

# Winter Island Park

Salem, Massachusetts

Public Meeting #3



## Draft Master Plan

Salem Winter Island Master Plan

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

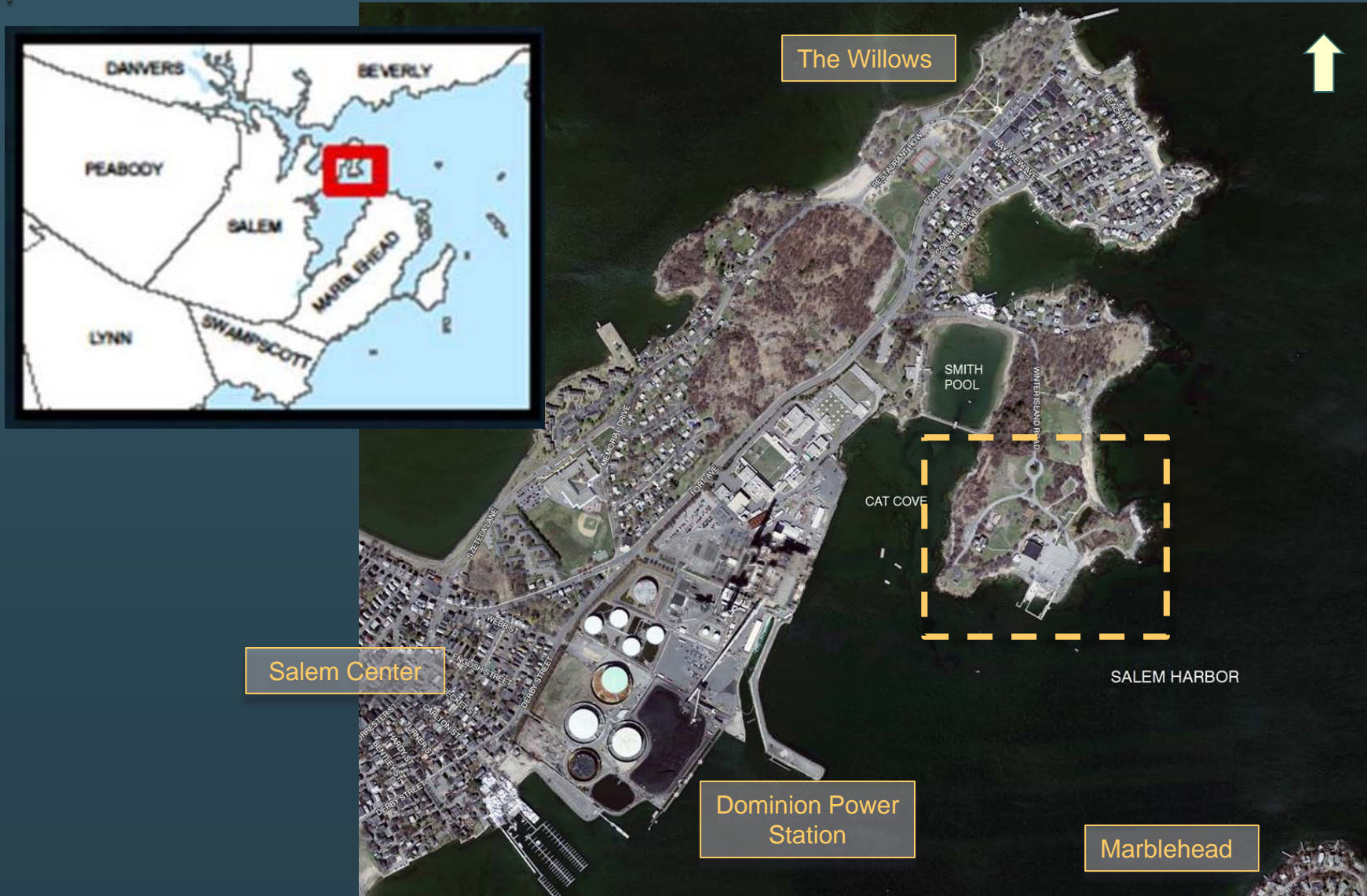
# Progress to Date

- Site analysis
- Programming
  - (Must, May, Must Not Occur)
- Criteria for choice
- Goals for the future
- Vision for the future
- Review Draft MP Alternatives
- Draft Master Plan





# Site Context



# ■ ■ ■ The evolution of Winter Island...



Date: 1940

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# Current Conditions....





# Current Conditions-Historic Elements





# Goals for the future

- Adequate parking for daily use
- Adequate bathhouse facilities
- Provide space for events
- Accommodate boat launch use
- Environmentally sensitive approach
- Enhance historic buildings
- Provide accessibility to all areas
- Provide adequate sitting/viewing areas
- Establish an organized park setting
- Create a safe park environment
- Financially sustainable
- Provide year round interest
- Year round management
- Provide education
- Enhance connection to water
- Flexible open space
- Phased approach



# Vision for the Future

## Alternative A





# Vision for the Future

## Alternative B



# Draft Master Plan Concept





# Vision for the Future

## Common Elements Precedent Images



Visitor drop off



Gateway sign



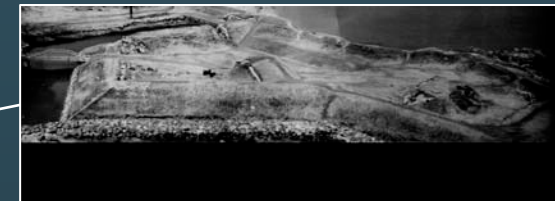
Interpretive program



GrassPave



Wind Energy



Fort restoration



Enhanced shoreline edge

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# Vision for the Future

## Precedent Images



Formal tree alle'



Amphitheatre



Performance stage



Interpretive program



Pedestrian plaza/storage



Relocated Tot lot



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# Vision for the Future

## Precedent Images



Defined tent sites



Community gardens



Enhanced edge



Bio-infiltration



Rain Garden/BMP

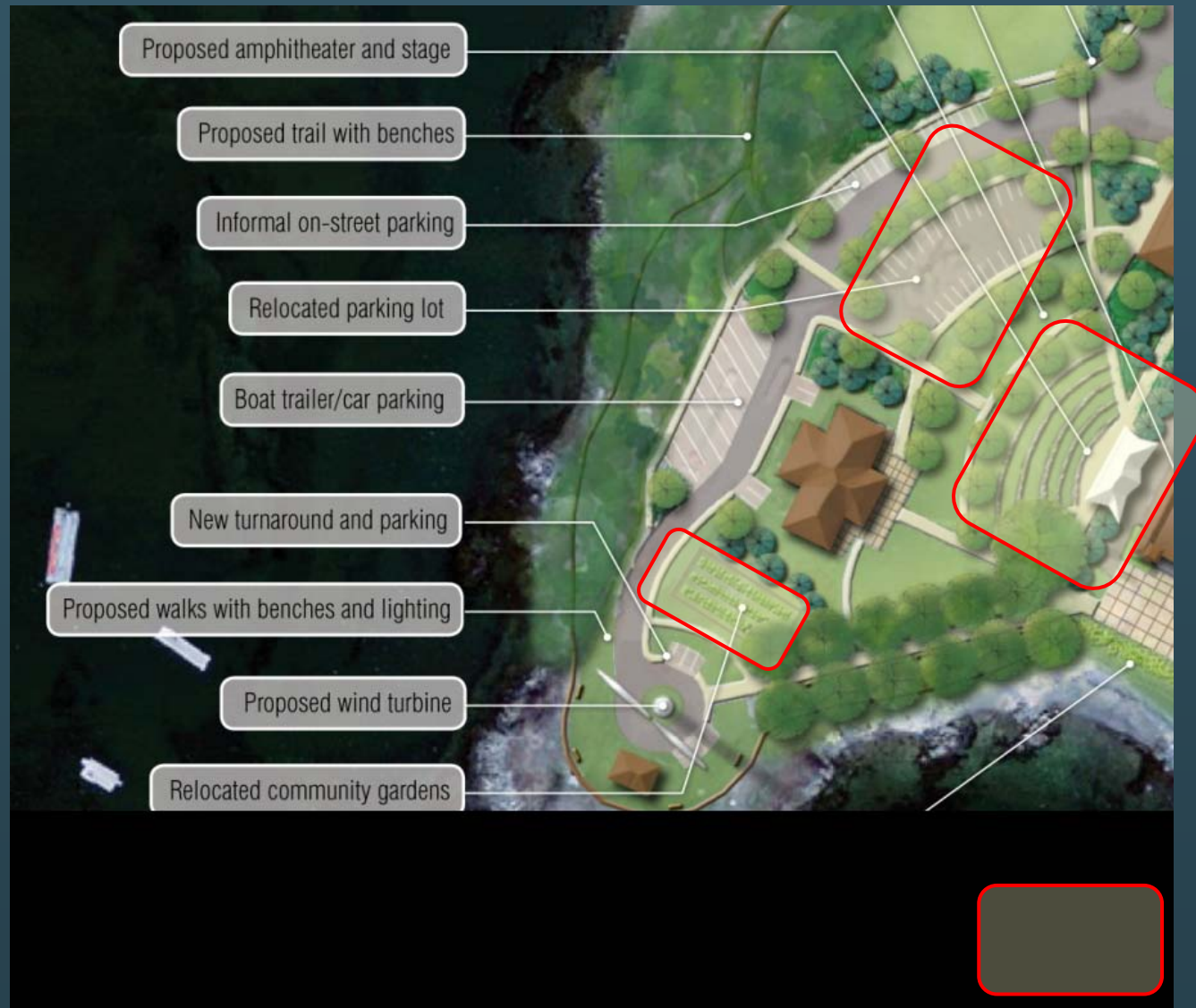


# Phasing Concepts: Early Steps





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# Phasing Concepts: Early Steps





# ■ ■ ■ Phasing Concepts: Long-term



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# Preliminary Costs: Early Steps

Proposed Use	Estimated Cost
Community Gardens	Volunteer
New parking lot	\$80,000
Amphitheatre	\$800,000
Kayak dock	\$15,000
Tent site improvements	\$25,000
Hangar Garage parking	\$20,000
GrassPave on street parking	\$60,000
Gateway (sign, gatehouse, paving, lighting, plantings)	\$175,000
Bio-infiltration area at parking lot and infrastructure	\$50,000
Moat / Rain Garden restoration (BMP)	\$20,000
Bathhouse relocate / improvements	\$50,000
Tot lot relocate and site preparation	Volunteer
Preliminary Total Costs	\$1.5M-\$2M



# Preliminary Costs: Long-term

Proposed Improvement	Estimated Initial Cost	Estimated Long-term Cost
The Barracks Building	\$150,000	\$1.5M
The USCG Hangar	\$200,000	\$2M
Fort Pickering restoration	\$15,000	\$250,000
Hangar Garage improvements	\$25,000	
USCG Hangar pedestrian plaza		\$200,000
Wind Turbine (1.5MW-9 yr. payback w/ funding)		\$2M
Paths and walkways	\$20,000	\$20,000
Park furnishings/amenities (lighting, benches, trash, bike rack)	\$270,000	
Infrastructure (sewer, water, electric)	\$20,000	\$30,000
Preliminary Total Costs	\$600k-\$800k	\$6M-\$8M

# Case Studies

- Rose Island Foundation-Newport, RI
  - City and private foundation
- Fort Sewall-Marblehead, MA
  - Fort Sewall Oversight Committee (Town appointed)
  - Replacement of lighting, fence, utilities, bathrooms, etc.
- Friends of Fort Point Channel
- Fort Phoenix-Fairhaven, MA
  - Town owned park/DCR beach
- Castle Hill, Ipswich
  - B&B / Functions
- Shake a Leg-Miami, FL
  - Over 100 community organizations involved
  - City of Miami partnership
  - Department of Education







# Funding Opportunities

- CPA-Conservation Fund
  - Seed grant funds (convergence of economic prosperity and environment)
- Chapter 91 resources
  - Waterfront Enterprise Fund-Salem (associated with waterside activities)
  - Utilities, recreation, transportation (consistent with Harbor Plan)
  - All exclusion fees collected as condition
- Trustees of Reservations (The Barracks Building)
- Military Groups
- Local and state organizations involvement
  - Public and private
  - FOWI-Friends of Winter Island
- Department of Planning and Community Development
  - Watersheet Activation Fund-City budgeting (planning, programming, designing, constructing and maintaining watersheet activation elements, i.e. South River)



# Funding Opportunities

- Massachusetts Historical Commission
  - Emergency stabilization
  - At secretary's discretion
- MA Preservation Projects Fund Grant Program
  - For The Barracks and USCG Hangar Buildings
  - 50% reimbursable matching grant for stabilization/code
  - \$5k-\$100k
- Mass Cultural Fund
- Preserve America (\$20k-\$250k)
- Save America's Treasures (\$20k-\$700k)
- Collaboration with National Park Service
  - Federal Maritime Installation-Fort Pickering
  - Beneficial in areas of public education, awareness of services, and visitor facilities/transportation





# Action Strategies

- Initiate structural assessments for determining long term use
- Develop partnerships with local organizations
- Seek funding opportunities with local and state organization
- Implement park management guidelines
- Create effective marketing program

# Schedule





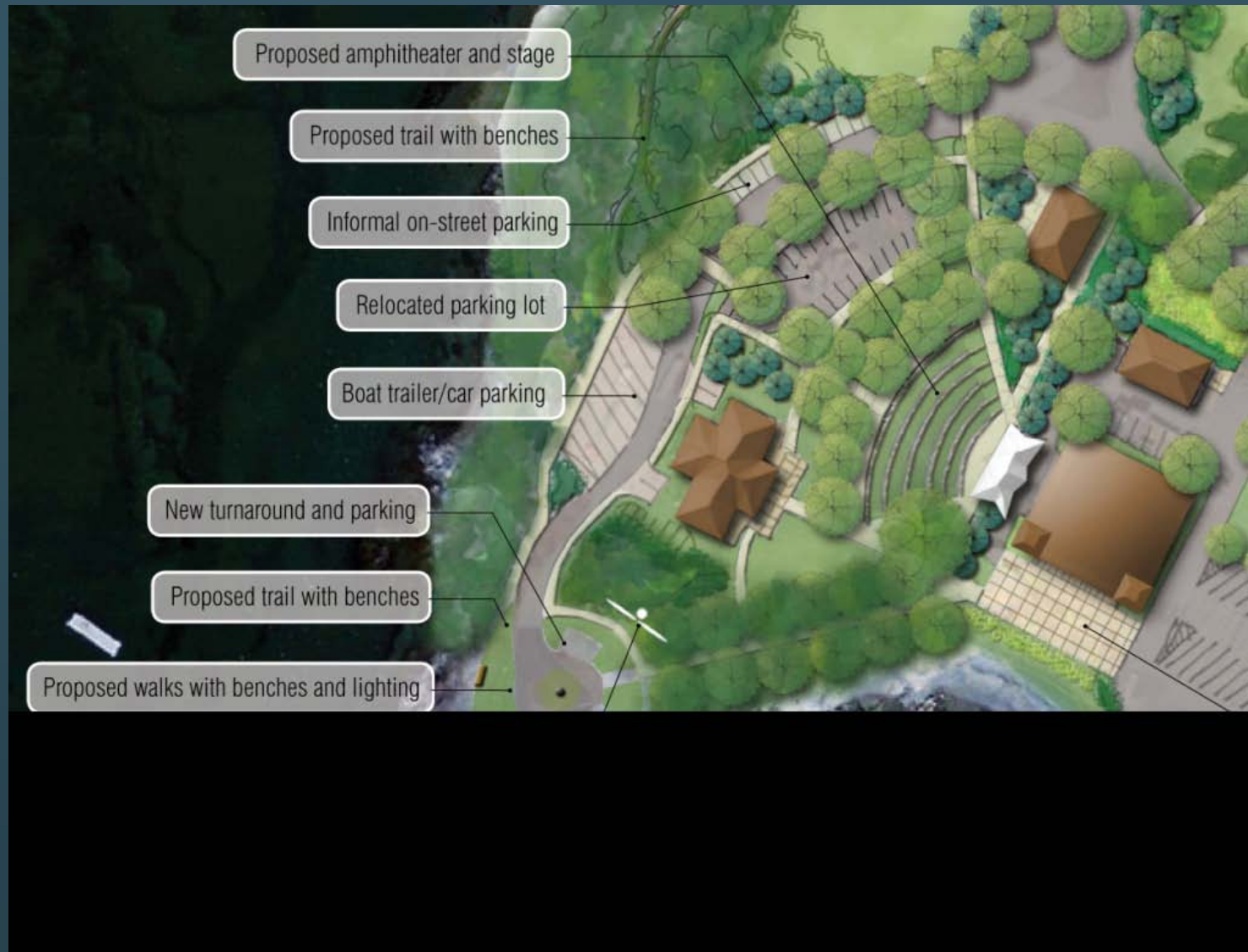
# Vision for the Future

## Alternative A



# Vision for the Future

## Alternative A





# Phasing Concepts: Early Steps

Alternative A



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# Vision for the Future

## Alternative B Precedent Images



SALEM HARBOR

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# Vision for the Future

## Alternative A Precedent Images



SALEM HARBOR



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# ■ ■ ■ Vision for the Future

Alternative B



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# Vision for the Future

## Alternative B



# Phasing Concepts: Early Steps

## Alternative B





# Vision for the Future

## Alternative B



# Discussion: Comments and Ideas for the Future

