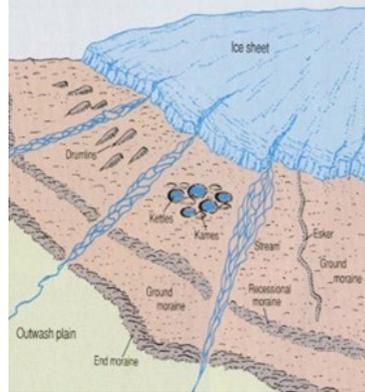
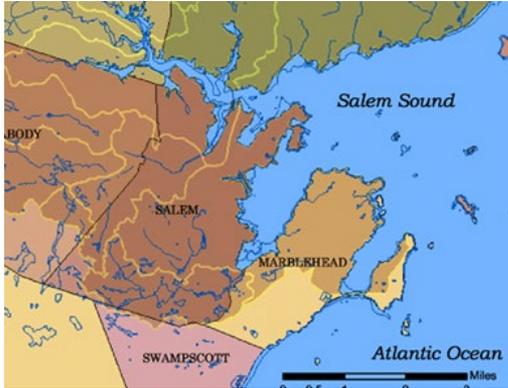


# Natural and built environments are constantly evolving and in transition

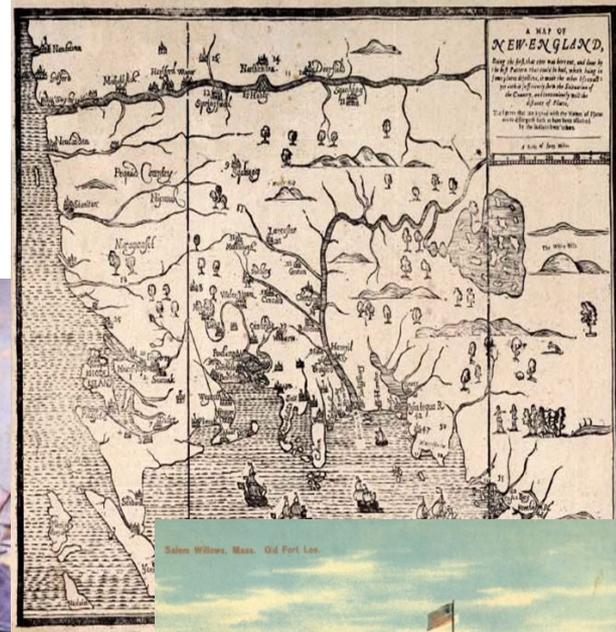


Salem Neck formed from colliding continental land formations and terminal moraines of retreating glaciers



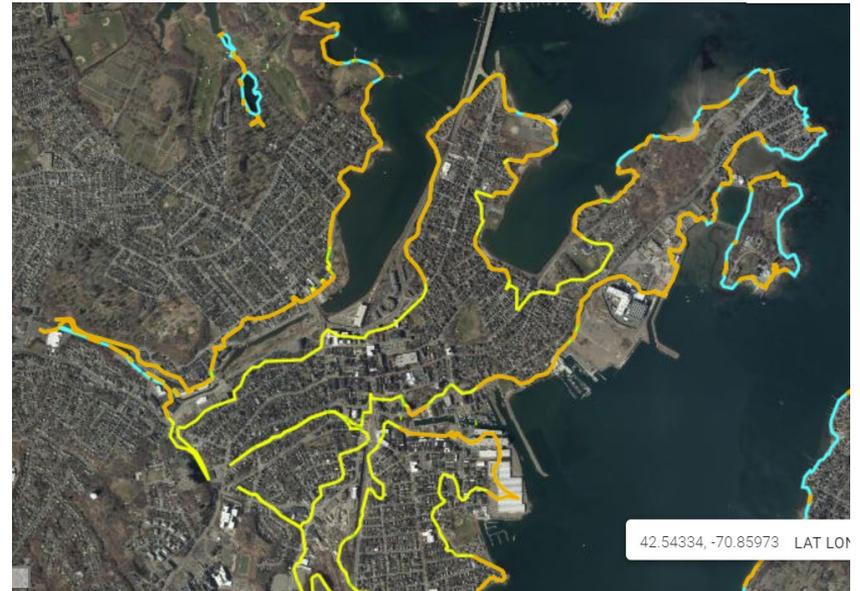
# Human Interaction with the Land Begins

- Naumkeag, the first to interact with this area of land. Used it as seasonal settlement
- European settlers arrived in 1600's. Engaged in fishing, shell fishing, lumbering and shipbuilding. Built first fort at Fort Lee



# Human Uses on the Neck Evolves and Changes...

Coastal tidelands along the Salem Neck and elsewhere in Salem began to be infilled and built upon



# Human Uses on the Neck Evolves and Changes...



harbor. SOURCE: Vineyard Wind

- Infilled land becomes:
  - Town dump turned school and park
  - C & H Leather factory turned coal processing plant turned vacant parcels
  - Coal burning turned natural gas power plant
  - Future wind turbine staging facility
  - Cluster of single and multifamily housing surrounding industrial uses
  - Lee Fort Terrace State Public Housing

# ...Continues to Evolve and Change



- Infilled land also becomes a ...
  - Pest House/Hospital for Contagious Diseases, along with a burial ground in the 1799-1970
  - Alms House and farm added to assist the poor in 1816-1954
  - Collins Cove Condo/Settlers Way - hills regraded, condos built 1987



# Historic Land Use Patterns a Result of Centuries of Discriminatory Practices

**Proposed housing that would allow the poor, people of color and other marginalized groups have historically been prevented through:\***

- Redlining
- Zoning restrictions
- Financing and mortgage insurance denials
- Homeowners' association exclusions
- Intimidation
- Ongoing community opposition to multifamily development\*\*

\*" *The Color of Law: A Forgotten History of How our Government Segregated America*" by Richard Rothstein

\*\* New York Times "*Twilight of the NIMBY*" by Conor Dougherty, June 5, 2022



# Historic Land Use Patterns a Result of Centuries of Discriminatory Practices

**Resulted in a land use pattern where multifamily and affordable housing were\*:**

- pushed to marginal areas on the outskirts of cities
- in older, decrepit, and unhealthy
- surrounded by polluting industries

**Which then led to vulnerable communities that experience:\*\***

- Long travel time to well-paying and stable jobs, services, healthy, fresh food, nature and recreation
- Increased cost of commuting and childcare
- Asthma epidemic
- Higher levels of obesity, heart disease and related health issues

\*Boston Globe *How Air Pollution Across America Reflects Racist Policies from the 1930's* by Raymond Zhong and Nadja Popovich March 9, 2022

\*\**The Color of Law: A Forgotten History of How our Government Segregated America* by Richard Rothstein

# ...Land Use on the Salem Neck Evolves Further

## Leefort Terrace evolves into its next chapter...

- Design concepts built on interpretation of history and current moment
- Replaces obsolete housing with healthy affordable homes
- Creates additional units of desperately needed affordable housing
- Location with access to services and quality of life

