Winter Island Park
Salem, Massachusetts

Public Meeting #3

Draft Master Plan
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

- Marblehead
- Dominion Power Station
- The Willows
- Salem Center
- Salem Winter Island Master Plan
- PAL
- The Cecil Group • FXM Associates • Susan St. Pierre • Bio Engineering
The evolution of Winter Island...

Date: 1940
Current Conditions....
Current Conditions-Historic Elements

Winter Island Park Boundary

Gate House

Pergola

#9 Garage

#11 U.S. Coast Guard Sea and Rescue Officers' Quarters (Barracks) and Administration Building

#12 Radio Receiving and Transmission Building

#5 Derby Powderhouse Wharf Site

#4 Coast Guard Station Site

#10 U.S. Coast Guard Sea and Rescue Airplane Hangar

Restaurant

Pier

Boat Ramp

Winter Island Park Historic and Archaeological District Boundary

#6 Igloos (approximate location)

Restrooms/Bathouse

#1 Fort Pickering

#7 Fort Pickering Lighthouse

#8 Battery Shop/Office

#2 Pickering Barracks Site

#3 Lightkeepers Complex Site

Contribution Property to Historic District (as of 1994)

Non-Contributing Property to Historic District (as of 1994)
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

CAT COVE

- Proposed amphitheater and stage
- Proposed trail with benches
- Informal on-street parking
- Relocated parking lot
- Boat trails/car parking
- New turnaround and parking
- Proposed walk with benches
- Proposed walk with benches and lighting
- Open lawn/community gardens
- Enhanced gateway & guard house
- Tent sites to remain
- Relocate bath house
- Relocate tot lot
- Restore Fort Pickering
- Interpretive trail
- Proposed boardwalk
- Proposed open lawn space
Vision for the Future

Alternative B
Draft Master Plan Concept

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**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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*Salem Winter Island Master Plan*

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Vision for the Future

Precedent Images

Interpretive program
Formal tree alle'
Amphitheatre
Performance stage
Relocated Tot lot
Pedestrian plaza/storage
Vision for the Future

Precedent Images

Defined tent sites

Community gardens

Enhanced edge

Bio-infiltration

Rain Garden/BMP
Phasing Concepts: Early Steps

- Great lawn
- Enhanced gateway & guard house
- Turn-around area
- Tent sites to remain
- Relocated tot lot
- Relocated bathhouse
- Restore Fort Pickering
- Existing shoreline path to remain
Phasing Concepts: Early Steps

- Proposed amphitheater and stage
- Proposed trail with benches
- Informal on-street parking
- Relocated parking lot
- Boat trailer/car parking
- New turnaround and parking
- Proposed walks with benches and lighting
- Proposed wind turbine
- Relocated community gardens
Phasing Concepts: Early Steps

- Restore Fort Pickering
- Existing shoreline path to remain
- Interpretive trail
- Remove invasive species for proposed BMP/rain garden
- Proposed bridge
- Proposed bio-cell
- Boat trailer parking
Phasing Concepts: Long-term
<table>
<thead>
<tr>
<th>Proposed Use</th>
<th>Estimated Cost</th>
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<tbody>
<tr>
<td>Community Gardens</td>
<td>Volunteer</td>
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<tr>
<td>New parking lot</td>
<td>$80,000</td>
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<tr>
<td>Amphitheatre</td>
<td>$800,000</td>
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<td>Kayak dock</td>
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<td>Tent site improvements</td>
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<tr>
<td>Hangar Garage parking</td>
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<td>GrassPave on street parking</td>
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<td>Gateway (sign, gatehouse, paving, lighting, plantings)</td>
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<td>Bio-infiltration area at parking lot and infrastructure</td>
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<tr>
<td>Moat / Rain Garden restoration (BMP)</td>
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<tr>
<td>Bathhouse relocate / improvements</td>
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<td>Tot lot relocate and site preparation</td>
<td>Volunteer</td>
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<tr>
<td>Preliminary Total Costs</td>
<td>$1.5M-$2M</td>
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## Preliminary Costs: Long-term

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

<table>
<thead>
<tr>
<th>Task 1 - Establishing the Master Plan Context</th>
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<tbody>
<tr>
<td>1.1 Initial Meeting: City and Project Director</td>
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<tr>
<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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<th>Task 2 - Establishing the Park Program</th>
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<tr>
<td>2.1 Public Charrette #1: Planning Context, Goals and the Park Program</td>
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<td>2.2 Draft Park Goals and Program</td>
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<td>2.3 Park Goals and Program: Winter Island Master Plan Committee Meeting #2</td>
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<th>Task 3 – Establishing the Park Vision and Implementation Strategies</th>
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<tr>
<td>3.1 Interdisciplinary Session on Park Alternatives</td>
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<td>3.2 Presentation Materials: Park Alternatives</td>
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<td>3.3 Public Charrette #2</td>
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<td>3.4 Alternatives and Choices: Winter Island Master Plan Committee Meeting #3</td>
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<th>Task 4 – Draft Master Plan</th>
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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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<th>Task 5 – Final Master Plan</th>
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Vision for the Future

Alternative A
Vision for the Future

Proposed amphitheater and stage
Proposed trail with benches
Informal on-street parking
Relocated parking lot
Boat trailer/car parking
New turnaround and parking
Proposed trail with benches
Proposed walks with benches and lighting
Phasing Concepts: Early Steps

Alternative A

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Vision for the Future

Alternative B

Precedent Images
Vision for the Future

Alternative A
Precedent Images
Vision for the Future

Alternative B

CAT COVE

New guard house
Tent sites
New path system
Terraced community gardens
Tot lot to remain
Boat trailer/car parking
Phasing Concepts: Early Steps

Alternative B
Vision for the Future

Alternative B

- Enhanced entrance gateway
- Open field
- Existing theater to remain
- Enhance beachwalk
- Restore Fort Pickering
- Interpretive Trail at Fort
- Car parking

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Discussion:
Comments and Ideas for the Future