Salem State South Campus

Working Group Meeting 1
October 23, 2019
Meeting Agenda

Welcome and Introductory Remarks

Project Goals, Scope & Schedule

Site Analysis

Opportunities

Discussion
Goals

• Work with stakeholders to determine a long-term vision for South Campus, consistent with community goals.

• Determine compatible future uses that best realize this vision in alignment with market opportunities.

• Build upon previous planning efforts
**Project Scope & Schedule**

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**Kick Off**
- Establish project goals
- Kick-off Meeting

**Analysis & Workshop 1**
- Site-level existing conditions analysis
- Summary of existing building use
- Workshop Visioning Session with selected invitees
- Public Meeting #1

**Workshop 2**
- Analyze input from Visioning Workshop
- Develop Programmatic Options
- Illustrate up to three high-level concepts for South Campus
- Workshop with same set of selected invitees to explore South Campus concepts
- Discuss pros and cons of each option
- Public Meeting #2

**Final Plan Deliverables**
- Refine the preferred option(s)
- Phasing considerations
- Regulatory considerations
City Context

• Located in South Salem approximately 2.5 miles from downtown.
Public Transit

• The Commuter Rail is proximate to the site, but closet stops are in DT Salem & Swampscott

• Bus line 455 is along Loring Ave by the site
The largest amenity proximate to the site is the Forest River Conservation area.
Topography

- The site has significant topographic variability
- Access from the Upper Campus to the Lower Campus is challenging due to steep grade
Natural Amenities

- Located next to the Forest River Conservation Area and several trail networks
Wetland & Buffers

- Wetlands and buffers encroach into the site area
River & Buffers

- River buffers encroach into the site area
Current Site Aspects

- The site lacks visibility from Loring Ave.
- Indirect access to Lower Campus from Loring Avenue (via Harrison Road)
- Access to the Upper Campus is from Loring Ave
- Buildings are located at the topographic constraints of the site
Circulation & Access

- Site access is off of Loring Ave and Harrison Rd.
- Public access to the conservation trails provided within the site.
Maintain Public Access

Forest River Conservation Area

Alumni Hall

Pickman Park
**Developable Area**

**Site Area:** 21.5 Acres  
**Developable Area**: 11.3 Acres  
52.5% of the total site area

**FAR 0.5:** 245,000 GSF  
**FAR 0.75:** 370,000 GSF

**Building Foot Prints:**  
Alumni Hall: 9,000 SF  
Harrington Hall: 39,500 SF

**Site Areas**:  
A: 87,000 SF  
B: 310,000 SF  
C: 30,000 SF  
D: 64,000 SF

*Excludes Alumni footprint. Includes Harrington which accounts for appx 1 acre of land.*
Site Area: 21.5 Acres
Developable Area*: 9.1 Acres
42.3% of the total site area

FAR 0.5: 200,000 GSF
FAR 0.75: 300,000 GSF

Building Foot Prints:
Alumni Hall: 9,000 SF
Harrington Hall: 39,500 SF

Site Areas*:
A: 87,000 SF
B: 310,000 SF

*Excludes Alumni footprint. Includes Harrington which accounts for appx 1 acre of land.
DISCUSSION
Thank you!