

Where is the best location for a new marina in Gloucester, Massachusetts

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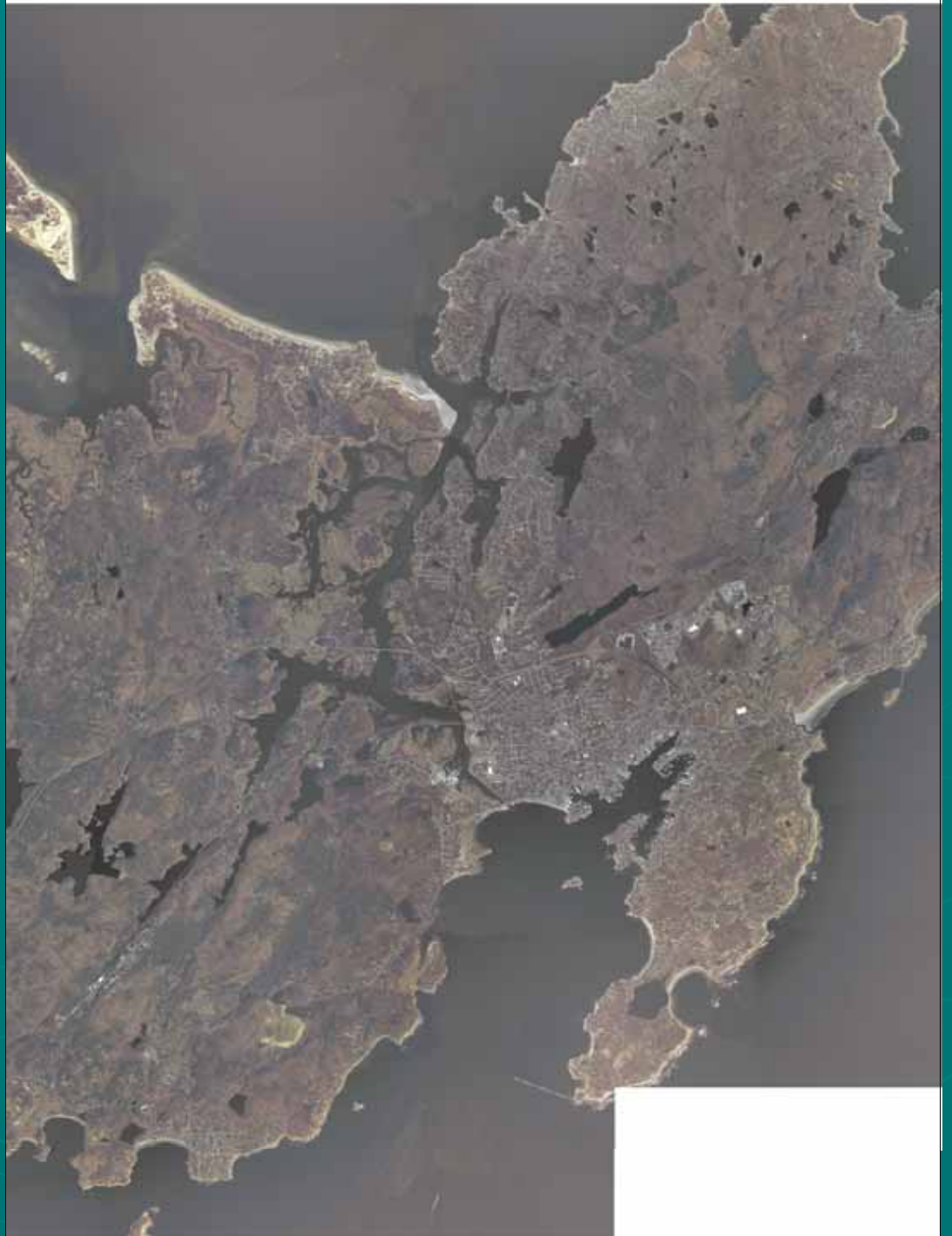
GGR320 – 01

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Gloucester, Massachusetts

The city of Gloucester, Massachusetts is situated on Cape Ann, on the North Shore of Boston. Separated from the mainland by the Annisquam River, the city of Gloucester is surrounded by the ocean. To the north of Gloucester is Ipswich Bay and to the south is Massachusetts Bay. This connection with the ocean has been a fundamental component which has come to characterize the city's culture and livelihood since its beginnings. Commercial fishing has always been important, and especially during the summer months, recreational boating, has become increasingly popular.



Why does Gloucester need a new marina?

▶ Source of problem

- Ever-increasing popularity of boating during summer brings an increased number of boaters

▶ Result

- an increase in boats (watercraft)

▶ Problem

- no space for the new boats, contributing to long waiting lists at Gloucester's marinas & waiting lists for moorings also

▶ Solution

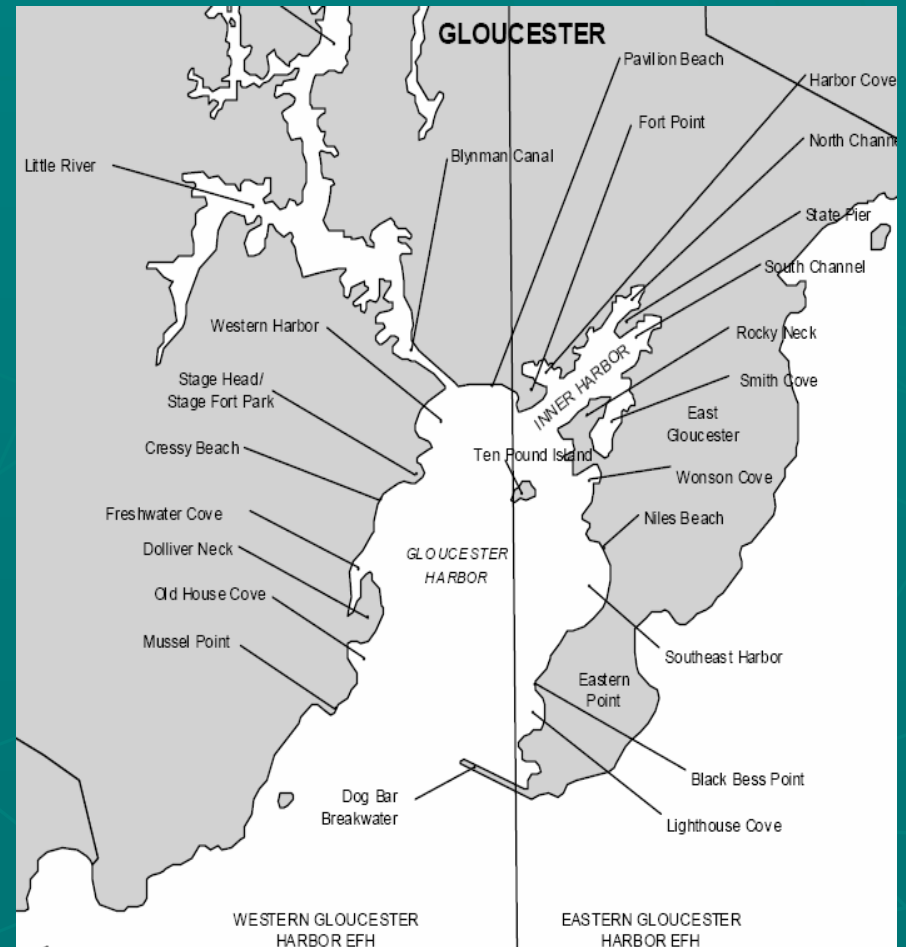
- a new marina

Criteria for a suitable marina

- ▶ Suitable plot of available waterfront land
- ▶ Water depth at dockside should be greater than or equal to 7ft.
- ▶ Road access and accessibility to waterways
- ▶ Other factors conducive to an attractive marina site

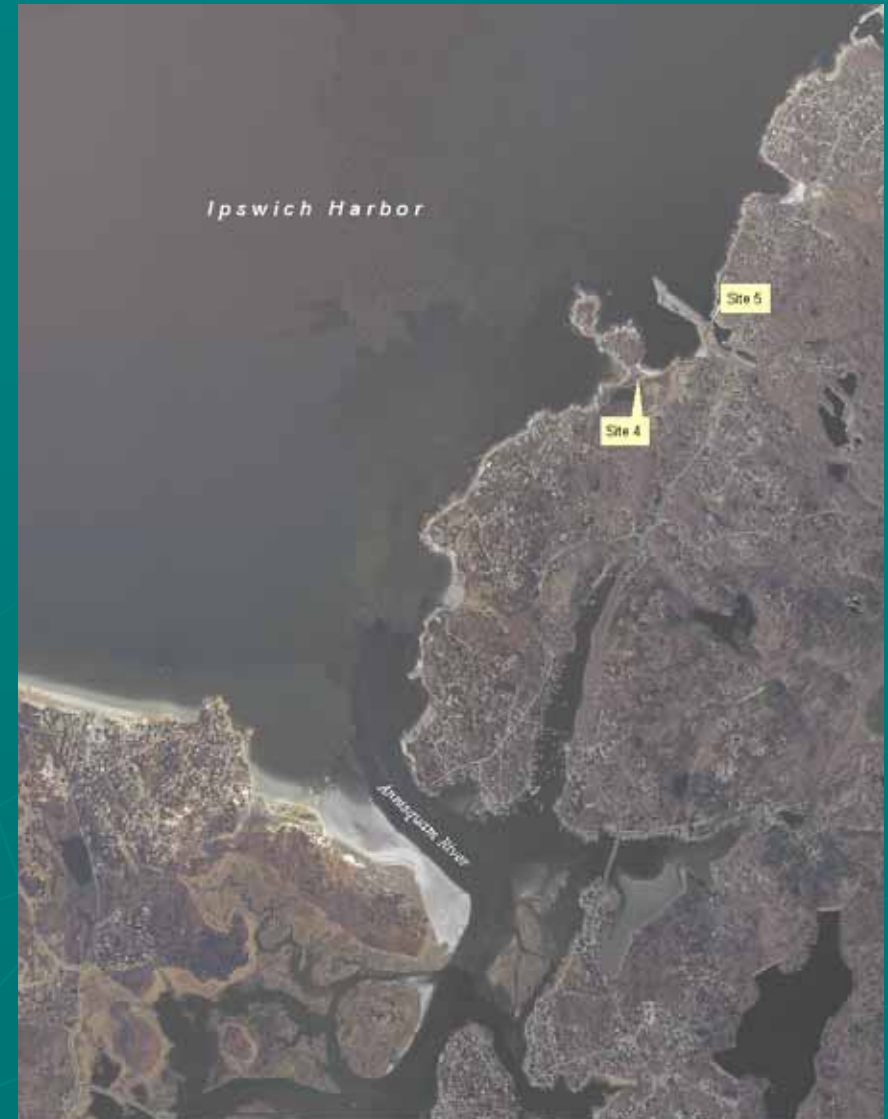
Potential areas in Gloucester Harbor

- ▶ There are many potential sites for the development and construction of a new marina in Gloucester
- ▶ Possible sites are situated within natural enclaves, which serve as ideal safehavens from the elements



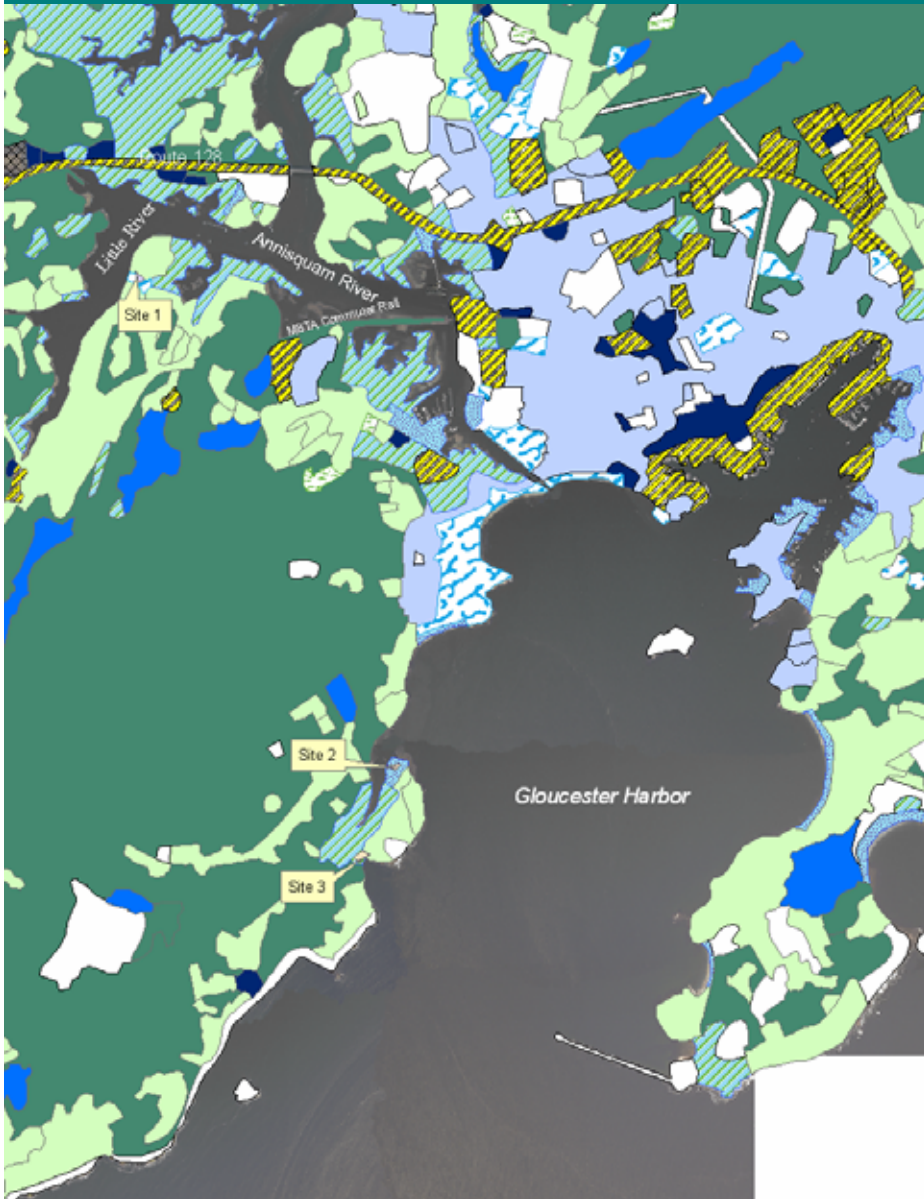
Are there available sites that are suitable in size?

- Sites within Gloucester Harbor and along Little River



- Sites along the Annisquam section of Gloucester on Ipswich Bay

Do potential sites meet zoning criteria?



Site 1, along Little River, is already zoned as Recreation, so the implementation of a marina will not infringe on wetlands, or conservation areas.

Site 2, on Dolliver's Neck, is already zoned as Recreation also, so there will be no infringement on wetlands, or conservation Areas.

In Question:

Site 3, in Old House Cove, home of Gloucester's old Coast Guard Station, was once in use, but for some reason is now partly zoned as salt-water wetlands, yet still proves to be a good potential site. With some legislation, and the possibility to generate revenue for Gloucester, this could Still become the site for Gloucester's new Marina.

Do potential sites meet zoning criteria?

Site 4, on the southwestern side of Hodgkin's Cove, meets zoning criteria such that it is zoned as urban open space and is neither wetlands nor conservation.



Site 5, on the eastern side of Hodgkin's Cove, also meets zoning criteria set forth in that it does not infringe on any wetlands or conservation area. Site 5 is also zoned urban open space.



Do the potential sites meet water depth standards?

All sites meet water depth criteria which implies that boats need 6-7 ft of water at low tide in order to maneuver from marina to waterway.



Site 1, has access to sufficient water depth, with the addition of floats



Site 2, has access to sufficient water depth, with the addition of floats

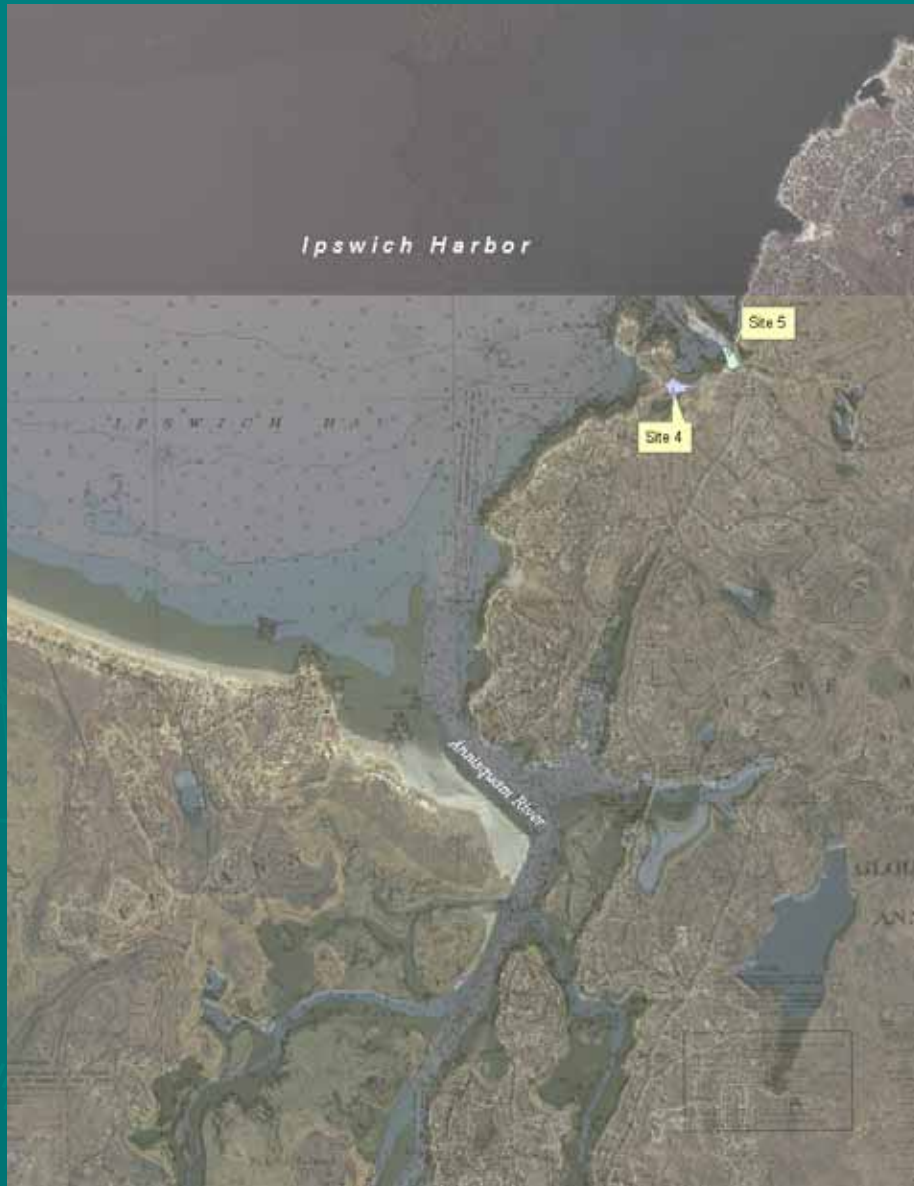


Site 3, also has access to sufficient water depth, with the addition of floats



Do the potential sites meet water depth standards?

Sites 4 and 5 have potential water depth access, but the situation of a marina here would seem to be least favorable.



Are potential sites accessible by road?

► Road access

Is each site accessible by road?

All sites are accessible by road.

► Waterway navigation

Does each site provide accessibility to waterways and open ocean?

All sites do provide access to waterways.

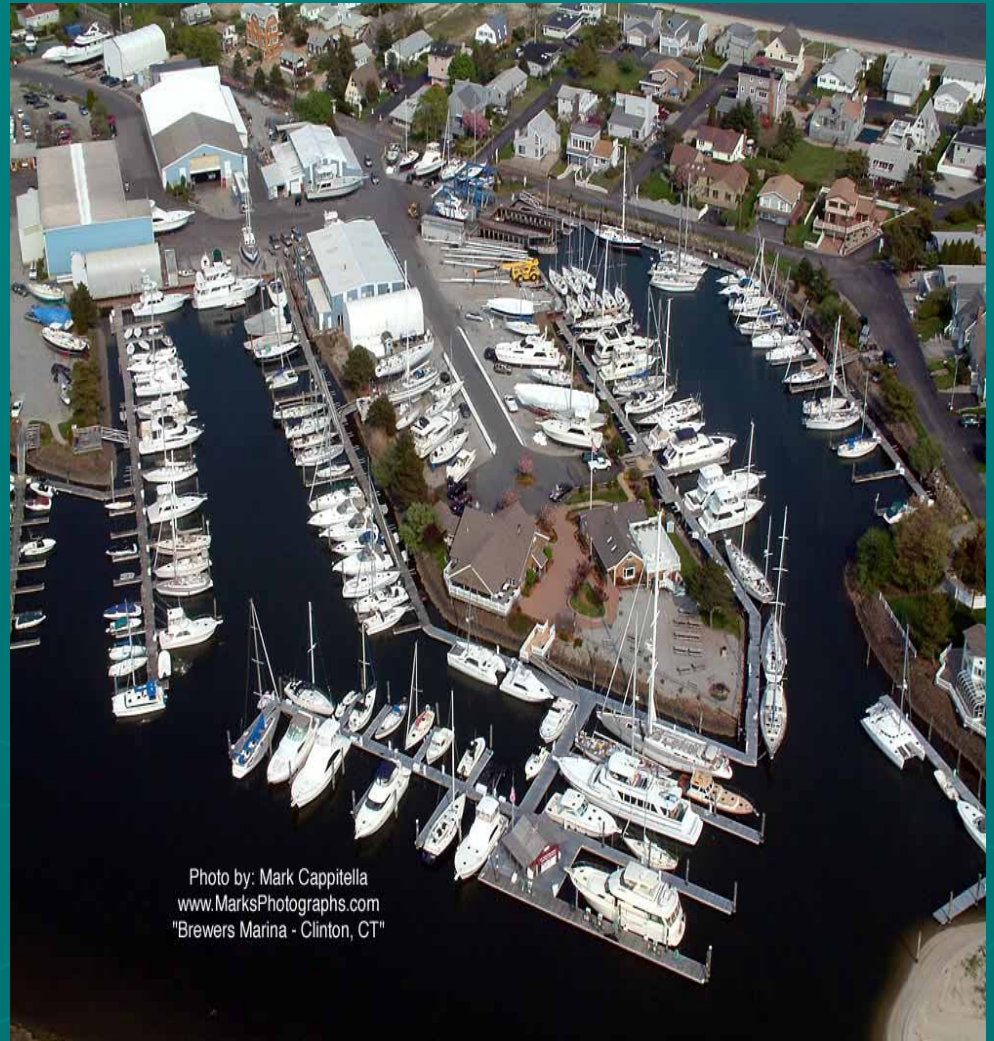


Photo by: Mark Cappitella
www.MarksPhotographs.com
"Brewers Marina - Clinton, CT"

Concerns affecting placement of a marina

- ▶ All sites meet most criterion set forth, yet few have lingering zoning questions that would need to be dealt with, affecting the ease and therefore desirability as a possible site;

- Site 1 "Little River"—zoned as Participation Recreation
- Site 2 "Dolliver Neck"—zoned as Water-based recreation
- Site 3 "Old House Cove"—zoned partly as Salt-water wetlands ?
- Site 4 "Hodgkin's Cove"—zoned as Urban Open Space
- Site 5 "Hodgkin's Cove 2"—zoned as Urban Open Space

Zoning questions...pose the most significant problem in affecting site proposal, and therefore desirability.

Concerns affecting placement of a marina

► Questions Raised

- **Water depth**, although seemingly possible through the observation of nautical charts poses tough questions, and some sites are borderline in meeting the criteria, than feasible marina location.

Factors affecting Desirability – Point Scale

- ▶ Aside from the established criteria, there are other factors that, when all else is equal, do affect the desirability of something....these factors are as follows:
 - **Land area** – size of marina conducive to number of boats, amount of parking, and extent of facilities a marina can accommodate.
 - **Proximity to open water** – the distance to channels, open water, and harbors can affect the desirability of a marina also

Conclusions

- ▶ In order to locate a potential site for a marina for the city of Gloucester, there are many options and considerations in this analysis.
- ▶ Mostly all of the marinas met the established criteria, or most of the criteria, with only one site that is questionable.
- ▶ For the most part, the selection of the best site came down to desirability factors that are separate from the criteria, yet prove most important when all else is equal.

Which site would be best for Gloucester's new marina?

Potential Site	Available Land	Meets Zoning Criterion	Suitable Depth	Road/ water access	Overall Desirability (best=1,5=worst) also...proximity to open water/land area
Site 1 <i>Little River Marina</i>	✓	✓	✓	✓	2
Site 2 <i>Dolliver Neck Marina</i>	✓	✓	✓	✓	1
Site 3 <i>Old House Cove Marina</i>	✓	?	✓	✓	3
Site 4 <i>Hodgkin's Cove Marina</i>	✓	✓	?	✓	5
Site 5 <i>Marine Station Marina</i>	✓	✓	?	✓	4

The best location for a new marina in Gloucester, Massachusetts

- Based on the previous table, the best site for the location of a new marina for the city of Gloucester would be, in my opinion, Site 2. This marina, which could most suitably be called Dolliver Neck Marina, is the second largest site, meets all established criteria, and above all else, is most desirable for a marina location due to its situation on a Gloucester Harbor inlet, and it's overall size and potential.

And the best site for a marina in Gloucester is...

Site 2 fits availability, depth, and zoning criteria, but also seems most favorable due to other factors such as land size, and accessibility to open water.

