

# **PROPOSED GATEWAY CENTER SITE PLAN REVIEW NARRATIVE 401 BRIDGE STREET AND 44 BOSTON STREET SALEM, MASSACHUSETTS**

## **Buildings**

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 modular pavers 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 stores 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 wood 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 construction of a new building at the street edge of Bridge and Boston Streets 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.

The proposed building is sited on the property line opposite the abutting residential area and a landscaped buffer zone is provided as required. With the removal of the existing

metal industrial building and the addition of a brick and masonry building the visual impact to the area will be positive

### Parking and Loading

The development includes associated parking and aisles for the proposed office building. The parking consists of 374 parking spaces, which are 9 feet by 17 feet with a two foot bumper, overhang to conform to the City of Salem's zoning requirements. The count of 374 spaces includes 8 ADA accessible spaces. Landscaping is provided throughout the parking lot also to conform to the City of Salem's zoning requirements. The south side of the parking lot, which is the side which faces the residential abutters, is screened with larger pine trees. Loading for the building will be through the side door consisting of typical office supplies.

### Traffic flow and Circulation

There will be two curb cut entrances and exits, one each on Boston Street and Bridge Street. All parking spaces will be accessed via aisles which are 24 feet wide. A walkway and sidewalks will surround the new building. Handicap access will be provided at the nearest entrance for the spaces provided in the parking lot.

### External Lighting

A photometric plan has been completed at this time and is part of this submittal. It will follow the City of Salem Lighting Guidelines and assure that no site lighting spills onto adjacent residential properties.

### Landscaping and Screening

All areas within the development outside of the building, parking and walks will be landscaped. There will be dense vegetative screening provided along the south side of the property between the parking lot and the abutting residences.

### Utilities

Utilities for the proposed site will be along Bridge Street. Gas, water, electric, sewer and drainage are all available from Bridge Street. Drainage will be collected in a series of deep sump catch basins which will run through a Stormceptor system before being discharged into the City of Salem storm drain system which discharges into the North River.

### Snow Removal

Snow will be plowed from the parking areas mainly to the rear of the site. Some snow will be plowed to the islands within the parking areas. If necessary during times of heavy snow, snow can be removed from the site for legal disposal.

### Natural Features and their Protection and Enhancement

The site is a previously developed and abandoned manufacturing site. The construction of the office building will result in a significant increase in the amount of landscaping on the property.

### Topography and its Maintenance

The existing site consists of gravel and broken pavement along with one remaining building which is proposed to be razed. The site is well graded with a slope which runs towards Bridge Street.

### Compatibility of Architecture with Surrounding Areas

The proposed site has been designed using brick and masonry trim and accents in keeping with the typical design of buildings in the area and the City of Salem in general. Since the site has been abandoned, the proposal will be a significant improvement over what is currently there.