

St. Joseph's Redevelopment

Salem Planning Board Meeting | August 19, 2010



St Joseph's Redevelopment Goals

- ❖ Vibrant anchor to Lafayette commercial district
- ❖ Leverage public & private investment, incl. PWED grant
- ❖ Animate Lafayette St and revitalize Point Neighborhood with jobs, retail goods and services, and new housing
- ❖ Sensitive reuse of adaptable historic structures
- ❖ Provide high quality workforce housing serving diverse population of Salem residents

What is Workforce Housing?

- ❖ 40% +/- new apartments supported by federal tax credits
- ❖ Projected Rents (St Joseph's) range from \$750-\$1,350
- ❖ Who's eligible?: \$30-55,000 household income
- ❖ Current Salem Employment Opportunities (April 2010)
 - ❖ Head Cook, Salem High (\$28,515)
 - ❖ Purchasing Agent (\$42,644-65,000)
 - ❖ Firefighter 1 (\$34,571)
 - ❖ EMT (\$36,221)



- Pedestrian Walkway
- Commercial Area
- Commuter Pedestrian Routes 1, 2 and 3
- Weekend Pedestrian Routes 4, 5 and 6
- MBTA Station
- Bus Stop



Downtown Salem

Figure 1
Distance Map
Planning Office for Urban Affairs



Strategic Context for Redevelopment

Overview: Two Redevelopment Proposals

Proposal 1

54 Apartments

3,800 sf Retail

1,000 sf community

Adaptive reuse: rectory &
school as 22 MF units

121 parking spaces

Proposal 2

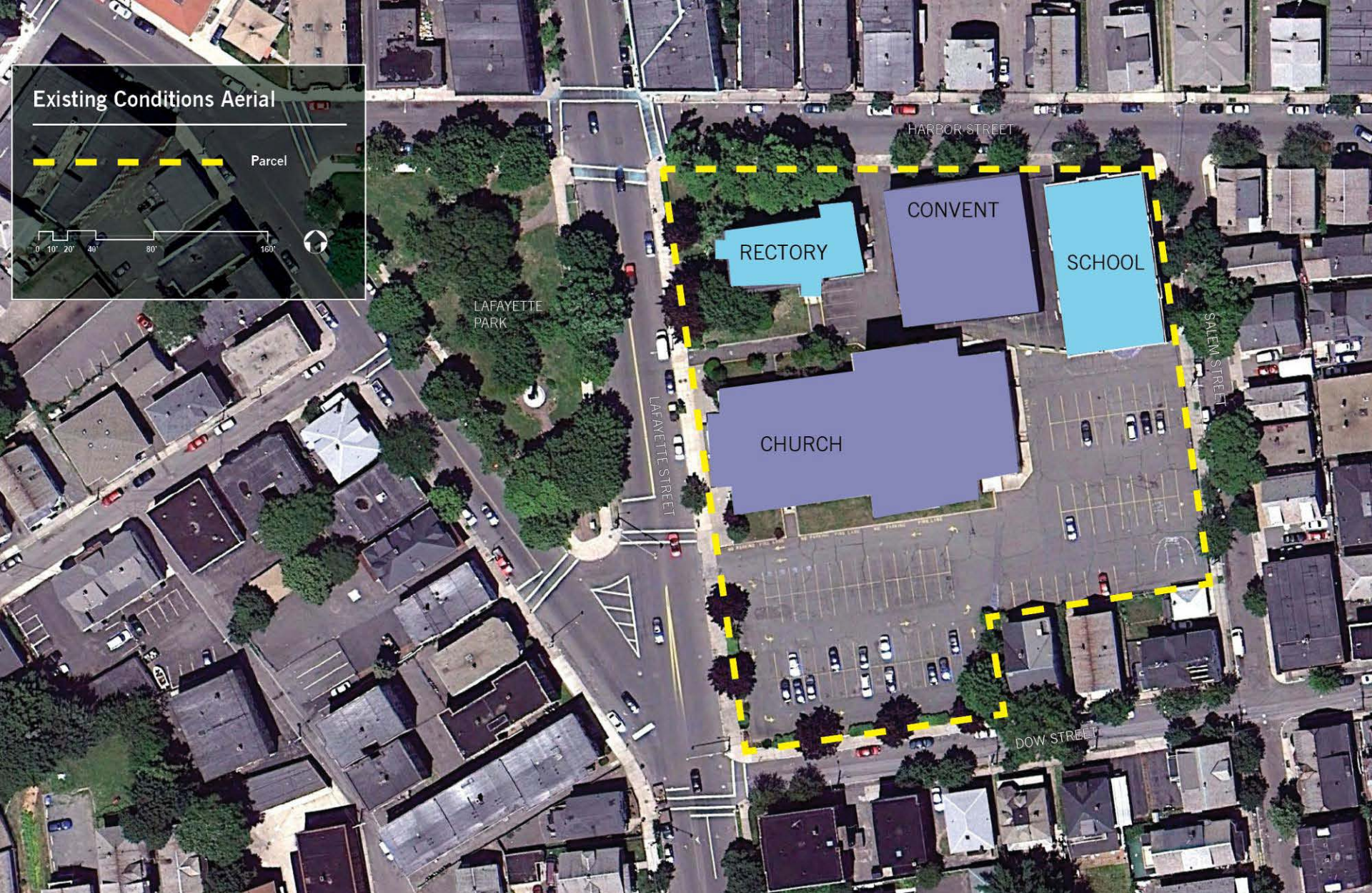
45 apartments

15,000sf pharmacy

2,300sf community/retail

Adaptive reuse: rectory &
school as 22 MF units

121 parking spaces



Existing Conditions

Mixed-Use with Neighborhood Commercial Summary

A

New 4-Story Building
54 Units (13 – 1BR, 38 – 2BR, & 3 – 3BR)
3,800 SF Grnd. Floor Commercial

B

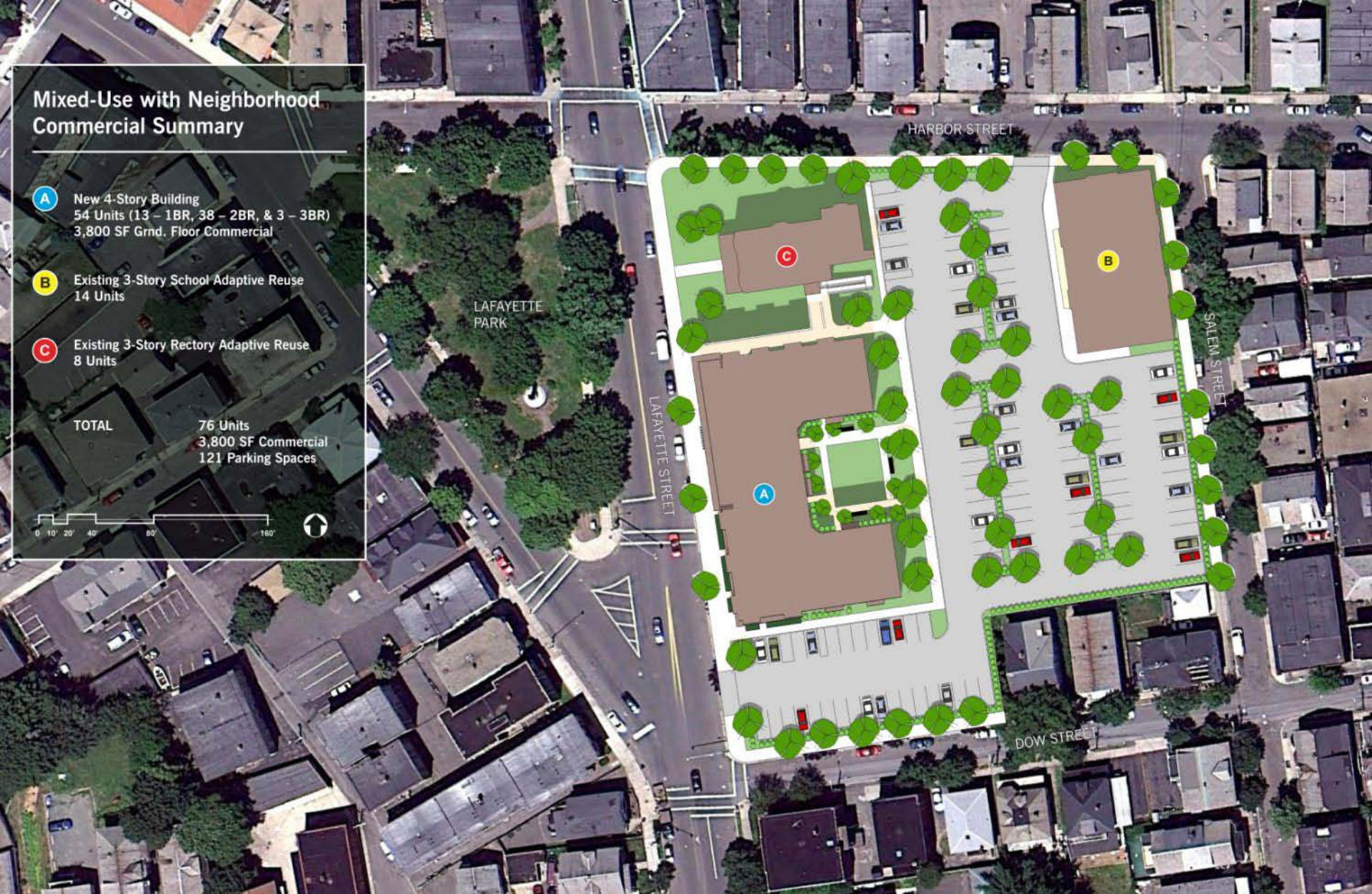
Existing 3-Story School Adaptive Reuse
14 Units

C

Existing 3-Story Rectory Adaptive Reuse
8 Units

TOTAL

76 Units
3,800 SF Commercial
121 Parking Spaces

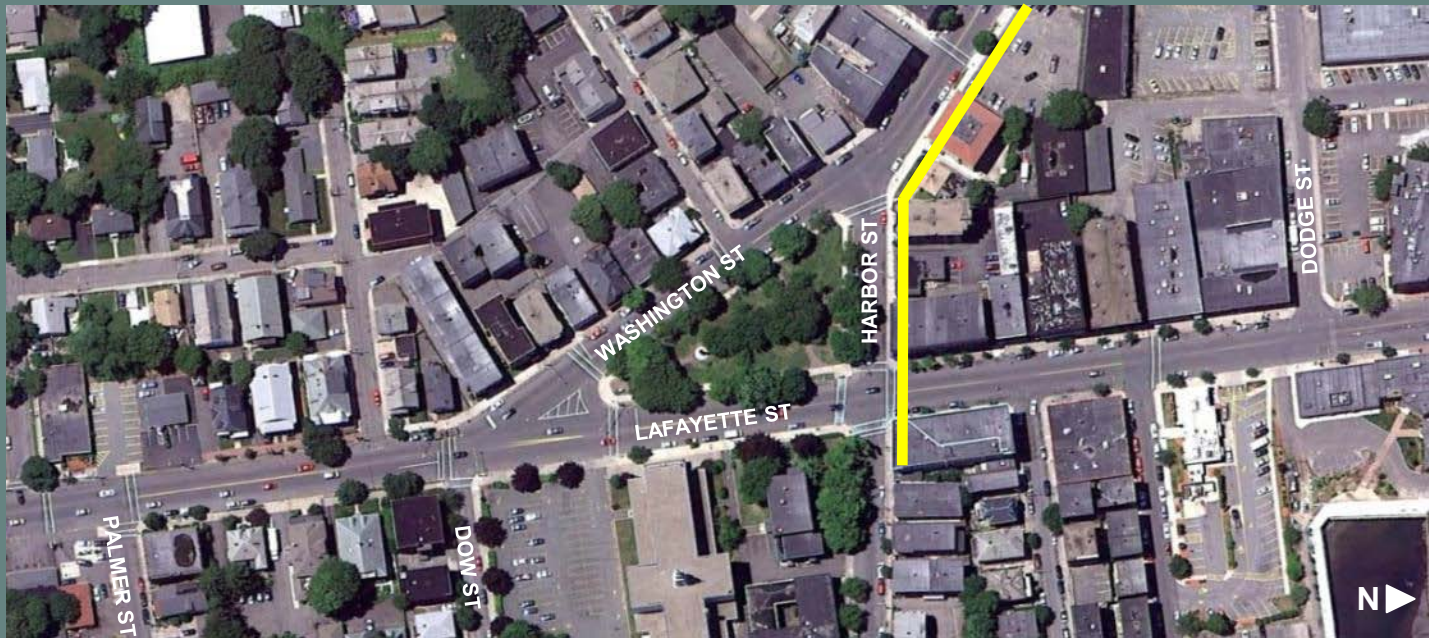


Proposed Site Plan | Mixed Use Building with Neighborhood Commercial



WASHINGTON ST

LAFAYETTE ST

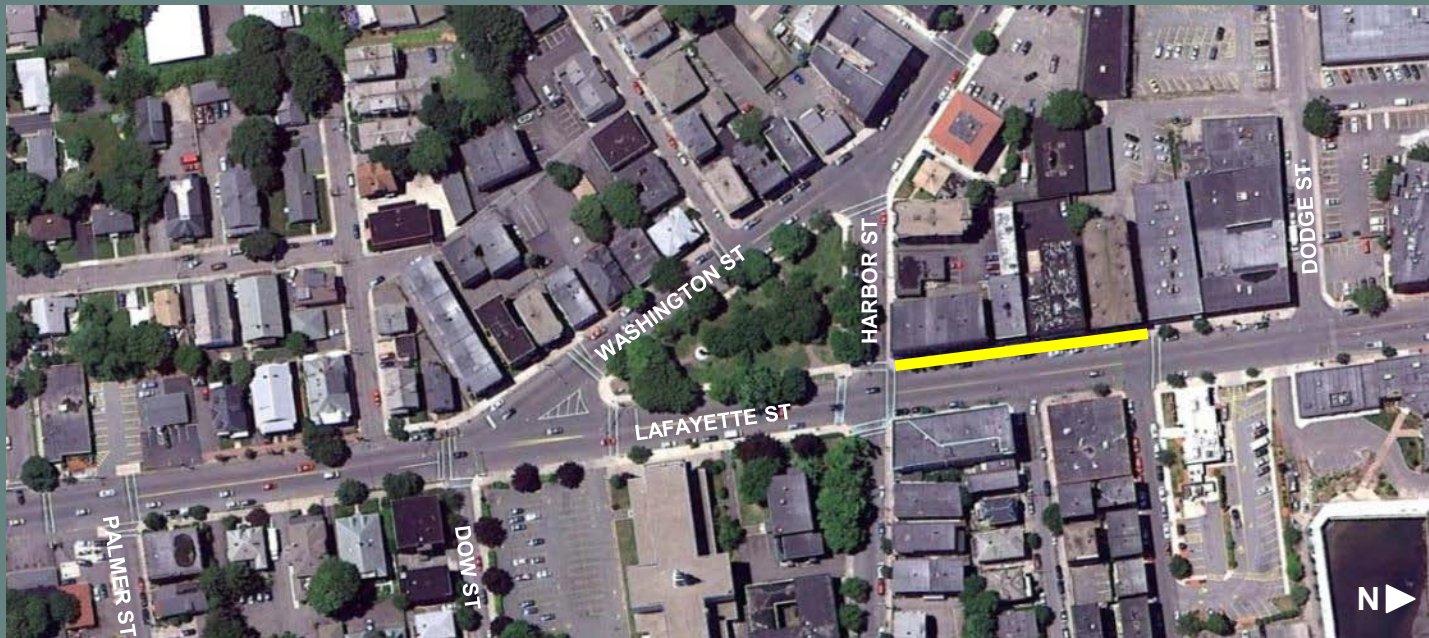


Neighborhood Context | Harbor Street



HARBOR ST

DODGE ST



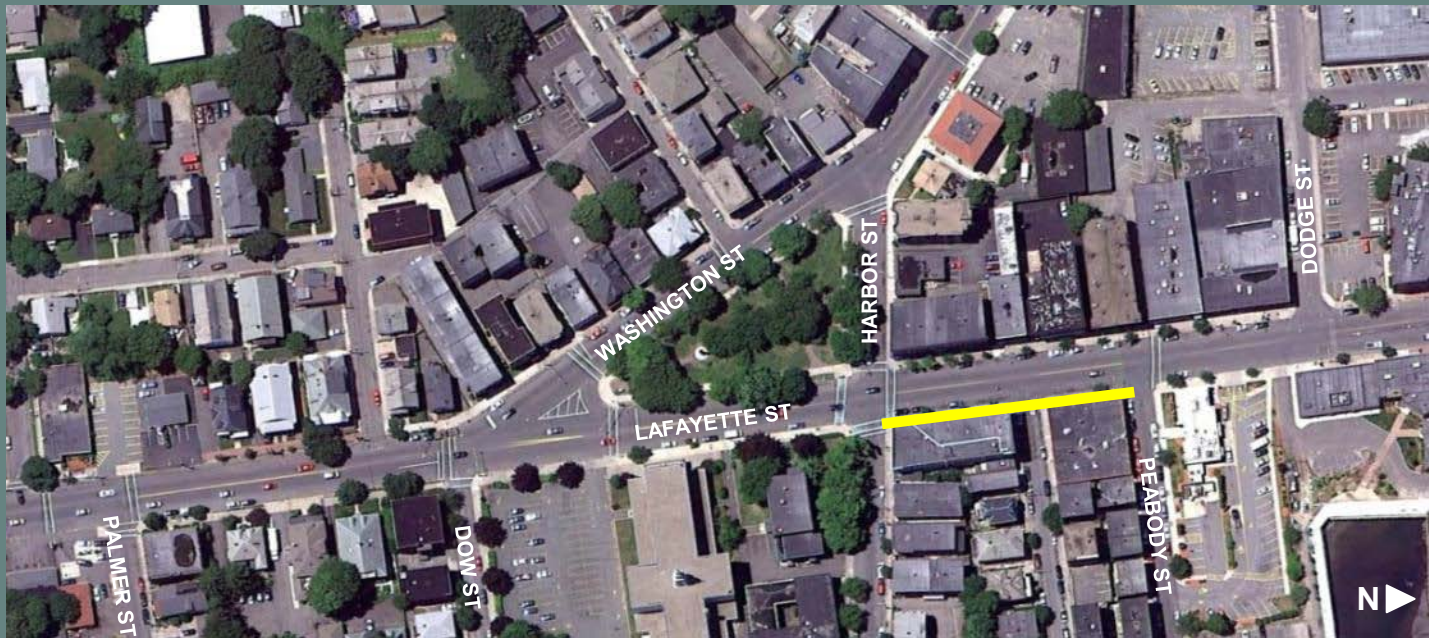
Neighborhood Context | Lafayette Street



PEABODY ST

WARD ST

HARBOR ST



Neighborhood Context | Lafayette Street



Lafayette Street Elevation | Mixed Use Building with Neighborhood Commercial



Perspective 1 | Mixed Use Building with Neighborhood Commercial



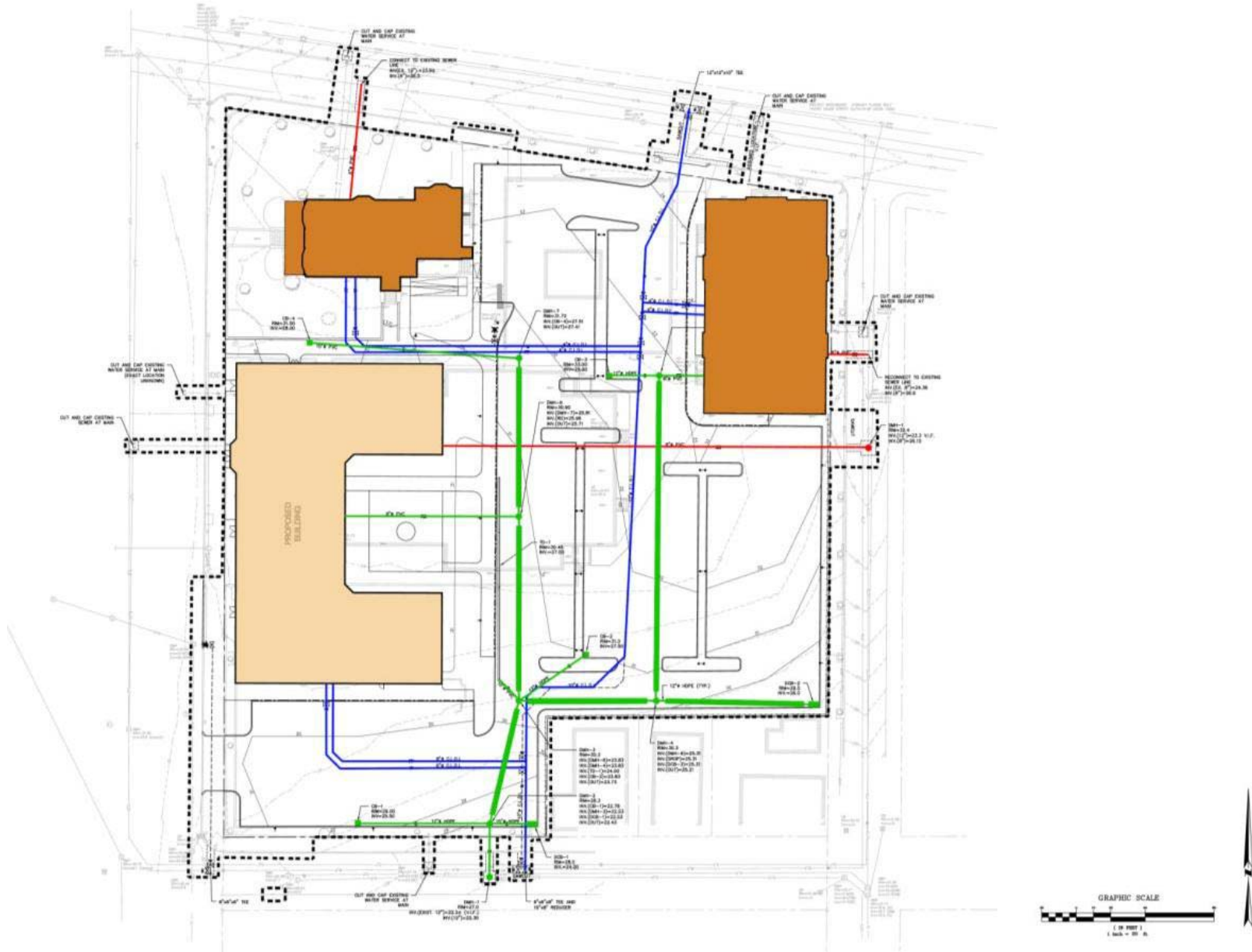
Perspective 2 | Mixed Use Building with Neighborhood Commercial



Perspective 3 | Mixed Use Building with Neighborhood Commercial



Site Plan | Mixed Use Building with Neighborhood Commercial



Site Plan - Utilities | Mixed Use Building with Neighborhood Commercial

Transportation Overview:

- Convenient location to downtown and public transit
- Mode share: 80% auto, 11 % transit, 9% bike/walk (source: U.S. Census)
- Density of development is significantly smaller than prior proposal



Transportation

Proposed Vehicle Trip Generation

Period/Direction		Residential (76 units)	Retail (3.8 ksf)	Civic Space (1 ksf)	Total ¹
a.m. Peak Hour	In	8	2	1	11
	Out	32	2	1	35
	Total	40	4	2	46
p.m. Peak Hour	In	38	7	1	46
	Out	20	7	1	28
	Total	58	14	2	74

Source: *Trip Generation*, 8th Edition, Institute of Transportation Engineers, 2008.

1. No credit taken for transit or bike/walk trips.

Transportation

Vehicle Trip Generation Comparison

Period/Direction		Current Proposal (76 residential units, 3.8 ksf retail, 1 ksf civic space)	Previous Proposal (97 residential units, 18ksf civic space)	Net (vehicle trips)
a.m. Peak Hour	In	11	28	(17)
	Out	35	57	(22)
	Total	46	85	(39)
p.m. Peak Hour	In	46	60	(14)
	Out	28	47	(19)
	Total	74	107	(33)

Transportation

Parking (121 Total Spaces)

Residential (B-5):

- 1.5 spaces/du for new 54-unit building
- 1.0 spaces/du for renovated buildings (22 units)
- Mostly 1- and 2-bedrooms

Retail/Civic space (B-5):

- No requirement per underlying zoning



Transportation

Transportation Demand Management (TDM) Strategy

- Transportation Coordinator
- Orientation Packets
- Bicycle Storage
- Explore feasibility of shared car service (e.g., Zipcar)



Transportation Summary

- Close proximity to downtown and transit
- Low traffic impacts – 1 to 2 new vehicle trips per minute on area roadways
- Ample parking supply
- Proponent is committed to implementing TDM measures
- Consistent with emerging Smart Growth principles
- Leverage Lafayette Street improvements



Q&A and Intro- Mixed Use Pharmacy

Mxd Use-Neigh Comm'l

54 Apartments

3,800 sf Retail

1,000 sf community

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121 parking spaces

Mxd Use Pharmacy

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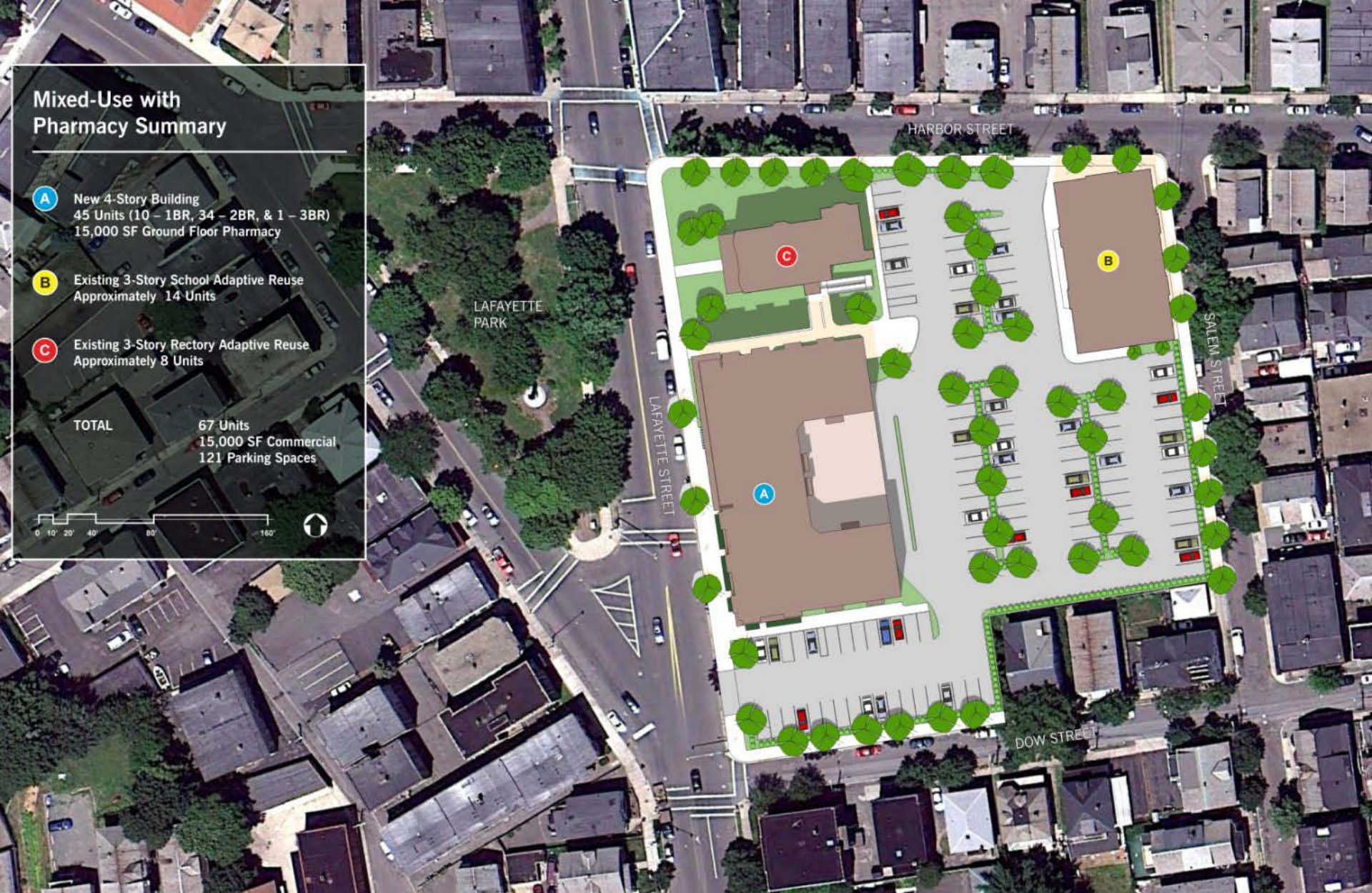
Mixed-Use with Pharmacy Summary

A New 4-Story Building
45 Units (10 – 1BR, 34 – 2BR, & 1 – 3BR)
15,000 SF Ground Floor Pharmacy

B Existing 3-Story School Adaptive Reuse
Approximately 14 Units

C Existing 3-Story Rectory Adaptive Reuse
Approximately 8 Units

TOTAL
67 Units
15,000 SF Commercial
121 Parking Spaces





Perspective 1 | Mixed Use Building with Pharmacy & Drive Through



Perspective 2 | Mixed Use Building with Pharmacy & Drive Through



Perspective 2 | Mixed Use Building with Pharmacy & Drive Through



Site Plan | Mixed Use Building with Pharmacy & Drive Through

