

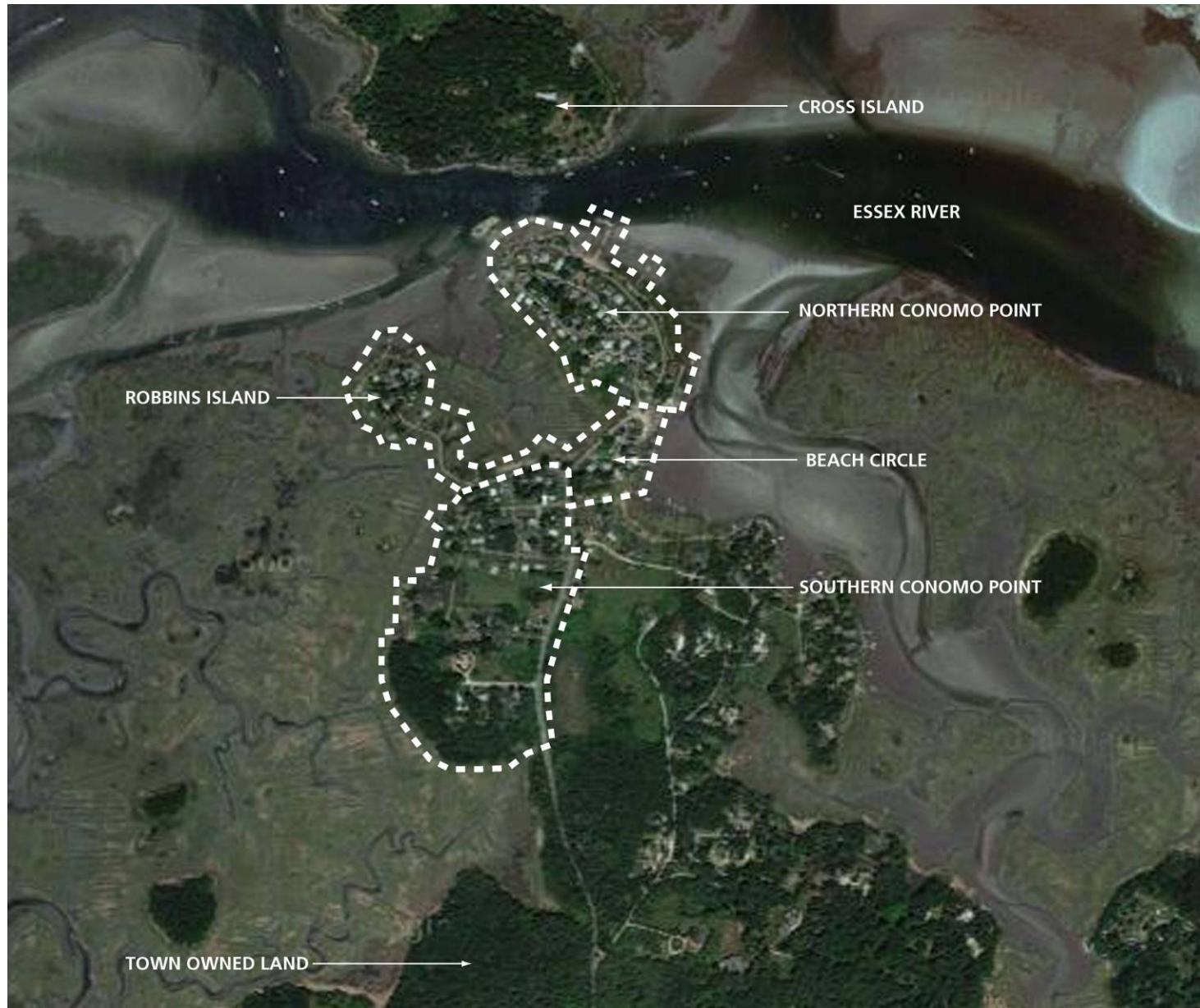
NORTHERN CONOMO POINT ESSEX, MA 02.07.2013

Brown | Sardina

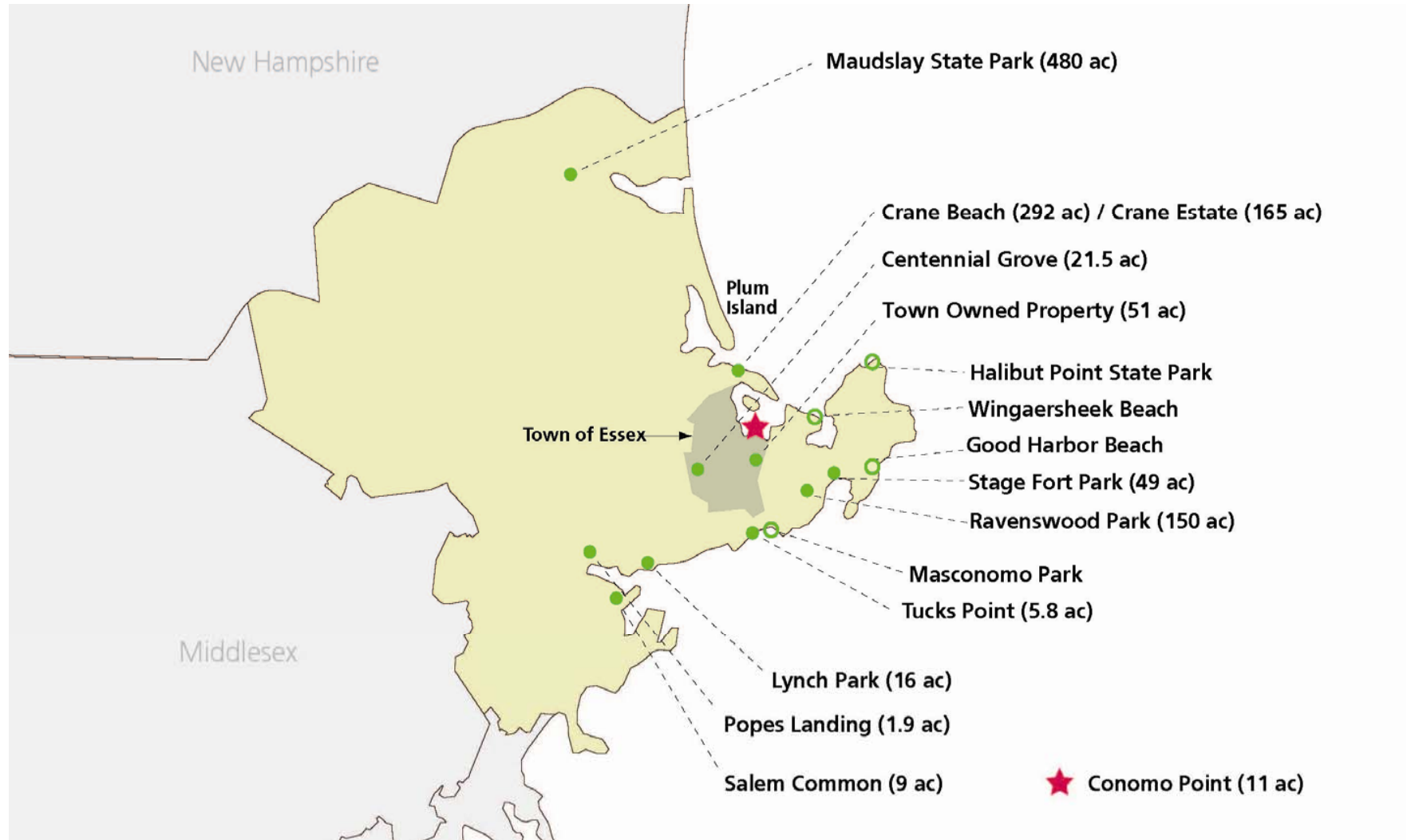
GOALS FOR PUBLIC MEETING #3

- **MAXIMIZE THE AMOUNT OF PUBLIC GREENSPACE FOR PASSIVE TOWN PARK/OPEN SPACE**
- **NEAR TERM IMPROVEMENTS: PHASE I (3 - 5 YEARS)**
- **MID-TERM MASTER PLAN: PHASE II (15 YEARS +)**
- **FINAL MASTER PLAN: PHASE III (20 YEARS +)**

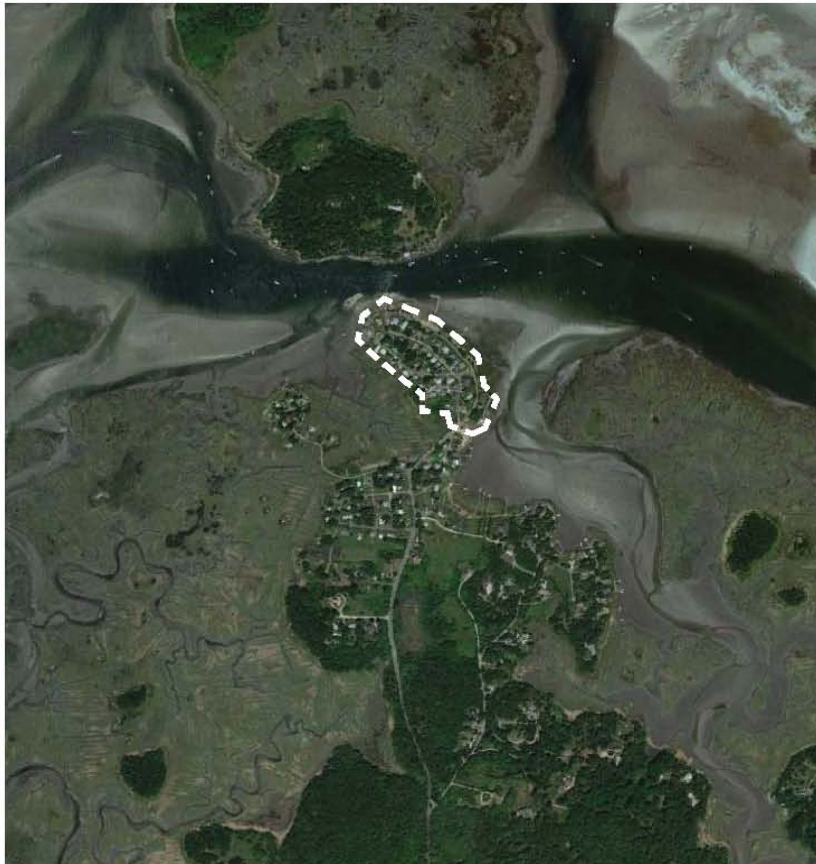
NORTHERN CONOMO POINT MAP



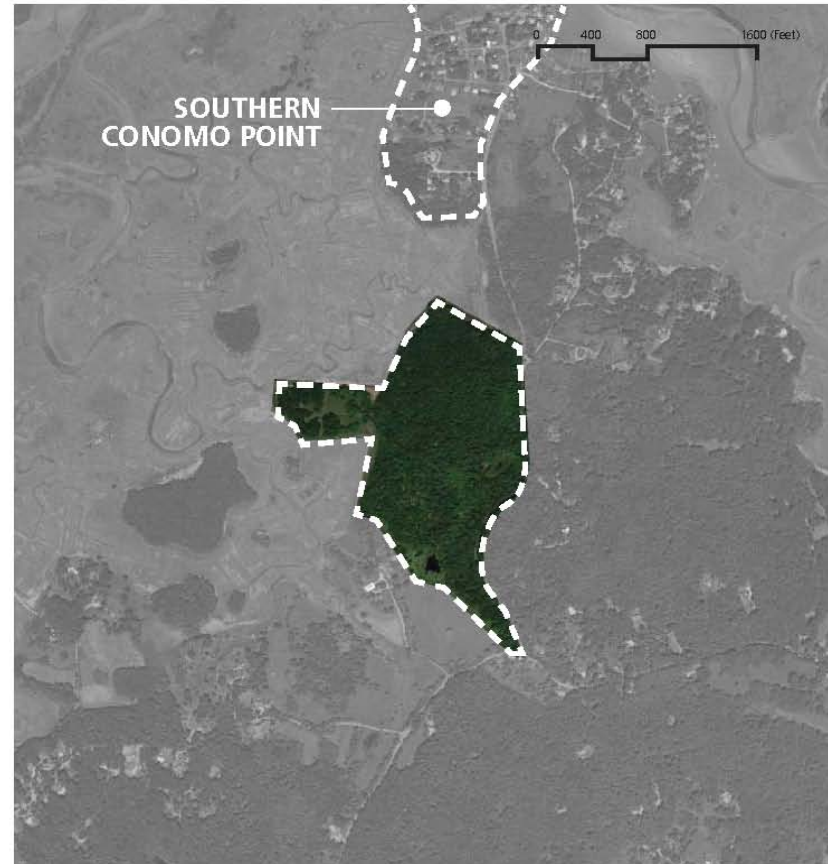
COMPARATIVE PARK MAP



COMPARATIVE PARK : TOWN OWNED PROPERTY



NORTHERN CONOMO POINT
11 ACRES



TOWN OWNED PROPERTY (ESSEX)
51 ACRES
"PASSIVE PARK"

COMPARATIVE PARK : CENTENNIAL GROVE



NORTHERN CONOMO POINT - PUBLIC SPACE
6.4 ACRES



CENTENNIAL GROVE (ESSEX)
21.5 ACRES
"ACTIVE + PASSIVE PARK"

COMPARATIVE PARK : TUCKS POINT



NORTHERN CONOMO POINT - PUBLIC SPACE
6.4 ACRES



TUCKS POINT (MANCHESTER-BY-THE SEA)
5.8 ACRES
"PASSIVE PARK"

PROPOSED “PASSIVE PARK” ACTIVITIES :

- **ACCESS TO FISHING/CLAMMING +
BOATING ACTIVITIES + WATER ACCESS**
- **PICNICKING + KITE FLYING**
- **OBSERVING NATURE**
- **WALKING / JOGGING**
- **BICYCLING DESTINATION**
- **TOWN SPONSORED EVENTS IN OPEN
SPACE – ART FAIRS, MUSIC, ETC.**



PICNICKING : TUCKS POINT

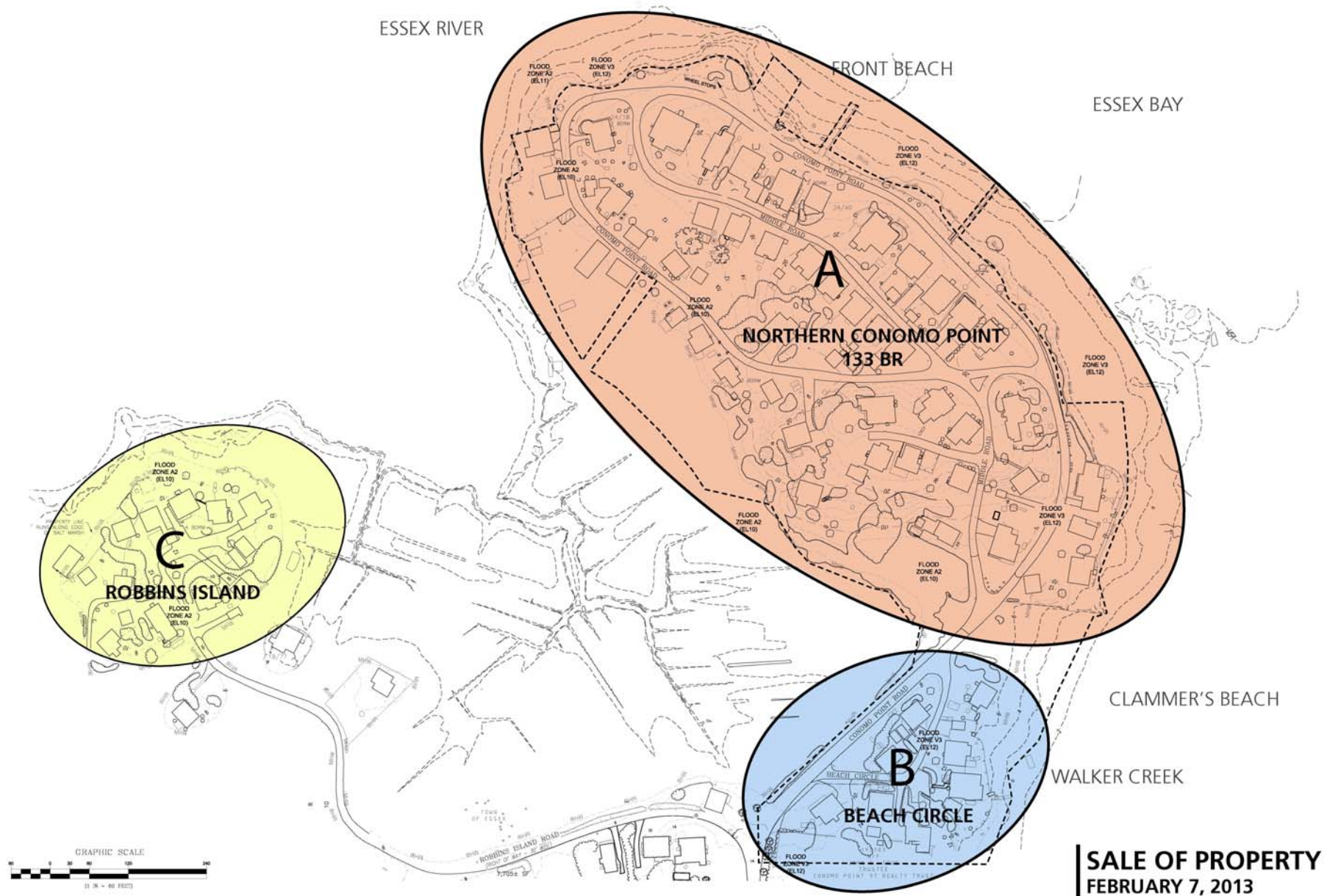


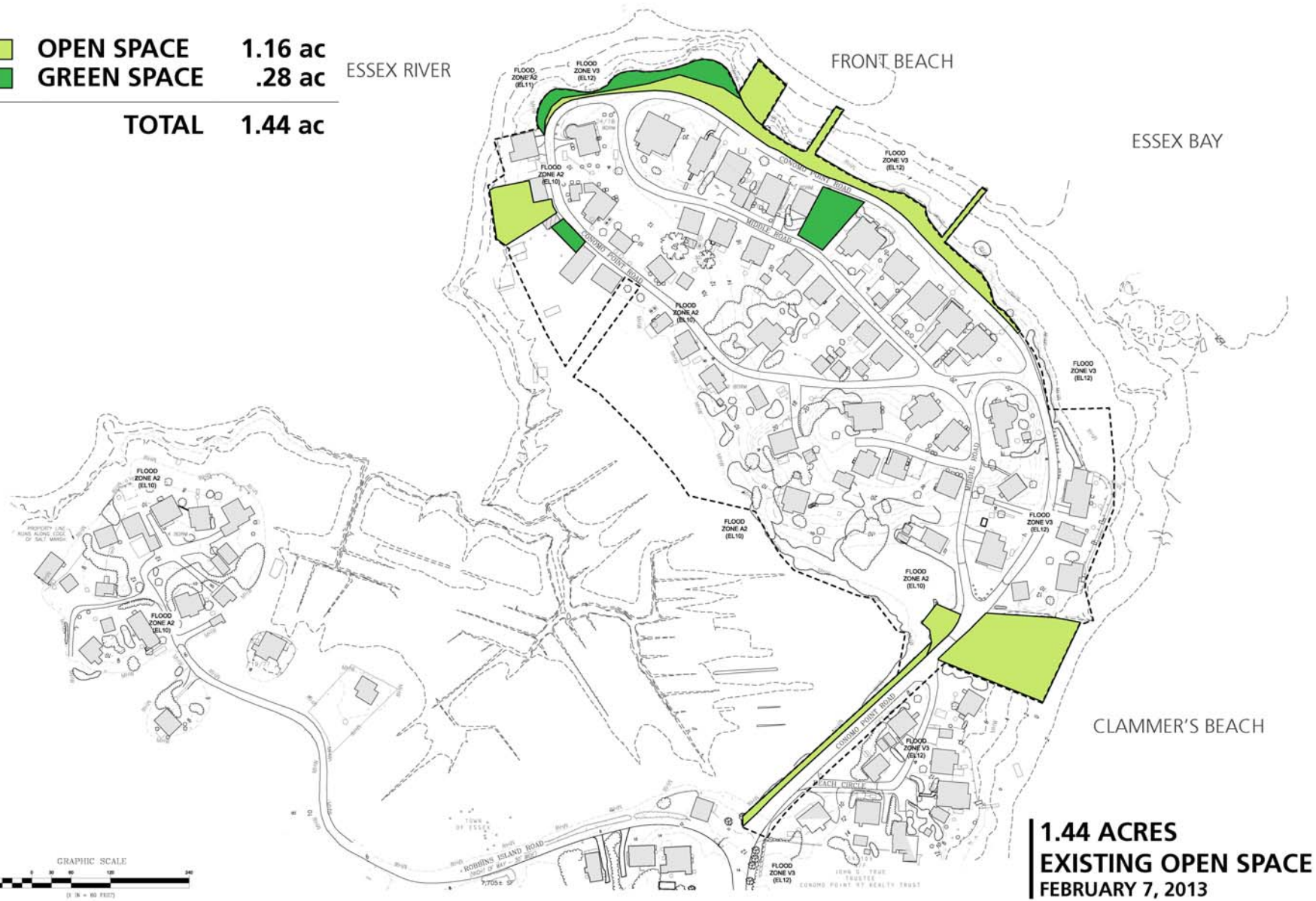
BIRD WATCHING : PLUM ISLAND



CYCLING DESTINATION : CRANE ESTATE

NCP EXISTING CONDITIONS





NCP NEAR TERM IMPROVEMENTS PLAN

PHASE I (3 – 5 YEARS)

NEAR TERM IMPROVEMENTS (3-5 YEARS) :

- CONTIGUOUS SYSTEM OF PUBLIC PARK SPACE
- PUBLIC BATHROOMS (2)
- PROVIDE ACCESSIBLE SPACES AND PARKING
- REDUCE AREA OF 'PRIVATE YARDS'
- ADD PUBLIC OVERLOOK DECKS
- IMPROVE STONE PIERS AND ADD WOOD DOCKS
- IMPROVE SEA WALL AND RAISE GRADES ALONG NCP ROAD
- IMPROVE AND DEFINE THRESHOLD AT CLAMMER'S BEACH
- UPGRADE (2) BOAT RAMPS – FRONT BEACH AND CLAMMER'S BEACH
- ADD SIGNAGE FOR PUBLIC
- RESTRUCTURE NORTHERN CONOMO POINT ROAD AS A SEASONAL PEDESTRIAN PROMENADE



PROVIDE SEATING/DECKS FOR VIEWS



IMPROVE AND DEFINE THRESHOLD TO NCP

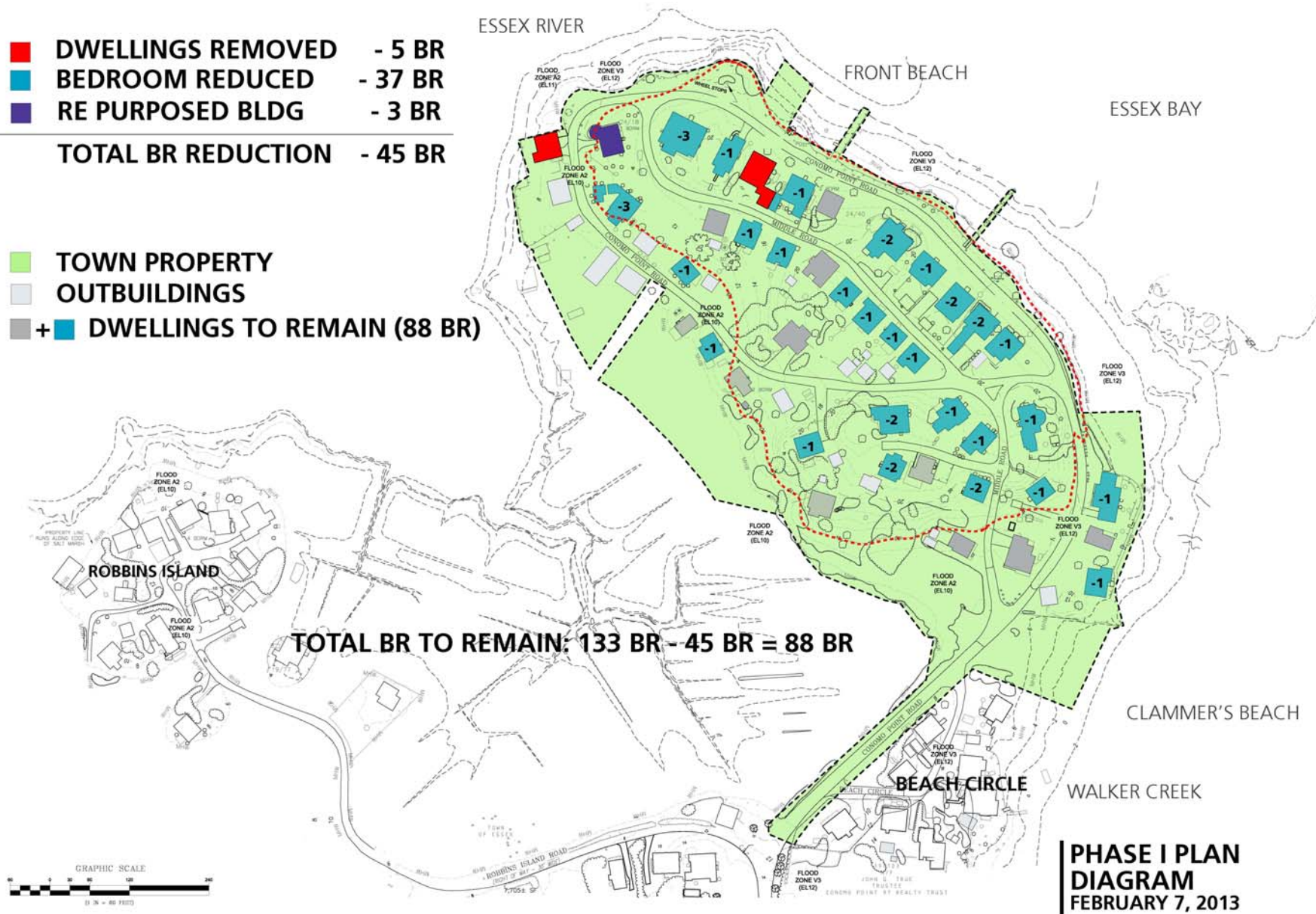


DEFINE PARKING

■ DWELLINGS REMOVED - 5 BR
■ BEDROOM REDUCED - 37 BR
■ RE PURPOSED BLDG - 3 BR

TOTAL BR REDUCTION - 45 BR

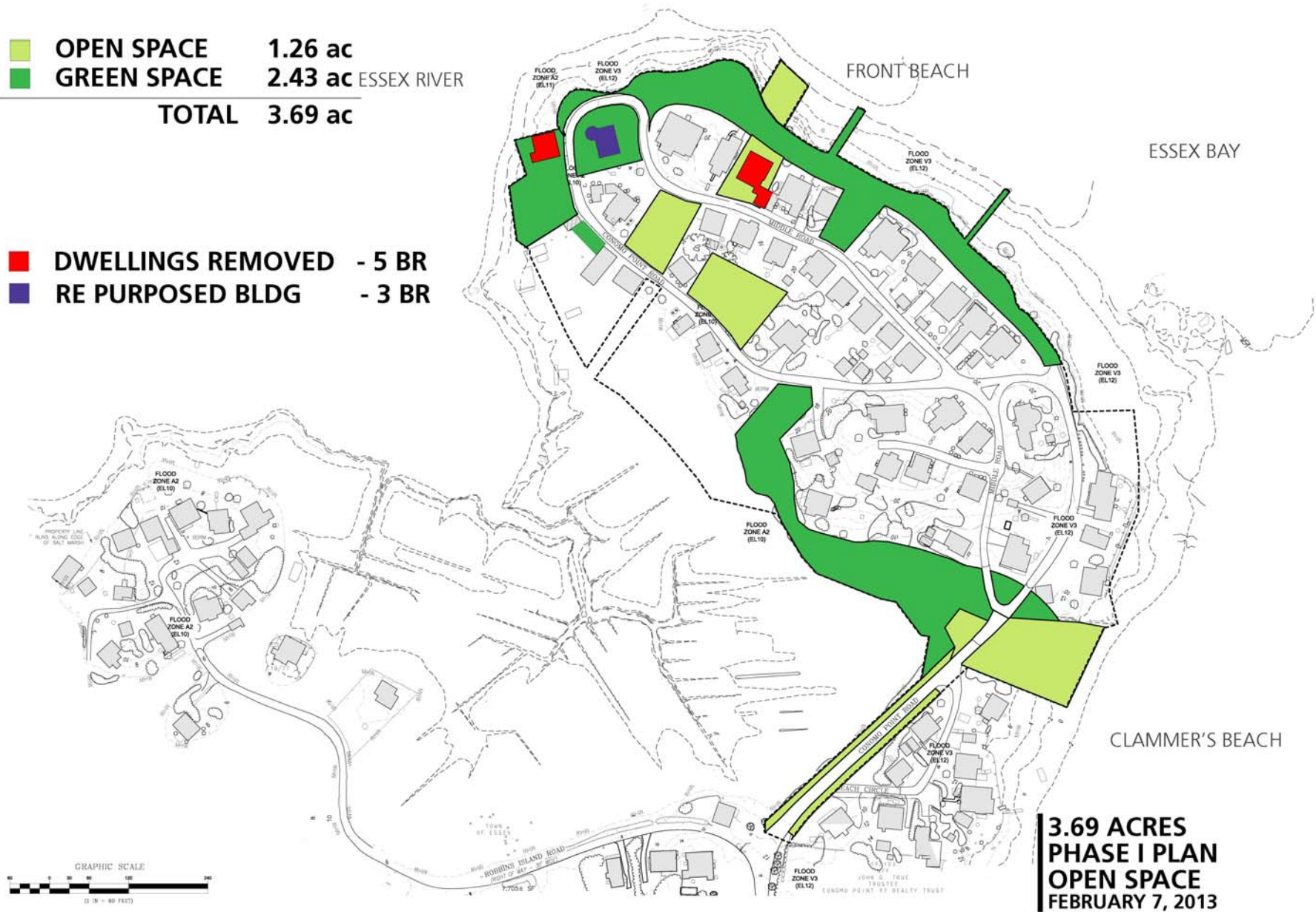
■ TOWN PROPERTY
■ OUTBUILDINGS
■ + ■ DWELLINGS TO REMAIN (88 BR)





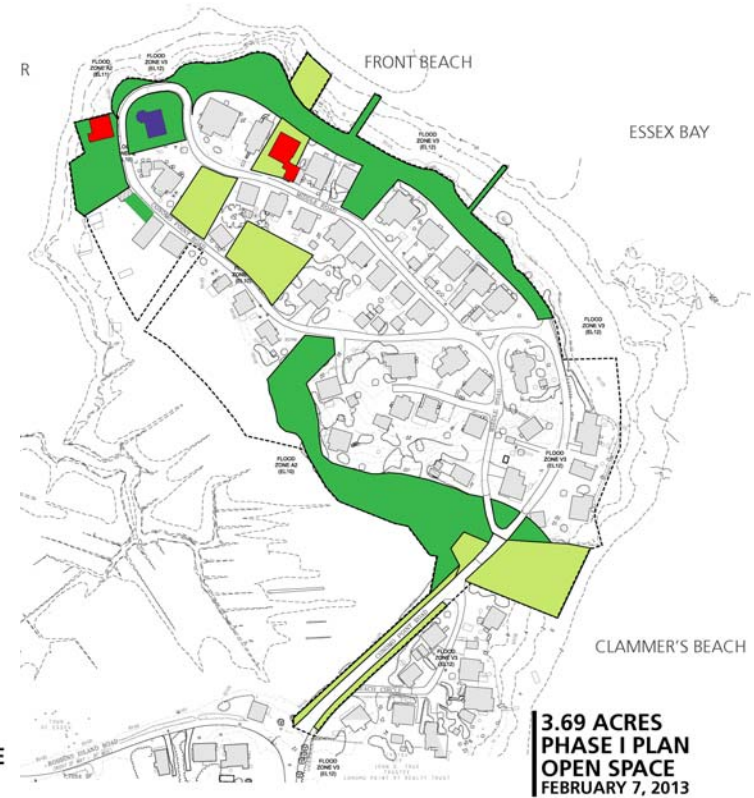
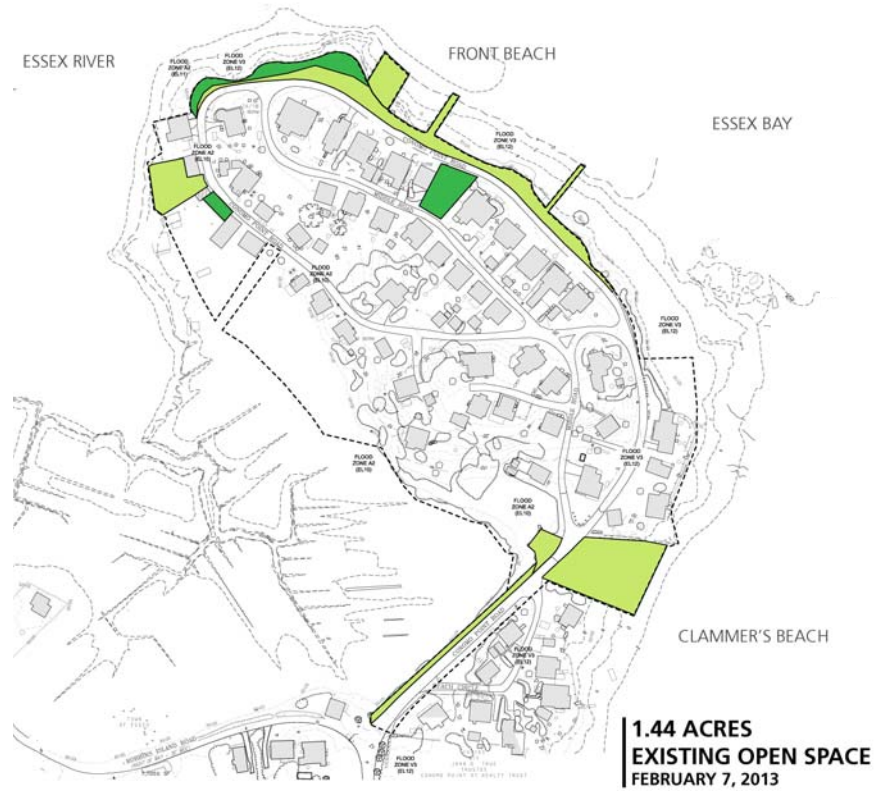
| | | |
|---|--------------------|----------------|
|  | OPEN SPACE | 1.26 ac |
|  | GREEN SPACE | 2.43 ac |
| TOTAL | | 3.69 ac |

| | | |
|---|--------------------------|---------------|
|  | DWELLINGS REMOVED | - 5 BR |
|  | RE PURPOSED BLDG | - 3 BR |



**3.69 ACRES
PHASE I PLAN
OPEN SPACE
FEBRUARY 7, 2013**

OPEN SPACE COMPARISON



NORTHERN CONOMO POINT MASTER PLAN

GOALS:

- **ADDRESS THE STATE MANDATED RULING TO REDUCE EFFLUENT = REDUCE BEDROOMS**
- **SUSTAIN ECONOMIC AND HISTORIC 'HERITAGE' OF ESSEX AND CONOMO POINT**
- **PROVIDE PHASED CONTIGUOUS PUBLIC OPEN SPACE AT WATER EDGE**

NCP SITE OPPORTUNITIES:

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



UNIQUE ARCHITECTURAL HERITAGE



NATURE / VIEWS



PASSIVE ACTIVITIES - WALKING



FUNCTION HALL : TUCKS POINT



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



ARTIST CO-OP



EXPANDED 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

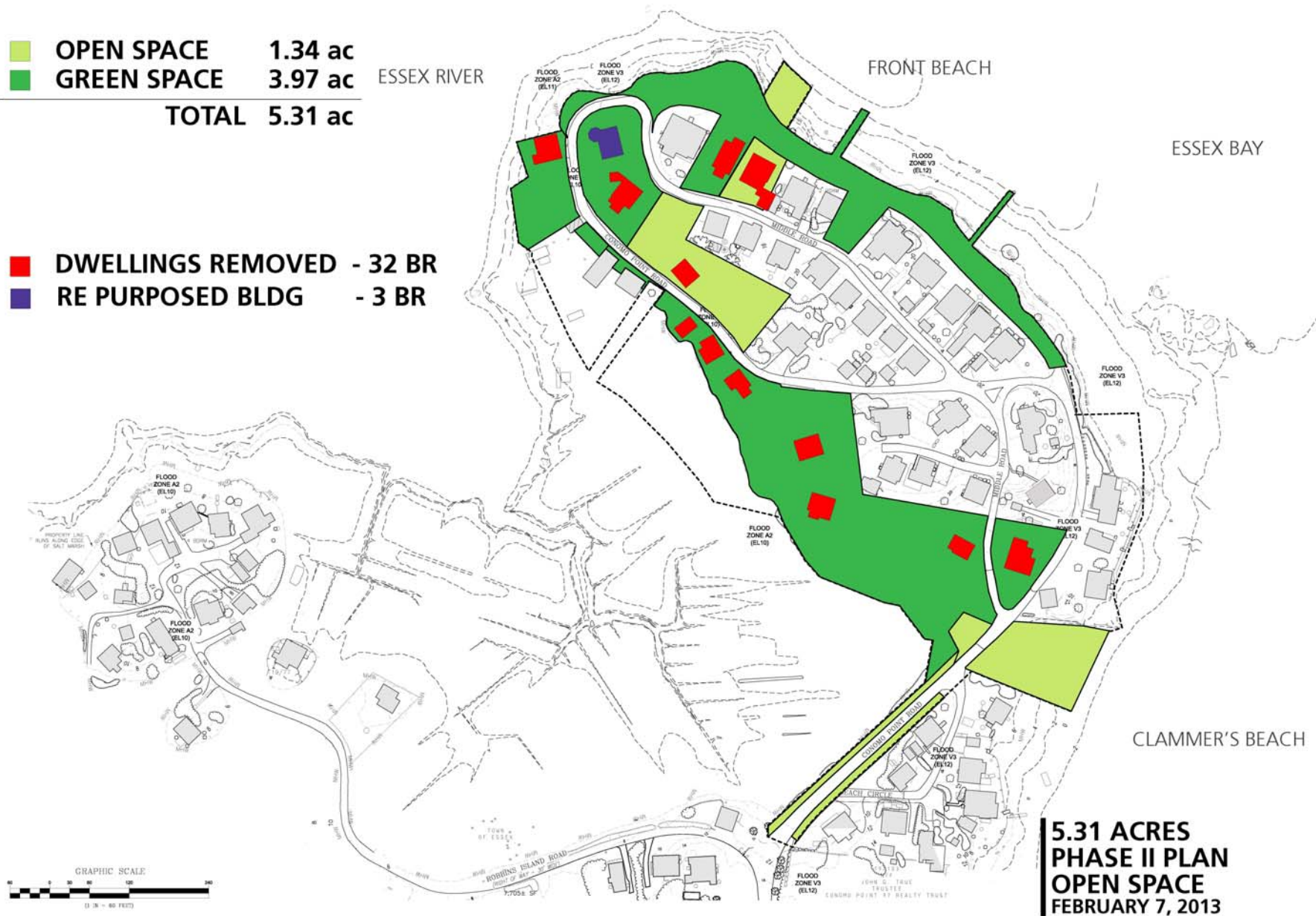
NCP MID-TERM MASTER PLAN

PHASE II (15 YEARS +)



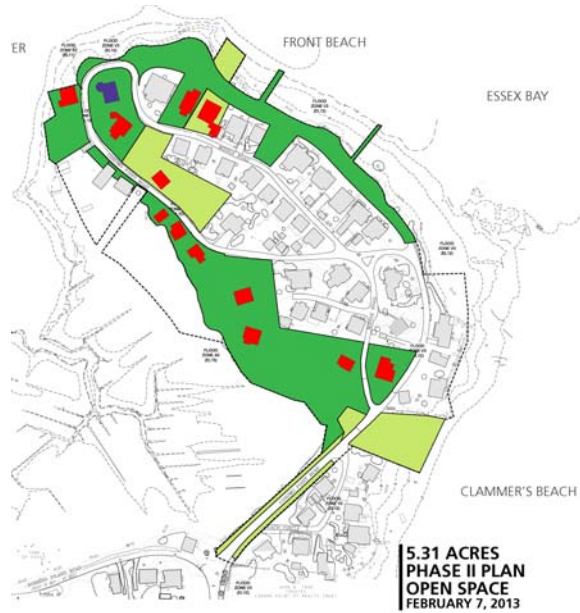
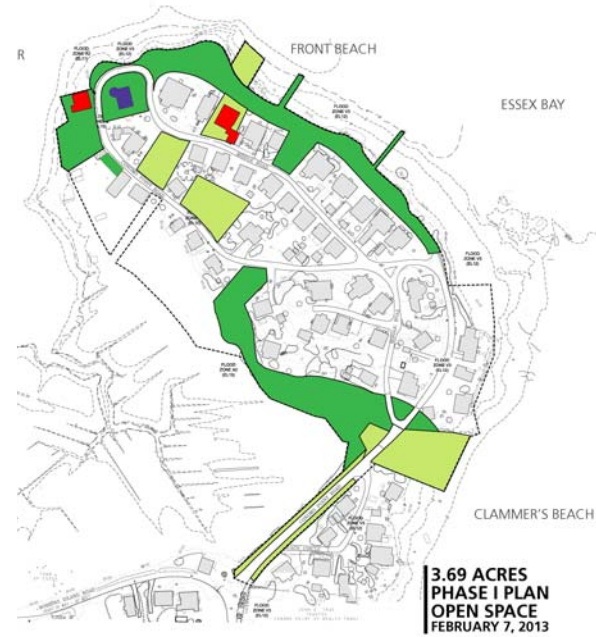
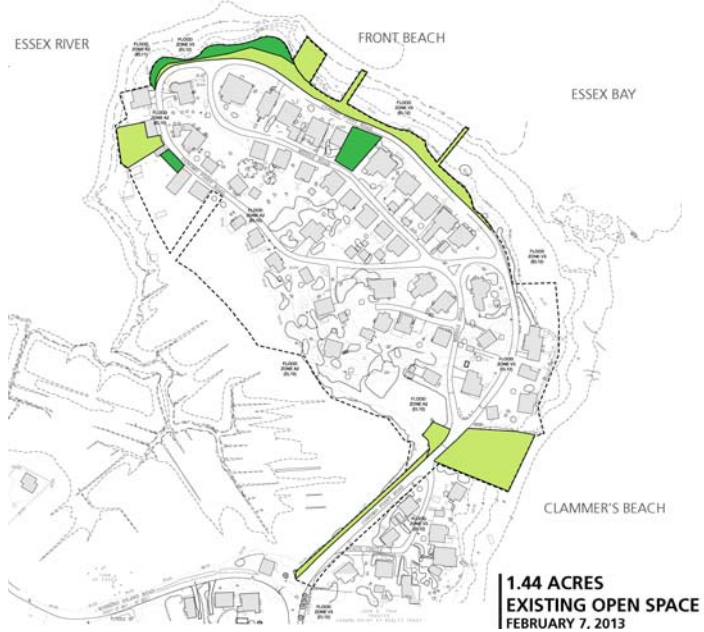
■ OPEN SPACE 1.34 ac
■ GREEN SPACE 3.97 ac
TOTAL 5.31 ac

■ DWELLINGS REMOVED - 32 BR
■ RE PURPOSED BLDG - 3 BR



5.31 ACRES
PHASE II PLAN
OPEN SPACE
FEBRUARY 7, 2013

OPEN SPACE COMPARISON



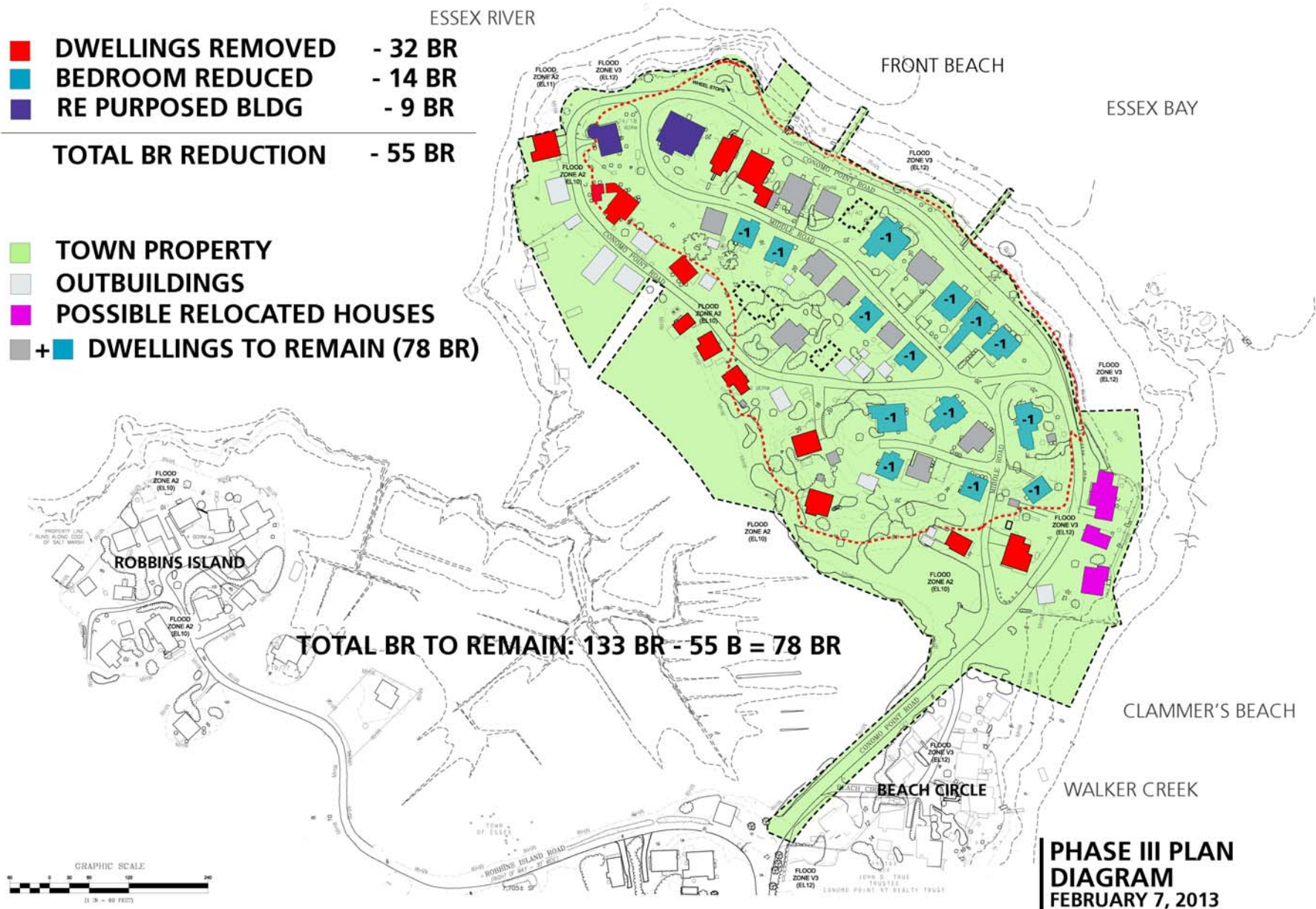
NCP LONG TERM MASTER PLAN

PHASE III (20 YEARS+)

| | | |
|---------------------------------------|-------------------|---------|
| ■ | DWELLINGS REMOVED | - 32 BR |
| ■ | BEDROOM REDUCED | - 14 BR |
| ■ | RE PURPOSED BLDG | - 9 BR |

TOTAL BR REDUCTION - 55 BR

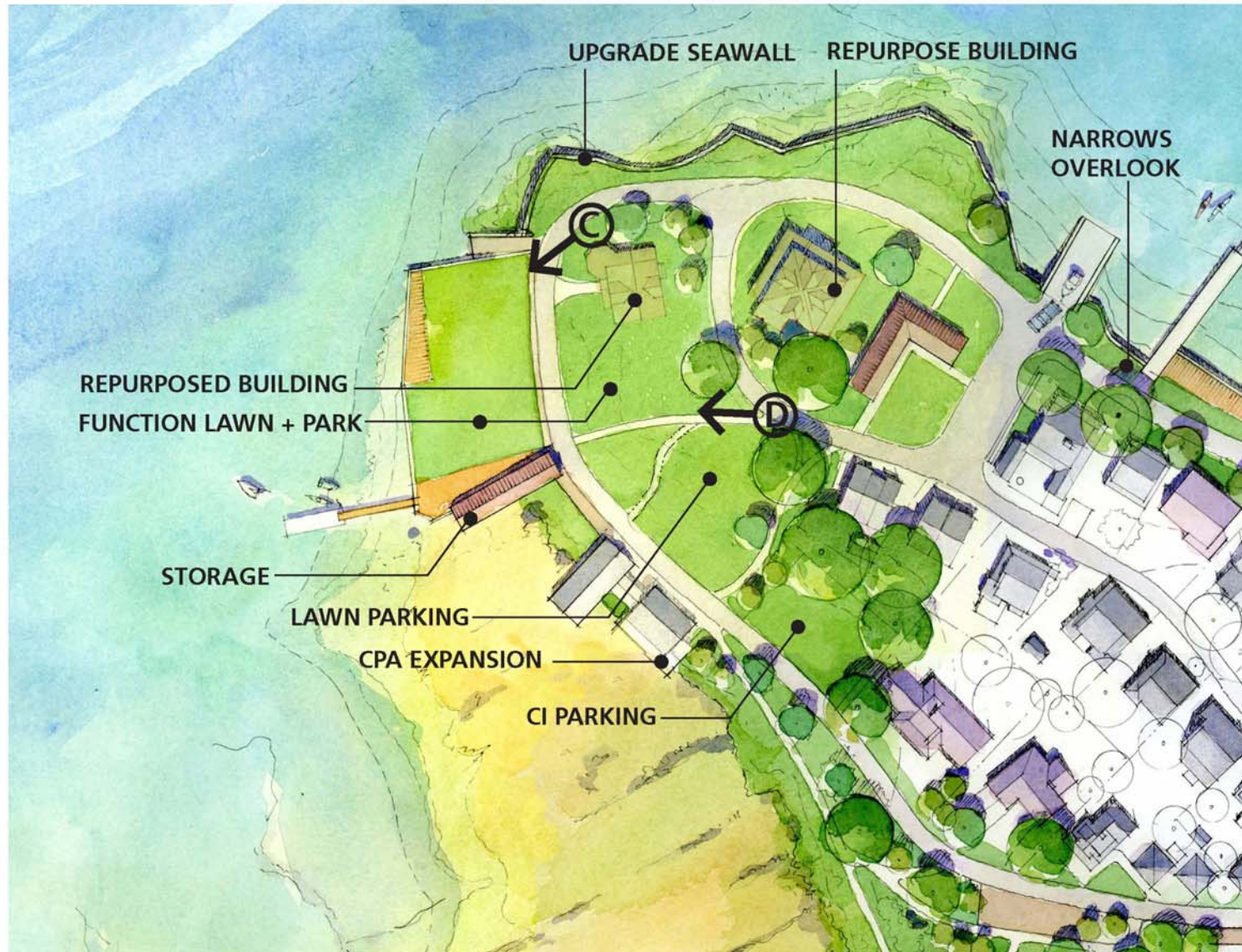
- TOWN PROPERTY
- OUTBUILDINGS
- POSSIBLE RELOCATED HOUSES
- + ■ DWELLINGS TO REMAIN (78 BR)



**PHASE III PLAN
DIAGRAM
FEBRUARY 7, 2013**

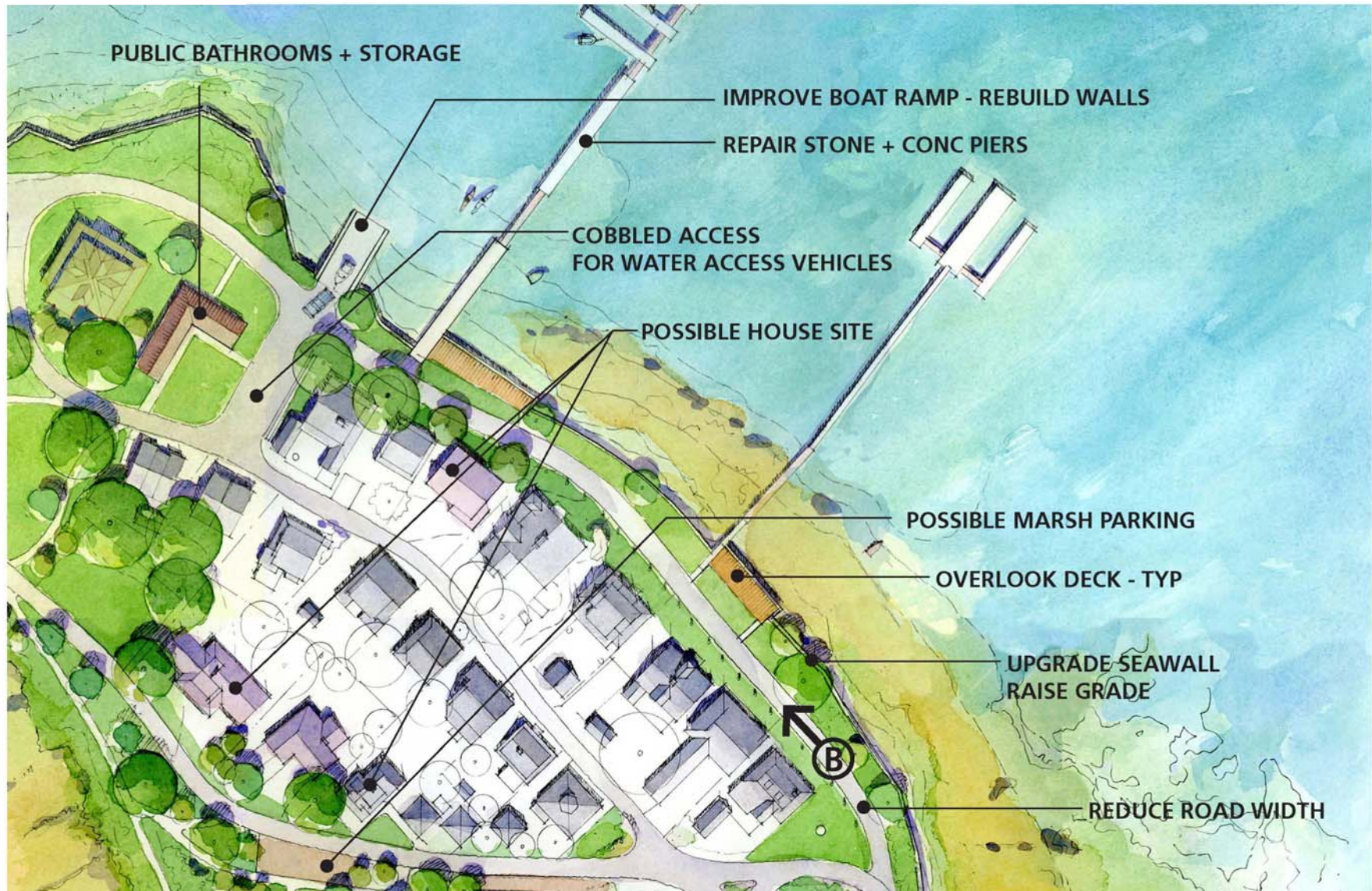


ENLARGEMENT 1



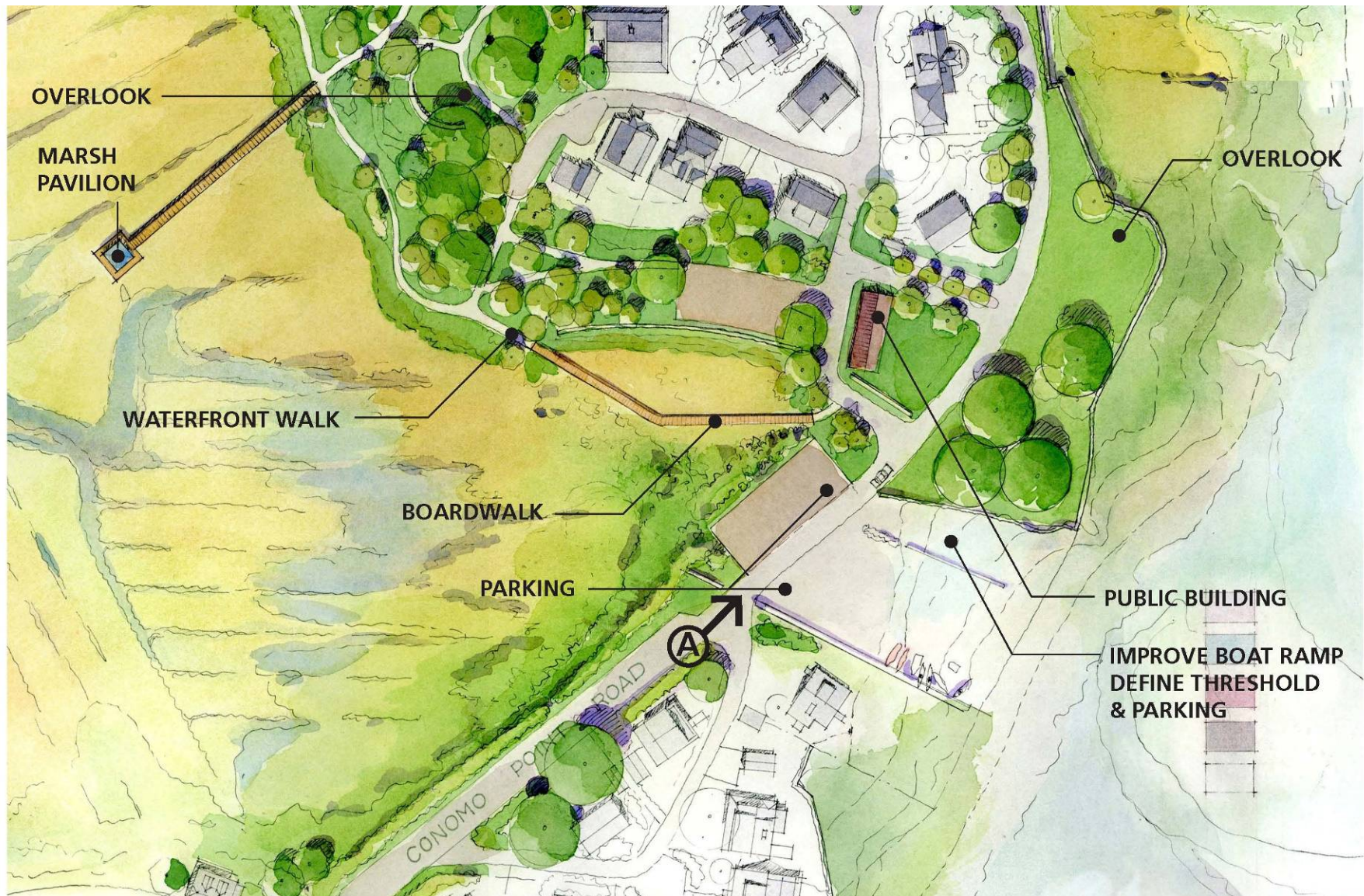
**PHASE III PLAN
ENLARGEMENT**
FEBRUARY 7, 2013

ENLARGEMENT 2



**PHASE III PLAN
ENLARGEMENT**
FEBRUARY 7, 2013

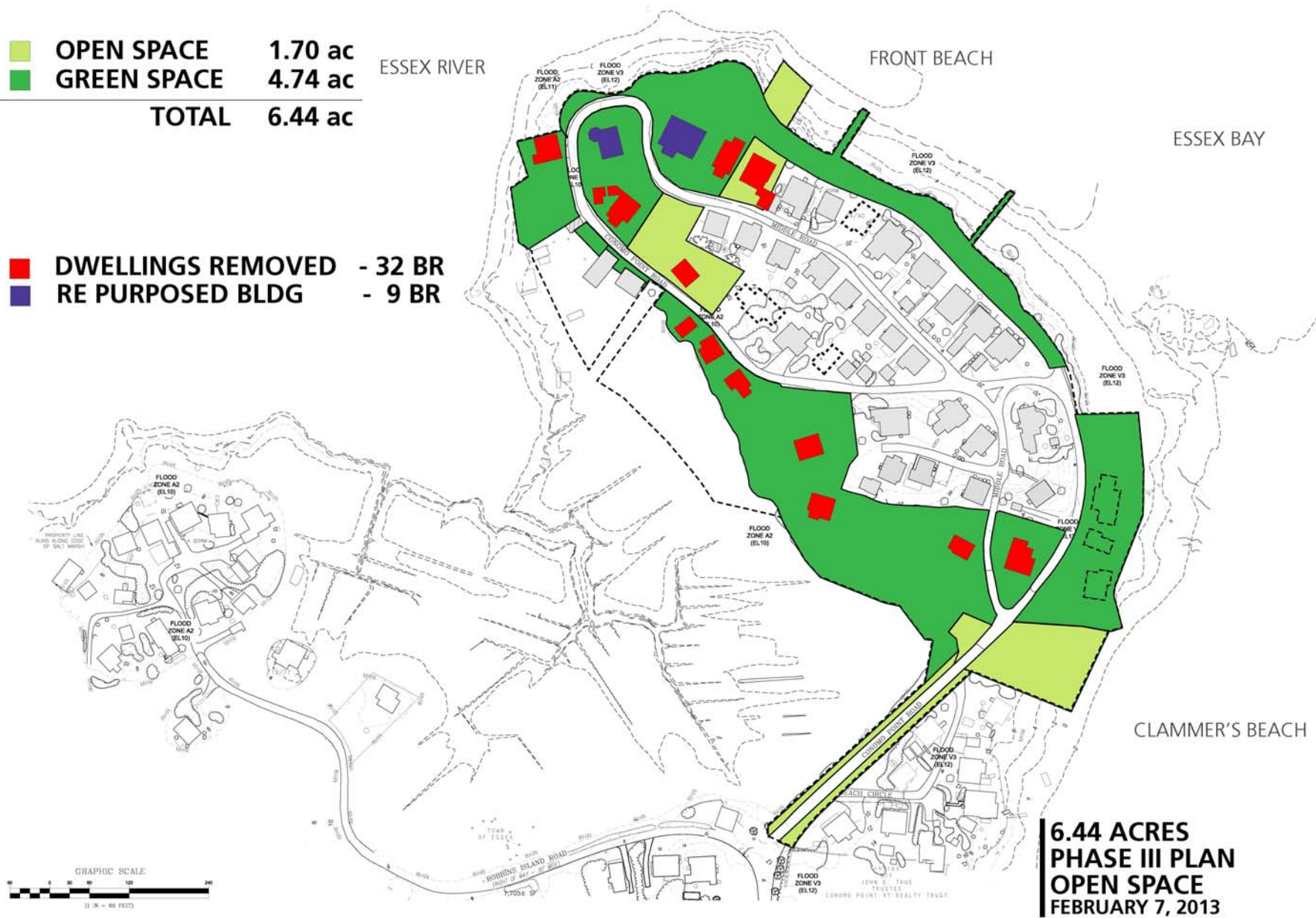
ENLARGEMENT 3



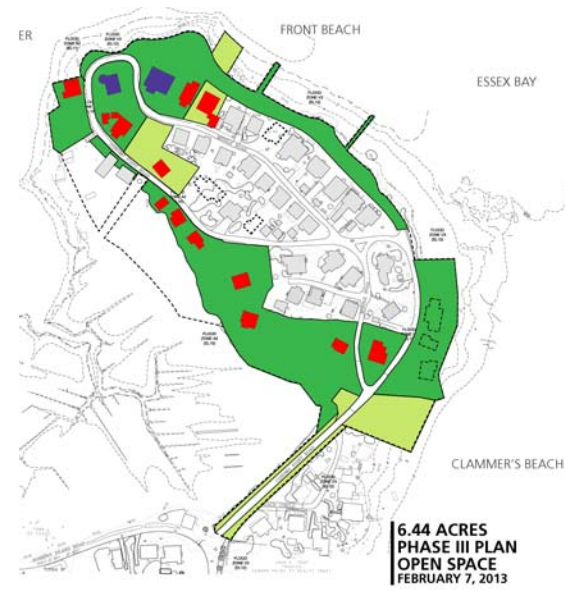
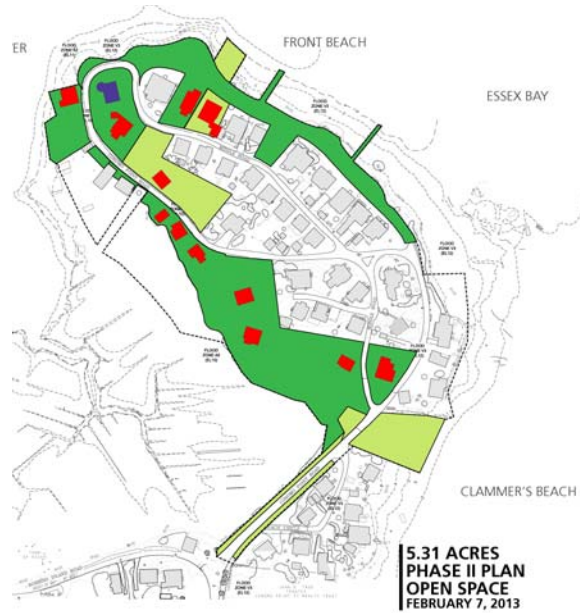
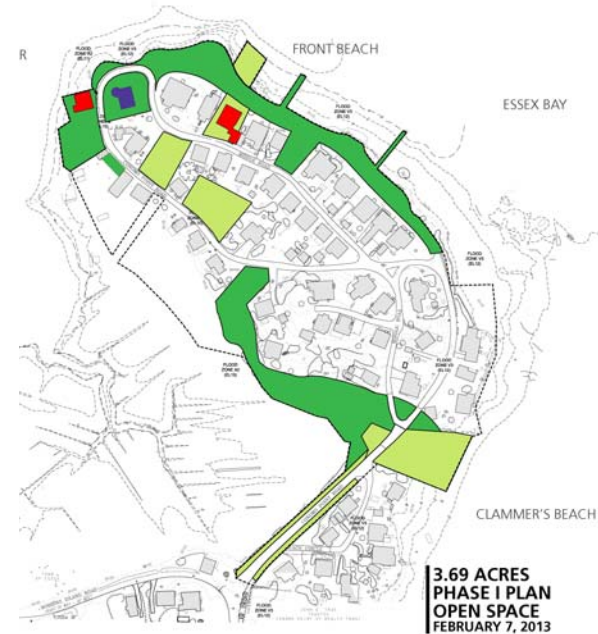
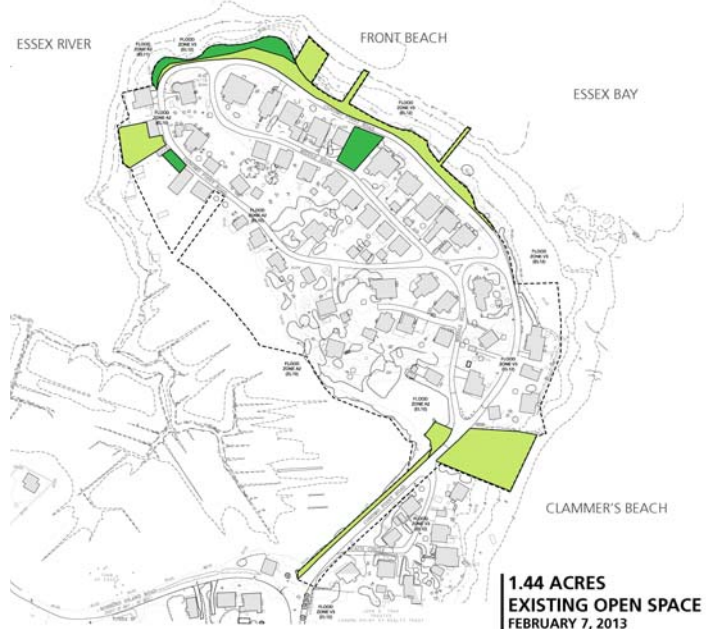
**PHASE III PLAN
ENLARGEMENT
FEBRUARY 7, 2013**

| | |
|--------------|----------------|
| OPEN SPACE | 1.70 ac |
| GREEN SPACE | 4.74 ac |
| TOTAL | 6.44 ac |

| | |
|-------------------|---------|
| DWELLINGS REMOVED | - 32 BR |
| RE PURPOSED BLDG | - 9 BR |



OPEN SPACE COMPARISON



PERSPECTIVE A



BEFORE



AFTER

PERSPECTIVE B



BEFORE



AFTER

PERSPECTIVE C



BEFORE



AFTER

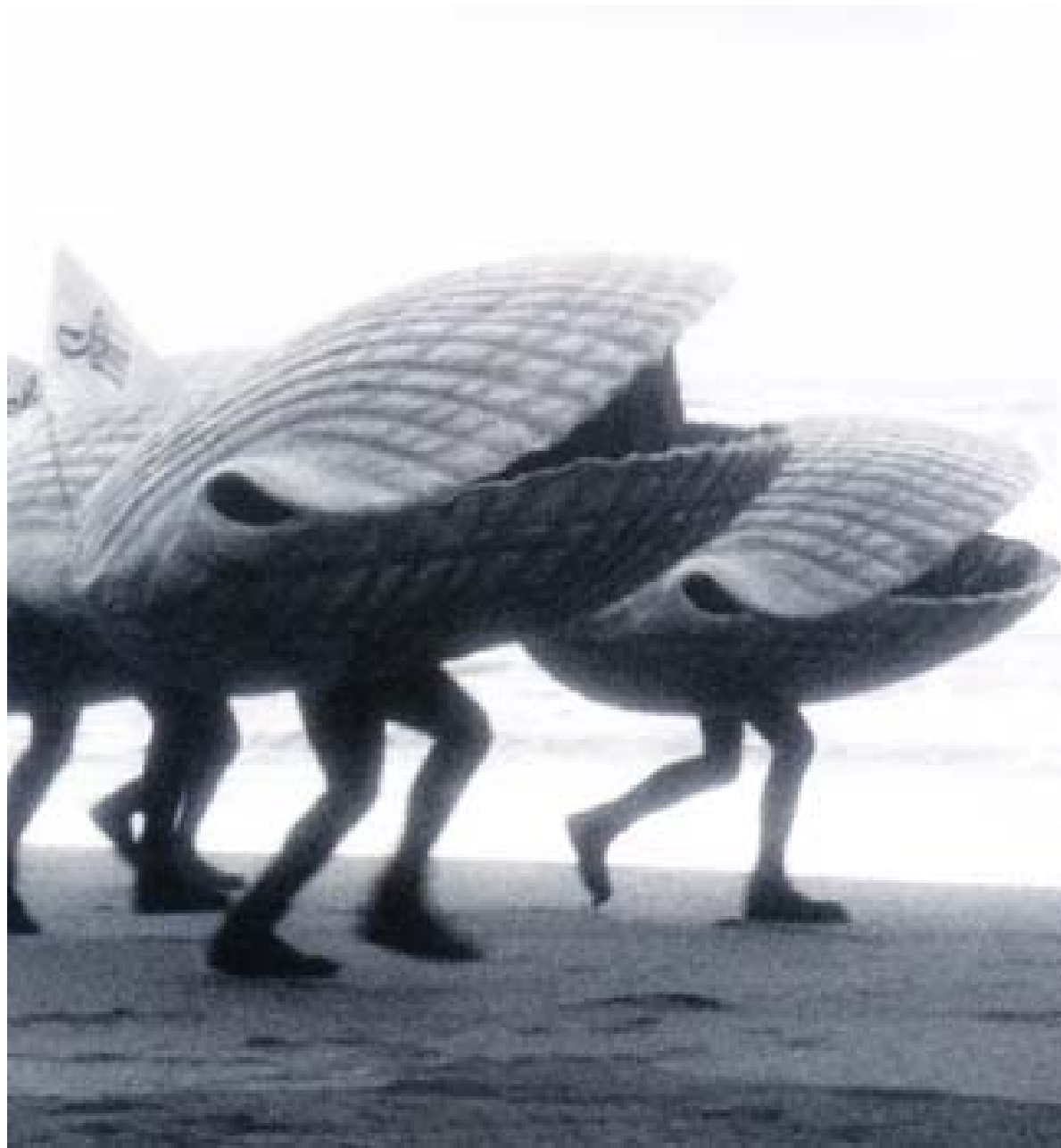
PERSPECTIVE D



BEFORE



AFTER



FISCAL IMPLICATIONS

| Summary of One-Time Items | Phase I | Phase II | Phase III |
|---------------------------------|---------------------|---------------------|---------------------|
| Sales Revenue | | | |
| Robbins Island and Beach Circle | \$ 8,278,000 | | |
| Total Revenue | \$ 8,278,000 | \$ - | \$ - |
| Expenses | | | |
| Demolition | \$ 20,000 | \$ 125,000 | \$ 200,000 |
| Road Construction | \$ 1,800,000 | | |
| Front Beach | \$ 1,100,000 | | |
| Other | \$ 1,100,000 | \$ 250,000 | \$ 600,000 |
| Park | | | |
| Total Expenses | \$ 4,020,000 | \$ 375,000 | \$ 800,000 |
| Net Revenue/(Expense) | \$ 4,258,000 | \$ (375,000) | \$ (800,000) |

FISCAL IMPLICATIONS (CONT.)

| Summary of Ongoing Items | Phase I | Phase II | Phase III |
|------------------------------------|-------------------|------------------|-----------------|
| Ongoing Revenue & Costs | | | |
| Lease Revenue | \$ 350,000 | \$ 227,000 | \$ 210,000 |
| Property Tax Shift | \$ (15,979) | \$ (101,182) | \$ (151,614) |
| Legal (see note) | * | * | * |
| Annual Maintenance | | \$ (45,000) | \$ (50,000) |
| Interest Income | \$ 42,580 | | |
| Annual Revenue/(Cost) | \$ 376,601 | \$ 80,818 | \$ 8,386 |