



Winter Island Park

Salem, Massachusetts

Public Meeting #1

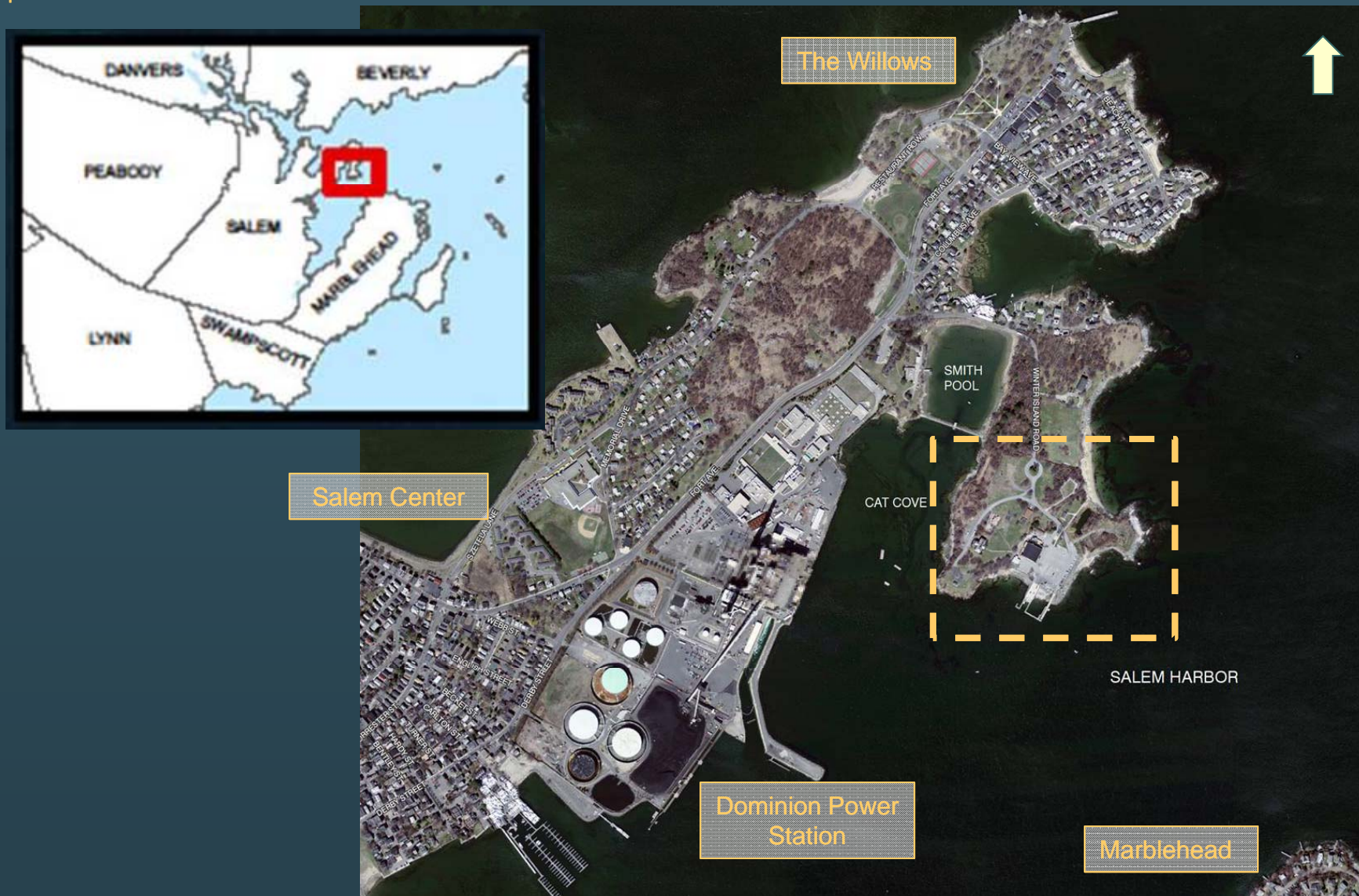


Salem Winter Island Master Plan

The Cecil Group • FXM Associates • Susan St. Pierre • Bio Engineering • PAL



Site Context



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Site Analysis and Programming

- Site Conditions
- Site Uses
- Site Structures
- Historical Resources
- Regulatory
- Revenue
- Programming
- Criteria



Date: 1940

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Site Conditions

- Archeological
- Historical
- 27.1 acres (Plummer Home-10.9 acres)
- Infrastructure
- Environmental
- Topography
- Soils
- Climatic
- Vegetation/Open Space
- Paths, Walks and Roads
- ADA Accessibility
- Revenue



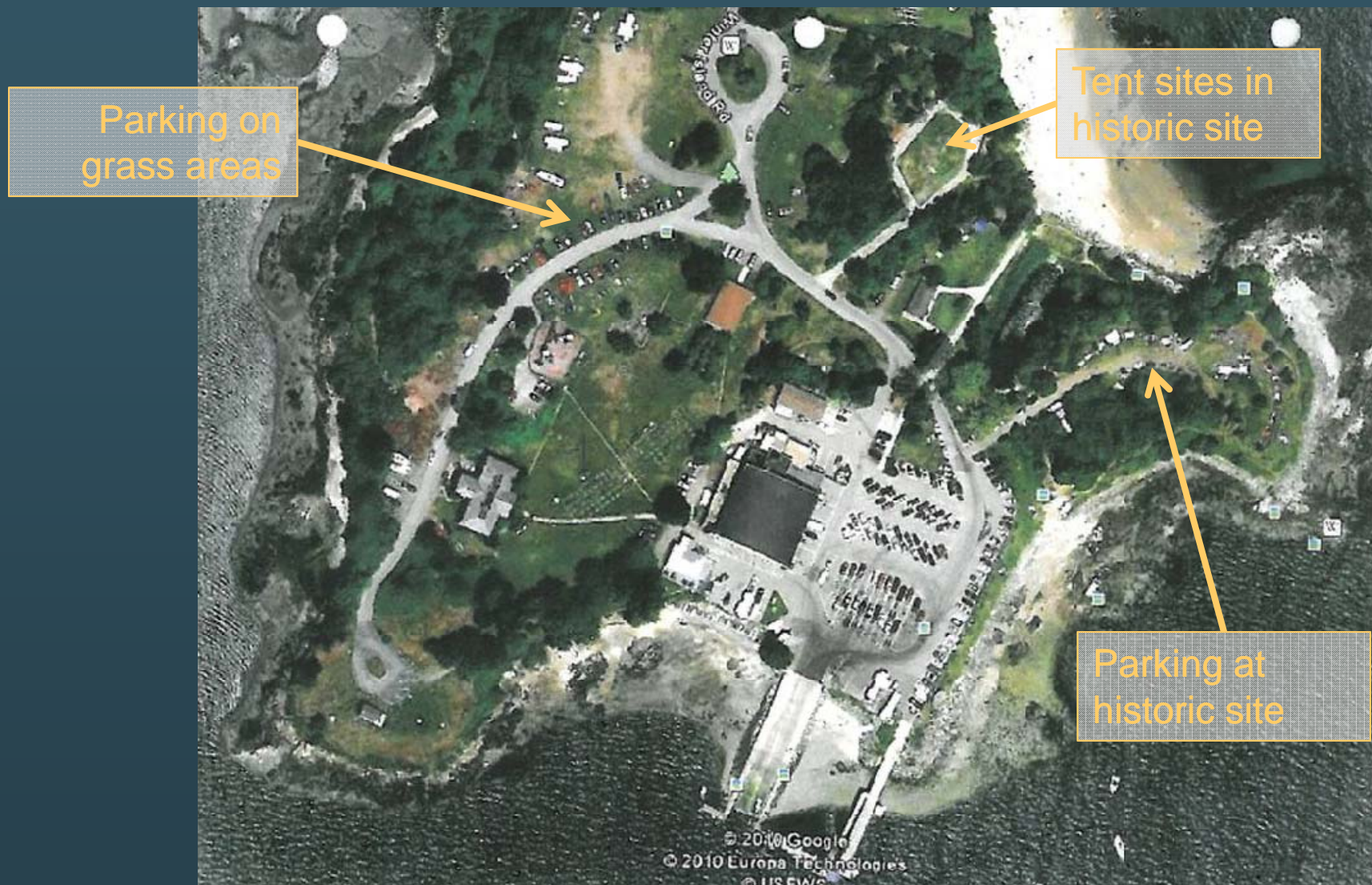


Site Uses

- Camping (Tents and RV)
- Beach Use (Waikiki Beach)
- Cultural Activities
- Boat Storage
- Playground
- Picnic Areas
- Bathrooms (Bathhouse)
- Evening / After Hours
- Community Boating-Sail Salem
- State Boat Ramp
- Evening Use (Camping)
- Pier
- Special User Groups
- Parking (Formal/Informal)
- Walking Paths (Limited)
- Waikiki Beach
- Educational
- Water Connections
- Firing Range (Limited)



Site Uses





Site Structures

- Plummer Home (Off Site)
- Guard Shack
- Pavilion
- Barracks Building
- Powder House (Foundation)
- Harbor Master
- Function Hall
- USCG Hangar
- Outbuildings (Camp Store and Caretaker's Quarters)
- Light House
- Pier

- Gazebo
- Bath House
- Fort Pickering (Ramparts and Ammunition Bunkers)



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Site Structures



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Historical Resources

- United States Coast Guard Structures



■ ■ ■ | Historical Resources

■ United States Coast Guard Structures



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Historical Resources

- Fort Pickering



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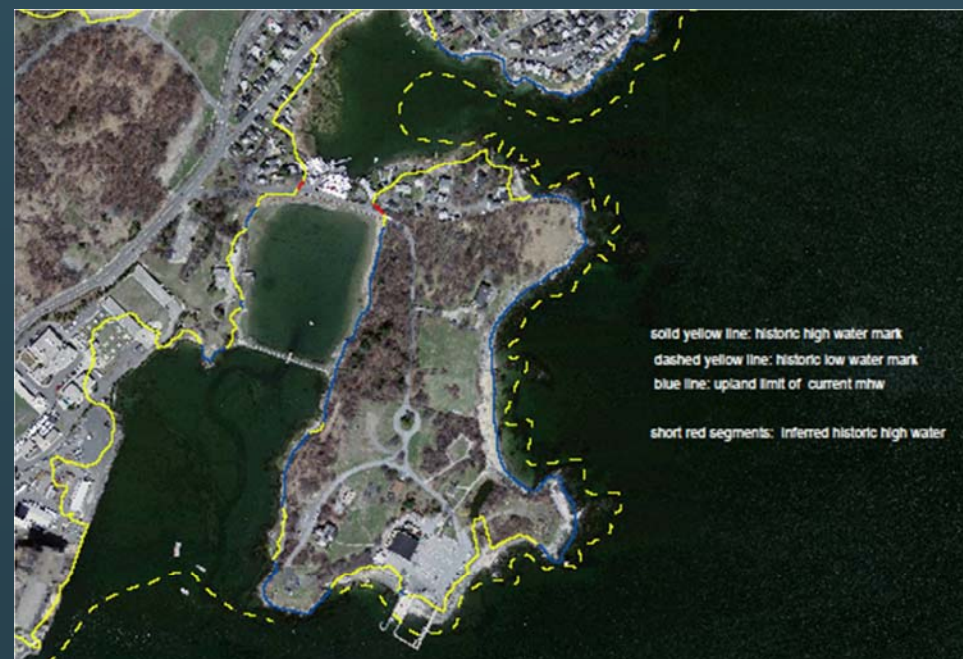
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Regulatory

- Interface of Land and Sea
- Permit/Approvals (Local, State and Federal)
 - Conservation Commission (Orders of Conditions)
 - Chapter 91 / Army Corp of Engineers Permits
- Waterside -Balance Navigational Needs / Protection of Natural Resources
- Opportunities for Restoration
- Parkland Use and Article 97
- Land Transfer Use Restrictions

Historic High Water Mark —————
Historic Low Water Mark - - - - -





Revenue

■ Significant revenue generating uses

1. RV Sites
2. Tent Sites
3. Boat Ramp
4. Dinghy Rack Storage
5. Parking

■ Other revenue generating uses

1. Picnic Areas
2. Store
3. Function Hall
4. Miscellaneous
5. Ice @ Gate



Programming

■ Must Occur

- Improved Restroom Facilities (serving campers, boaters, etc.)
- Parking solutions
 - State mandated trailer spaces
 - Off-site parking on Fort Ave.
 - Safety
 - Key Box
 - Management and fees
- Boat Access
- Outdoor Theatre/Performance Area
- Sailing Program
- Beach and Support Facility
- Fort Pickering (Restoration and interpretation programs)
- Accessibility
- Environment Sensitivity
- Accessibility
- Rehab of Historic Structures (Safe and Feasible / Economics and Structural)
- Improvements to Infrastructure
- Kayak use and storage for small boats
- Recreational Fishing
- Passive recreation (walking, picnicking, meditative / viewing)
- Lighthouse Rehab.
- Management Program (Controlling Use and Capacity)



Programming

■ May Occur

- Flexible operation options restroom
- Adjust boat fee structure: visitor, trailer, etc.
- Community Gardens
- Boat Storage
- Public Art Display Program
- Boat Maintenance
- Save and reuse barracks and hangar if feasible
- Tent Camping
- RV Park
- Eating Establishment
- Plan for 24-hour pedestrian and bike access
- Plan for parking closure at night
- Multiple Views / Vistas
- Sustainable Initiatives (Wind Energy)

■ Must not Occur

- Homeless / Vagrant Use
- Contamination of Natural Resources
- Deterioration of Historic Structures
- Firing Range (TBD)



Criteria

- Compatibility of Uses
- No cost to Salem residents
- Environmentally and financially sustainable and manageable requiring
- Financially fundable (capital) and sustainability
- Population/Use Density appropriate and demographics
- Balance of Parking with open spaces and acceptable off-site use as well
- Low-impact, high-revenue generating (Wind Energy?)



Schedule

