

Tuscan Village

Floodplain Improvement Project

Location: Salem, NH

Client: Tuscan Village Master Development/Tuscan Brands

Entrant: Tighe & Bond, Inc.

Project Team: Gove Environmental Services, Inc., PCA Architects, Continental Paving, Inc., Greenman Pederson, Inc.



Conceptual rendering of Tuscan Lake directly connected to Lake Park and abutting commercial and residential areas of Tuscan Village.



Tuscan Lake with a beach and dock for kayaking and other recreational activities.



Outdoor seating at Tuscan Lake Park.

Tuscan Village is a 170-acre sustainable mixed-use development in Salem, New Hampshire at the site of the former Rockingham Park racetrack. Developer, Tuscan Brands, had a vision to create a thoughtful community that balances the three responsibilities of sustainability (social, environmental, and economic benefits). A multi-phased design was mapped out to achieve the vision and address any challenges facing the property. The Floodplain Improvement Phase, led by Tighe & Bond kicked off the project.

An existing irrigation pond was reimaged into the 2.5-acre Tuscan Lake with the attached programmable greenspace of Lake Park allowing for public access to greenspaces for the first time. A series of underperforming culverts were daylighted to restore 3,000-linear feet of a Policy Brook on the property (formerly culverted for the development of the racetrack) which reshaped the floodplain to help alleviate flooding concerns during large storm events and at the same time created a robust habitat for aquatic and terrestrial species. Rain gardens were strategically placed throughout the property to continue with the aid of controlled stormwater runoff. The Town of Salem will see economic benefits, such as a re-established tax base and an increase in permanent jobs, as additional project phases are implemented. Tuscan Village has struck a successful balance between retail, office, and residential uses while keeping the site's environment and water ecosystems flourishing.



The finished daylighting of Policy Brook created more than 3,000 linear feet of natural stream and adjacent floodplain.



The daylit culvert allowing for better water flow and the ecosystem to thrive in Policy Brook.

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