



Leefort Terrace NESEA Pro Tour

June 5, 2026

About Beacon

Our Mission

Create and nurture healthy, vibrant and sustainable communities that positively impact the lives of our residents and make enduring contributions to the vitality of our cities and towns. We call this Living Well by Design.



20,000 +
Apartment Homes



135 +
Locations



10
States



800 +
Team Members



55 +
Years Experience

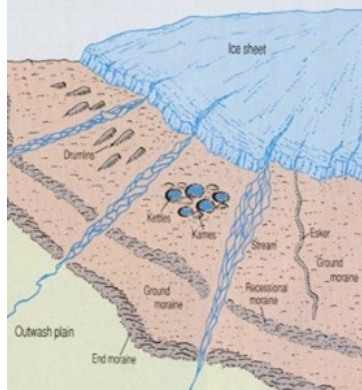
Project Team



“If you don't know where you've come from,
you don't know where you're going.”

-Maya Angelou

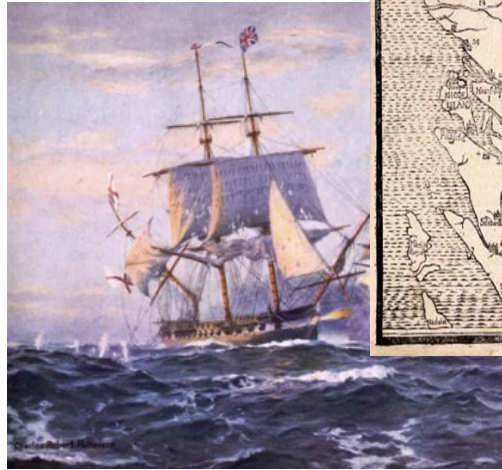
Natural and built environments are constantly evolving and in transition



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

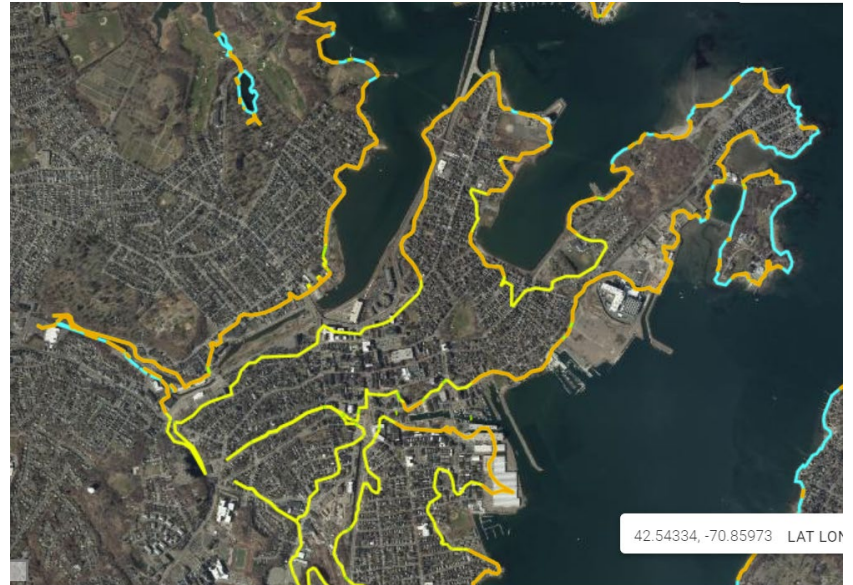
Human Interaction with the Land Begins

- 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

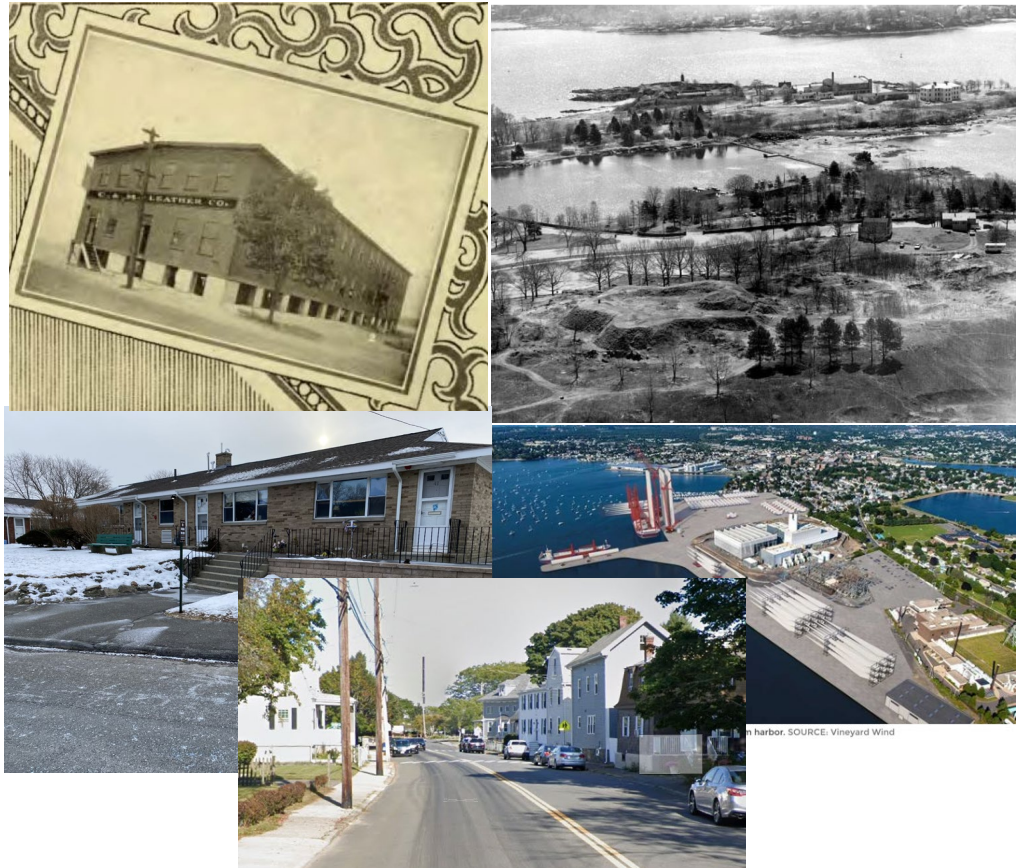


Human Uses on the Neck Evolves and Changes...

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...



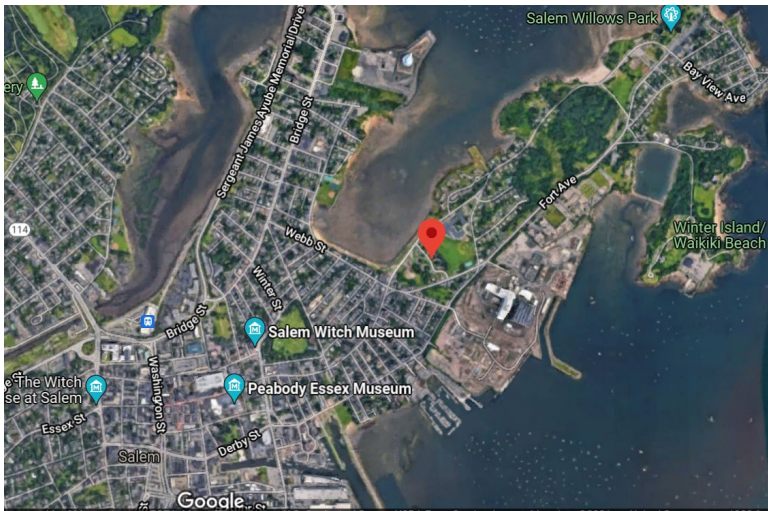
- Infilled land becomes:
 - Town dump turned school and park
 - C & H Leather factory turned coal processing plant turned vacant parcels
 - Coal burning turned natural gas power plant
 - Future wind turbine staging facility
 - Cluster of single and multifamily housing surrounding industrial uses
 - Lee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

Leefort Terrace History & Status

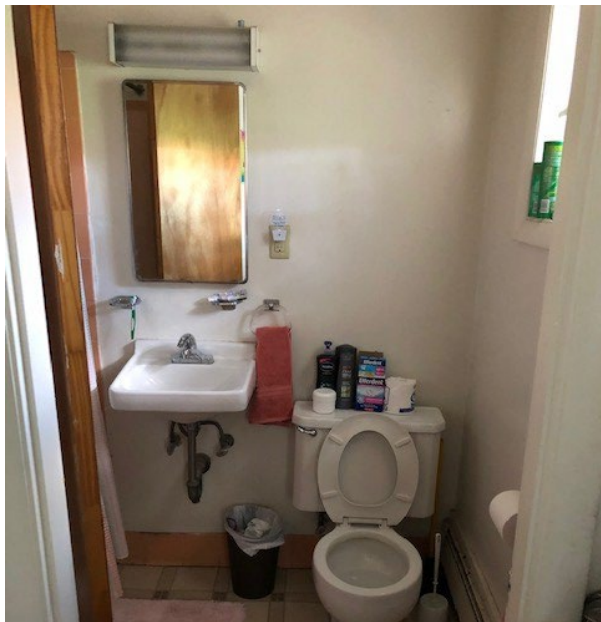


- Built in 1958
- 3.2 acres of infill
- 50 units of State Public Housing
- Elderly and disabled households
- Garden style 1-BR units (371 sq ft)
- All units on the ground floor a coastal floodplain
- No accessible or adaptable units
- Functionally and financially obsolete

Leefort Terrace In Context



Previous Conditions



Renovation was not an option

- On ground floor in a coastal flood plain = cannot get a permit for substantial renovation
- No handicap accessible units. At 371 SF units cannot be adapted
- Climate resilient design approaches incorporated in redevelopment are permitted



The future is now!

Leefort Terrace Vision

A rescue mission to replace the obsolete Leefort Terrace with a newly imagined affordable, regenerative and climate resilient development that works in harmony with natural and social systems.

Timeline



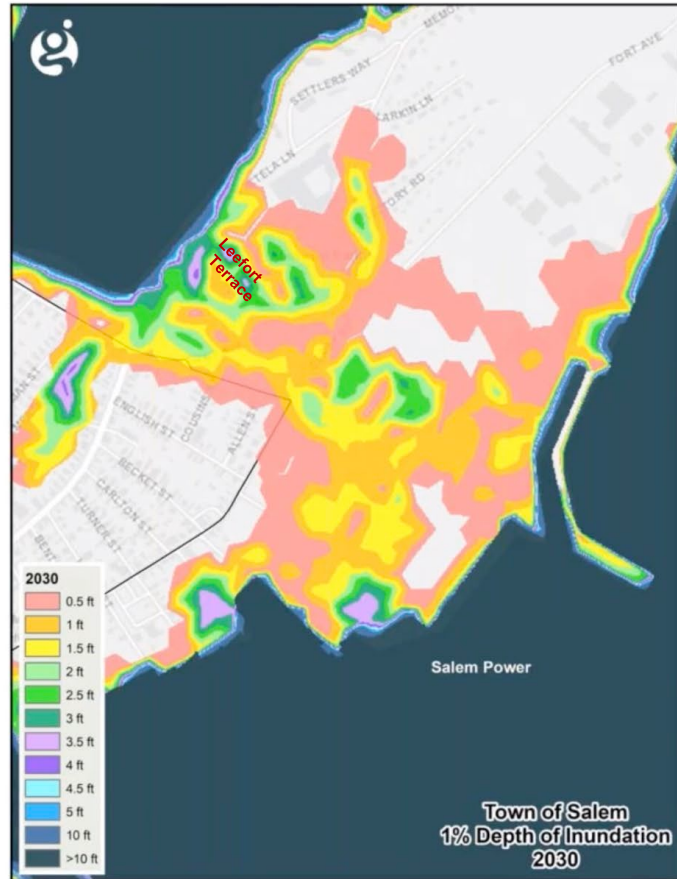
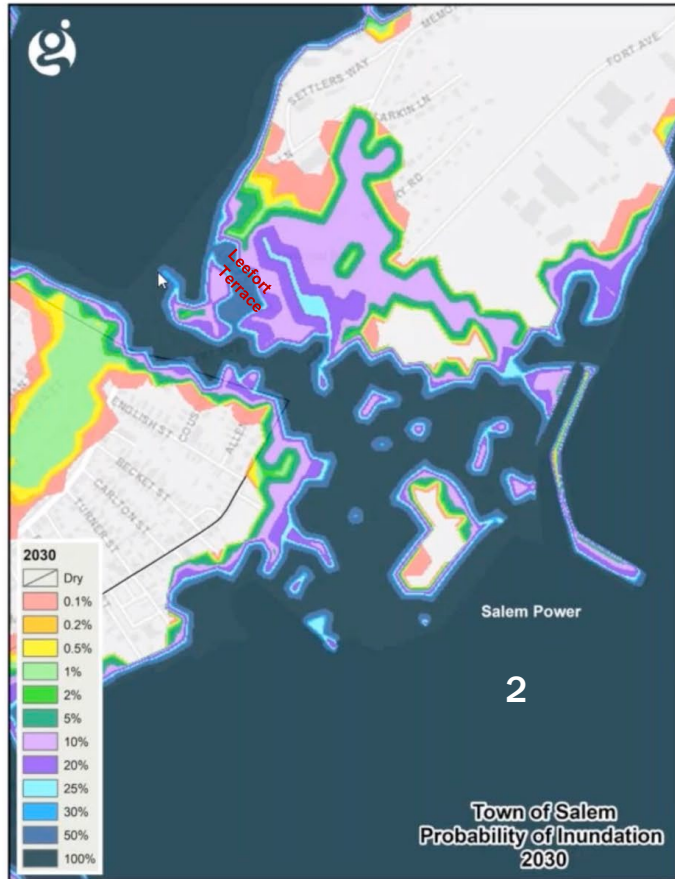
Why rebuild at the existing Leefort site?



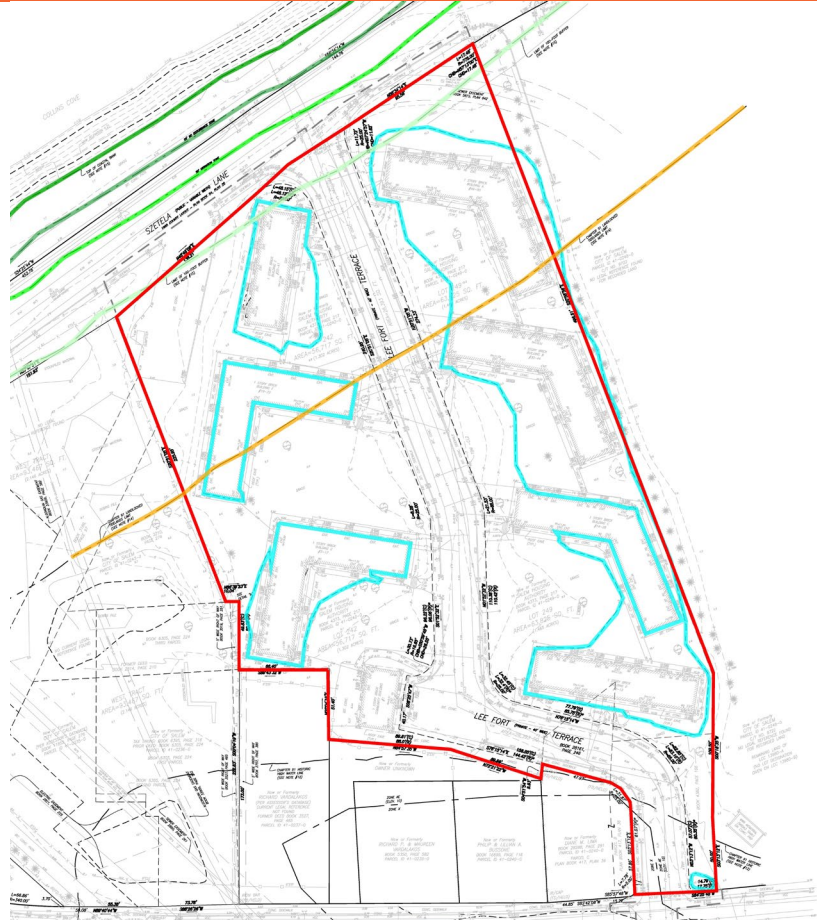
- Land prices too high and land too scarce
- Land already owned by the Housing Authority
- Rescues a failing state housing development
- Furthers SHA mission
- Favorable location for low-income resident

But can we build our way out of the flood plain?

Massachusetts Coast Flood Risk Model (MC-FRM)



Existing Conditions



- Property Boundary- 3.42 AC
- Coastal Bank and Buffer Zone to Collins Cove
- Land Subject to Coastal Storm Flowage (El. 10)
- Commonwealth Tidelands

Permitting

- Chapter 40B Comprehensive Permit
- Conservation Commission Order of Conditions
- MEPA Single Environmental Impact Report Certificate
- Chapter 91 Water-Dependent Use Waterways License

Sustainability & Resiliency Goals

In making design decision, the team will strive to achieve the following goals while simultaneously keeping in mind the financial constraints of the project:

Resiliency: The site will be designed to address current and future flood risk. Coordination with the City may be required to prevent potential islanding of this site and the Leefort neighborhood. The building will strive to be a resiliency hub by providing reliable backup power in the case of a power outage.

Environmentally Positive: The building and site will be designed with as many carbon sequestering, and regenerative materials as possible, with the aim to minimize embodied carbon. Demolished building materials will be reused where feasible. New building materials will be specified that reduce life cycle greenhouse gas emission. The landscaping will be designed using approaches that allow for carbon sequestration in the plants and soil.

Low Energy Building Design: The building will be designed and built to achieve Passive House (PHIUS+) certification and achieving Net Zero or Energy Positive site energy use. The aim is to provide on-site renewable energy generation.

Healthy and Human Centered Design: The site and building will be designed to protect abutting properties, connect the residents and the public to Collins Cove and maximize community open space and. It will be universally accessible. Material selection will also focus on healthier materials and indoor air quality.

Program



- ✓ 100% Affordable Rental Housing
- ✓ Deed Restricted for 99 years
- ✓ 124 apartments with 1-, 2-, & 3-bedrooms
- ✓ Intergenerational
- ✓ Universal Design
- ✓ 7 ADA units (1 w. sensory features), 3 sensory units, 100% adaptable
- ✓ Sustainable/ Climate Resilient
 - ✓ PassiveHouse Certified
 - ✓ All electric with Solar PV
 - ✓ Climate Resilient Design

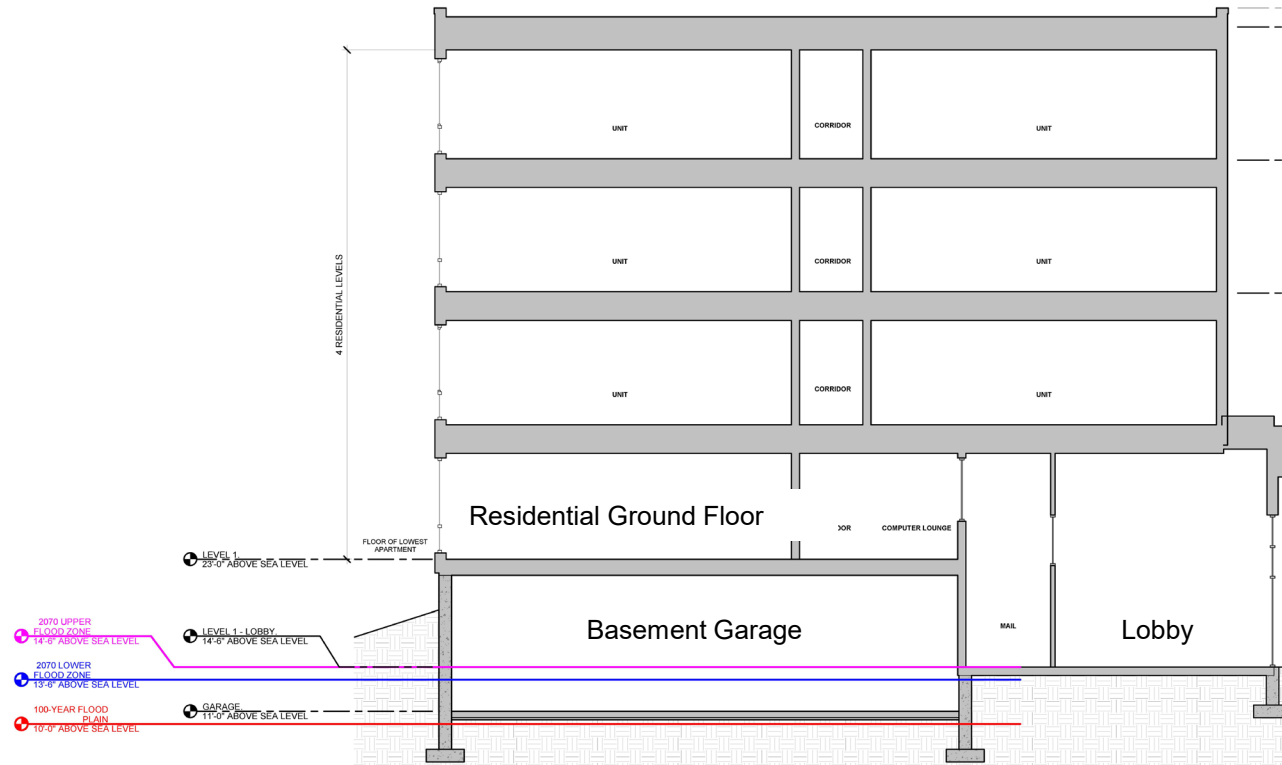
Site Plan



- U-shaped building providing:
 - Solid, protective edge, strong backdrop for open space to the north
 - Two connected wings embrace a sheltered, sun filled courtyard
 - Variety of outdoor spaces protected from prevailing western winds

Building our way out of the floodplain

- **Scale:** 4 stories dropping to 3, over a basement level garage.
- **Height:** 52' above average grade
- **Current Flood Plain:** 10' above sea level
- **Garage Elevation:** 11' above sea level (cars moved in floods)
- **Expected Flood Plain 2070 :** range of 13.6 -14.6' above sea level
- **Average Site Grade:** 13' above sea level
- **Lobby Level-** 14.6' above sea level
- **1st Residential Units:** 23' above sea level
- **Comparative Heights:**
 - Residential structures to the south are 20-25' above grade
 - Power plant 70'-100' above grade, plus the tower
 - Downtown Salem typically 70'



Architectural Character



- Modulated with changes in height, inset elements, material and color
- Focus on materials, colors and textures that reflect a more New England coastal feel
- Clapboard siding draws on broader residential context and character
- Contrasting colors that borrow from Salem
- Wood accents of washed “driftwood”

Amenities

- ✓ Fitness Center, Community Room, Wellness Office, Computer Stations, Focus Rooms, Pet Friendly, Onsite Property Management
- ✓ Central Air Conditioning, Individual thermostats, Dishwashers, Microwaves, Landlord paid utilities
- ✓ Private sun-filled courtyard for residents;
- ✓ Publicly Accessible Open Space
- ✓ Parking- 83 covered car parking spots in basement level, 17 surface parking spots, EV charging stations.
- ✓ Covered bike storage for 54 bikes, surface racks for 32 bikes



Landscape Plan – Publicly Accessible Open Space



New shade trees - at street edge and west edge

Flowering understory trees – reinforce east buffer, provide diverse habitat and foraging value throughout site

Raingardens collect rainwater from impervious surfaces, allows rainwater to soak into the ground (rather than conveying off-site)

Meadow grasses + perennial planting areas for (pollinator habitat), landscape mounds for visual interest

Game/café tables, armchair seating, wooden benches, picnic tables, timber hammock posts

Existing trees to remain

Concrete sidewalk, stone dust paths, and reinforced lawn

Location for future public art/sculpture, pedestrian lighting, bike racks, trash and recycling receptacles, dog waste bag dispensers

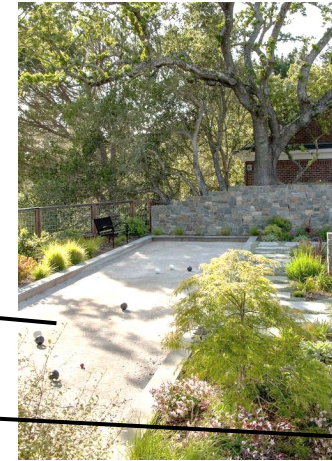


Landscape Plan – Residential Amenities



Multi-Use Lawn

Courtyards with seating



Bocce Courts

Victory Garden

Landscape Plan – Tree Study– Monique Hall, BSC Group



BENTLEY ACADEMY
CHARTER SCHOOL
+ SALEM EARLY
CHILDHOOD SCHOOL

LEGEND

-  Existing Trees to Remain
-  New Shade Trees
-  New Understory Trees
-  Existing Trees to be Removed

Leefort Terrace - Tree Study

Publicly Accessible Open Space					
	Remove	Caliper	Preserve	Caliper	New
Existing Trees	4	75	3	90	
New Shade Trees					16
New Understory Trees (flowering/fruiting)					43
Total New Trees					59

Residential Areas					
	Remove	Caliper	Preserve	Caliper	New
Existing Trees	20	406	3	120	
New Shade Trees					25
New Understory Trees (flowering/fruiting)					35
New Fastigate (columnar trees)					14
Total New Trees					74

Both Areas					
	Remove	Caliper	Preserve	Caliper	New
Existing Trees	24	481	6	210	
New Shade Trees					41
New Understory Trees (flowering/fruiting)					78
New Fastigate (columnar trees)					14
Total New Trees					133

Grading & Drainage



- Grading designed to meet universal accessible design with path slopes under 5% and no ramps.
- Site elevations account for future flooding and SLR
- Meets all DEP Stormwater Standards and includes a reduction in impervious area and associated run-off
- Low Impact Development (LID) features and water quality unit in parking lot.

...Land Use on the Salem Neck Evolves Again

Leefort Terrace evolves into its next chapter...



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



Thank You!

