



**SALEM MARKETPLACE PEER REVIEW**

Public Meeting 1

22 May 2006

URBAN DESIGN TEAM

Landworks Studio, Inc.    Office dA, Inc.



Salem Marketplace Site

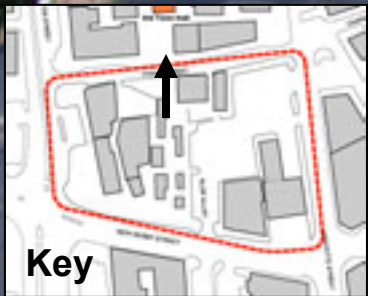




Salem Marketplace with Current City Owned Land

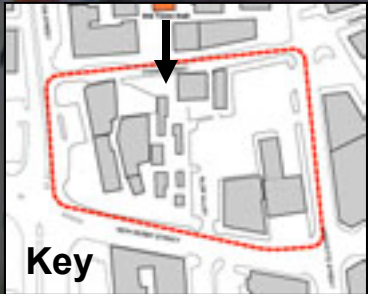






Key





Key





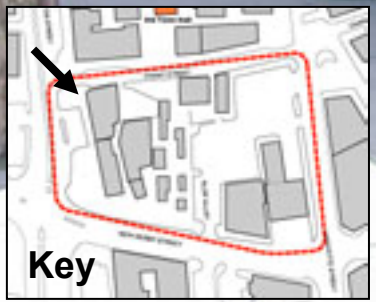
Edgewater Cafe

Edgewater C

Authentic Mexican

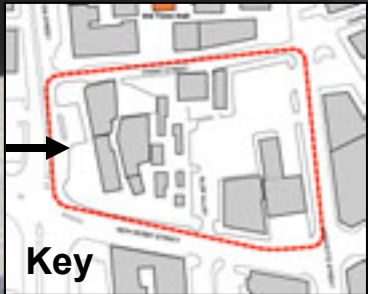
Authentic M n

155 Washington Street  
978-780-8669  
www.Edgewatercafe.com



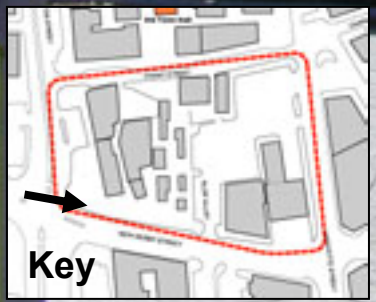
Key





Key



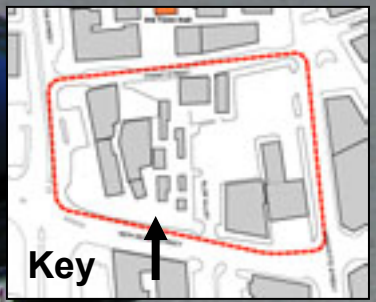


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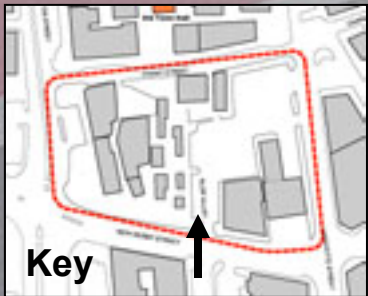
THE SALEM EVENING NEWS



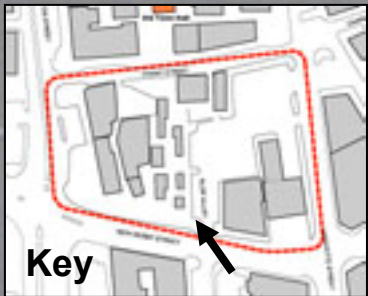
Key

PL51





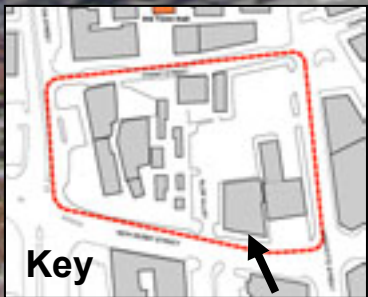




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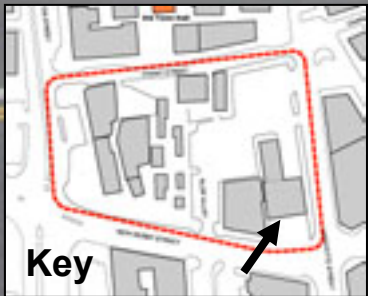


TO RTE. 129



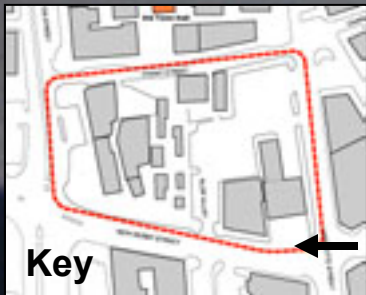
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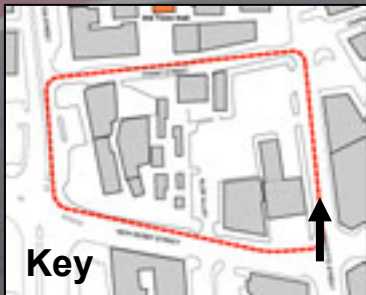
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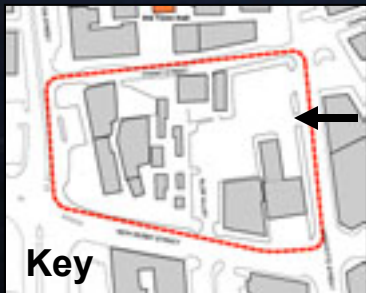
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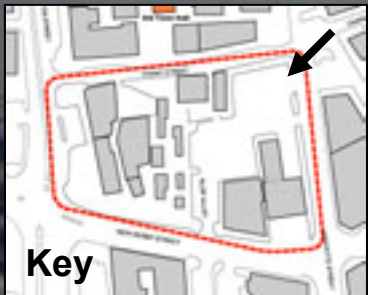
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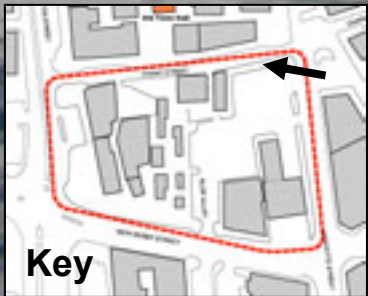
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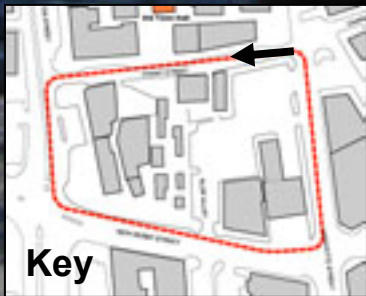
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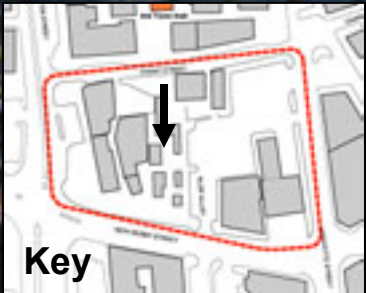
Key





Key





Key





**Proposed Plan**





Overall Plan







Ph

MARKETPLACE

6-Story  
Condominium  
Building with Retail  
on first level

Phase 2

Phase 1

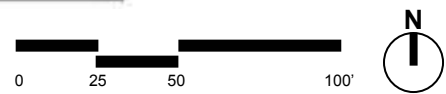
Detail of Courtyard







Parking Plan

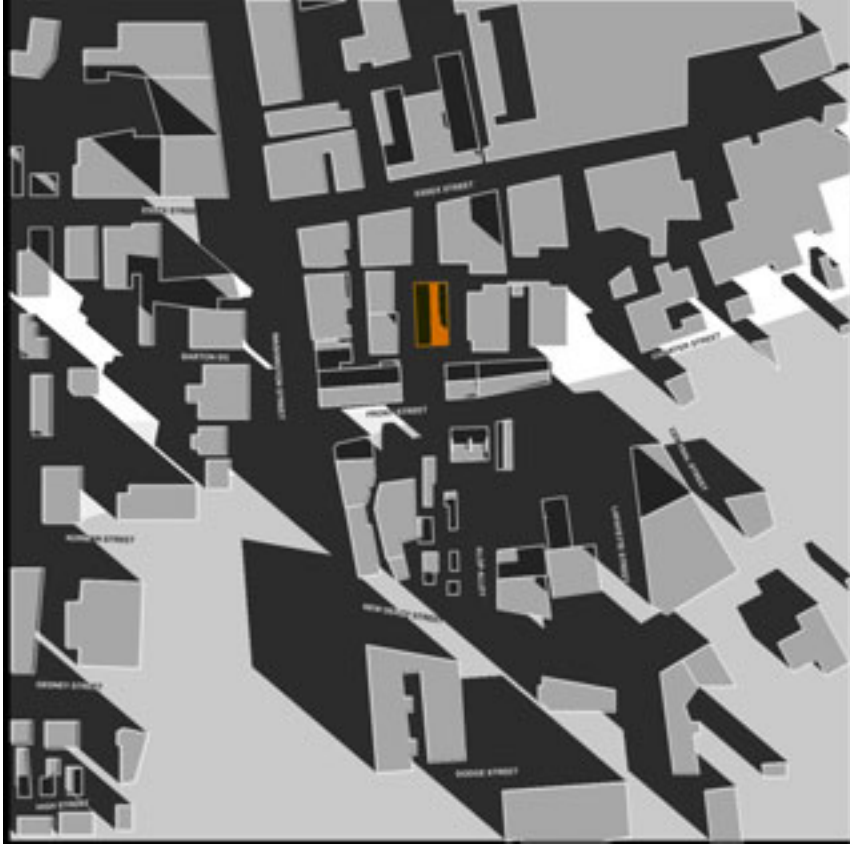




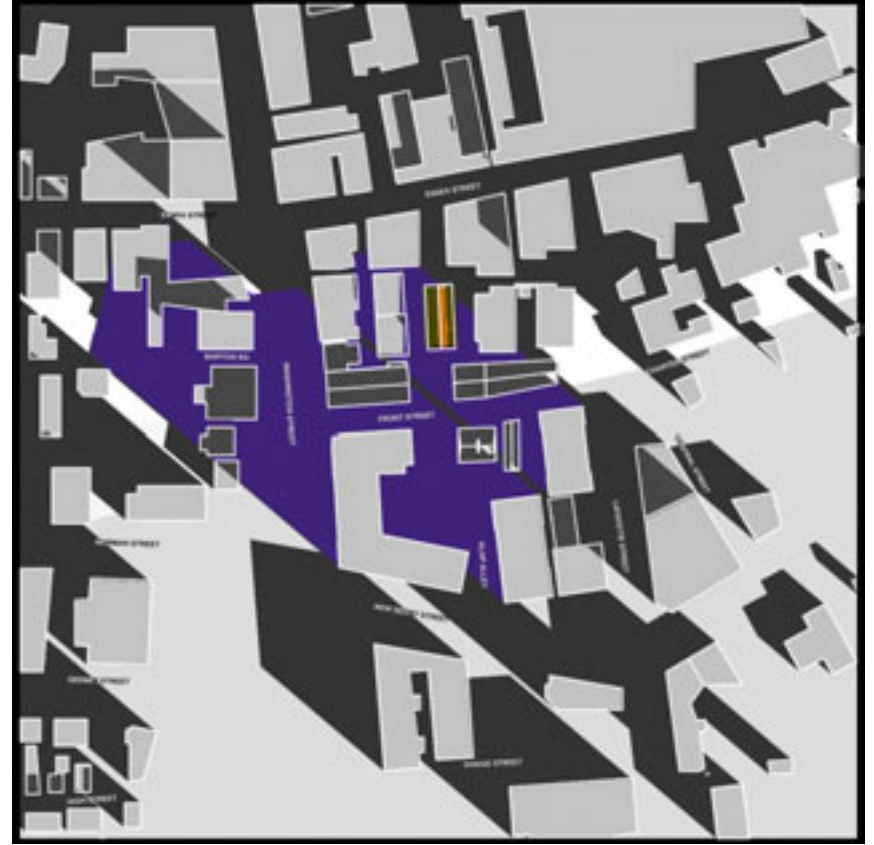


# Shadow Studies





Existing Conditions



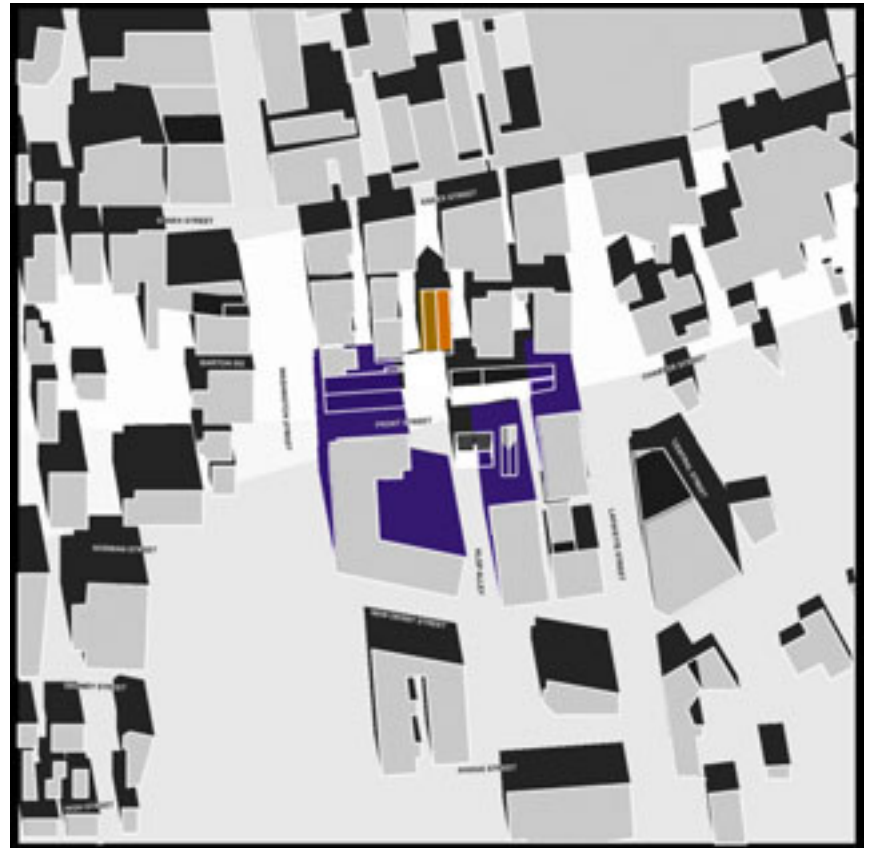
Proposed Block Development

21 December **9:00 am**





Existing Conditions



Proposed Block Development

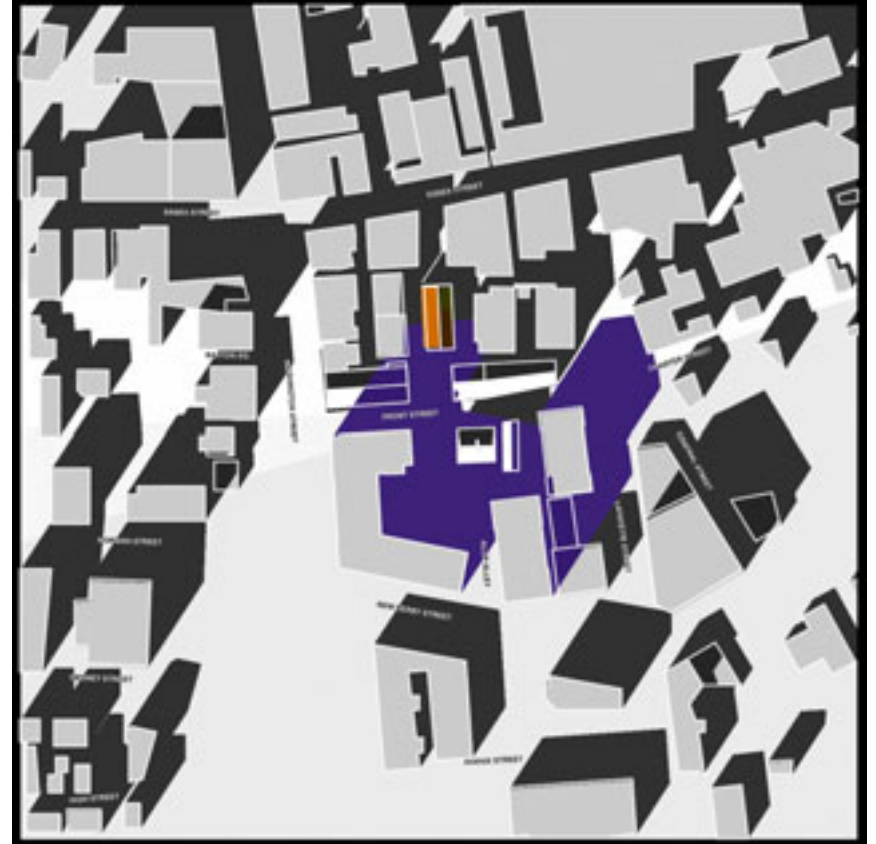
21 December **12:00 noon**







Existing Conditions



Proposed Block Development

21 December **3:00 pm**





Existing Conditions

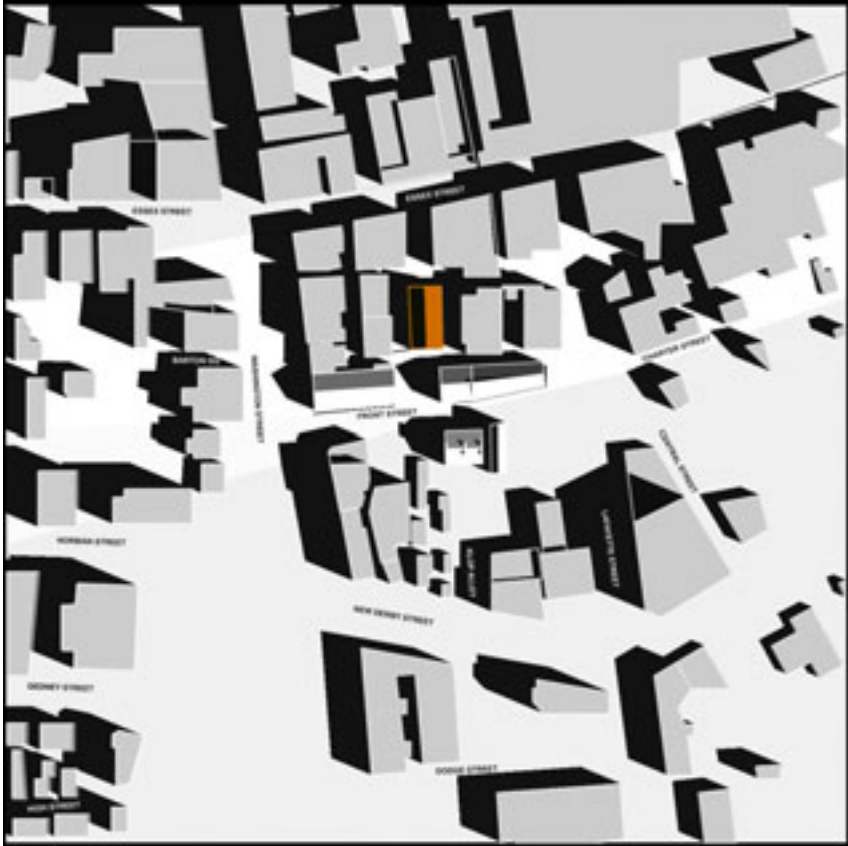


Proposed Block Development

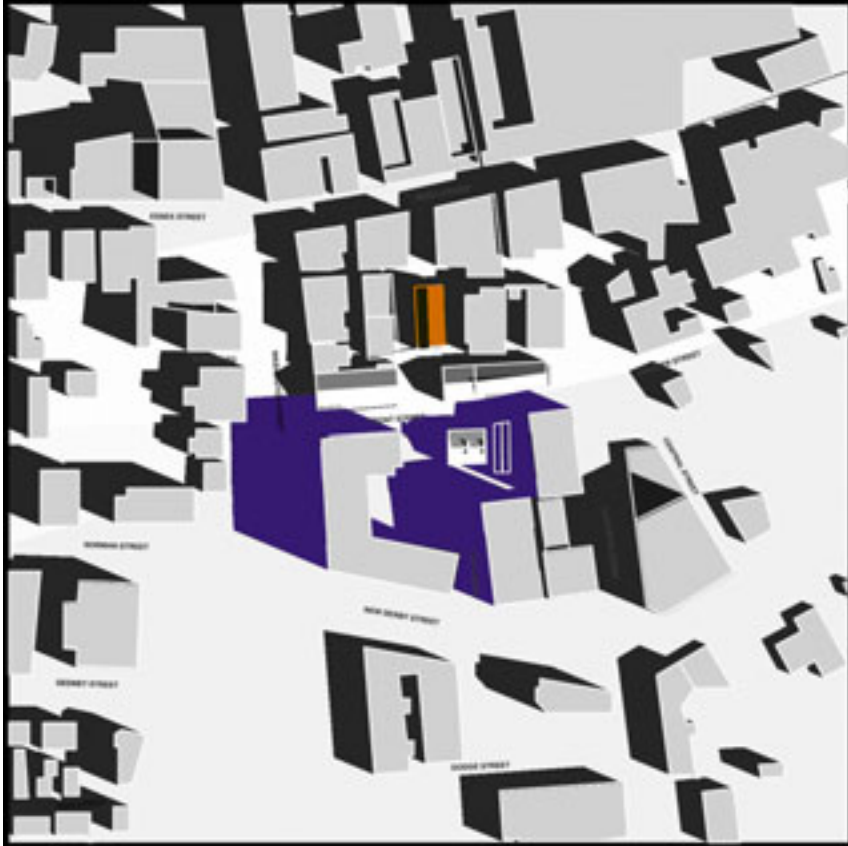
21 December **6:00 pm**





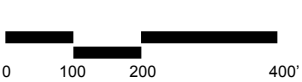


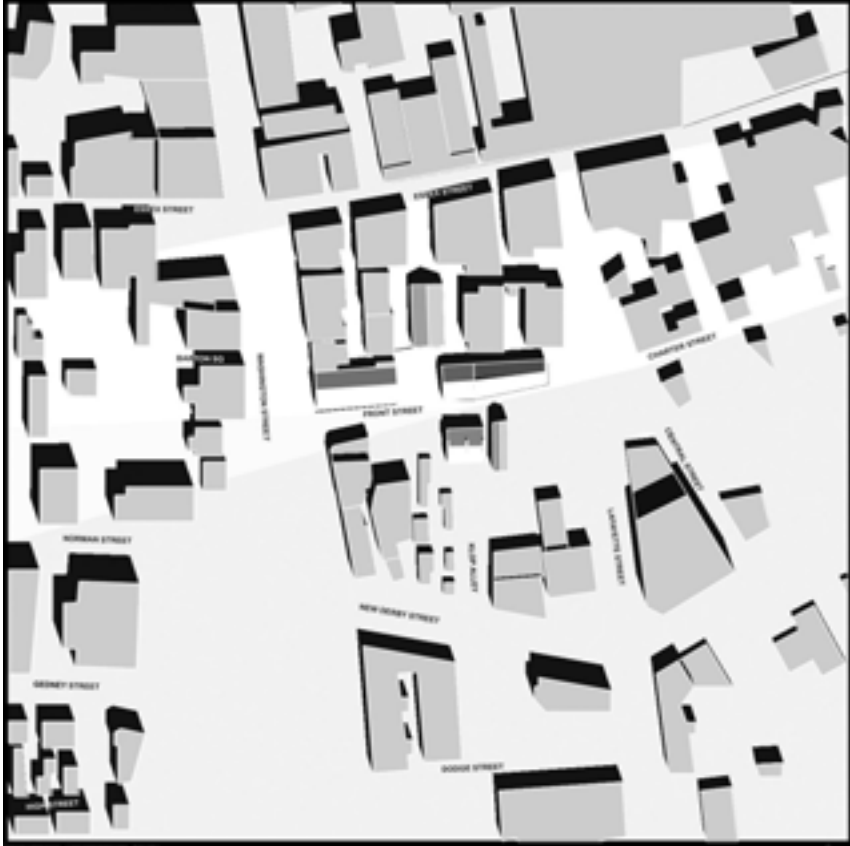
Existing Conditions



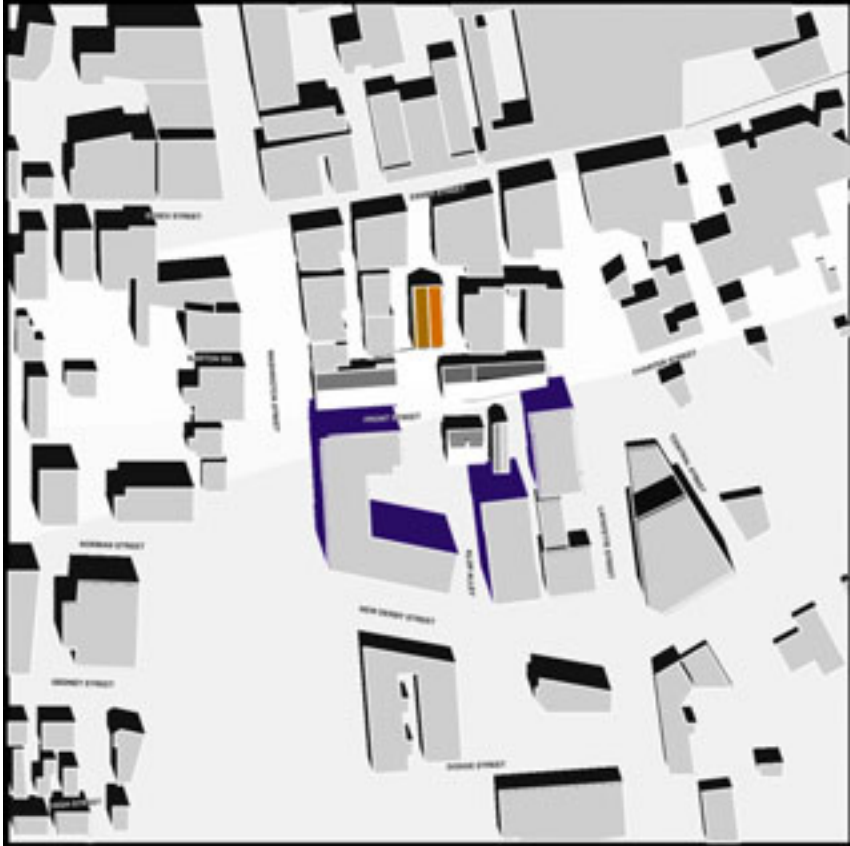
Proposed Block Development

21 March **9:00 am**



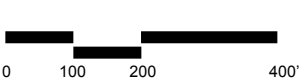


Existing Conditions



Proposed Block Development

21 March **12:00 noon**





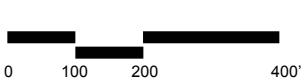


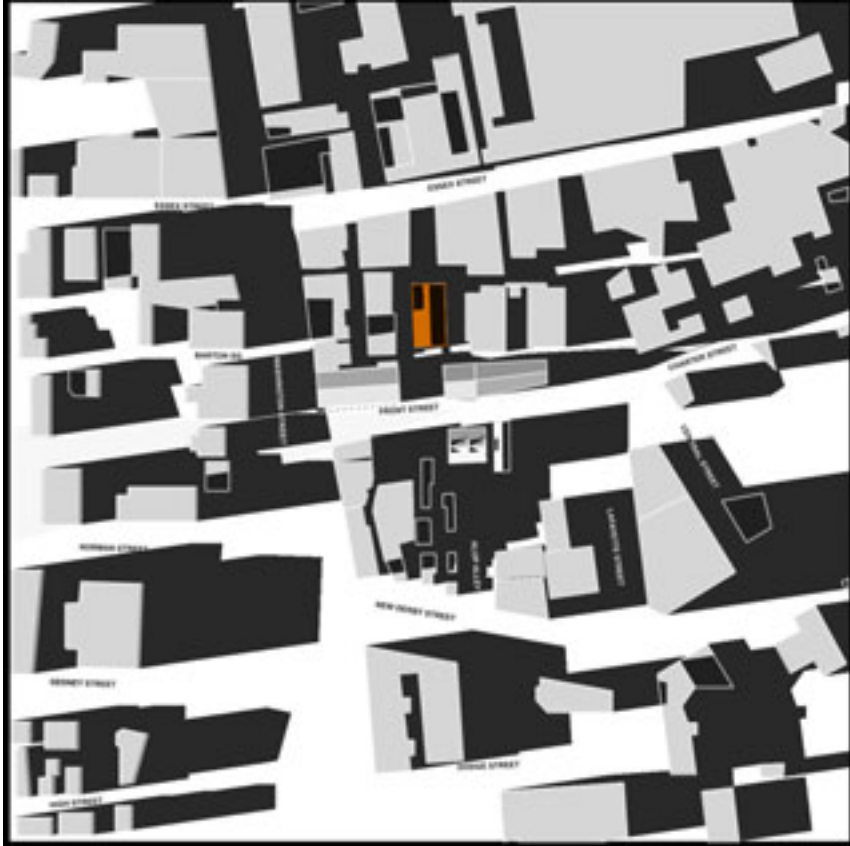
Existing Conditions



Proposed Block Development

21 March **3:00 pm**



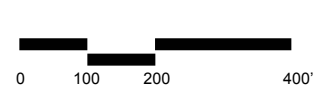


Existing Conditions

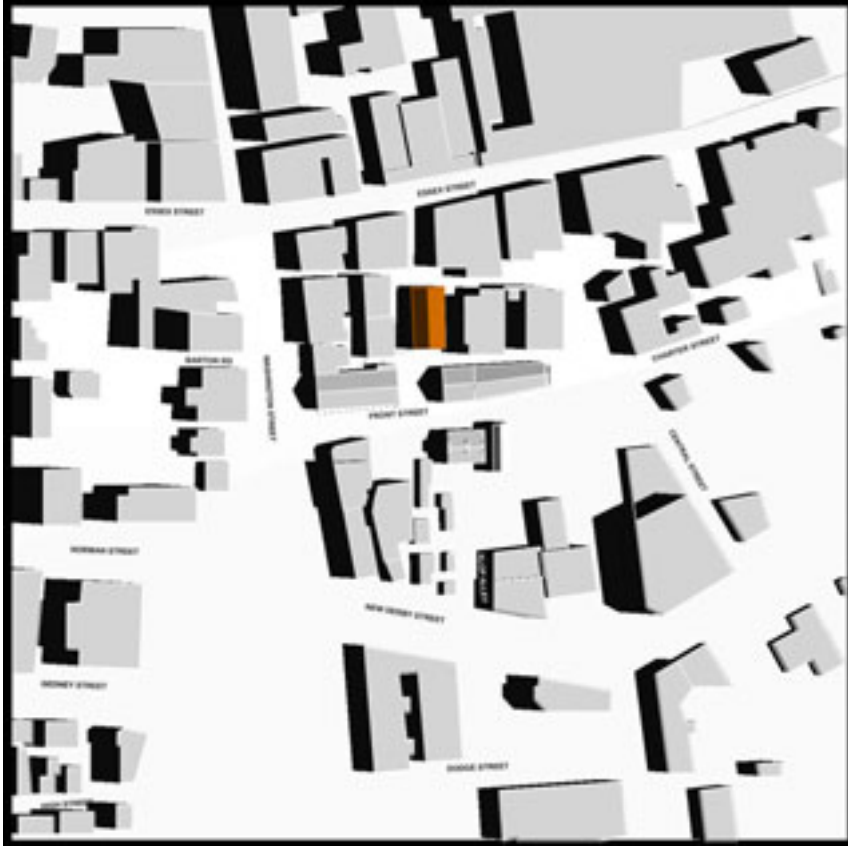


Proposed Block Development

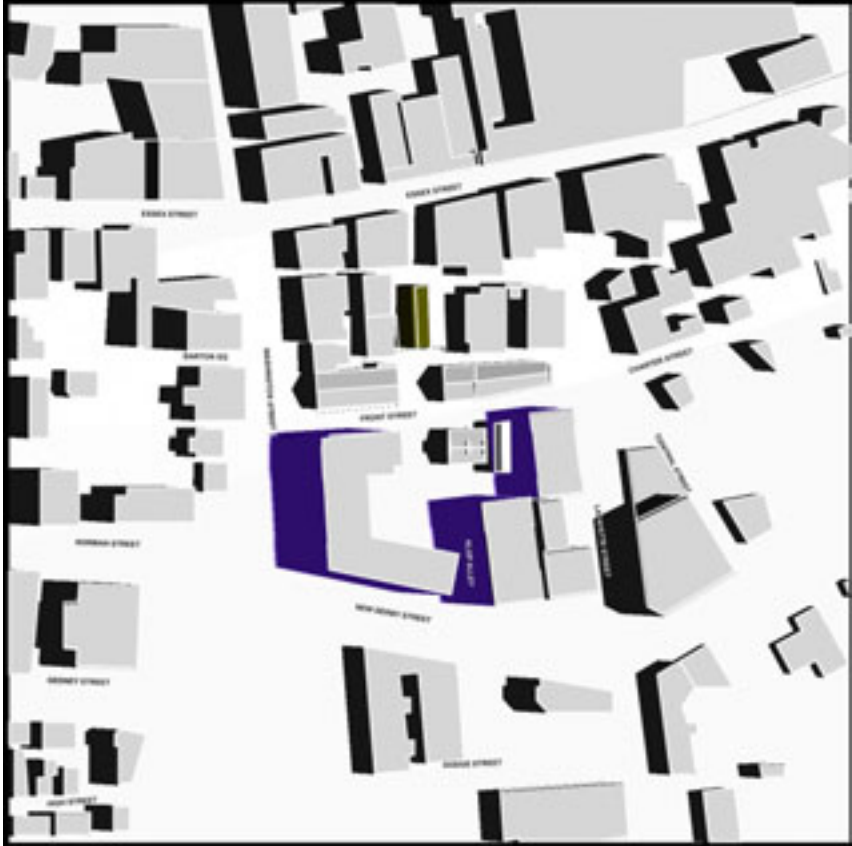
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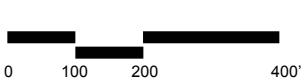


Existing Conditions



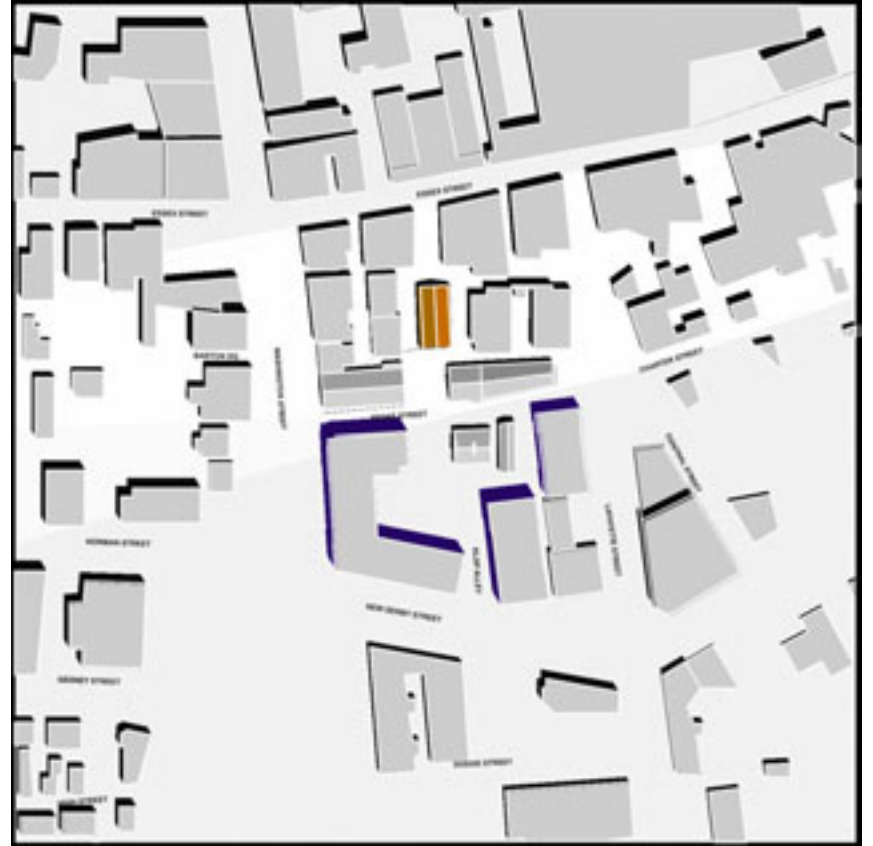
Proposed Block Development

21 June 9:00 am





Existing Conditions

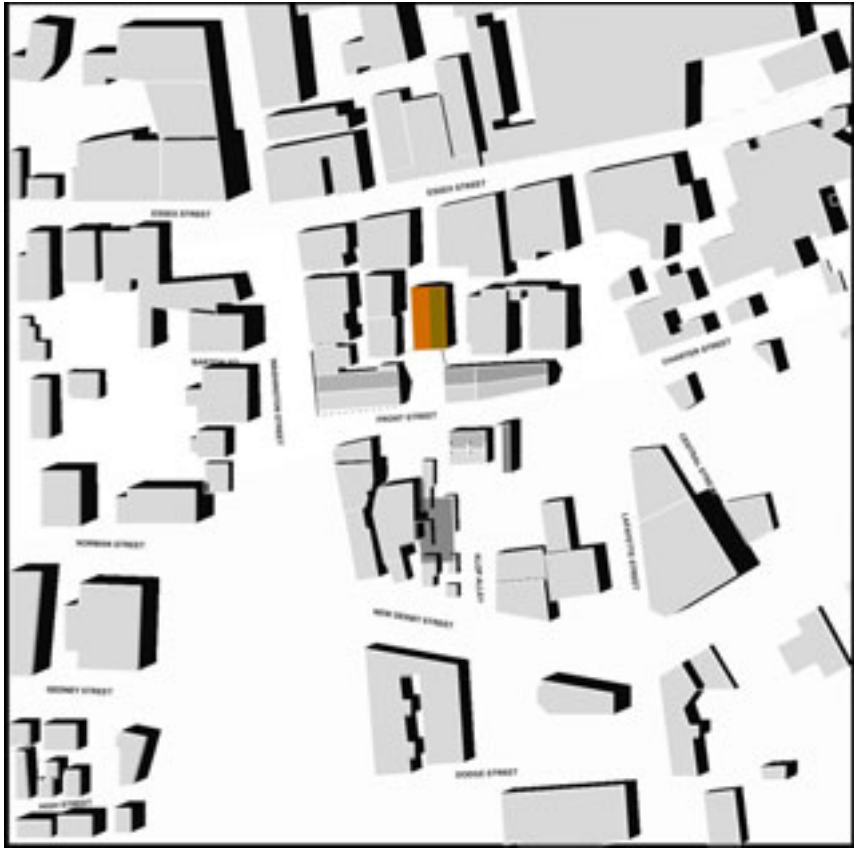


Proposed Block Development

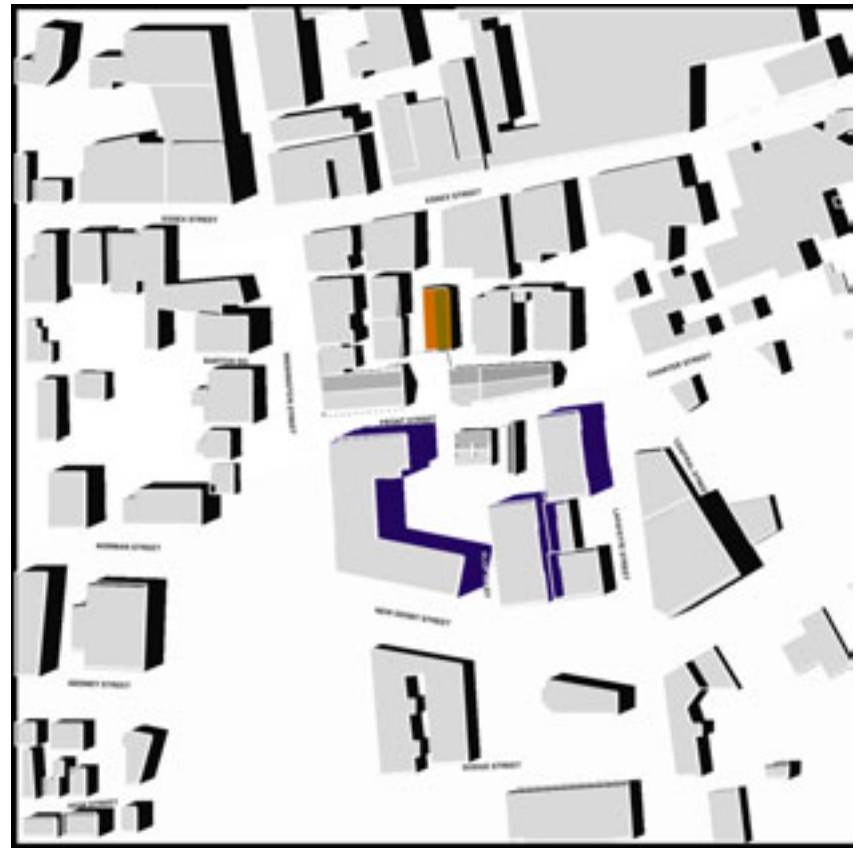
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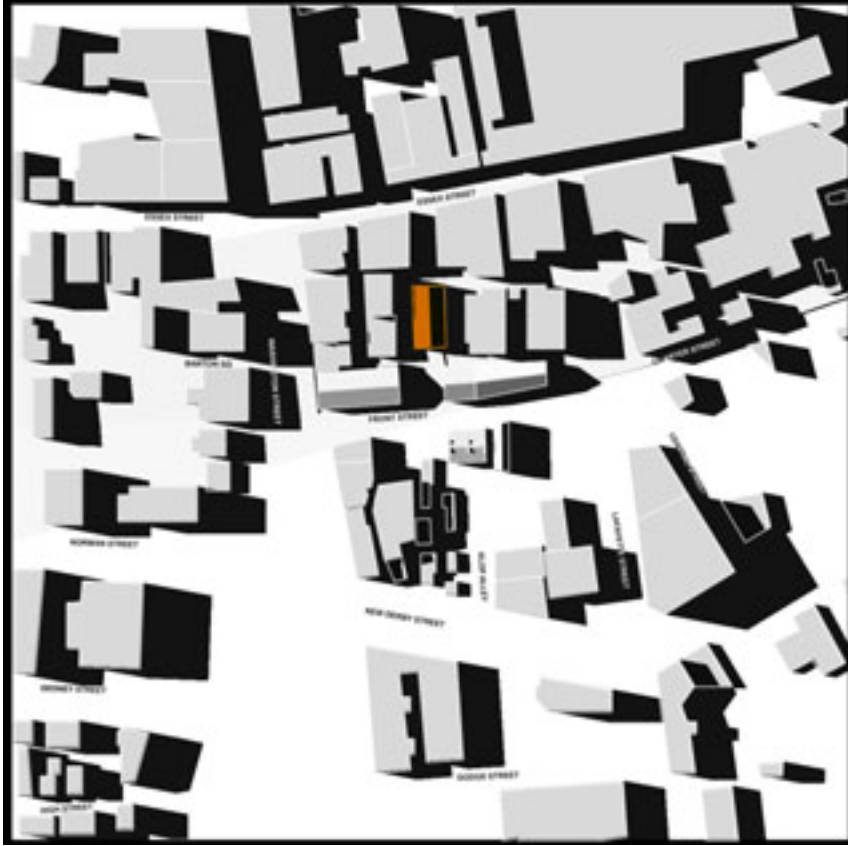
Existing Conditions



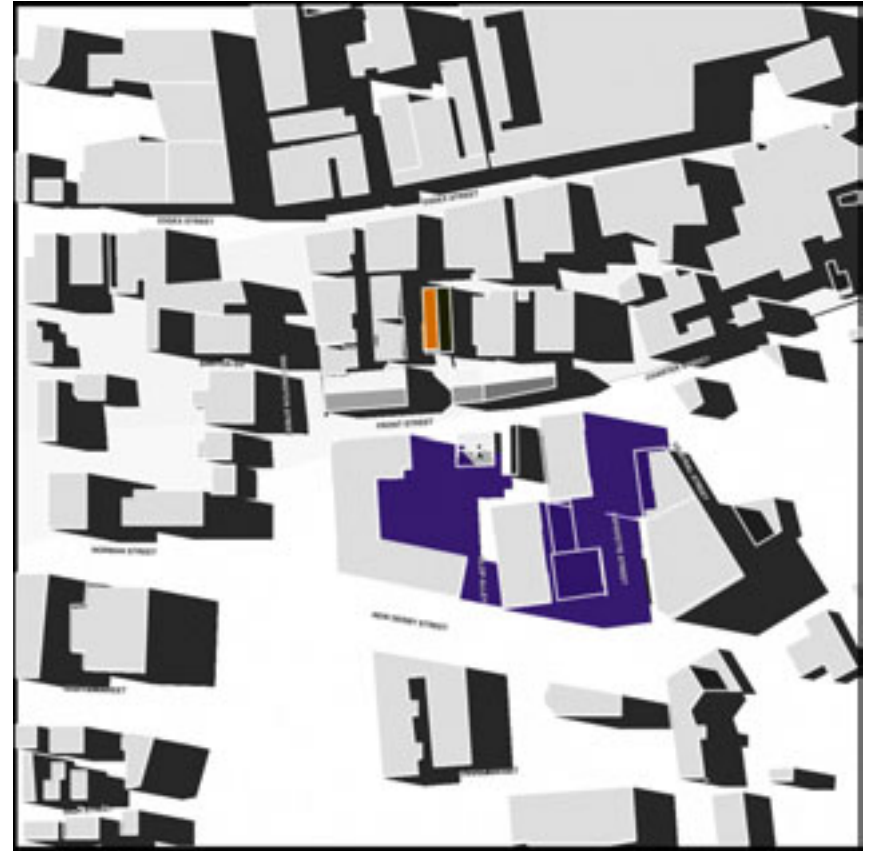
Proposed Block Development

21 June 3:00 pm





Existing Conditions

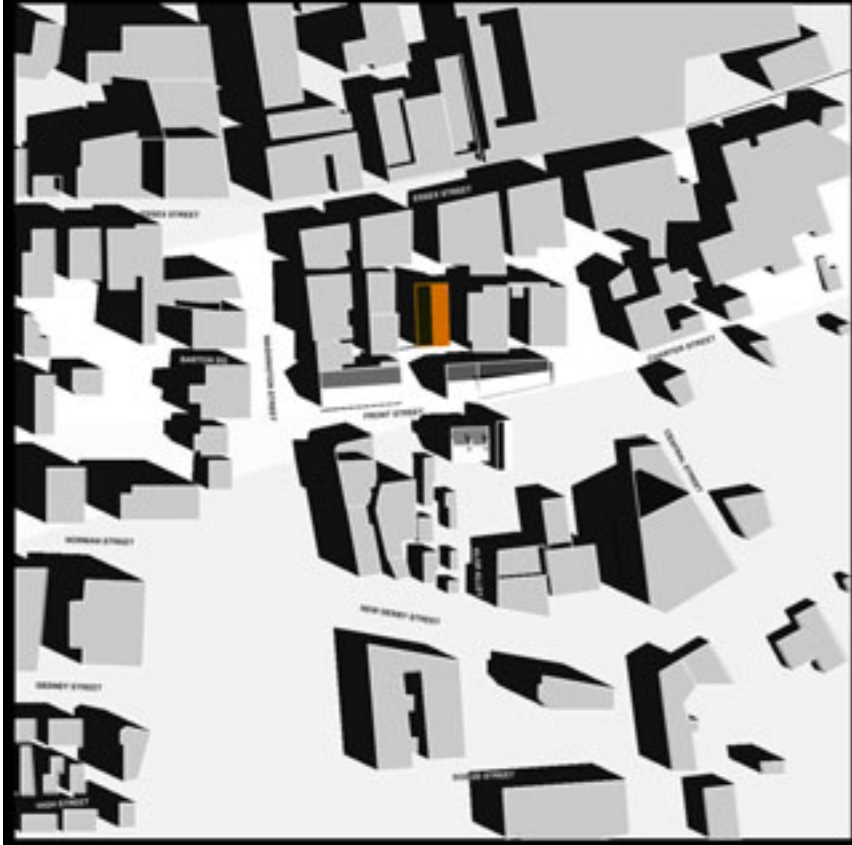


Proposed Block Development

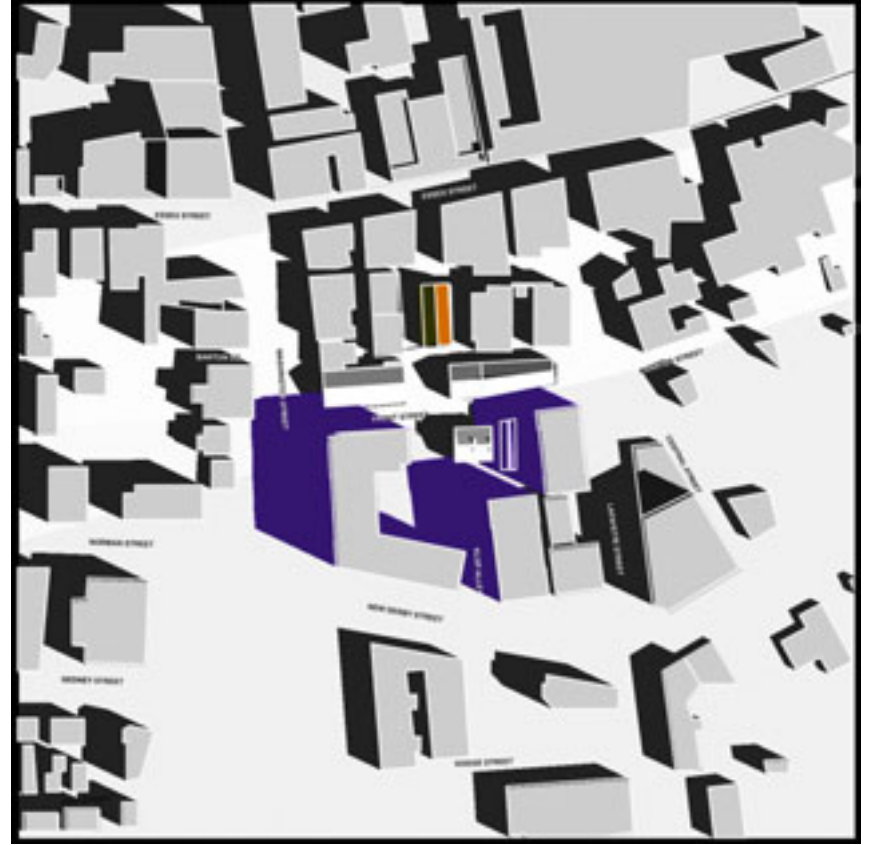
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Existing Conditions



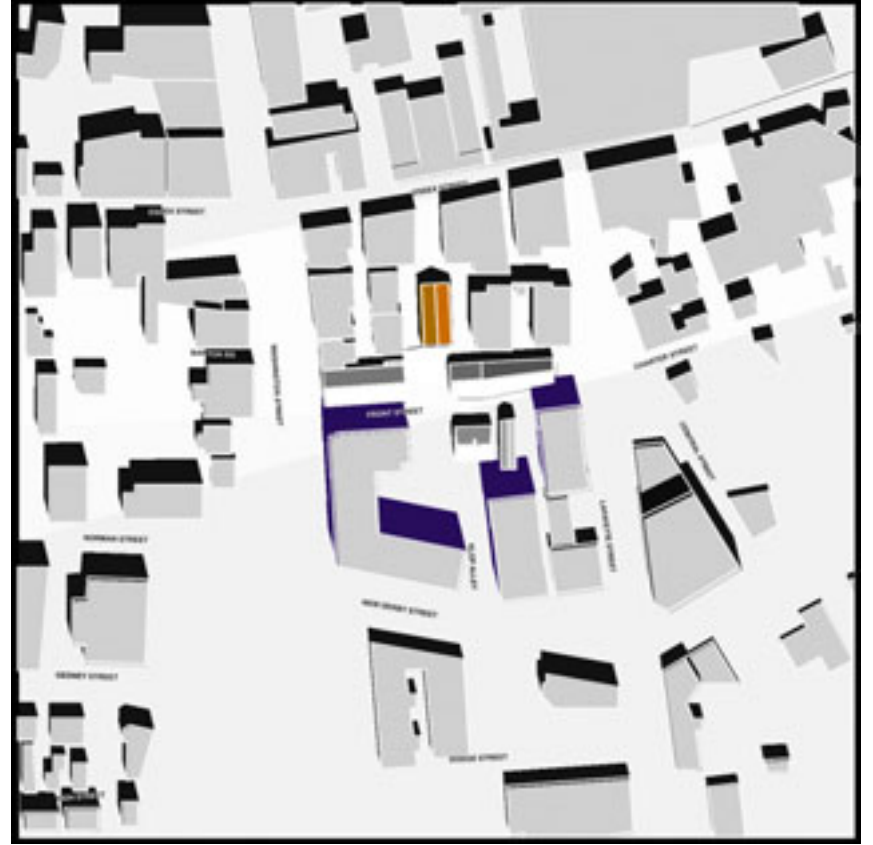
Proposed Block Development

21 September **9:00 am**





Existing Conditions



Proposed Block Development

21 September **12:00 noon**







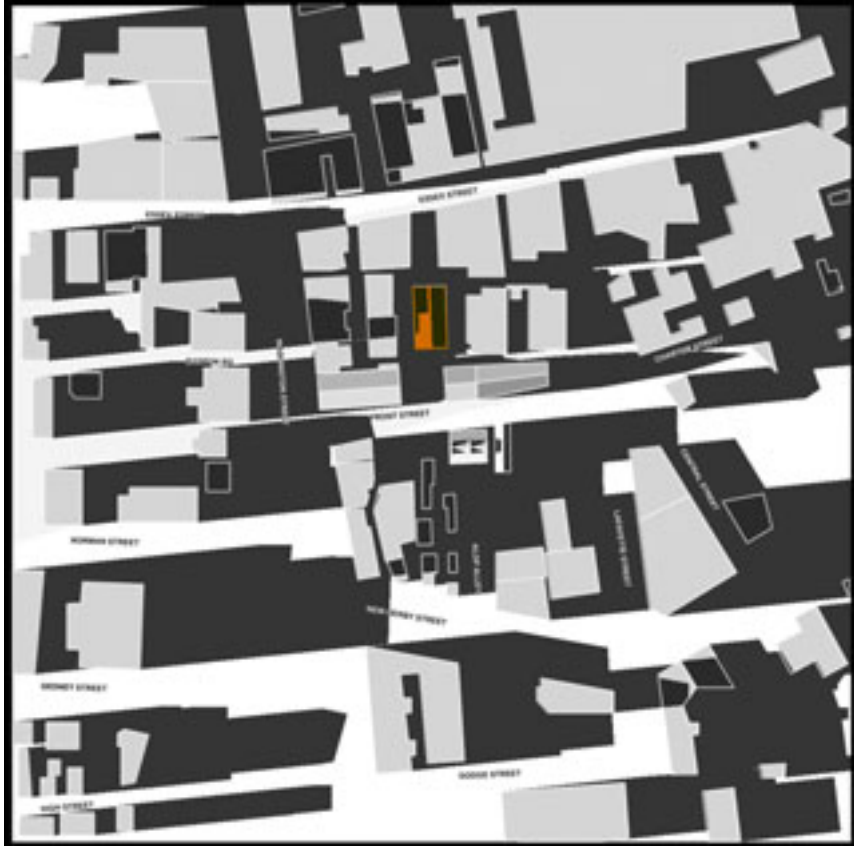
Existing Conditions



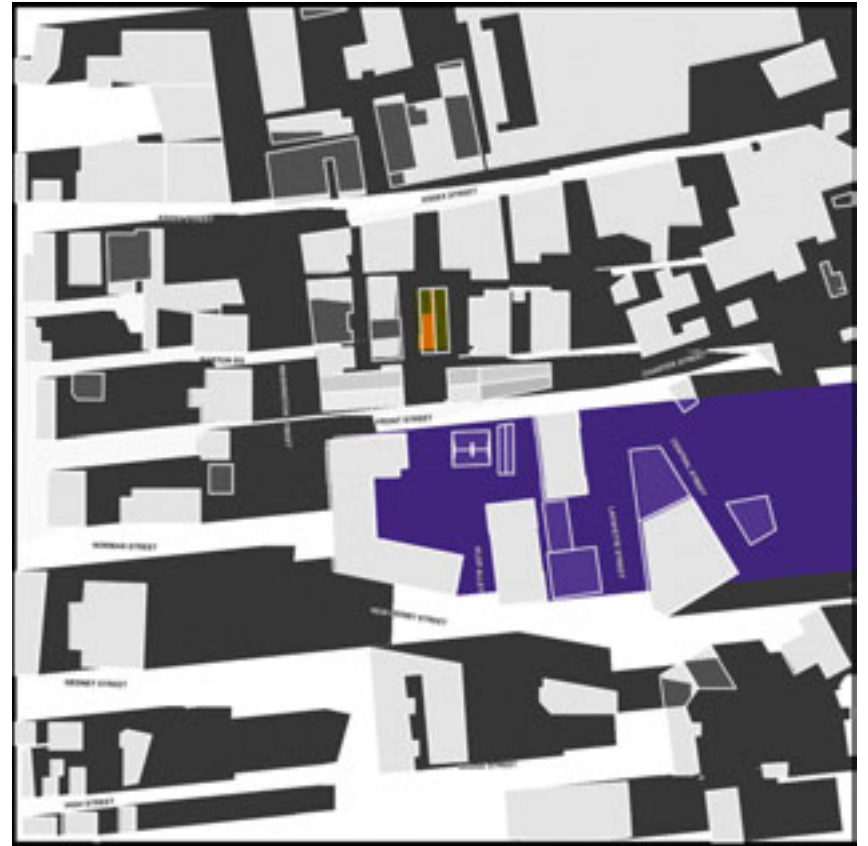
Proposed Block Development

21 September **3:00 pm**





Existing Conditions



Proposed Block Development

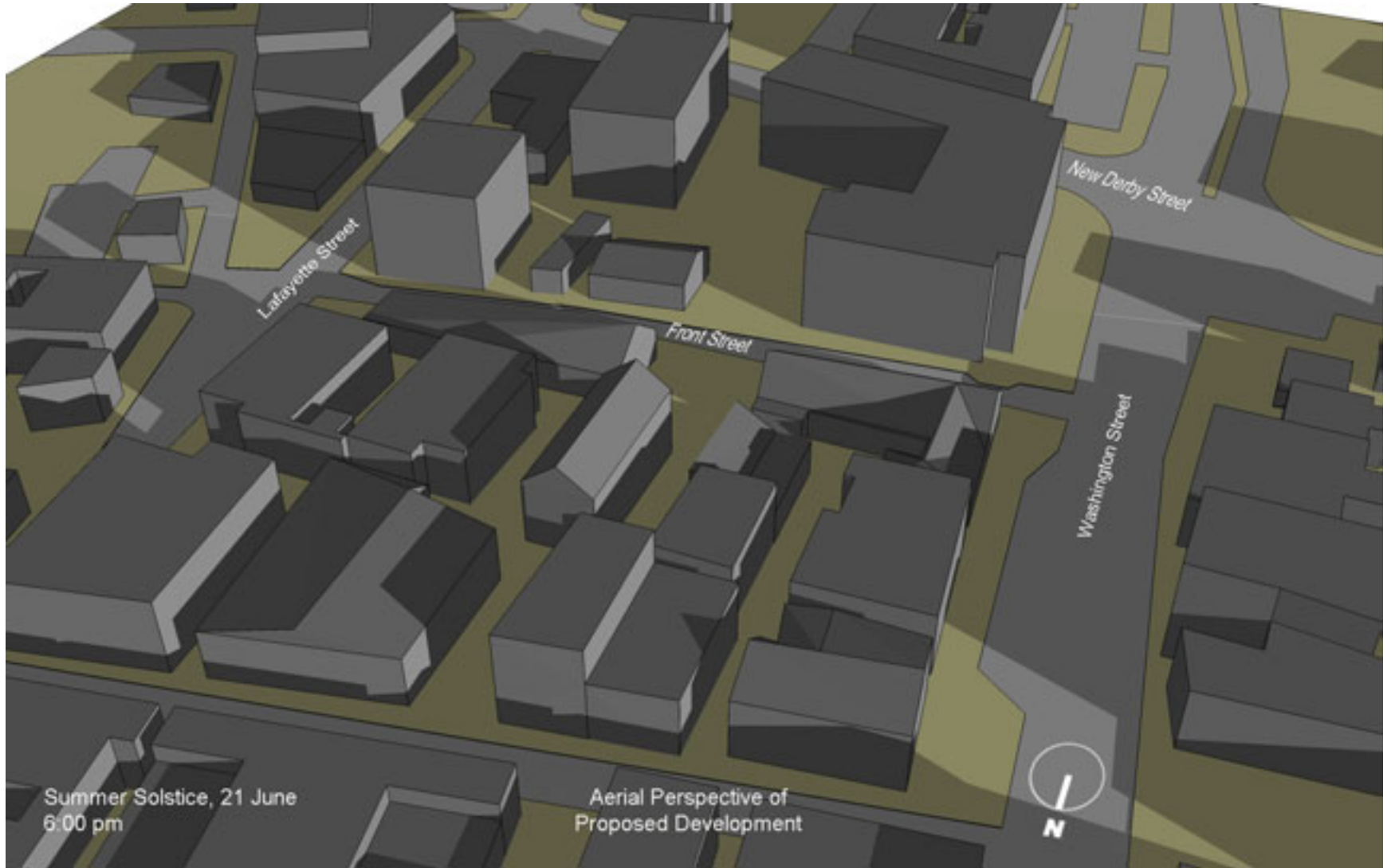
21 September **6:00 pm**







Aerial Perspective Shadow Study: Existing Conditions

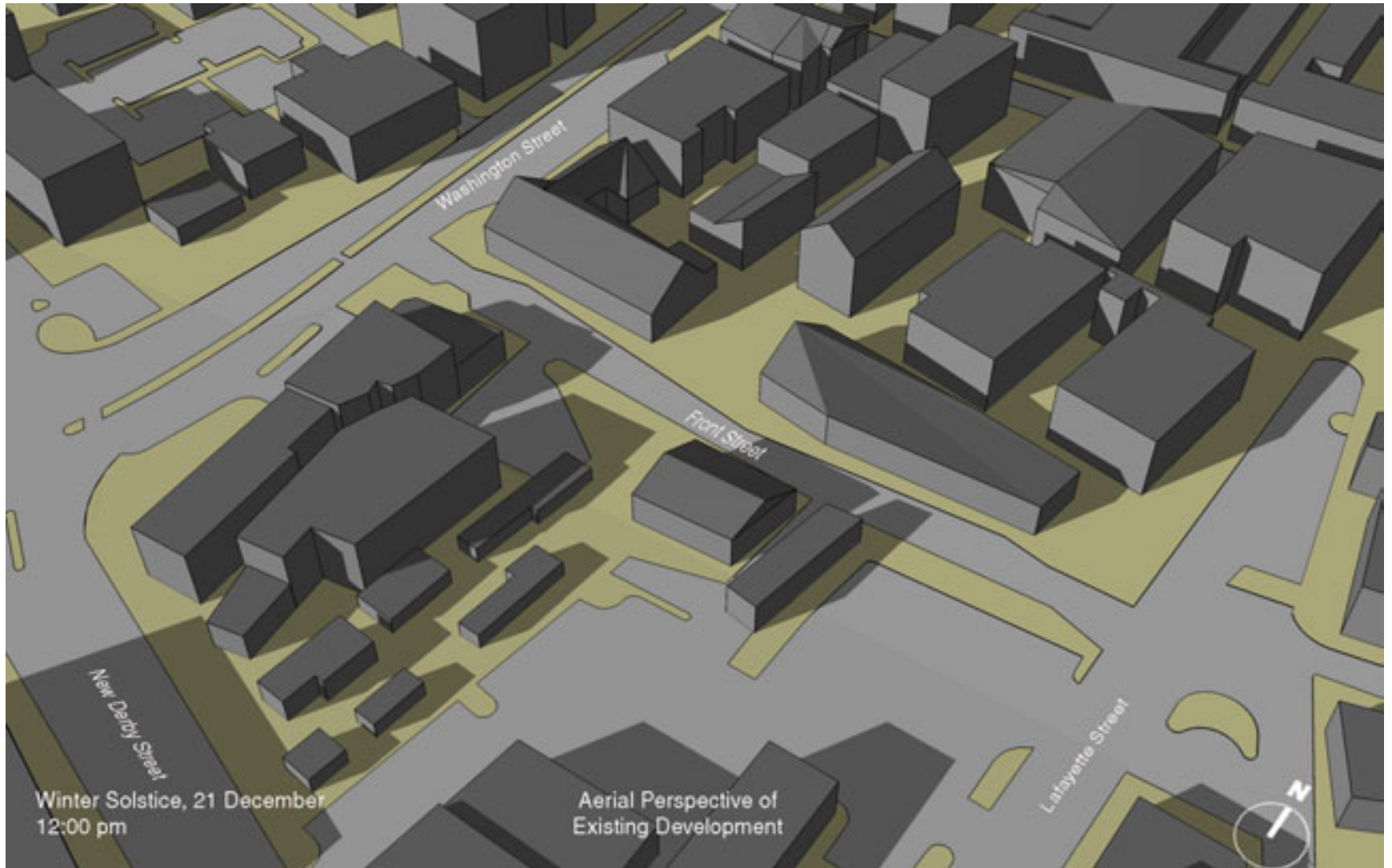


Aerial Perspective Shadow Study: Proposed Development



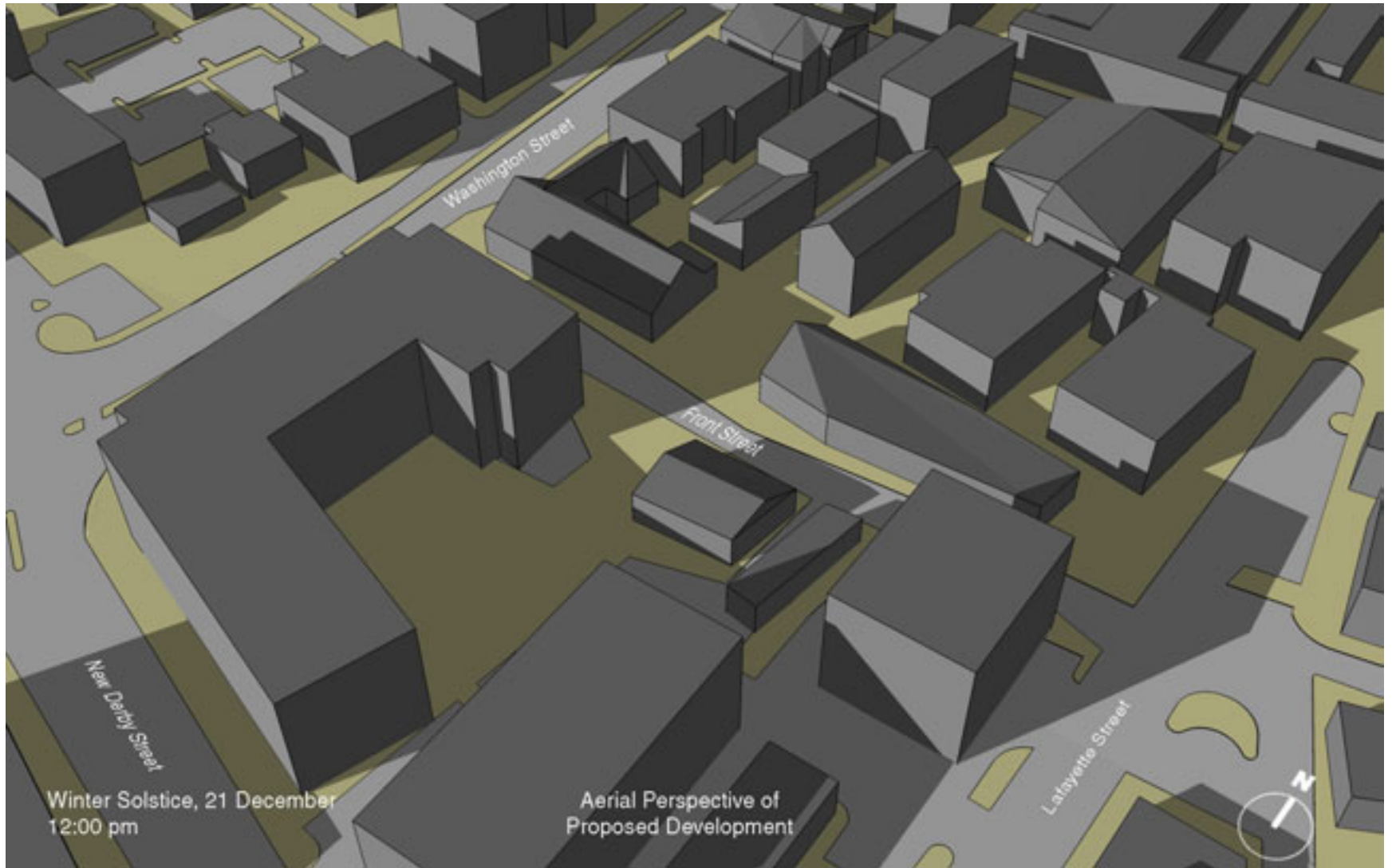






Aerial Perspective Shadow Study: Existing Conditions





Aerial Perspective Shadow Study: Existing Conditions







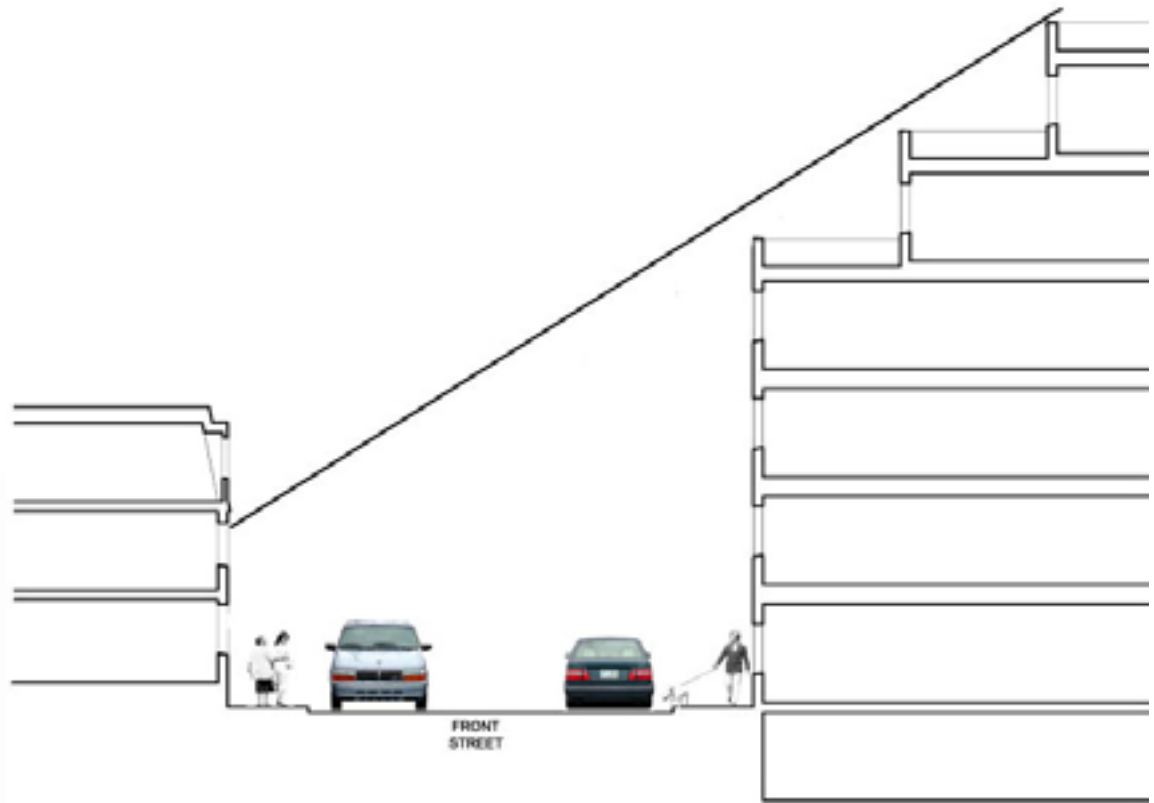
KEY PLAN

# Overall Site Section: North/South

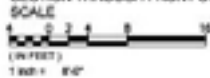




KEY PLAN



SECTION THROUGH FRONT STREET AND PHASE 4 (6 STORY)

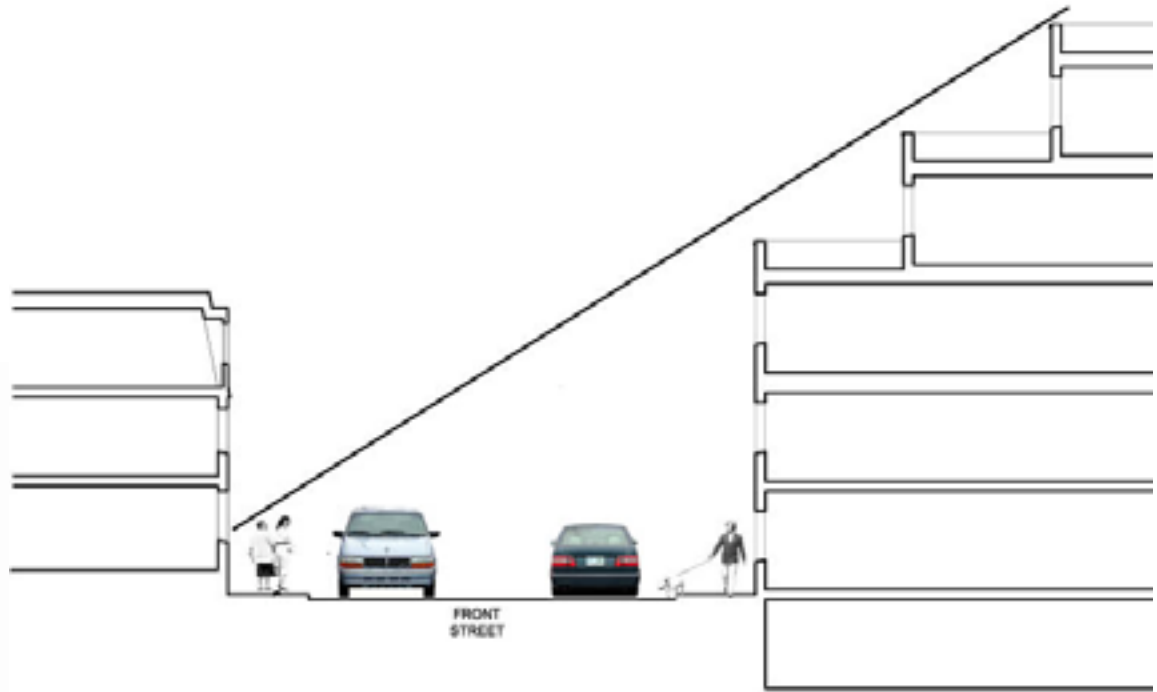


Front Street Section at Phase 4: 6 Stories





KEY PLAN



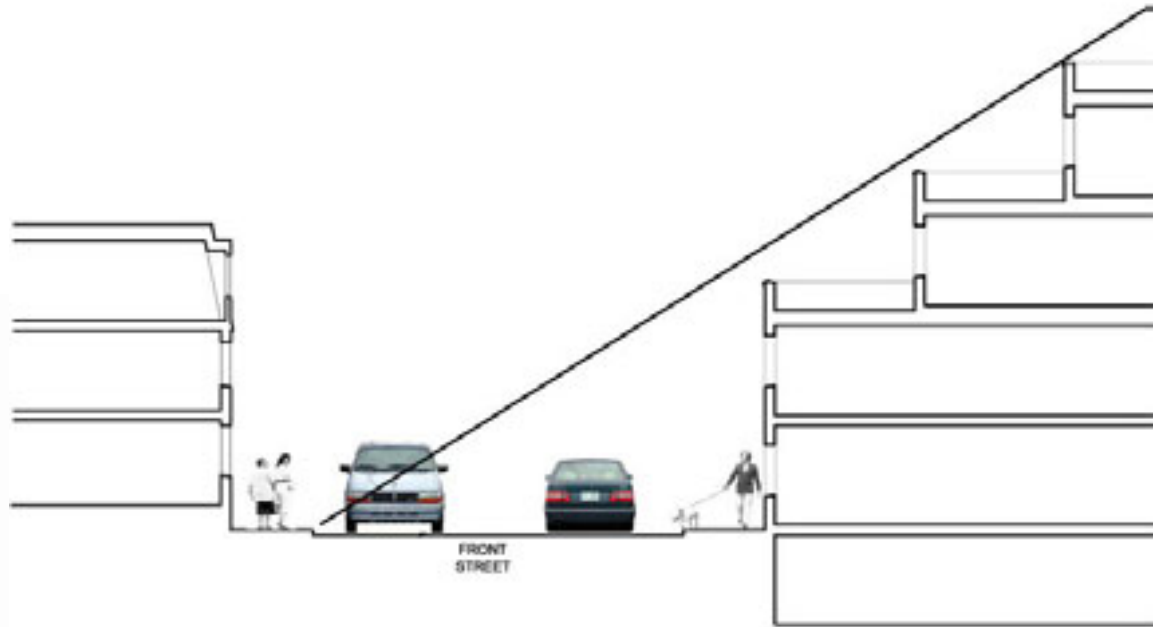
SECTION THROUGH FRONT STREET AND PHASE 4 (5 STORY)



Front Street Section at Phase 4: 5 Stories



KEY PLAN



SECTION THROUGH FRONT STREET AND PHASE 4 (4 STORY)  
SCALE  
0 2 4 6 8 10  
IN FEET  
1/8" = 1'-0"

Front Street Section at Phase 4: 4 Stories





# Project Phasing



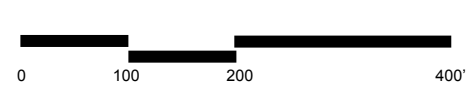
Overall Plan





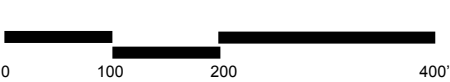


Site Development- Phase 1





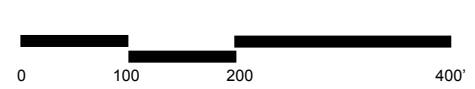
Site Development- Phase 2







Site Development- Phase 3





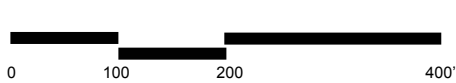
Site Development- Phase 4







Site Development- Summary Comment









# **Pedestrian Circulation**





# Pedestrian Circulation





Ground Floor Program- Existing Conditions

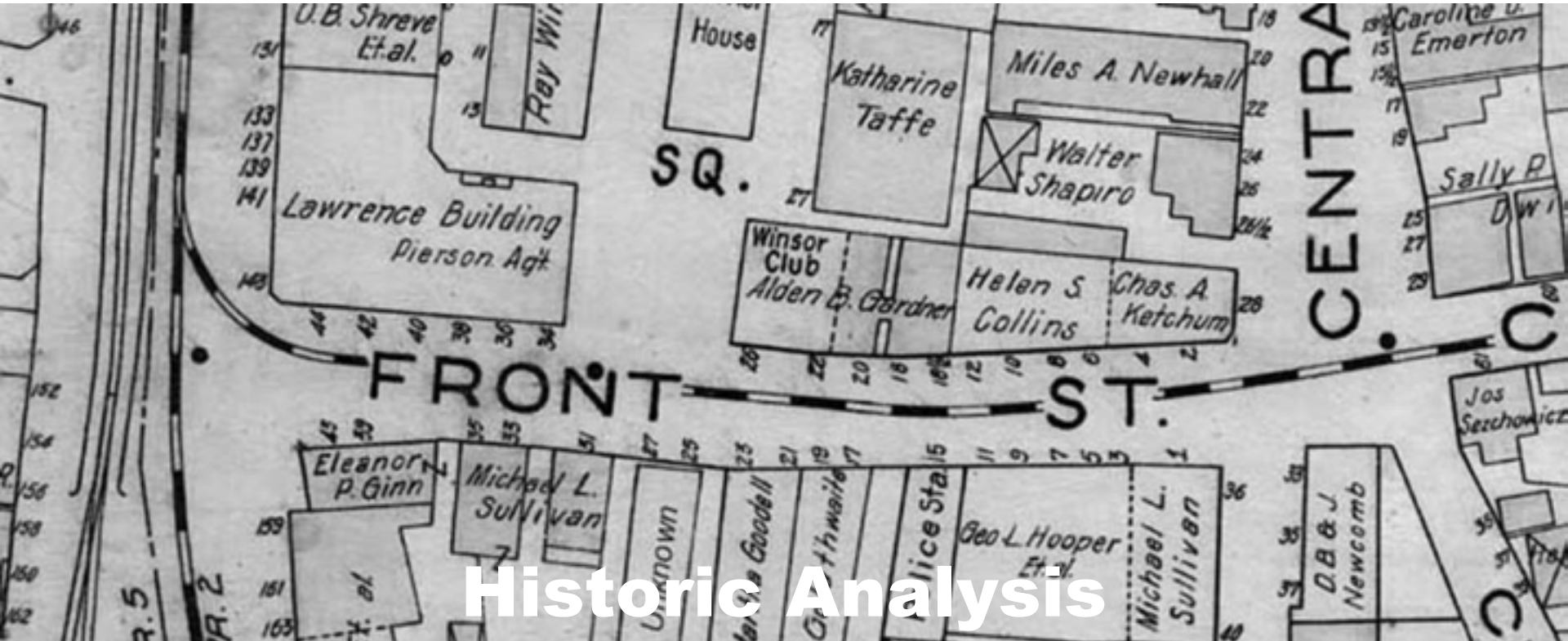






Ground Floor Program- Proposed Program





# Historic Analysis

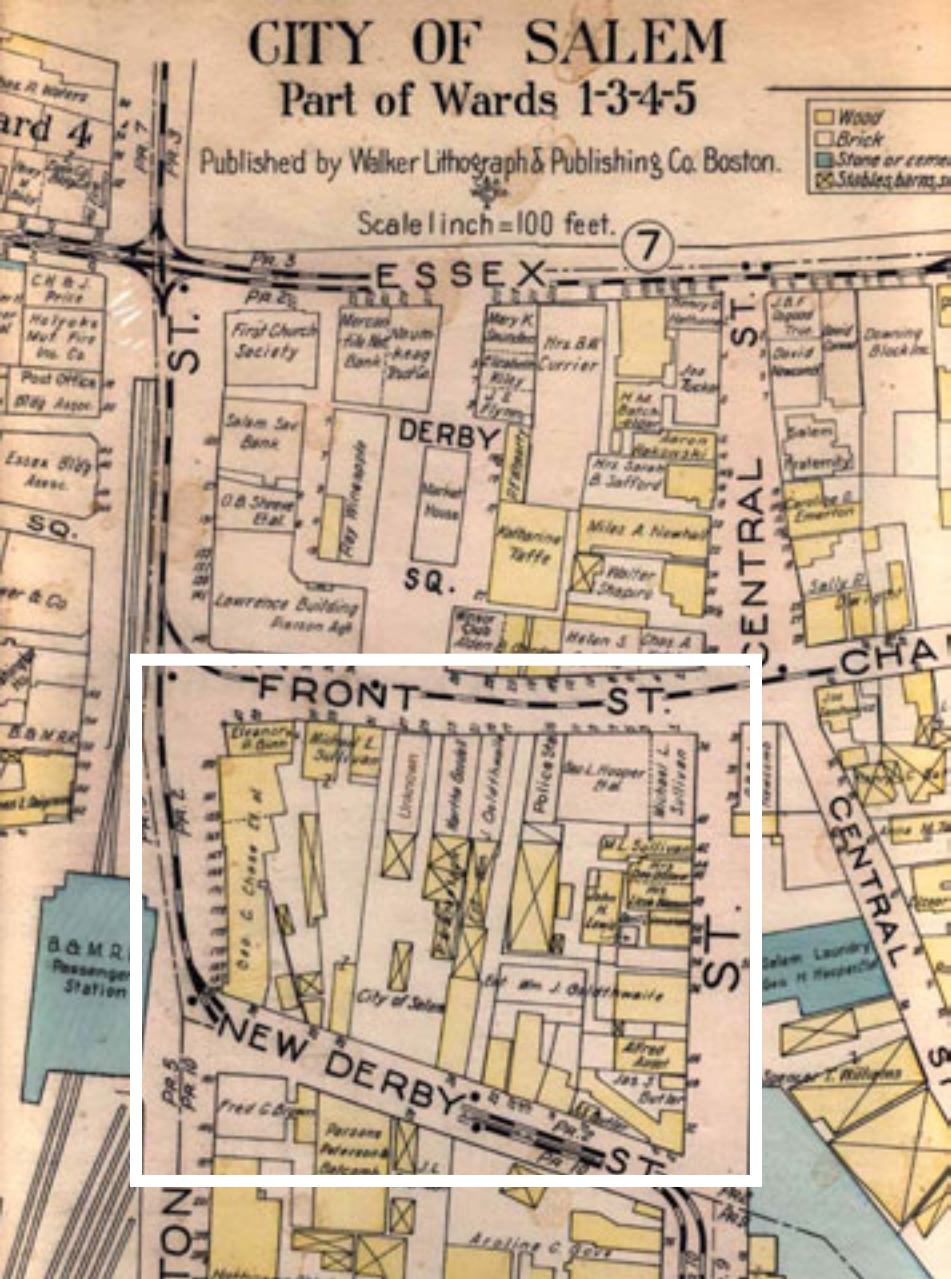
# CITY OF SALEM

Part of Wards 1-3-4-5

Published by Walker Lithograph & Publishing Co. Boston.

Scale 1 inch = 100 feet.

Legend:  
Wood  
Brick  
Stone or cement  
Stables barns, etc.



Historic Map of Salem, circa 1854





Historic Map of Salem, circa 1854



Historic Image of Front Street



Buildings of Historic Interest







TUNDRA





FOR LEASE  
SEEKING SPACED  
APPROX 1000  
CALLING  
800-441-1111









A black and white photograph of a city street. On the left, there are several trees with dense foliage. A utility pole stands near the trees. In the middle ground, a person is walking on the sidewalk. The street is lined with parked cars. On the right, there is a multi-story brick building with a curved facade. A sign for 'PUBLIC WORKS' is visible on the building. The sky is overcast.

# Building Height and Massing





Front Street Development: 2-3 Stories





Front Street and Adjacent Development: 2-3 Stories









Front Street Development: 3-4 Stories







Front Street and Adjacent Development: 3-4Stories





RESTORANTE  
GIOIA

FRESH  
TASTE OF ASIAN





Front Street Development: 6 Stories





Front Street and Adjacent Development: 6 Stories







Washington and New Derby Street Development:  
6 Stories





Washington, New Derby and Adjacent Street Development: 6 Stories







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MEMORIAL HEADQUARTERS

**AGA**  
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Automotive Distributor  
Since 1960  
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Market as Extension of Old Town Hall Square









Market as New Square off New Derby Street





SALEM

TOWN HALL





Market as a Series of Squares



