

ENVIRONMENTAL IMPACT STATEMENT

“GATEWAY CENTER”

BRIDGE STREET AND BOSTON STREET

SALEM, MASSACHUSETTS

Natural Environment

1) Air

The proposed building project will have no long term impact on the air quality in the area of the development. Typical dust control measures will be utilized during the development of the site.

2) Land

The site is the former location of the Sylvania Electric Plant and is therefore previously disturbed. General conditions are well graded gravel and broken pavement. There is still one building standing on the site which will be razed.

With the exception of underground utilities, all construction will take place on the surface of the site. Therefore there should be no limitations to the project due to subsurface conditions.

There has not been any percolation tests performed on the site for this project.

The property has been abandoned. It previously was the site of the Sylvania Electric Plant. The property consists mainly of graded gravel and broken pavement. Grading to the site will be minimal. The building will be slightly elevated above the existing grade to maintain an elevation above the 100 year flood plain. Site grading will be strictly to maintain positive drainage and ADA handicap standards.

There are no marshes, wetlands or seasonal wet areas on the property.

3) Water and Wetlands

Neither public nor private water supplies should be affected by the development of this site.

A Notice of Intent was filed with the Salem Conservation Commission September 27, 2006 for a similar project on this site. An Order of Conditions was issued and recorded at the Essex South Registry of Deeds on November 14, 2006. The Salem Conservation Commission has been notified of the modifications to the plans since the Order of Conditions was issued.

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There should be minimal erosion on the site during construction due to the gentle grading which exists on the site. Any erosion will be controlled using siltfence along the perimeter of the property where the slope is away from the subject property. Existing drainage structures which will be receiving runoff from the area of construction will be surrounded with haybales.

In its completed state, site erosion will not be a factor. The entire site will be covered with the proposed building, parking or landscaping.

No increase in flooding is anticipated with the construction associated with this site due to the fact that the drainage will be discharged into the North River which is tidal. Stormwater will be treated utilizing deep sump catch basins and Stormceptor treatment systems prior to discharge.

4) Energy

Energy to the site will be provided by local electric service. Heating of the building will most likely be from gas. Energy use is anticipated to be lower than that used by the previous use of a manufacturing use.

5) Noise

The only time that noise may be a significant factor is during construction. After the site is developed noise will be minimal. The only anticipated noise would be from deliveries and trash pick up which would be scheduled to take place during the typical business hours of an office building.

6) Local Flora and Fauna

Due to the site being previously disturbed there will be no negative impact on site.

Man-made Environment

1) Land Use

The site is located in the main business district of Salem. It is also located along major roads within the City of Salem. The building will be consistent with the other uses in the area.

2) Density

Proposed on the site is a four story building consisting of a total of 136,700± square feet. The total footprint of the building is approximately 45,400± square feet which is lot coverage of 20.3%. The remaining site will include extensive landscaping in the buffer area between the developed areas and abutting residential properties.

3) Zoning

The property is located in the North River Canal Corridor.

4) Architecture

The building is sited adjacent to the corner of Boston and Bridge streets opposite the abutting residences on Federal Street and is set back approximately 7 feet from each property line which places the ground floor about 12 feet from the street curb. The resulting wide sidewalk will be paved with patterned concrete from curb to building and street trees planted adjacent to the curb provide screening for pedestrians along these streets. The Bridge Street entrance is defined and protected by a projecting glass canopy.

Starting at 2 stories on the corner of Boston and Bridge streets the building steps up to 3 stories at a center atrium then to 4 stories east of the atrium. Brick masonry and large individual windows are reminiscent of the construction of the industrial buildings that once occupied the site. The glass atrium opens to the north and the south providing a visual connection between Bridge Street and the Porte Cochere and parking area on the opposite side. Large windows on the south side ground floor collect south light in the winter. Also on the south side a glass canopy welcomes and protects pedestrians from the east end Office Entrance to the Health Club entrance to the west. A Porte Cochere allows covered automobile drop-off at the atrium entrance. The south and east elevations of the building are also brick on the lower portions with metal and glass fenestration at the upper floor. The anticipated uses of the building require floor to floor heights of 18' on the ground floor and 13' on the upper floors resulting in a total ground floor to roof height of 57'. The storage building directly across Bridge Street is 40' high.

The utility entrance will be at the east end of the building near the loading dock. Trash will be contained in a dumpster inside the building.

In keeping with the Salem North River Canal Corridor Neighborhood Mixed Use District the parking is arranged to the south and east of the building and is landscaped as required by the zoning. Additional screening of the residences to the south is

provided by an 8' high fence the entire length of the site with landscaping on the north side of the fence.

The redevelopment of this existing industrial site including the removal of the unsightly existing building and constructing a new building at the street edge of Bridge and Boston will set a high bar for development along Bridge Street. The impact of a building signaling that "you have arrived" in Salem will transform the area from the barren vacant lot it is today to a vibrant commercial gateway to the City.

Public Facilities

1) Water Supply, Flow, Pressure and Distribution.

The proposed building and site will be serviced by the City of Salem public water supply. Domestic water demand for the office building based on DEP Guidelines is 75 gallons per 1000 square feet which figures to be 10,253 gallons per day.

2) Sanitary Sewer Connection, Distribution and Facilities

The sanitary sewer will be connected to the City of Salem sewer main on Bridge Street. Based on Title V the sewer flow is estimated to be 10,253 gallons per day.

3) Storm Drainage Facilities

The stormwater will connect into the City of Salem stormwater system on the south side of Bridge St which discharges into the North River.

4) Disposition of stormwater

Stormwater is going to be collected on site via deep sump catch basins. Stormwater will then run through underground piping and treated using Stormceptor systems. A complete drainage study has been completed and shows a decrease in the volume and rate of discharge from the site.

5) Trash Disposal

Trash will be collected and contained within the building. The trash will be emptied from the building weekly or as needed.

6) Traffic Facilities

There will be two entrances and exits to the site. One will be located on Bridge Street and the other will be on Boston Street which will give access to parking lots around the building. There will be parking for 374 cars, 22 of which will be handicapped accessible including 2 van accessible spaces. Landscaping is provided inside of the islands as required per the City of Salem Zoning Ordinance. There is a loading area provided for.

Pedestrian access along Bridge Street will be improved with the installation of a new sidewalk. There will be a walkway which will surround the entire building making the site pedestrian friendly.

7) Electric Power

No determination as to power usage has been calculated.

8) Gas

No determination as to gas usage has been calculated

Community Services

1) Schools

There will be no impact upon the Salem School System from the construction of the project.

2) Recreation

There will be no recreational facilities affected or constructed in association with this project, although the proposed health club will have membership open to the public.

3) Police

The office building will have no adverse affect on the Police Department as the development will illuminate what is presently a large, vacant lot.

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4) Fire

One building is being proposed for the site. The building will be fully sprinkled and meet all existing fire codes at the time of design. Water for fire protection will be from the City of Salem water main on Bridge Street.

5) Public Works

The project proposes the closing of the four existing curb cuts along Bridge Street and the construction of a larger curb cut at the northeasterly corner of the property. The project also proposes a land donation along Bridge Street to the City of Salem for the construction of a new right-turn only lane which will improve the existing traffic patterns. As a consequence to the new lane, the project proposes two additional curb cuts for access and egress to the project. These openings will be constructed in accordance with the standards of the City of Salem.

Human Considerations

1) Aesthetics and Visual Impact

The project will be the redevelopment of an abandoned manufacturing site. Improvements will be made in the type of building, pavement and landscaping. Landscaping has been designed to screen the residences from the office building.

2) Parks, Forests and Recreational areas

There will be no impact to any parks, forests or recreational areas as a result of this project.

3) Public Health

There are no foreseeable negative impacts to the public health as a result of this project.

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Subsurface Conditions regarding toxic materials and proposed mitigation systems for the building based on Risk Assessment by the L.S.P.

A revised risk characterization was prepared to support an LSP Opinion that changes the permitted uses in the Activity and Use Limitations (AUL) for the Site. This additional Risk Assessment and LSP Opinion addressed the change of the Site use from the originally planned Osco Drug Store to the currently planned Senior Center and Health Club. The site construction will be performed under the following conditions:

- (i) Activities and uses consistent with the construction and use of commercial retail/industrial structures, providing that vapor barriers and passive sub-slab venting systems are incorporated into any building design at the Site. A building similar to the planned Community Life Center/ Senior Center, municipal and professional office space, atrium, Health Club and accessory spaces thereto evaluated as part of the risk characterization meets this requirement;
- (ii) Commercial retail and industrial uses of the property are permissible, provided that the soil currently located at about 2 to 5 feet below surface grade remains inaccessible. Landscaping and routine maintenance of landscaped areas within the designated AUL area that does not cause and/or result in direct contact with, disturbance of, and/or relocation of, the soil are also permitted activities.