

FARM VISION

ISLAND CREEK
OYSTERS
DUXBURY MA

MADE IN
DUXBURY MA

**ISLAND CREEK
OYSTERS**



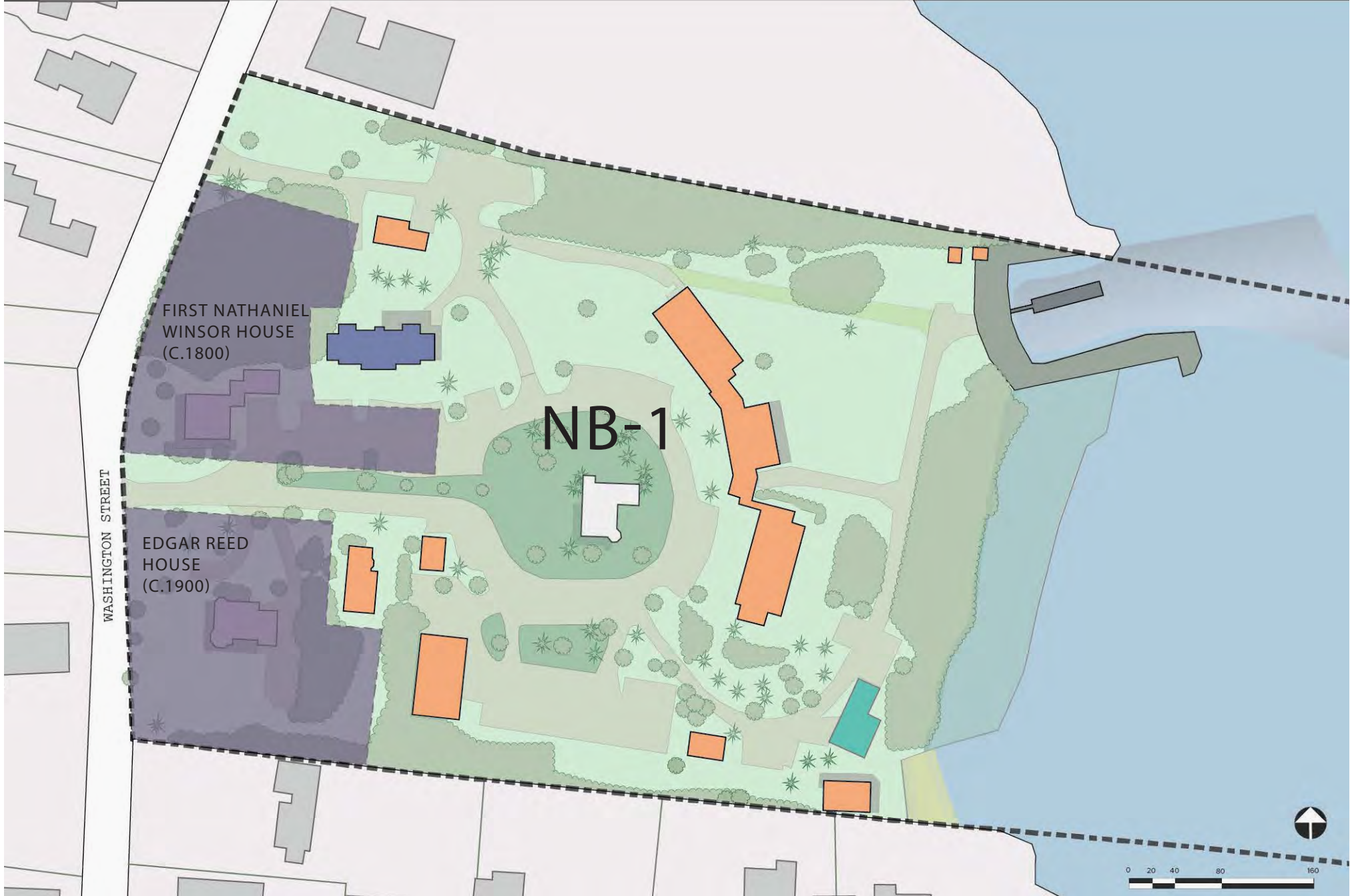
No. CC845 MA



Now: 48 full time employees and
11.5 million oysters sold in 2017



Though currently zoned residential compatability (RC), the historic houses have already been retrofitted for lab and office uses, and the site includes other purpose-built lab and office space.



Zoning change request: Neighborhood Business District 1 ("NB-1"), excluding historic houses on Washington Street



Potential long term
enhancement



Create memorable experiences on
the Duxbury waterfront

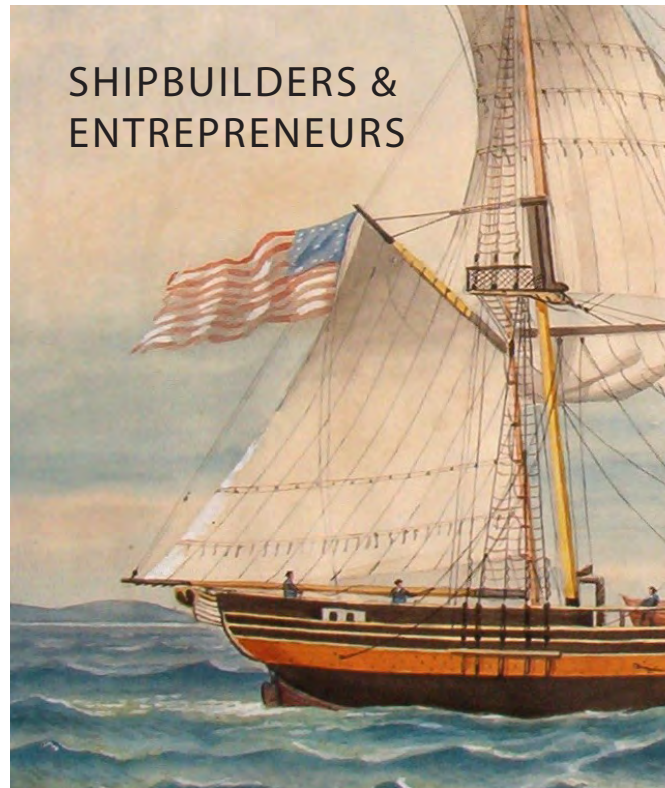
DUXBURY ORIGINS



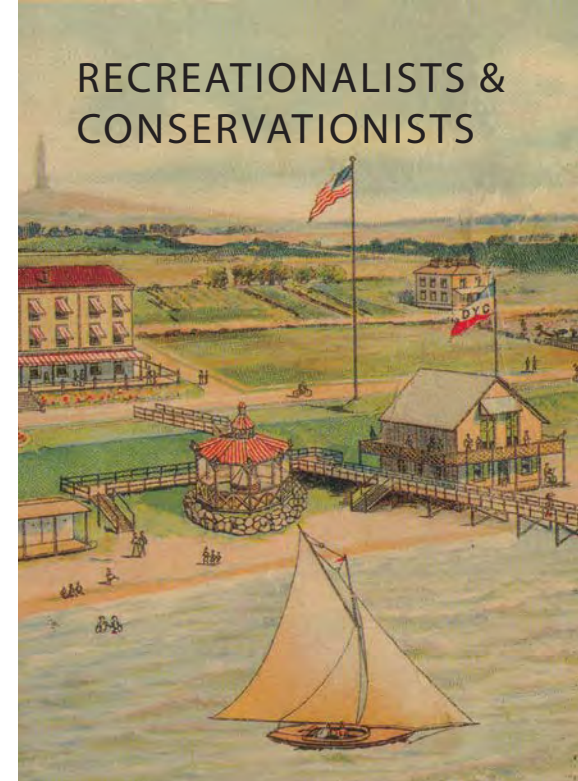
FARMERS &
FISHERMEN



SHIPBUILDERS &
ENTREPRENEURS



RECREATIONALISTS &
CONSERVATIONISTS



Aquaculture:
a product of our
collective roots and
knowledge base



How have we grown?

STRONG PARTNERSHIPS:

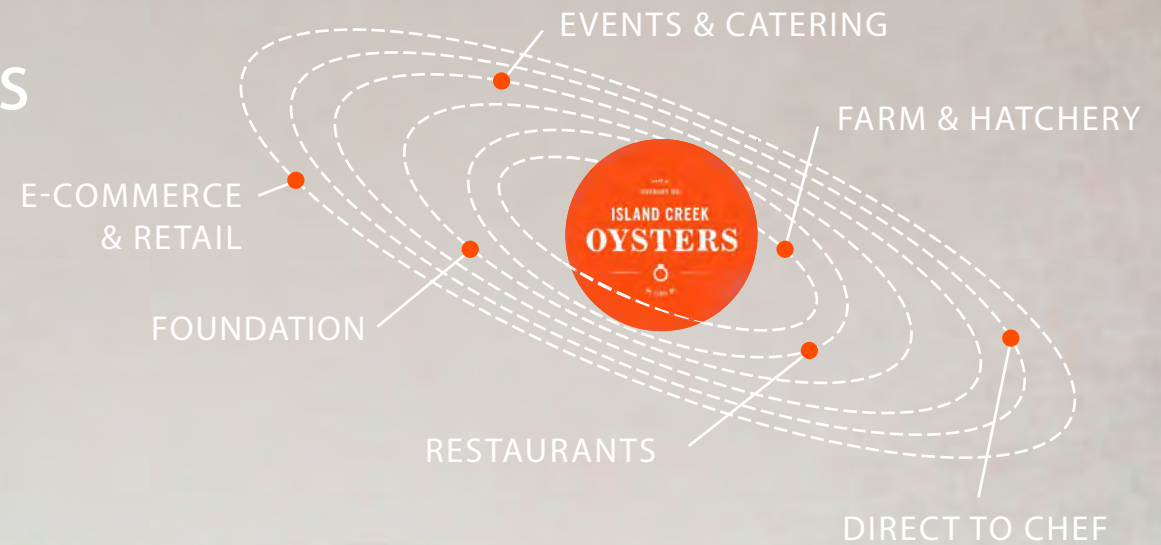
Five branded restaurants in three states (2017) + a robust ecommerce platform = sales to 500 of the country's best chefs on behalf of 75 oyster farms up and down the New England coastline

ATTENTION TO RELATIONSHIPS WITH CONSUMERS:

3,000 visitors to Oysterfest Boston, a robust farm tour program, direct shipping to households and now 10,000+ instagram followers



What does Island Creek Oysters now include?

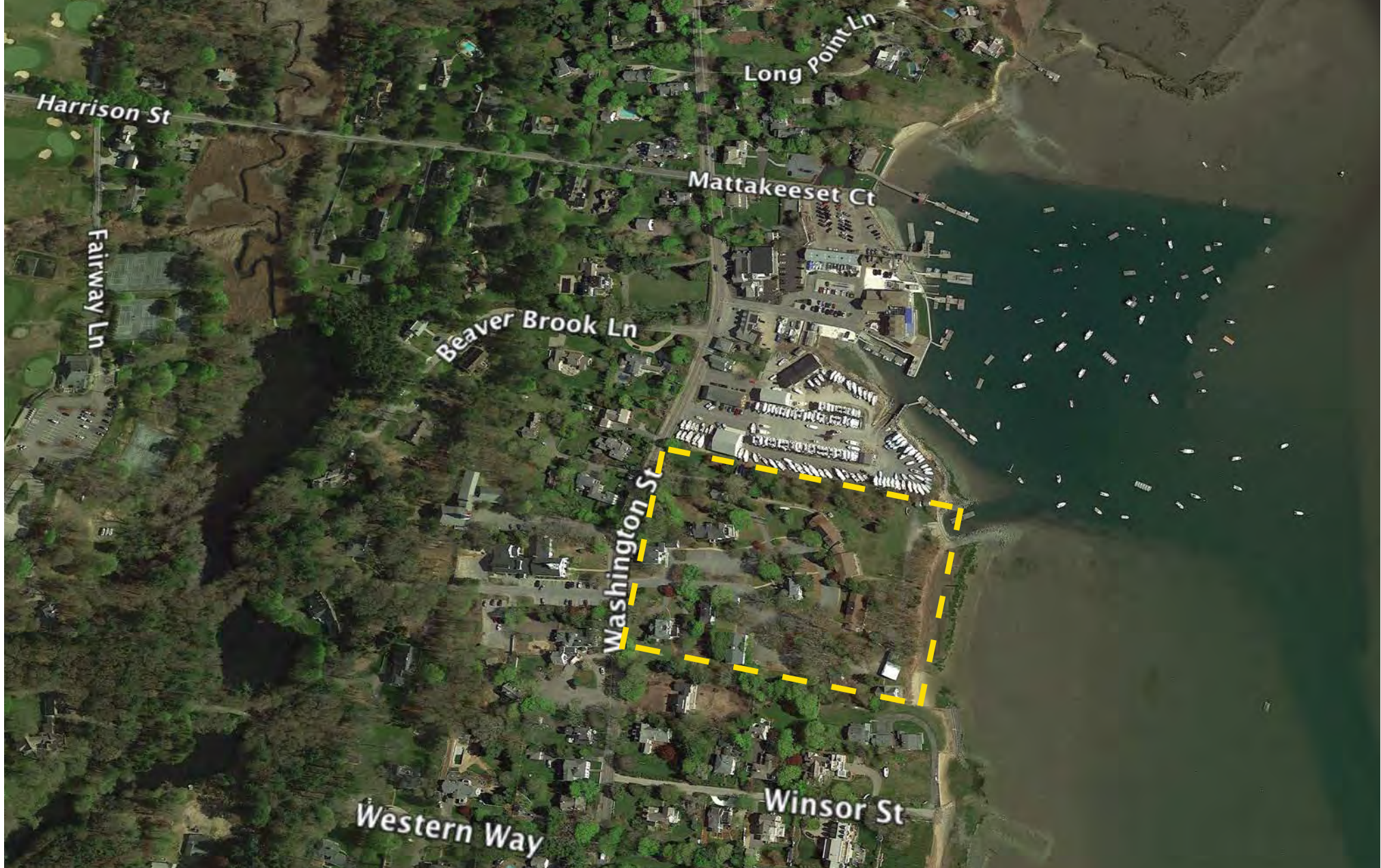


VISION FOR OUR NEW SITE





Develop the farm in a logical way for Duxbury ...



For ICO, central waterfront location
& deep water dock are critical



#	EXISTING BUILDINGS	Battelle Use	GSF
1	First Nathaniel Winsor House	Offices	5,470
2	Edgar Reed House	Offices	5,550
3	Hillman House	Office/Lab	3,612
4	Clapp Office Building	Offices	8,536
5	Caretaker's Cottage	Caretakers	2,620
6	Garage	Maintenance	580
7	Shed	Maintenance	2,800
8	Sanford Winsor House	Offices	6,363
9	Labs/Administration	Office/Lab	19,044
10	Carpentry Shop	Carpentry	600
11	Marine Mammal Rehab Facility	Rehab	1,632
12	Beach House Building	Office/Lab	2,132
13	Shed	Maintenance	64
14	Water Pump Building	Infrastructure	144
TOTAL, estimate, enclosed:			59,147

Preliminary site
analysis

Summary of anticipated site uses

ICO CORE FARM USES:

1. Farm (land and bay)
2. Hatchery
3. Operations
4. ICO retail
5. Offices
6. Tours
7. Site maintenance

ICO SECONDARY:

1. Indoor / outdoor multipurpose space ("The Barn")
2. Raw bar
3. Research & education: New England Center for Tactical Aquaculture Research (NECTAR)
4. Potential inn component
5. Potential office space

COMMUNITY RESOURCES:

- Pedestrian access to much of the site and the waterfront
- Visual preservation of Washington Street and stewardship of historic buildings
- ICO Foundation, including programs about the global impact of aquaculture
- ICO educational partnerships: Time & Tides Program
- Exhibit space & programs about Duxbury heritage and culture

Square footage allocations - preliminary estimates

#	EXISTING BUILDINGS	GSF	NEAR TERM	LONG TERM
1	First Nathaniel Winsor House	5,470	Historic rehabilitation	Office / Hospitality
2	Edgar Reed House	5,550	Historic rehabilitation	Residential / Office / Hospitality
3	Hillman House	3,612	Historic rehabilitation	Office / Hospitality
4	Clapp Office Building	8,536	ICO Office	Office / Hospitality
5	Caretaker's Cottage	2,620	Retrofit	Crew Housing / Site Maintenance
6	Garage	580	Catering Storage	Catering Storage
7	Shed	2,800	ICO Operations	ICO Operations
8	Sanford Winsor House	6,363	Historic rehabilitation	Office / Hospitality
9	Labs/Administration	-	Retrofit	Multi-Use:
	North Wing	6,400		Research & Education (NECTAR)
	Center	5,546		"The Barn" + raw bar + retail
	South Wing	7,098		Hatchery + ICO Offices
10	Carpentry	600	Carpentry	Carpentry
11	Marine Mammal Rehab Tank	1,632	Removal (-1,632)	
12	Beach House Building	2,132	Retrofit	
13	Shed	64	Farm Equipment	Farm Equipment
14	Water Pump Building	144	Infrastructure	Infrastructure

TOTAL, estimate, enclosed: 59,147

#	NEW CONSTRUCTION	GSF	NEAR TERM	LONG TERM
15	Boatshed			Boatshed (+1,500)
16	Greenhouse			Greenhouse (+1,500)
	TOTAL, estimate GSF:		57,515	60,515 GSF

EMPLOY A
CLIMATE READY
APPROACH



Be good
stewards of
Duxbury Bay

OFFSET HUMAN
ACTIVITY



PROTECT VIEWS
& WORKING
WATERFRONT

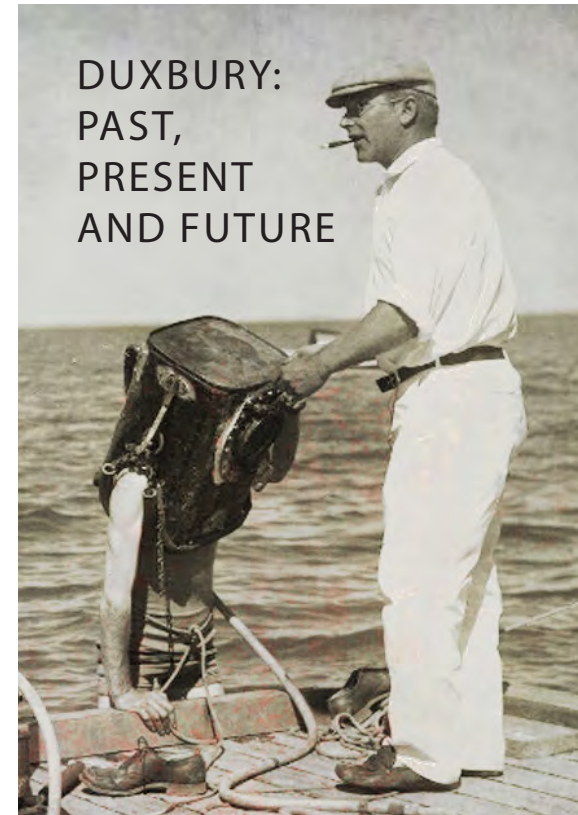
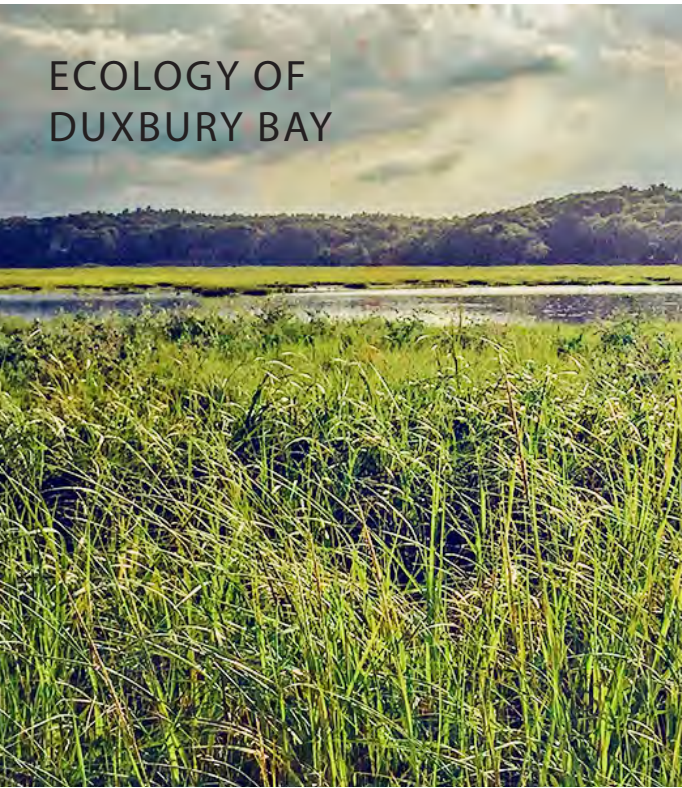




Contribute to
town culture,
in all seasons



Share important stories





Advance research
and innovation
in the ICO
Hatchery 2.0

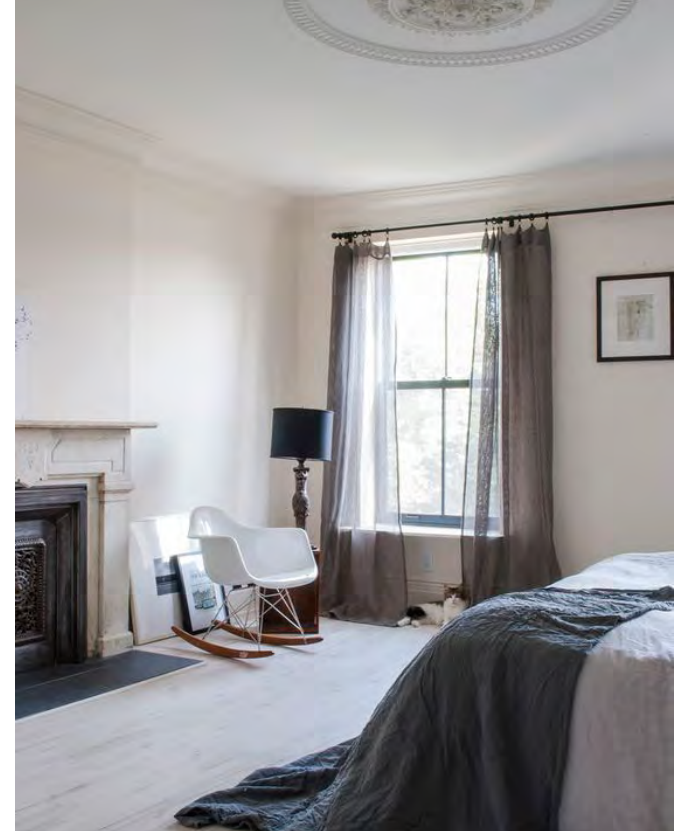




Raise the ICO "Barn":
a place that transforms
from raw to refined



Expand hospitality
to complement
existing ICO activities



TIME & TIDES



Make an impact
down the street and
across the world





Support the New
England aquaculture
community



Add to and diversify
Duxbury's economy

THANK YOU FOR ALL YOU'VE DONE TO HELP US GET THIS FAR.

We're excited about the
impact we can make next.
We hope you'll share your
excitement about our
vision!

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