

# FARM VISION

ISLAND CREEK  
OYSTERS  
DUXBURY MA

MADE IN  
DUXBURY MA

**ISLAND CREEK  
OYSTERS**



No. CC845 MA



Town Meeting: Neighborhood Business District 1 ("NB-1") zoning, excluding historic houses on Washington Street

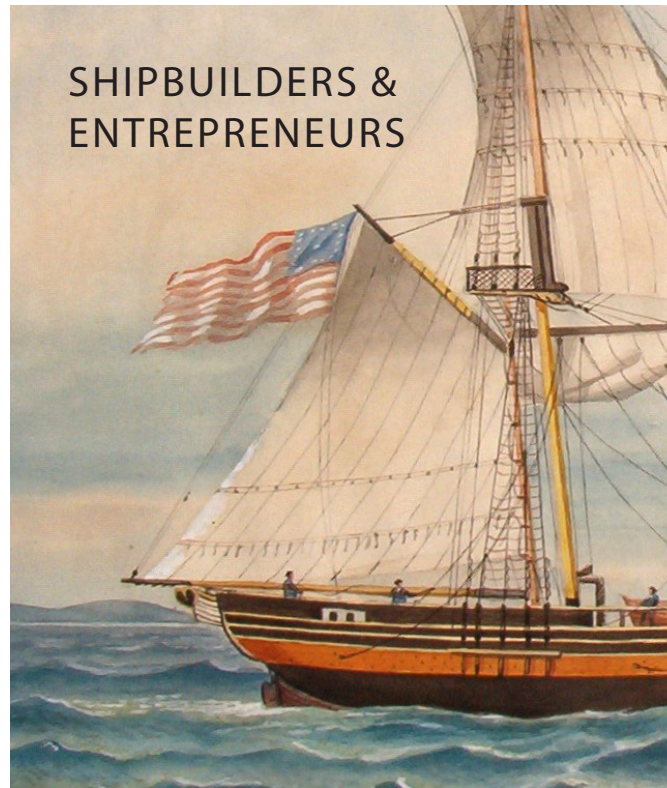
# DUXBURY ORIGINS



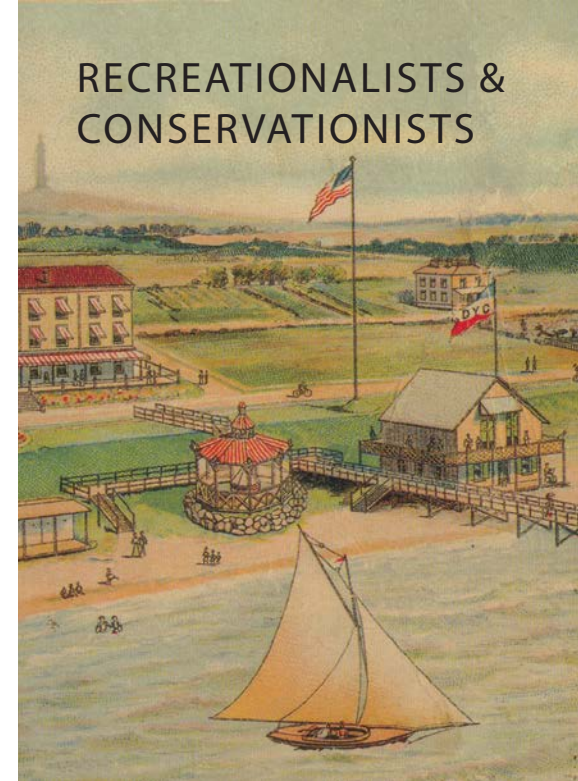
FARMERS &  
FISHERMEN



SHIPBUILDERS &  
ENTREPRENEURS



RECREATIONALISTS &  
CONSERVATIONISTS



Aquaculture:  
a product of our  
collective roots and  
knowledge base



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



## How have we grown?

### STRONG PARTNERSHIPS:

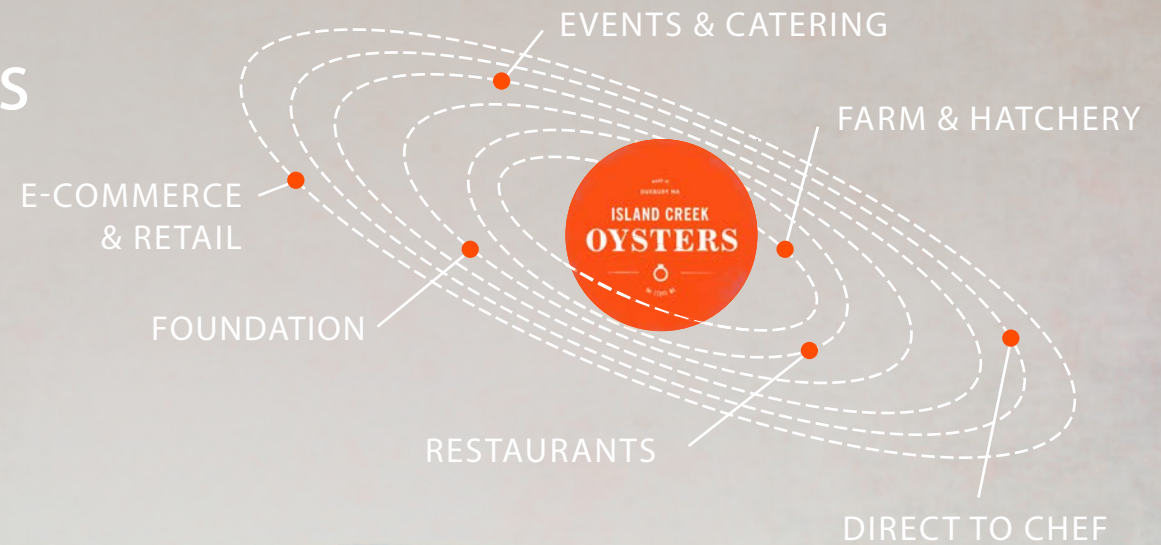
Five branded restaurants in three states (2017) + a robust ecommerce platform = sales to 500 of the country's best chefs on behalf of 75 oyster farms up and down the New England coastline

### 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?

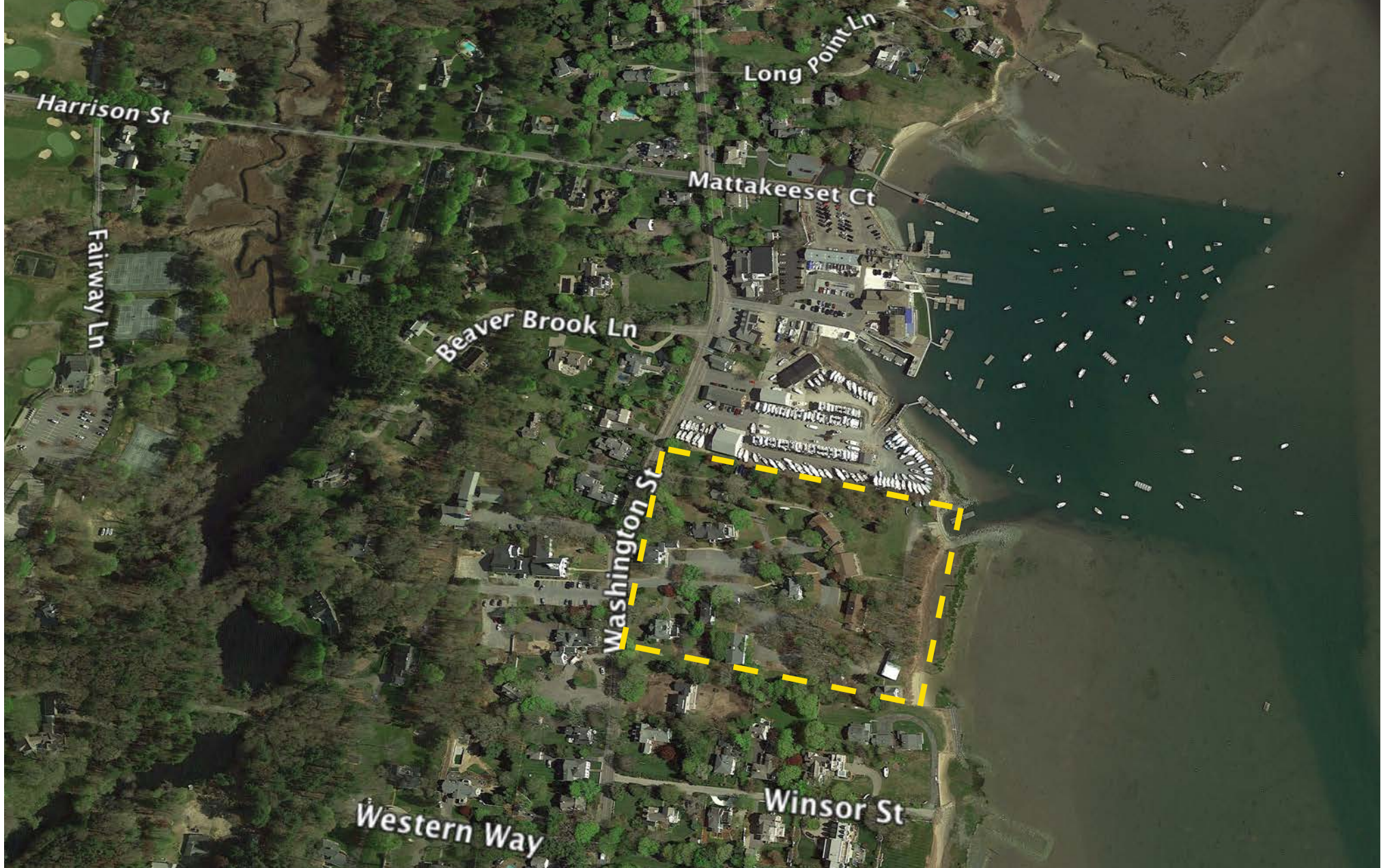


# VISION FOR OUR NEW SITE





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



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



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.



# 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



Potential long term  
enhancement

EMPLOY A  
CLIMATE READY  
APPROACH



Be good  
stewards of  
Duxbury Bay

OFFSET HUMAN  
ACTIVITY



PROTECT VIEWS  
& WORKING  
WATERFRONT

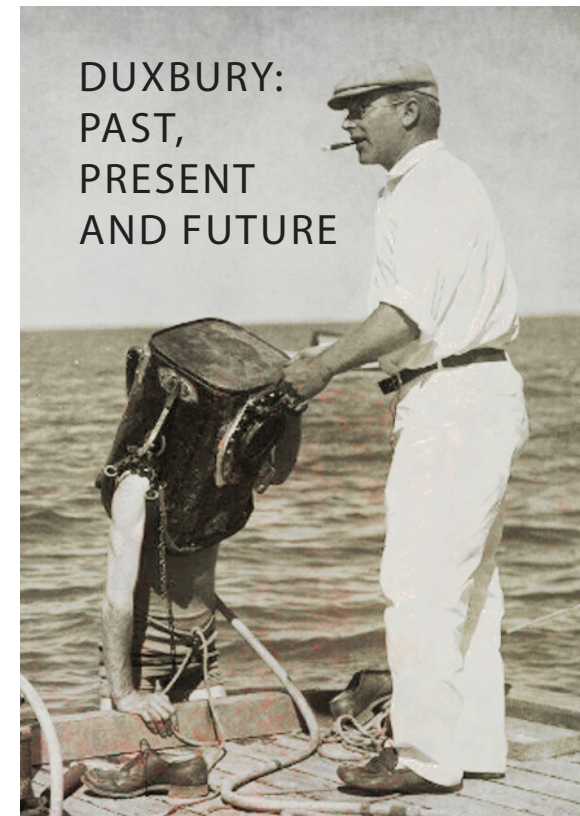
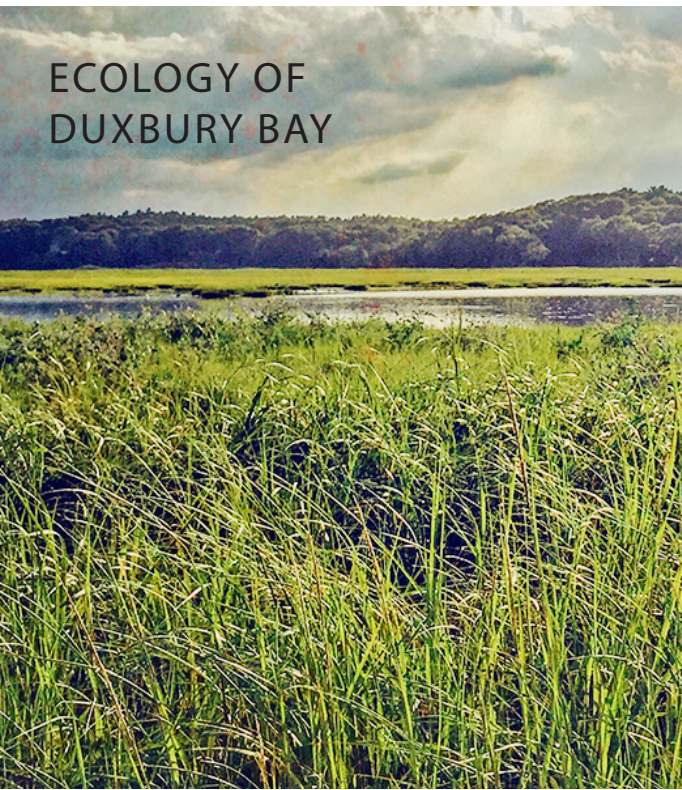




Contribute to  
town culture,  
in all seasons

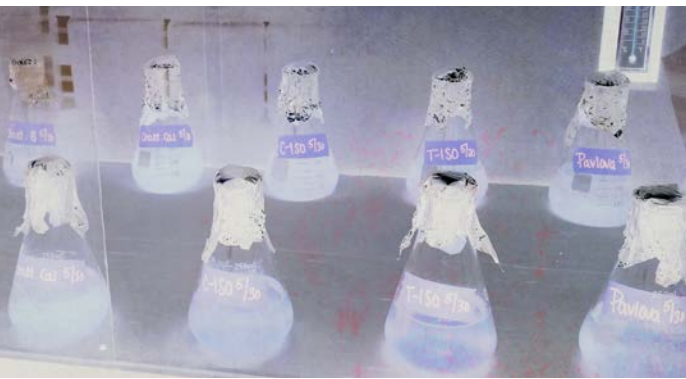


# Share important stories





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



Create memorable experiences on  
the Duxbury waterfront

# 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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