



**MARINE BIOTECH RESEARCH PARK
FOR THE SALEM HARBOR POWER STATION SITE**

JUNE 2012



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Keynotes

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Technology Display/Visitor/Museum | 6. Public Park | 9. Mixed-Use Buildings | 14. Harborfront Boardwalk |
| 2. Aqua Marine Conference Center | 7. Seawater Research Platform | 10. Fresh Market | 15. Parking |
| 3. Wet/Dry Research Labs | 8. Seawater Research Platform | 11. Small Boat Dock | 16. Parking |
| 4. Fresh/Seawater In-Out Research Platforms | | 12. Ferry Dock | 17. Freshwater Research Platforms |
| 5. Extended Stay Hotel/Commercial/Retail | | 13. Cruise Ship Terminal | 18. Prove-out/Commercialization Platforms |



Notes

- The entire project will be LEED Gold.
 - Buildings will have restaurants and coffee shops along the boardwalk. They can serve produce from the facility.
1. **Visitor's Center and Museum**
 - 2 floors: 300,000 sqft
 - Each floor will be 15'-20' high
 2. **Conference Facility**
 - 2 floors: 140,000 sqft
 3. **Office Campus and Labs**
 - 3-4 floors: 420,000 sqft
 4. **Greenhouses and Labs**
 - 3-4 floors: 770,000 sqft
 - The greenhouses can supply produce for the market and restaurants on site
 5. **Hotel**
 - 4 floors: 220,000 sqft (55,000 sqft/floor)
 - 230 keys
 6. **Public Park**
 - 75,000 sqft
 - Area for employees and families to play and relax
 - Water-front view
 - Easy connection to the ferry dock and the city
 7. **Clean Water Facility / Salt Water Treatment Facility / Waste Water Treatment Facility**
 - Greenhouse Facility over barge-type structures: 300,000 sqft
 - Uses plants and sunlight to purify water naturally
 8. **Research Platforms**
 - A place to grow and conduct research on shellfish
 9. **Mixed-Use Buildings**
 - Ground floor retail: 220,000 sqft
 - Commercial / Residential 2nd-4th floors: 440,000-660,000 sqft
 10. **Fresh Market**
 - 55,000 sqft
 - Retail anchor
 - Supermarket retail space to sell produce grown on site

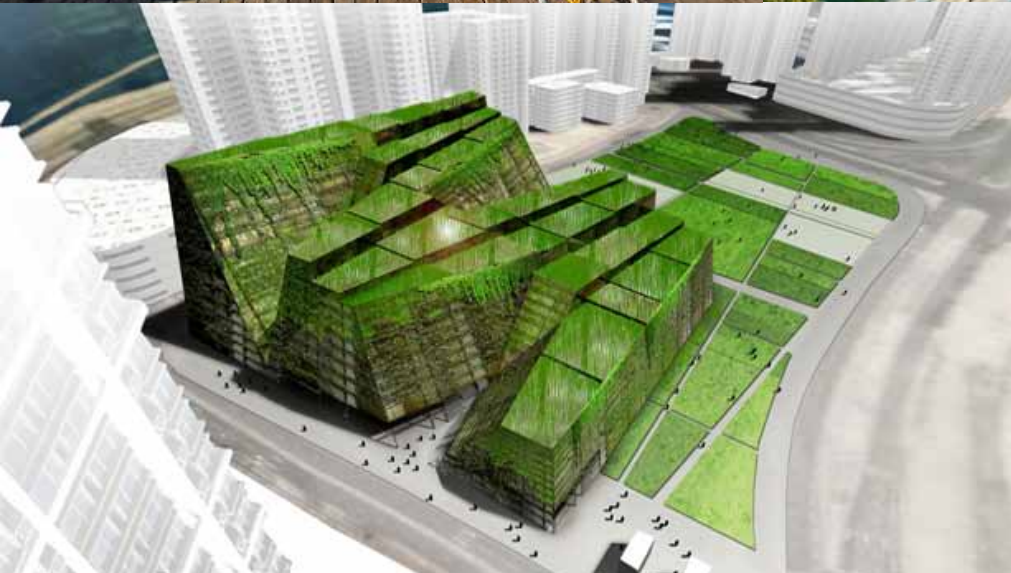


Design Approach

The design will reflect the progressive, environmentally-sensitive outlook of the development.

Large walkways will encourage pedestrian and bike traffic on the site. Buildings will have human-scale detail and texture to engage visitors.

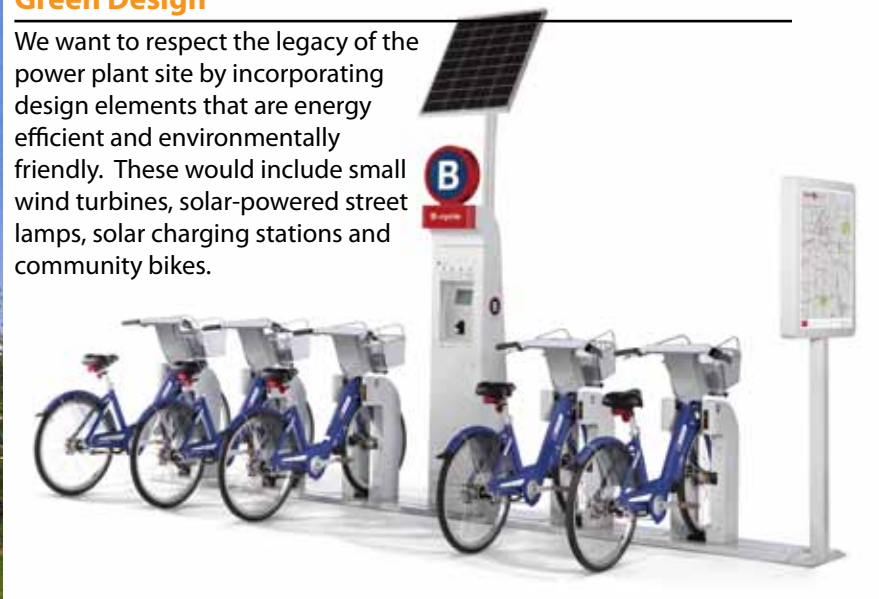
A striking visitor center icon will act as a beacon for the harbor, encouraging closer exploration of beautiful Salem.





Green Design

We want to respect the legacy of the power plant site by incorporating design elements that are energy efficient and environmentally friendly. These would include small wind turbines, solar-powered street lamps, solar charging stations and community bikes.



segalla architects

Segalla Architects was founded in 1975 by Dr. Ned Segalla. Started as a small business in Tel-Aviv, it quickly grew to a large, respected company that works all around the world.

The firm has extensive experience with a variety of building types: private residential, high-rise residential, commercial, mixed-use, medical complexes, gaming, hospitality, master plans, and interior design.

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Selected projects



Club Hotel Casino Loutraki

441,200 sqft | 1995

Loutraki, Greece

Five-star hotel & casino with theater, nightclub & restaurants

Design info:

The project is located in mainland Greece at the entrance to the Corinth Canal.

The two main elements that guided the design were the spectacular views of the surrounding mountains and waterfalls, and the ability to expand the hotel and casino in the future.

The unique curled shape of the hotel provides a wider panoramic view for every suite.

The pool deck areas connect to the beach and function as an extension to the natural landscape.

The lobby interior design includes 45 ft high ceilings.



Casino Malabata

290,400 sqft | 2003

Tangier, Morocco

Five-star hotel & casino

Design info:

The project is located at the shore of the Malabata peninsula by the Mediterranean Sea in Tangier.

The hotel suites feature a panoramic view of the Mediterranean Sea and the Atlantic Ocean.

The casino and hotel were designed as separate structures because of gaming regulations but both buildings share the BOH.

The casino ground floor is stepped down to connect the elevated street to the beach level.



Kingston

204,300 sqft | 2001

Or Yehuda Israel

Banquet hall

Design info:

Playful water features at the entrance level, inside and outside.

The building is used mainly in the evening, so special attention was paid to the exterior lighting.

The metal staircase in the lobby creates eight floors of open area with amazing views of the surroundings.

The back of the building is open to a 75,300 sqft Italian plaza with retail spaces and restaurants.

A passage through the building on ground floor connects the front surface parking to the plaza behind the building.

To free the banquet halls from any columns, the second and third floor slabs were hung from the roof on a grid of columns spanning 195ft x 130ft from huge 8.5ft x 7.8ft beams.