



Historic Courthouse Renovation Planned Unit Development Phase 1

Site Design Update

Salem Planning Board
Continued Hearing - November 17, 2022

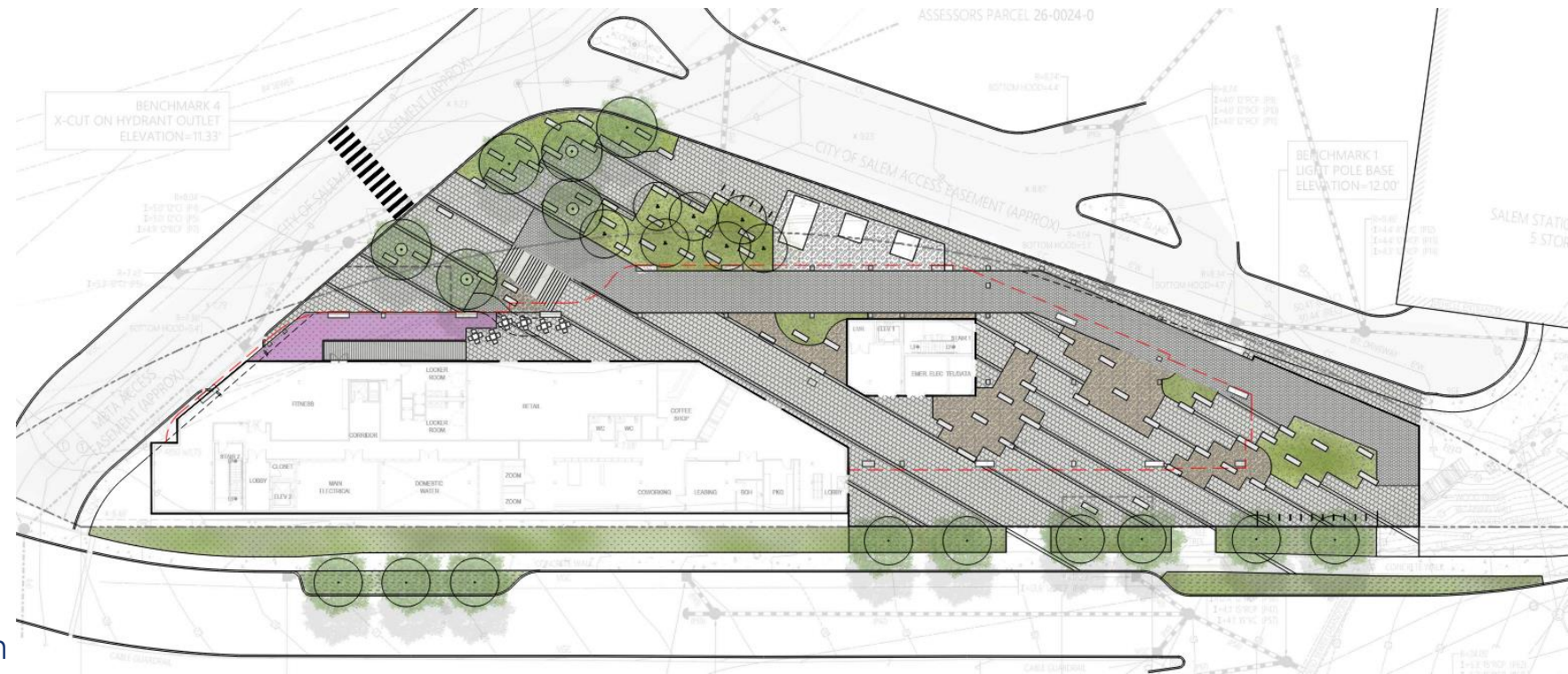
Agenda

- Site Related Project Updates
- Existing Conditions Summary
- Proposed Conditions Summary
- Stormwater Management



Site Related Project Updates

- Addressing comments from Planning and Conservation:
 - Expanded landscape area and sidewalk along Bridge Street
 - Added connection between Bridge Street sidewalk and building plaza
 - Pedestrian safety improvements along MBTA driveway
- Responded to all transportation peer review comments
- Preparing responses to site design peer review comments
- Utility investigation and connection coordination is ongoing
- Notice of Intent process is ongoing
- Flood Hazard Overlay District Special Permit



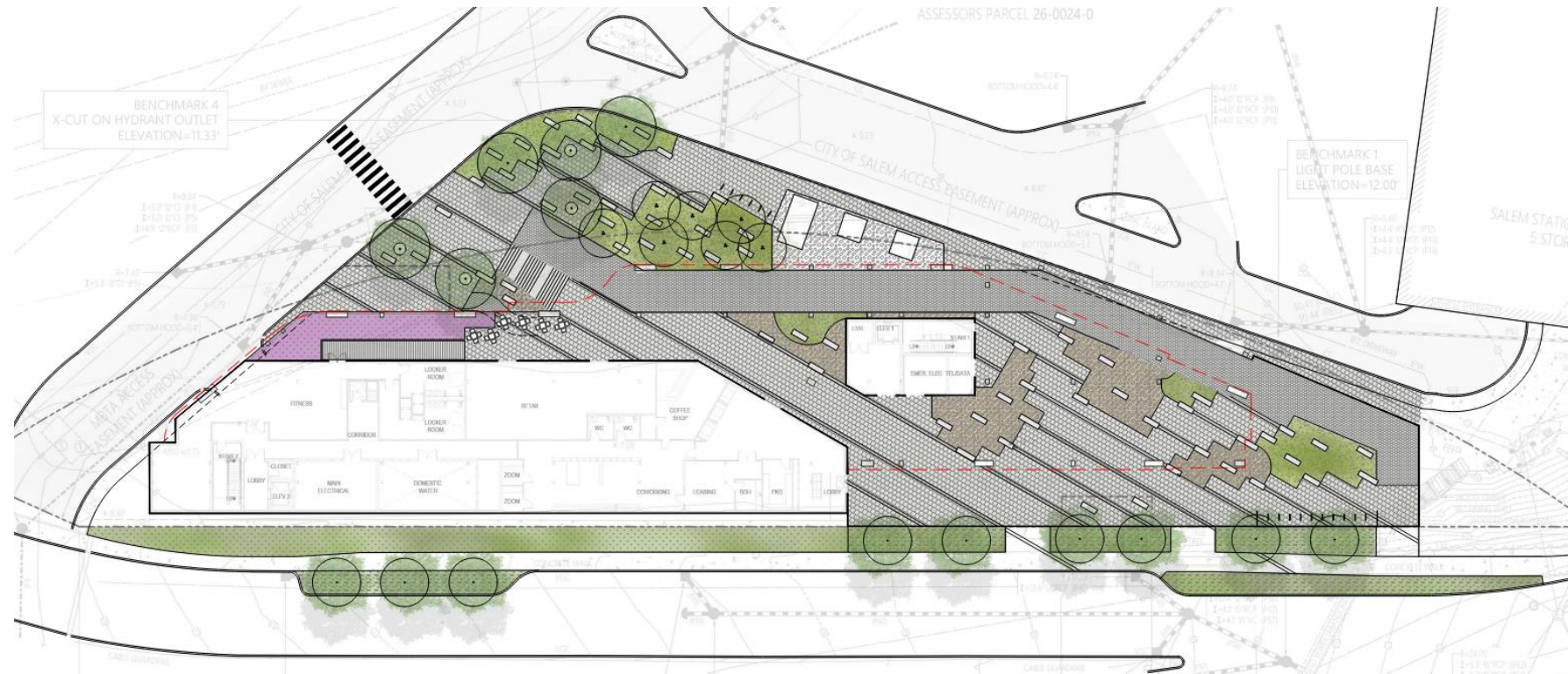
Existing Conditions Summary

- 70 vehicle public parking lot known as the Crescent Lot
- Located in the Central Development (B5) zoning district
- Consists of paved vehicular and pedestrian areas with perimeter landscaping
- Within 100-year floodplain
- Stormwater runoff sheet-flows to northern edge, entering closed drainage system untreated and unmanaged



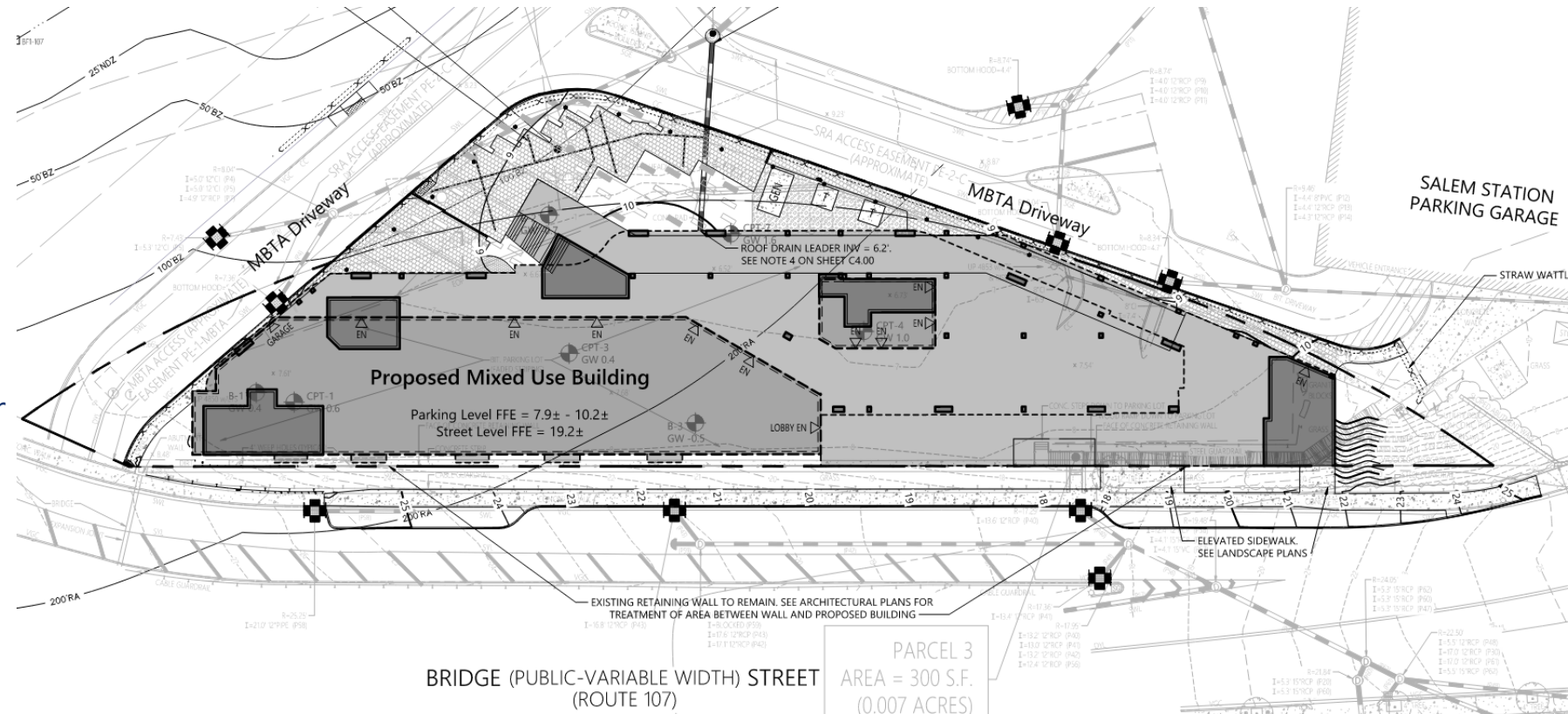
Proposed Conditions Summary

- Phase 1 of 2 of a proposed PUD development
- 120 residential units & 11,000 SF of public mixed-use space
- Outdoor amenity spaces and landscape enhancements
- 60 parking spaces at MBTA driveway level
- Drop-off and delivery area along Bridge Street
- Dedicated resident loading and trash collection area behind building



Stormwater Management

- Maintain existing Crescent Lot drainage connection location
- Existing MBTA water quality treatment and tide gate to remain
- Reducing peak flow rate
- Adding water quality treatment via structural water quality unit and infiltration
- Reducing impervious area along Bridge Street and avoiding impacts to existing drainage system



QUESTIONS?