Site Analysis and Programming

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

Date: 1940
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

- Tent sites in historic site
- Parking on grass areas
- Parking at historic site
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)
Historical Resources

- United States Coast Guard Structures
Historical Resources

- United States Coast Guard Structures
Historical Resources

- Fort Pickering
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
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

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<th>Task 1 - Establishing the Master Plan Context</th>
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<td>1.1 Initial Meeting: City and Project Director</td>
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<td>1.2 Review of Existing Conditions: Opportunities and Constraints</td>
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<td>1.3 Interdisciplinary Session: Setting the Stage</td>
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<td>1.4 Summary Presentation and Memorandum: Master Plan Concept</td>
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<td>1.5 Context and Initial Program Concepts: Winter Island Master Plan Committee Meeting #1</td>
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<td>2.2 Draft Park Goals and Program</td>
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<td>3.2 Presentation Materials: Park Alternatives</td>
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<td>3.4 Alternatives and Choices: Winter Island Master Plan Committee Meeting #3</td>
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<tr>
<td>4.1 Interdisciplinary Session on Master Plan and Implementation Strategy</td>
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<td>4.2 Presentation Materials: Master Plan and Implementation Strategy</td>
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<td>4.3 Public Meeting #3: Review and Discussion of Plan and Strategy</td>
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<td>4.4 Direction: Winter Island Plan Committee Meeting #4</td>
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| Task 5 – Final Master Plan |

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<th>MONTHS</th>
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