

**HISTORIC COURTHOUSE RENOVATION
PLANNED UNIT DEVELOPMENT
PHASE 1
PLANNING BOARD
12.01.22**

CUBE 3

architecture | interiors | planning

TIMELINE

- November 10, 2020 – SRA selects Winn Development as the preferred development team
- May 5, 2021 – Joint City Council and SRA Meeting
- May 21, 2021 – Historic Salem, Inc. Meeting #1
- July 12, 2021 – Community Meeting #1
- July 14, 2021 – SRA Schematic Design Hearing
- July 28, 2021 – Design Review Board Hearing #1
- August 3, 2021 – Federal St. Neighborhood Group Meeting #1
- August 18, 2021 – Historic Commission Meeting
- August 25, 2021 – Northfields Neighborhood Group Meeting
- August 25, 2021 – Design Review Board Hearing 2
- September 22, 2021 – Design Review Board Hearing 3
- September 27, 2021 – Historic Salem Meeting
- September 29, 2021 – DRB Special Meeting
- October 13, 2021 – SRA Schematic Design Hearing #2
- March 21, 2022 – Department Head One-Stop Meeting
- May 4, 2022 – City Staff Meeting
- May 5, 2022 – Planning Board Submission
- May 9, 2022 – City Councilor Staff Meeting
- May 25, 2022 – City Staff Meeting
- June 3, 2022 – Underutilized Properties Program Application via MassDevelopment - Submitted
- June 8, 2022 – SRA Final Design Review – Referred to DRB for Design Consultation
- June 22, 2022 – DRB Consultation
- July 1, 2022 – Salem Community Preservation Funds - Awarded
- July 27, 2022 – DRB Consultation #2
- August 17, 2022 – Historical Commission Meeting
- August 31, 2022 – Historic Tax Credit Submission Filing
- September 14, 2022 – SRA Final Design Review – Referred to Design Review Board for Final Design Review
- September 15, 2022 – Planning Board Meeting 1
- September 26, 2022 – Design Review Board Final Design Review (Meeting 1)
- October 18, 2022 – Conservation Commission Meeting 1
- October 20, 2022 – Planning Board Meeting 2
- October 26, 2022 – Design Review Board Final Design Review (Meeting 2)
- October 27, 2022 – Conservation Commission Site Walk
- November 15, 2022 – Conservation Commission Meeting
- November 15, 2022 – MBTA PDG Meeting 1
- November 16, 2022 – Design Review Board Final Design Review (Meeting 3) – Approved with conditions
- November 17, 2022 – Planning Board Meeting 3

Salem Crescent Lot

Salem Planning Board – December 1, 2022

DESIGN GOALS

- Enhance the waterfront experience and visual connections to the water
- Strongly defined and accessible public spaces that enhance the city experience and strengthen the public realm.
- Reinforce pedestrian connections to the MBTA station.
- Bold architecture that recognizes frontage in all directions, welcomes the public, and creates meaningful street edges.

Salem Crescent Lot

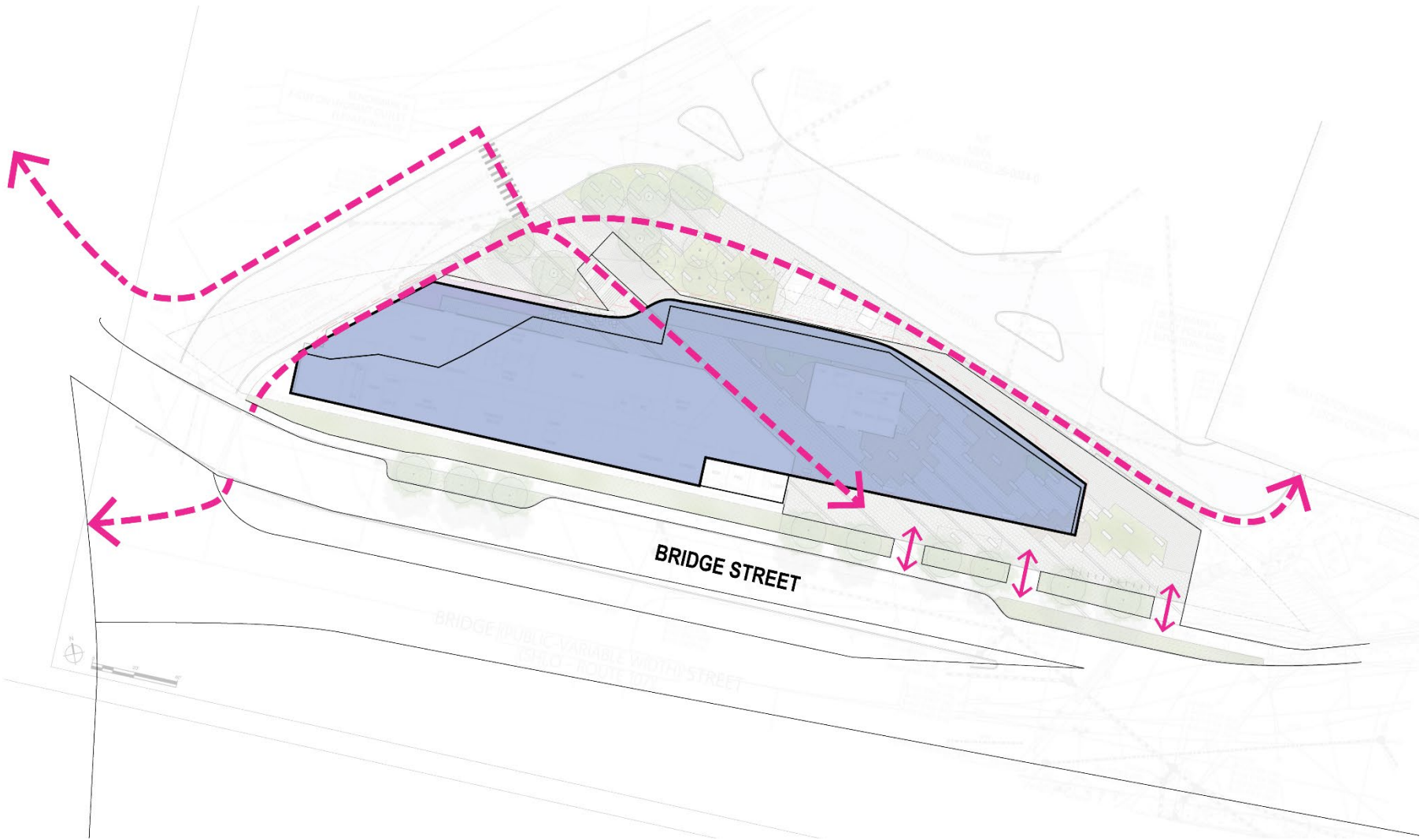
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AREAS OF FOCUS DURING FINAL DESIGN REVIEW

- Bridge Street Façade Design
 - Distribution of Color and Material
 - Intermediate Scale Elements
 - Pedestrian Experience of Building Edge
- Feasibility of Curved Exterior Wall Panels
- Materials
 - Color
 - Texture
 - Patterning
- Window and Storefront System Specifications

BRIDGE STREET LANDSCAPE AND DESIGN

SITE CONNECTIONS

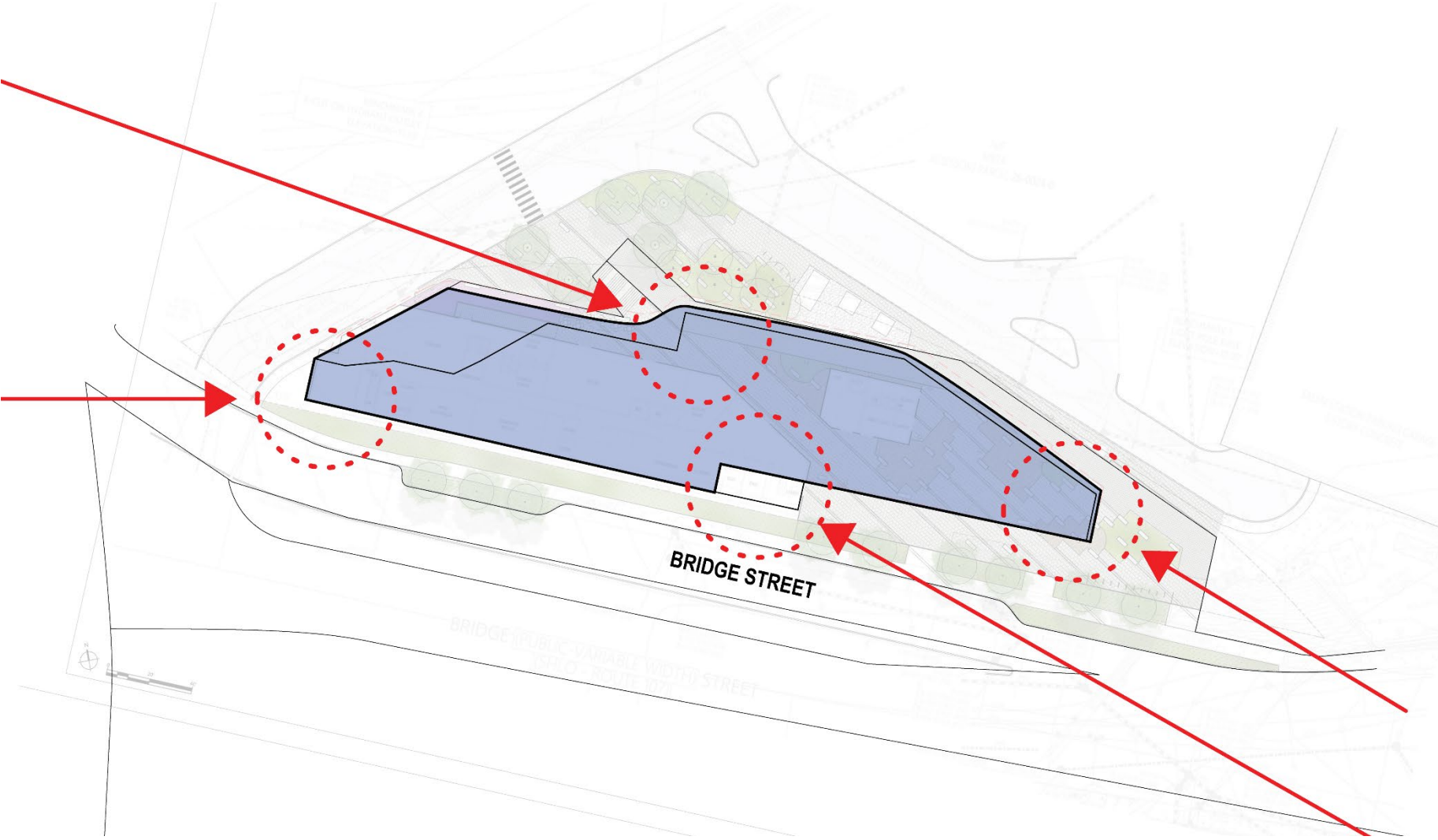


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BRIDGE STREET ARCHITECTURE

BUILDING DESIGN APPROACH – KEY VIEWPOINTS



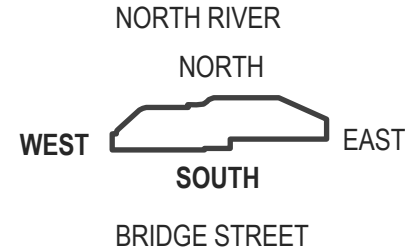
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BRIDGE STREET FACADE



WEST ELEVATION

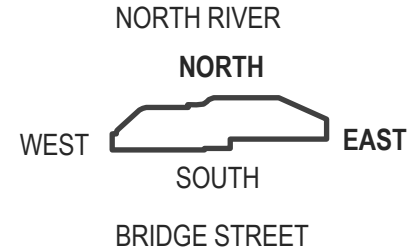


SOUTH ELEVATION

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NORTH RIVER ELEVATION



EAST ELEVATION



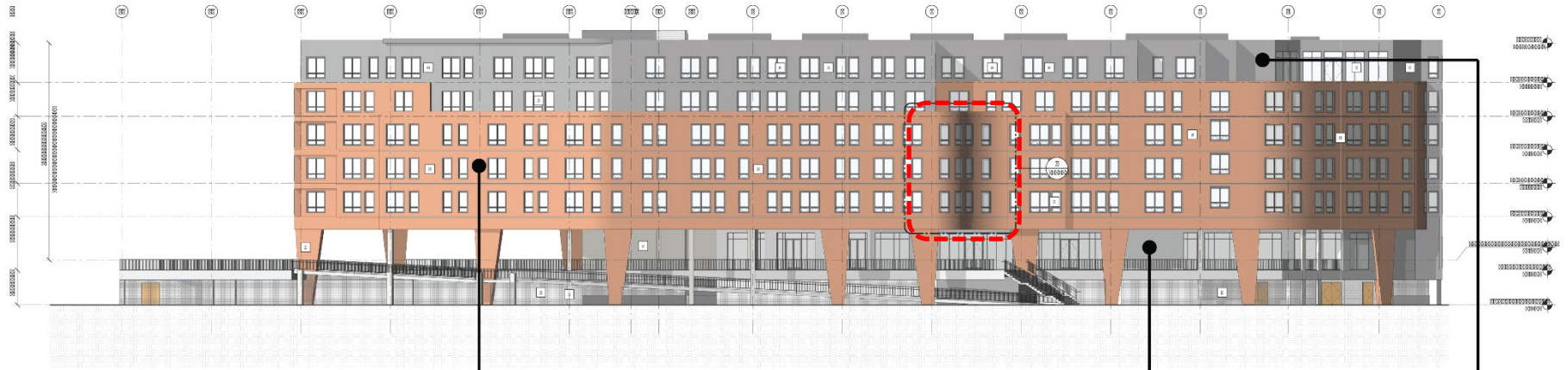
NORTH ELEVATION

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MATERIAL SAMPLES

NOTE: ALL PROPOSED MATERIALS WILL BE SMOOTH TEXTURE - EXAMPLES SHOWN ARE INTENDED TO SHOW COLOR ONLY



HARDIE PANEL VERTICAL SIDING
SMOOTH TEXTURE
DREAM COLLECTION
GOLDEN BEEHIVE



HARDIE PANEL VERTICAL SIDING
SMOOTH TEXTURE
DREAM COLLECTION
CYPRESS YELLOW



HARDIE PANEL VERTICAL SIDING
SMOOTH TEXTURE
STATEMENT COLLECTION
LIGHT MIST



HARDIE PANEL VERTICAL SIDING
SMOOTH TEXTURE
STATEMENT COLLECTION
ARCTIC WHITE



HARDIE PANEL VERTICAL SIDING
SELECT CEDARMILL TEXTURE
STATEMENT COLLECTION
NIGHT GRAY

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PROPOSED COLOR SCHEME - HORIZONTAL PATTERN

NOTE: ALL PROPOSED MATERIALS WILL BE SMOOTH TEXTURE - EXAMPLES SHOWN ARE INTENDED TO SHOW COLOR ONLY



HARDIE PANEL VERTICAL SIDING
SMOOTH TEXTURE
DREAM COLLECTION
GOLDEN BEEHIVE



HARDIE PANEL VERTICAL SIDING
SMOOTH TEXTURE
DREAM COLLECTION
CYPRESS YELLOW



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WASHINGTON STREET INTERSECTION

NOTE: PERSPECTIVES ARE FOR ILLUSTRATIVE PURPOSES ONLY, REFER TO BUILDING PLANS AND ELEVATIONS



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VIEW FROM NORTH STREET

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VIEW FROM NORTH BRIDGE

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VIEW FROM NORTH BRIDGE

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An architectural rendering of a modern building at dusk. The building features a curved section with horizontal wood cladding and a taller section with a grid of windows and grey panels. A woman is walking on a sidewalk in the foreground, and cars are visible on a road to the right. The text 'THANK YOU' is overlaid in the center.

THANK YOU

CUBE 3

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