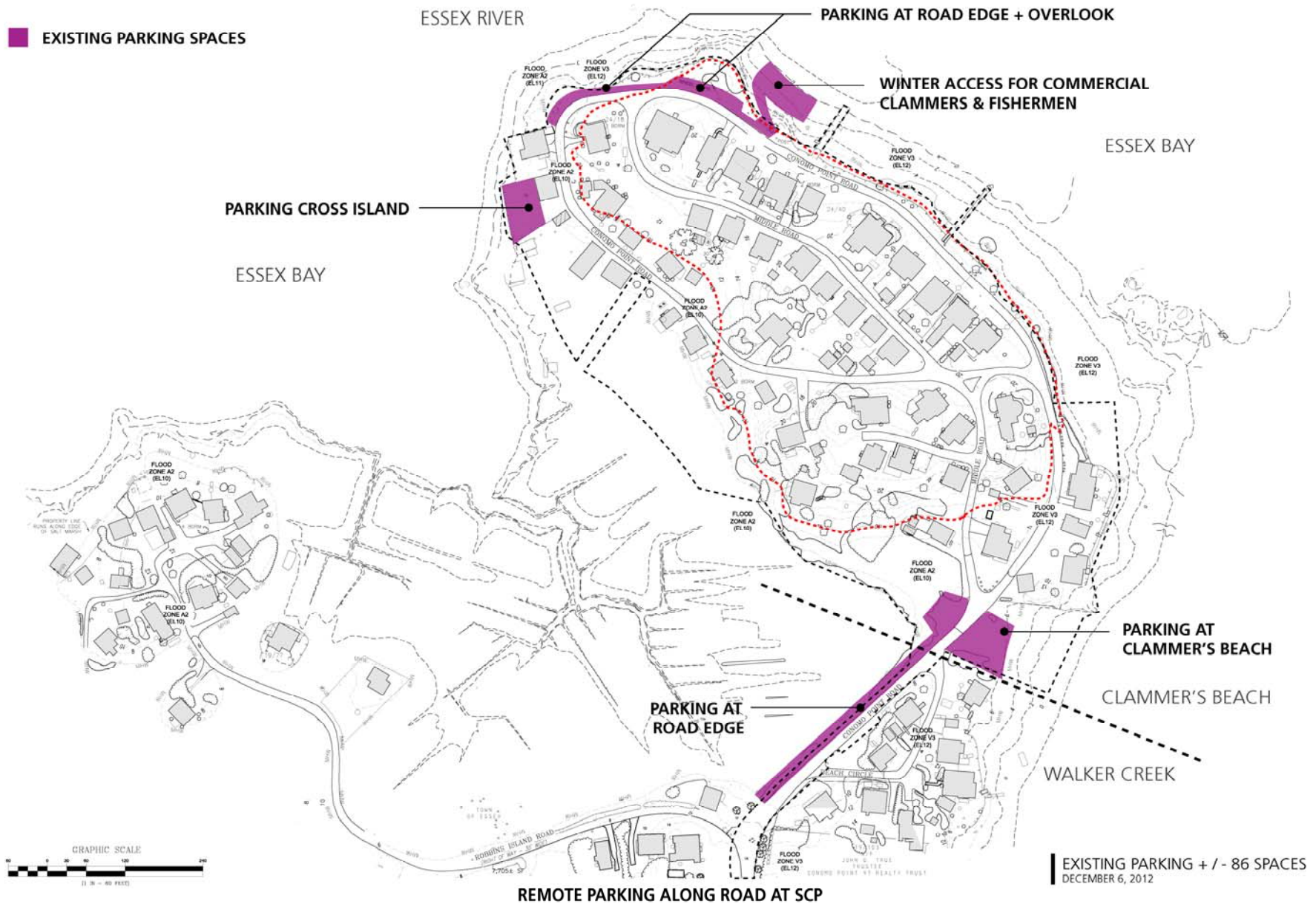


Boat Storage

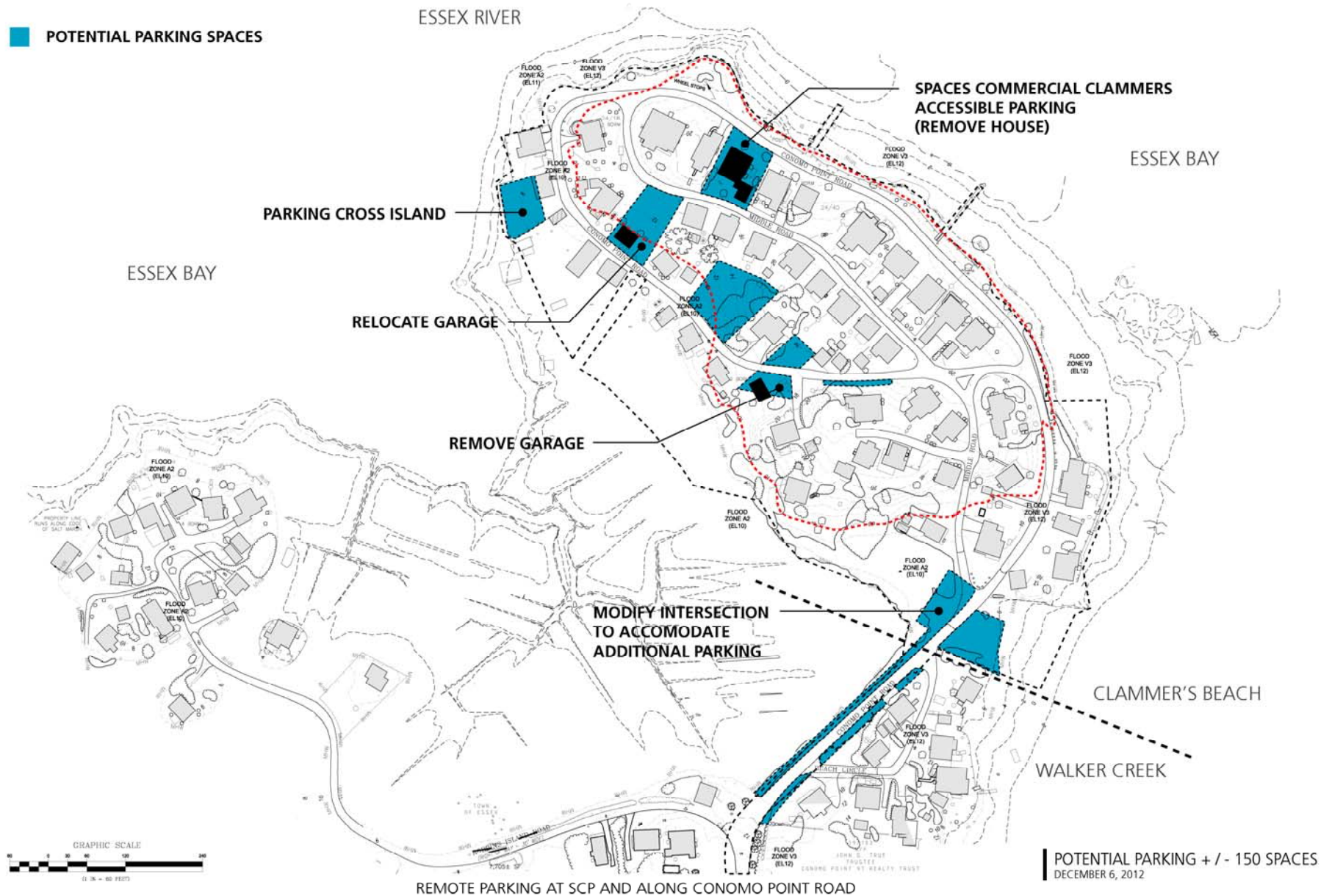
- NCP 26 BR IN FLOOD ZONE
- NCP OUTBUILDINGS IN FLOOD ZONE



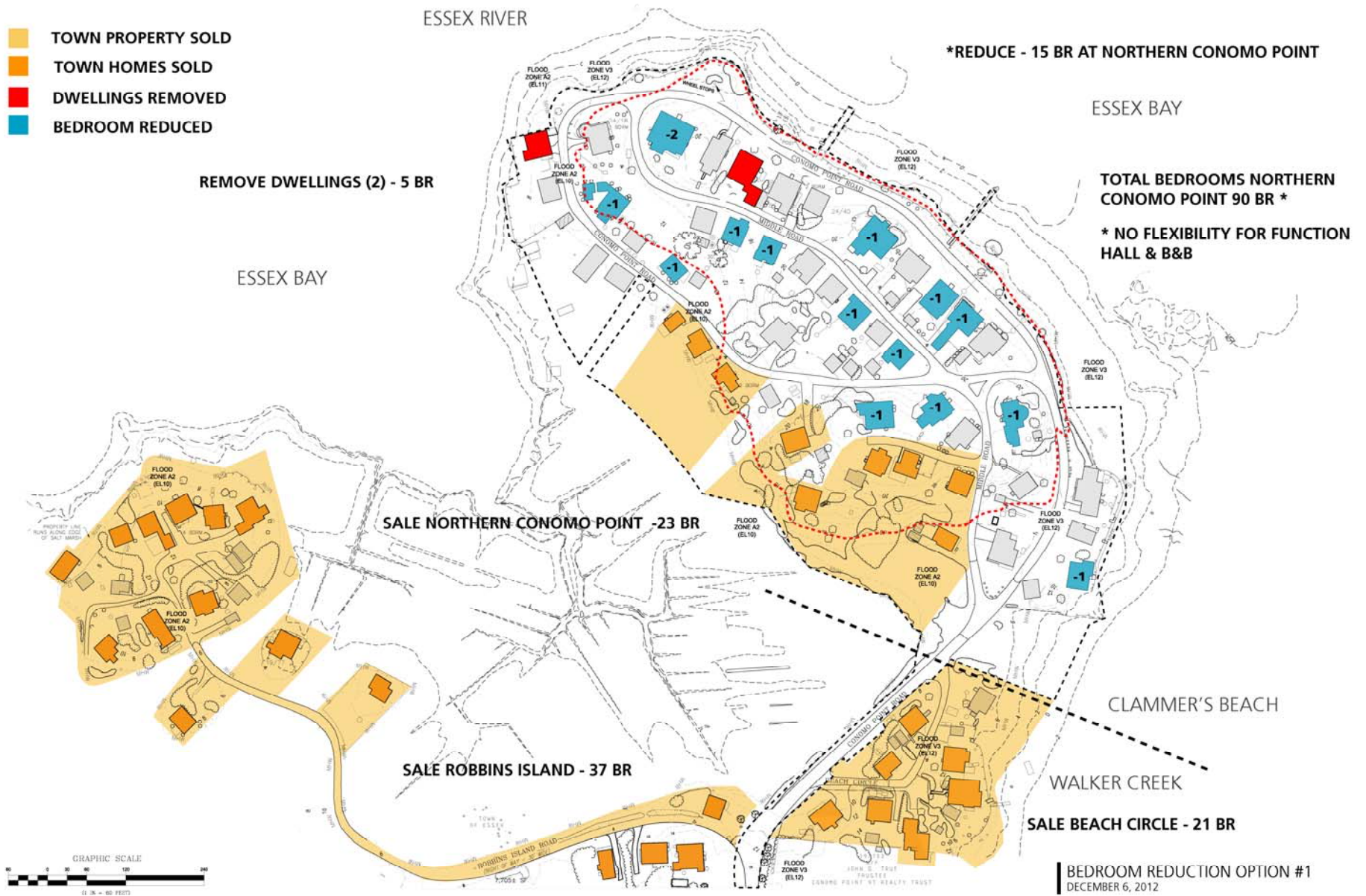


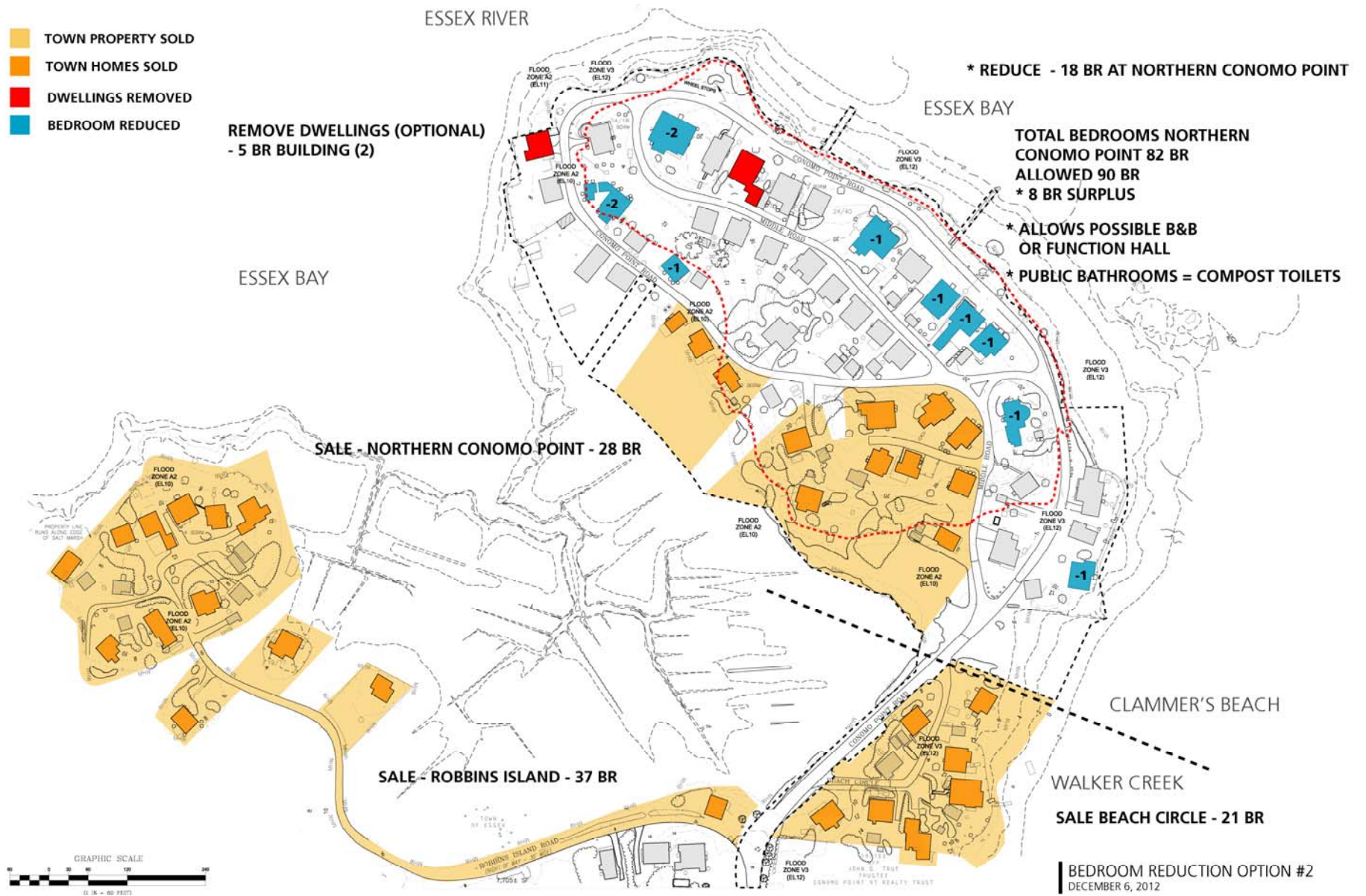


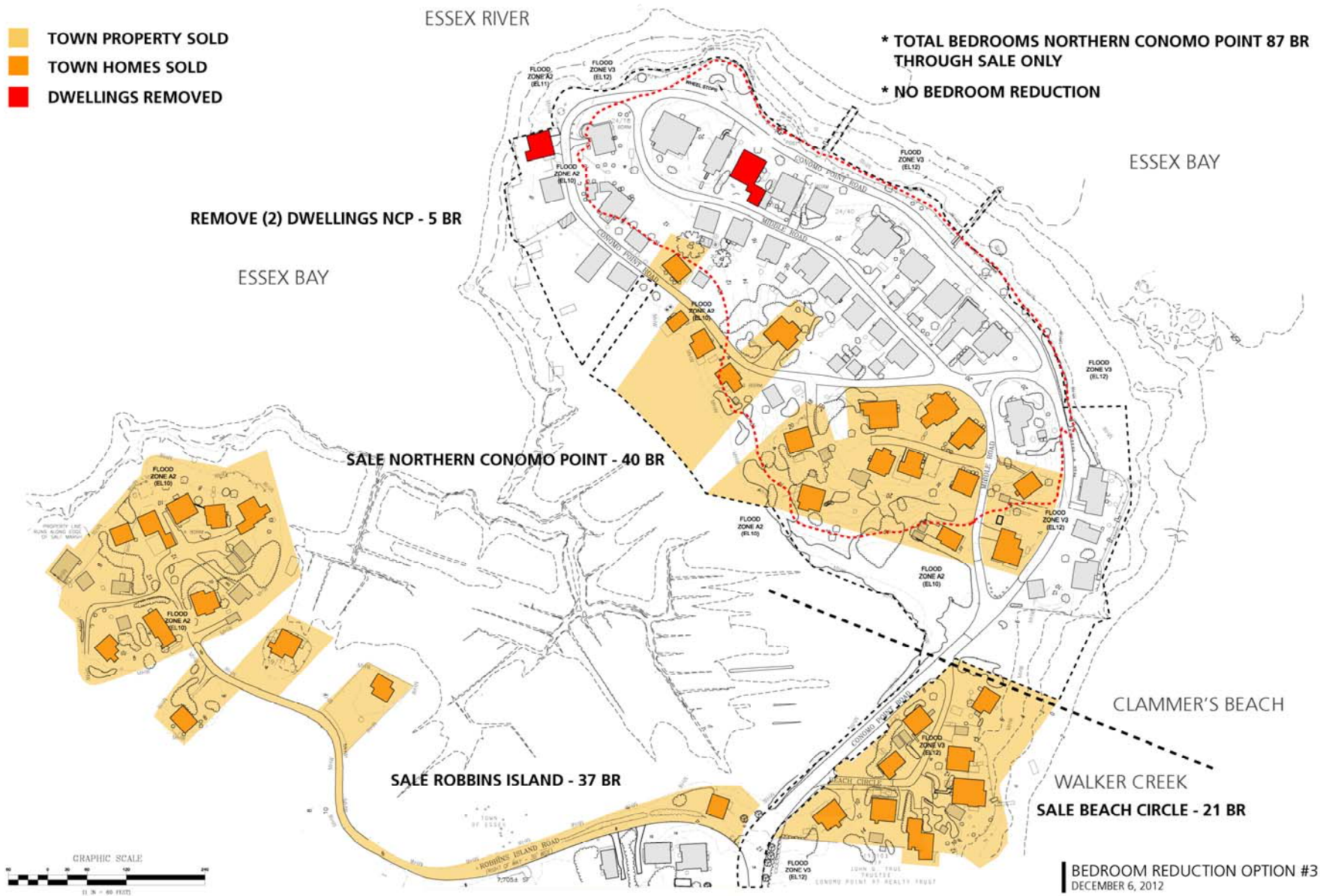
POTENTIAL PARKING SPACES



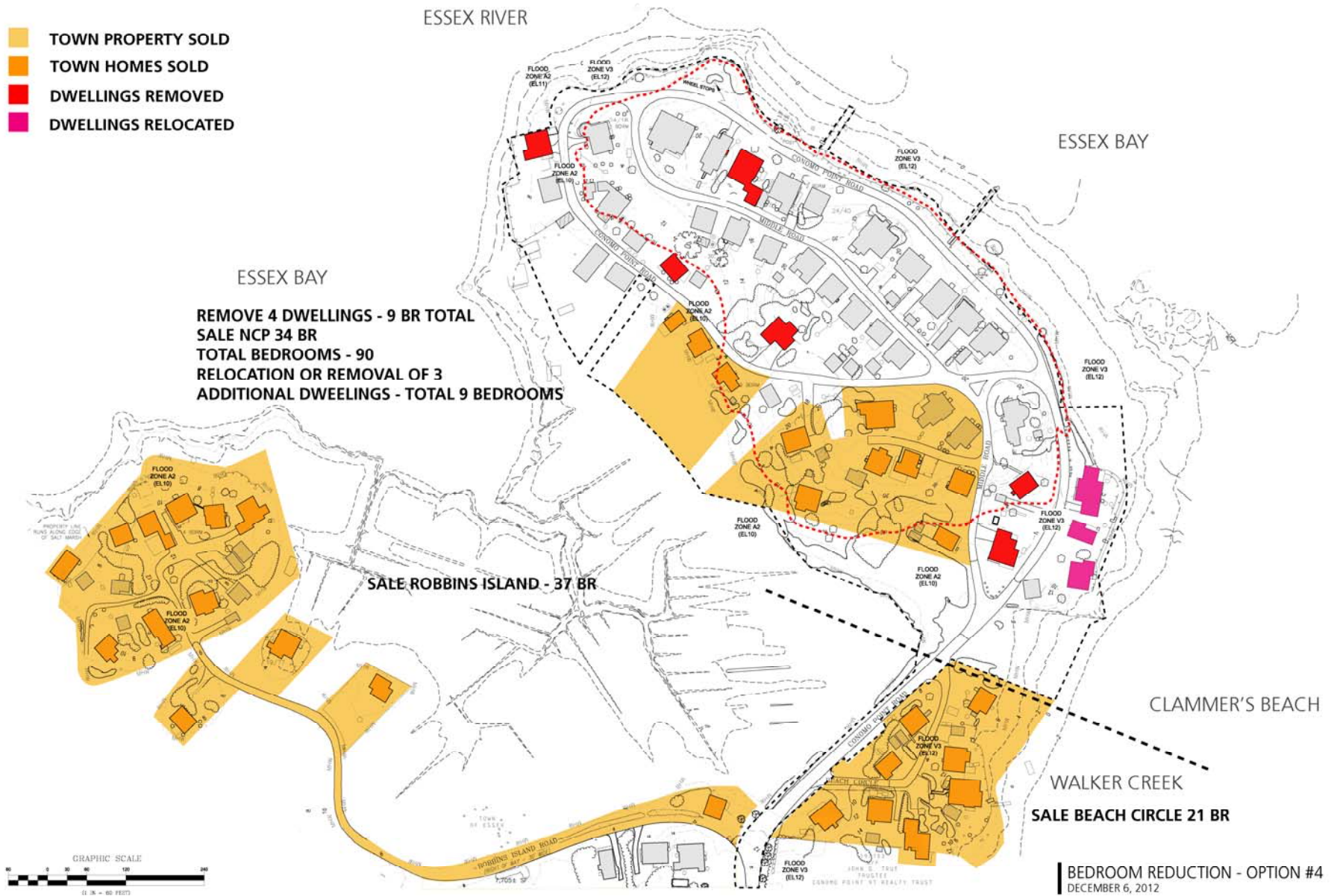
NORTHERN CONOMO POINT MASTER PLAN OPTIONS







- TOWN PROPERTY SOLD
- TOWN HOMES SOLD
- DWELLINGS REMOVED
- DWELLINGS RELOCATED



NORTHERN CONOMO POINT NEAR TERM IMPROVEMENTS PLAN

NEAR TERM IMPROVEMENTS:

- Provide Accessible Spaces and Parking
- Define and Improve Parking
- Public Bathrooms (2)
- Create Contiguous System of Public Open Spaces
- Define 'Private Yards' along Conomo Point Road
- 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 at Clammer's Beach
- Improve Signage
- Restructure Northern Conomo Point Road as a Pedestrian Promenade
- Create Spatial Definition for Art Walk, Music or other Activities



Provide Accessible Seating/Decks for Views



Improve and Define Threshold to NCP



Define and Control Parking





Before



After



Before



After



Before



After