

## Re-Use Feasibility Study for 5 Broad Street, Salem, MA



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**Re-use options: January 13, 2010**

# Re-use Feasibility Study: Introduction and Goals



## Introduction:

- The Salem City Council has determined the building at 5 Broad Street as surplus public property.
- It is the City’s intention to identify potential re-use options.
- Options may entail the renovation and relocation of the City Hall Annex to this location or the sale of the building to a private developer for renovation and re-use.
- The Re-use Feasibility Study will be utilized in the process of locating interested buyers, assisting potential buyers in evaluating the potential of the building and evaluating bids.

## Goals:

1. Review Existing conditions
2. Evaluate Building Systems
3. Assess Re-use alternatives
4. Present and Report





# Re-use Feasibility Study: Preliminary Findings Summary



Site Analysis

Existing Building: Daily Use Summary

Heavy use with overflow parking	Mondays
Moderate use with full parking	Thursday & Friday
Light use with some available parking	Tuesday & Wednesday
Insignificant use with open parking	Friday evenings, Saturday & Sunday

• The parking lot is open to the public nights between 5pm to 7am

• Parameters

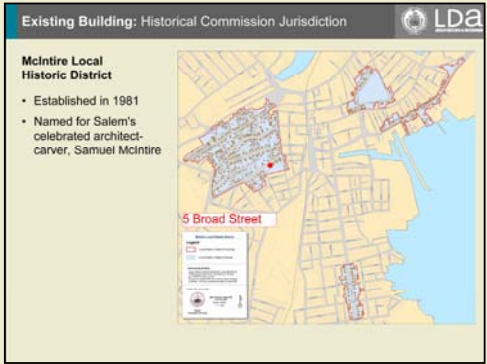
Building	Heavy 100+	Moderate 50-99	Light 10-49	Insignificant 0-10
Parking Lot	Full+	Full	25% - Full	25% or Less

Current Use Patterns

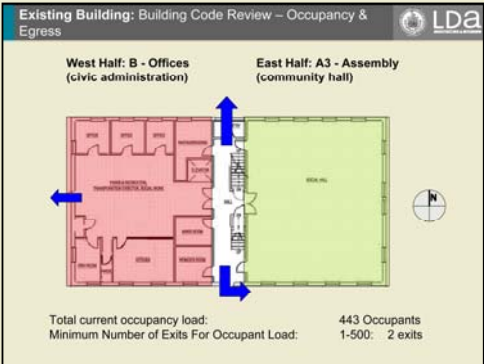
Existing Building: Architectural Critical Evaluation: Exterior

- The building condition - Fair to poor.
- Stone foundations should be waterproofed.
- Repair and/or replace deteriorated concrete ramp and walkways.
- Re-set and re-pointed exterior brick as needed.
- Replace/Restore deteriorated brownstone details.
- Restore single pane double hung windows at first and second floors add storm windows.
- Replace failing newer third floor windows.
- Repair deteriorated wood trim at the eave line & windows and doors.
- Replace copper gutters.
- Replace downspouts and make proper connection at roof and grade.
- Copper snow guards and soffit pans are coated with tar and should be replaced.
- Slate roof appears to be in good shape, but requires up-close evaluation. Some water damage was
- Repair/restore cupola including copper roofing, copper flashing, wood detailing.
- A vent stack exists in the cupola and it's current function is unclear. We recommend removal and cap if not serving a useful purpose.
- Power wash and paint entire building.
- Trim/remove random overgrown trees and shrubs.
- Confirm stormwater drainage management. Repair and replace as needed.
- Repair asphalt parking surfaces.

Existing Building Evaluation



Zoning/Historic



Building Code

Re-use Groups: Potential Re-use Groups

Based on preliminary review of current building conditions, structure, systems and building code, the following use groups can be considered.

Potential Re-use Groups (Public or Private)	
Residential Multi-Family (R2)	Decrease occupancy loads & remain under 500, no added egress points are required
Offices (B)	
Merchant/Retail (M)	
Assembly without fixed seating uses intended for worship, recreation or amusement (A3)	Increase total occupancy to over 500, one additional point of egress per floor is required
Day Care Center (I4)	
Educational K-12 (E)	

Note:

- All re-use groups will require the addition of an NFPA type 13 Sprinkler system.
- Any mixed use scenarios available, and may affect overall occupancy loads.
- Potential costs to execute any of the above use groups has not been evaluated.

Potential Reuse Options

Presented: 11.04.09

Re-use Feasibility Study: Public Meeting Presentation



CITY OF SALEM 5 BROAD STREET REUSE FEASIBILITY STUDY				
PUBLIC MEETING 1				
MT. ANTHONY CEMETARY				
	WHAT WOULD BE AN IDEAL RE-USE?	WHAT DO YOU NOT WANT TO SEE?	WHAT ARE YOUR CONCERNS?	OTHER ISSUES
NEIGHBORHOOD & SITE			CEMETERY IMPROVEMENTS CONNECTION IMPACT OF SITE ON CEMETERY	VALUES OF HISTORIC CEMETERY
PARKING & TRAFFIC			SNOW EMERGENCY USE	NO TRUCKS ALLOWED ON DEDIC ONLY ON SUMMER
BUILDING EXTERIOR	BRICK REMAINS ORIGINAL CIVIC PRESENCE			
BUILDING INTERIOR				BASEMENT OF AS REQUIRED SPACE NEED TO VOTE THERE
STRUCTURE & SYSTEMS	LIBRARY FLOOR LOADS			
HISTORIC	HISTORIC LANDMARK RESS RESTRICT "TRUCK" USE	BROAD ST.		RETAIL EROSION OF LANDMARK
BUILDING CODE & ZONING				

CITY OF SALEM 5 BROAD STREET REUSE FEASIBILITY STUDY				
PUBLIC MEETING 1				
CONVERSE BLDG & ART CHARLESTON, MA				
	WHAT WOULD BE AN IDEAL RE-USE?	WHAT DO YOU NOT WANT TO SEE?	WHAT ARE YOUR CONCERNS?	OTHER ISSUES
RESIDENTIAL MULTI FAMILY	HOUSING AS POSSIBILITY CIVIC PRESENCE SENIOR LIVING			NOT KNOWING NEIGHBORS TYPICAL CITY REUSE HAS BEEN HOUSING-30%
OFFICES	REHABILITATION CENTER/MEDICAL OFFICES COST SAVINGS FOR CITY ANNEX			LACK OF PARKING CITY OFFICES WOULD BE AWAY FROM CENTER
MERCHANT/ RETAIL	REHABILITATION TASTEFUL MIXED USE (Housing + comm)	NO COMMERCIAL/ RETAIL		
ASSEMBLY	LIBRARY? MAINTAIN EX. STRUCTURE, REVIVAL OF BUILDING ARTS			
DAY CARE CENTER				
EDUCATIONAL K-12	ARCHIVAL MUSEUM			

Notes taken: 11.04.09

## Re-use Feasibility Study: Scenarios Explored



The following re-use options were identified at the public meeting on November 4<sup>th</sup>:

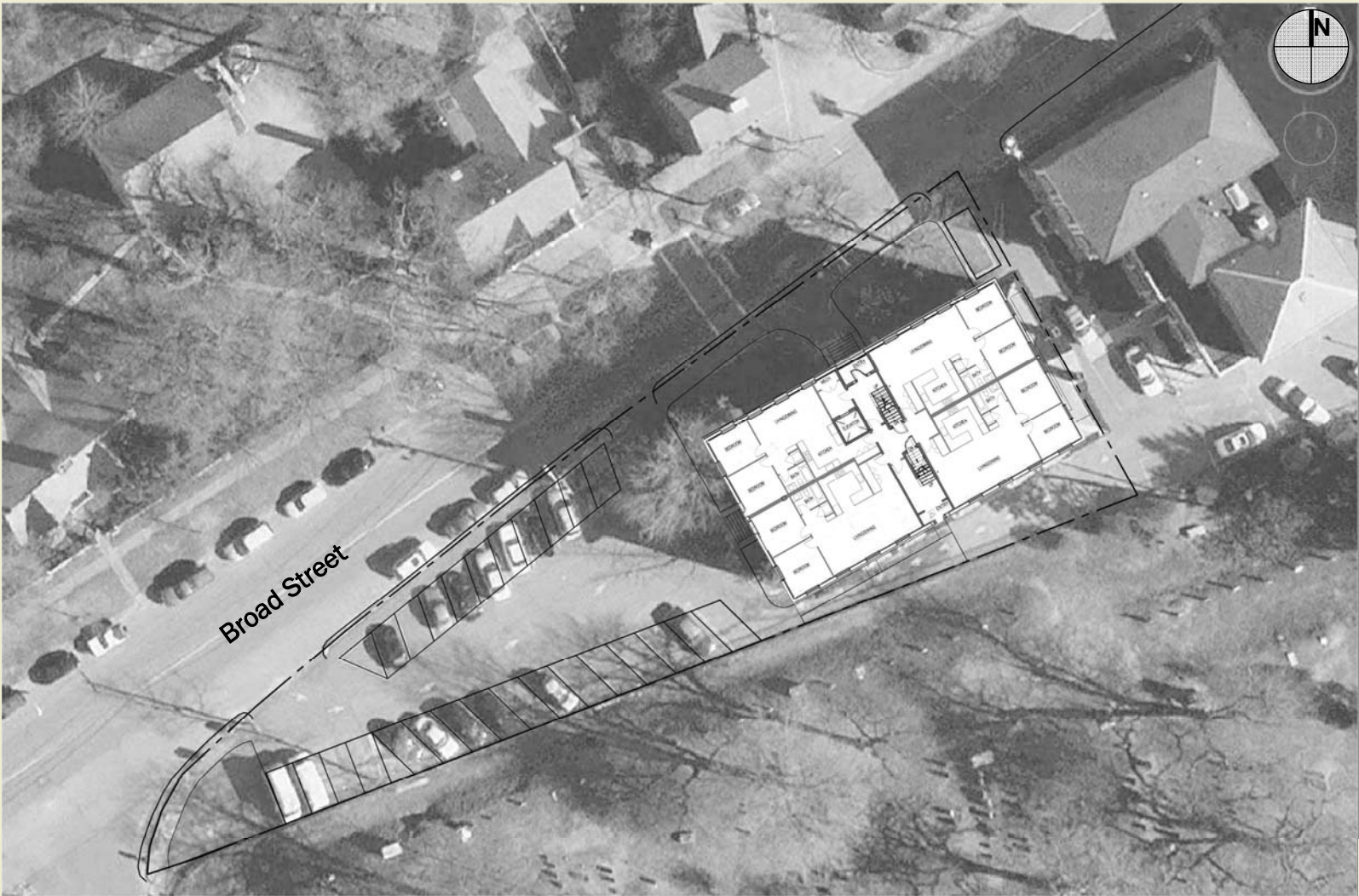
- **Scenario 1:** Residential (Based on feedback from Public)
  - Multi-family housing on all floors
  
- **Scenario 2:** Mixed Use (Based on feedback from Public)
  - Multi-family housing on partial ground floor level, and the 2<sup>nd</sup> & 3<sup>rd</sup> floor levels, and
  - 2A = Professional offices or
  - 2B = Restaurant on the ground floor level.
  
- **Scenario 3:** Relocate City Hall Annex (as directed by the City of Salem)



Re-use Feasibility Study: Site



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Re-use Feasibility Study: Scenario 1: Residences



Scenario 1: Residential

- Available Parking Governs,
  - 25 available parking spaces will allow up to 16 residential units (1.5/unit).
- The layouts are dictated by existing stair core & required egress, existing windows and skylights which results in 15 units of various types.

Unit Types	Net Area	Qty
2 Bedroom/1Bath	875 - 1100 sf	5
1 Bedroom/1Bath	850 - 1100 sf	4
Studio/1 Bath	440 - 480 sf	6
Total		15

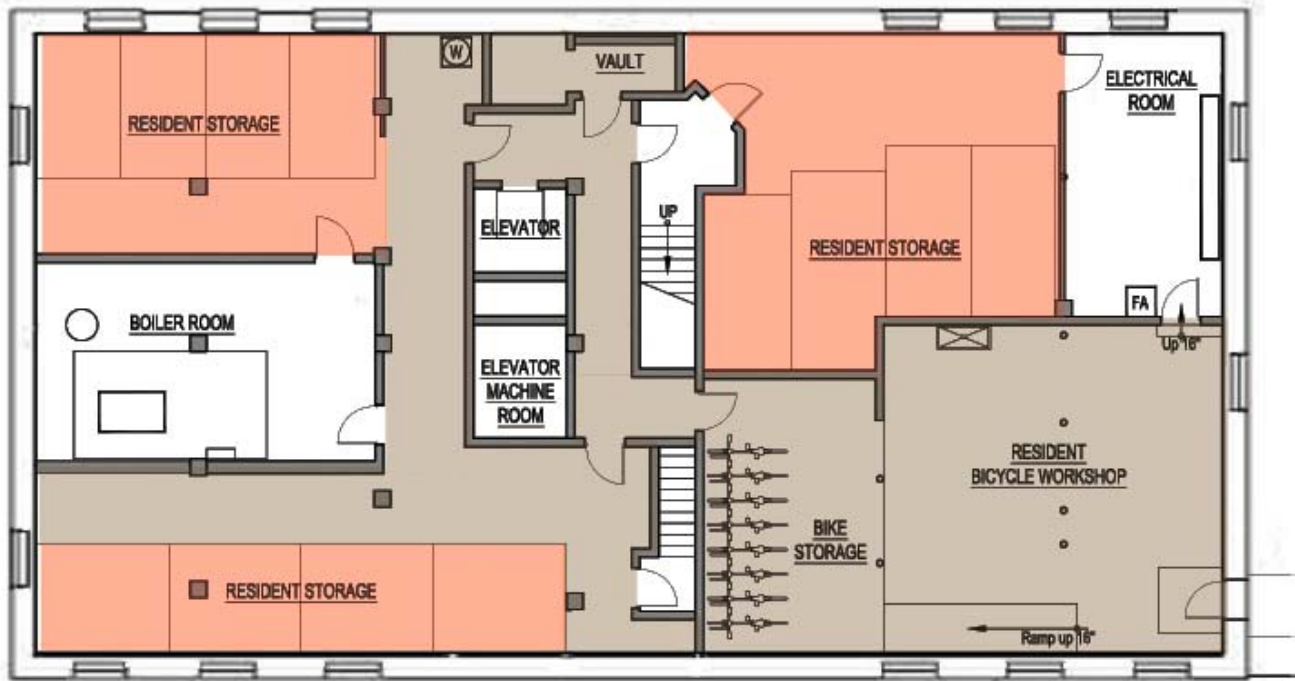
- If rental units, a minimum of 5% of each unit type would be required to be accessible. Not required for privately owned condominiums.



Re-use Feasibility Study: Scenario 1: Residences



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Lda Architecture & Interiors, LLP  
222 North St. Suite 302  
Cambridge, MA 02142  
617.452.1400 FAX 617.452.1401  
www.laia.com

**Broad Street Building**  
5 Broad Street  
Salem, Massachusetts

**Proposed Basement Floor Plan -  
Residential Re-use**

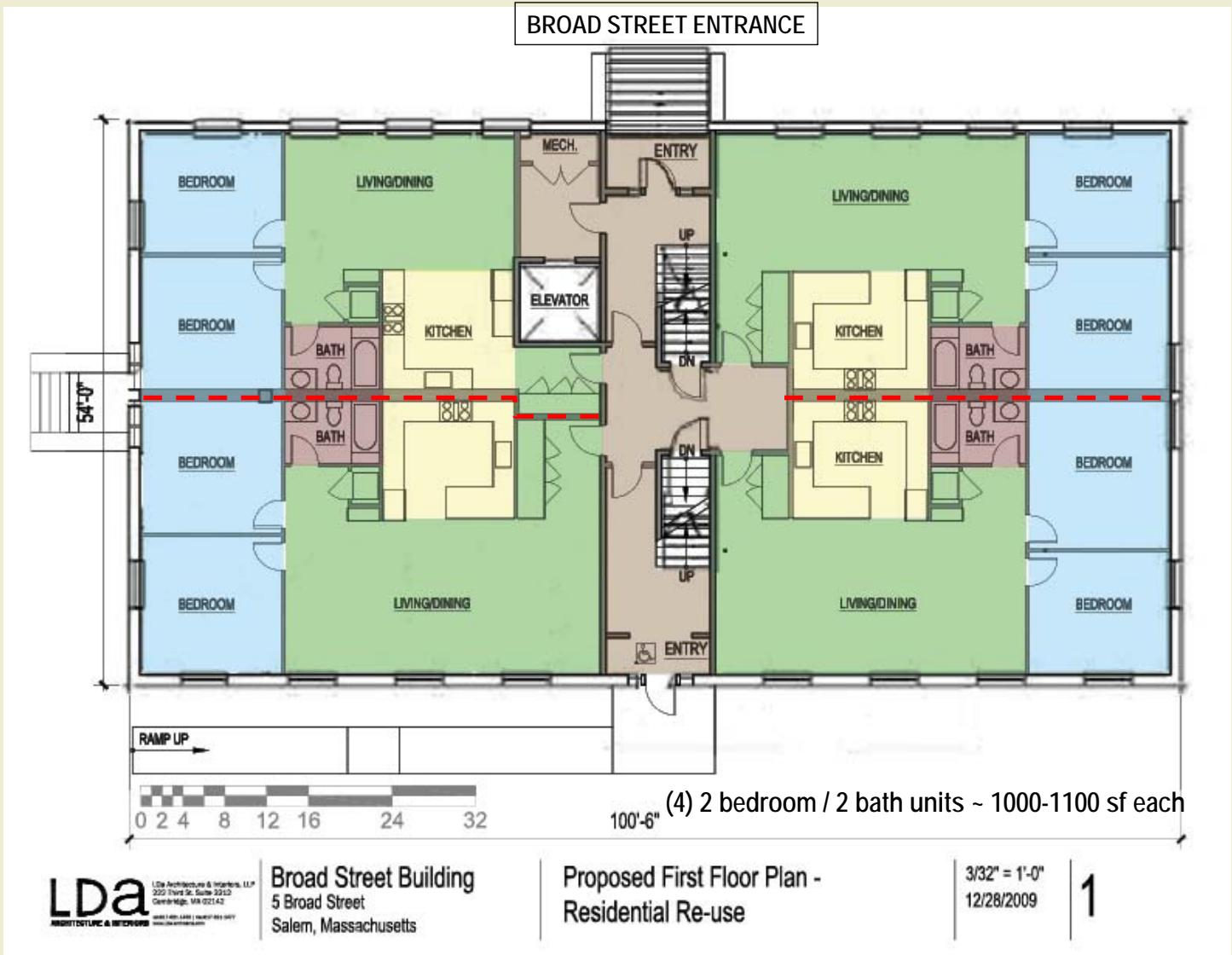
3/32" = 1'-0"  
12/28/2009

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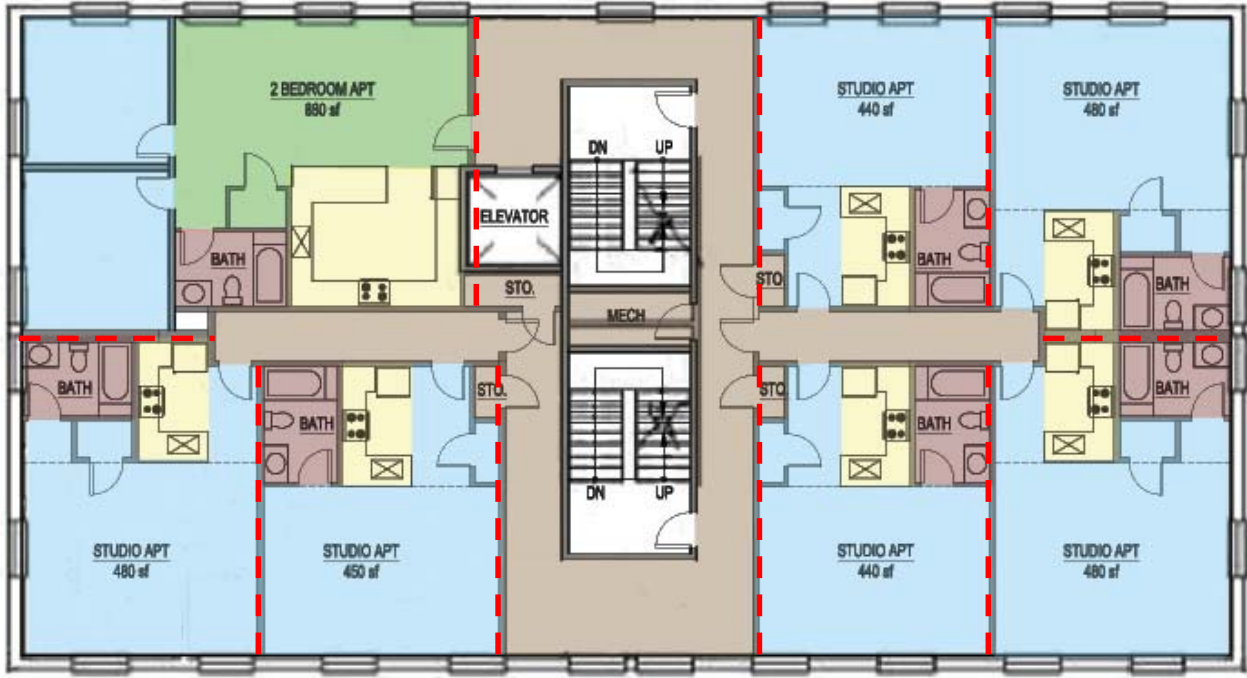
Re-use Feasibility Study: Scenario 1: Residences



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Re-use Feasibility Study: Scenario 1: Residences



- (1) 2 bedroom / 1 bath units ~ 880 sf
- (6) Studio units ~ 440-480 sf each



Broad Street Building  
5 Broad Street  
Salem, Massachusetts

Proposed Second Floor Plan -  
Residential Studio Apartments

3/32" = 1'-0"  
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2

Re-use Feasibility Study: Scenario 1: Residences



(4) 1 bedroom / 1 bath units ~ 850-1100 sf each

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LDA Architecture & Interiors, LLP  
222 Third St Suite 3212  
Cambridge, Massachusetts 02142  
tel: 617-621-1455 / fax: 617-621-1477  
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Broad Street Building  
5 Broad Street  
Salem, Massachusetts

Proposed Third Floor Plan -  
Residential Reuse

3/32" = 1'-0"  
12/28/2009

3



Re-use Feasibility Study: Scenario 2A: Mixed Use



Scenario 2A: Mixed Use: Office & Residential

- Available parking governs.
  - 25 available parking spaces will allow:
  - 10 residential units at 1.5 spaces per unit with 2000 square feet of offices at 1 space per 200 sf of office space.
- The layouts are dictated by existing stair core & required egress, security, fire separation, existing windows and skylights.
- Western half of the 1<sup>st</sup> floor as offices space, utilizes existing third entrance – accessibility required.
- Eastern half of 1<sup>st</sup> floor and upper floors as residential use.

Unit Types	Net Area	Qty
2 Bedroom/1Bath	875 - 1100 sf	6
1 Bedroom/1Bath	850 - 1100 sf	4
Total		10

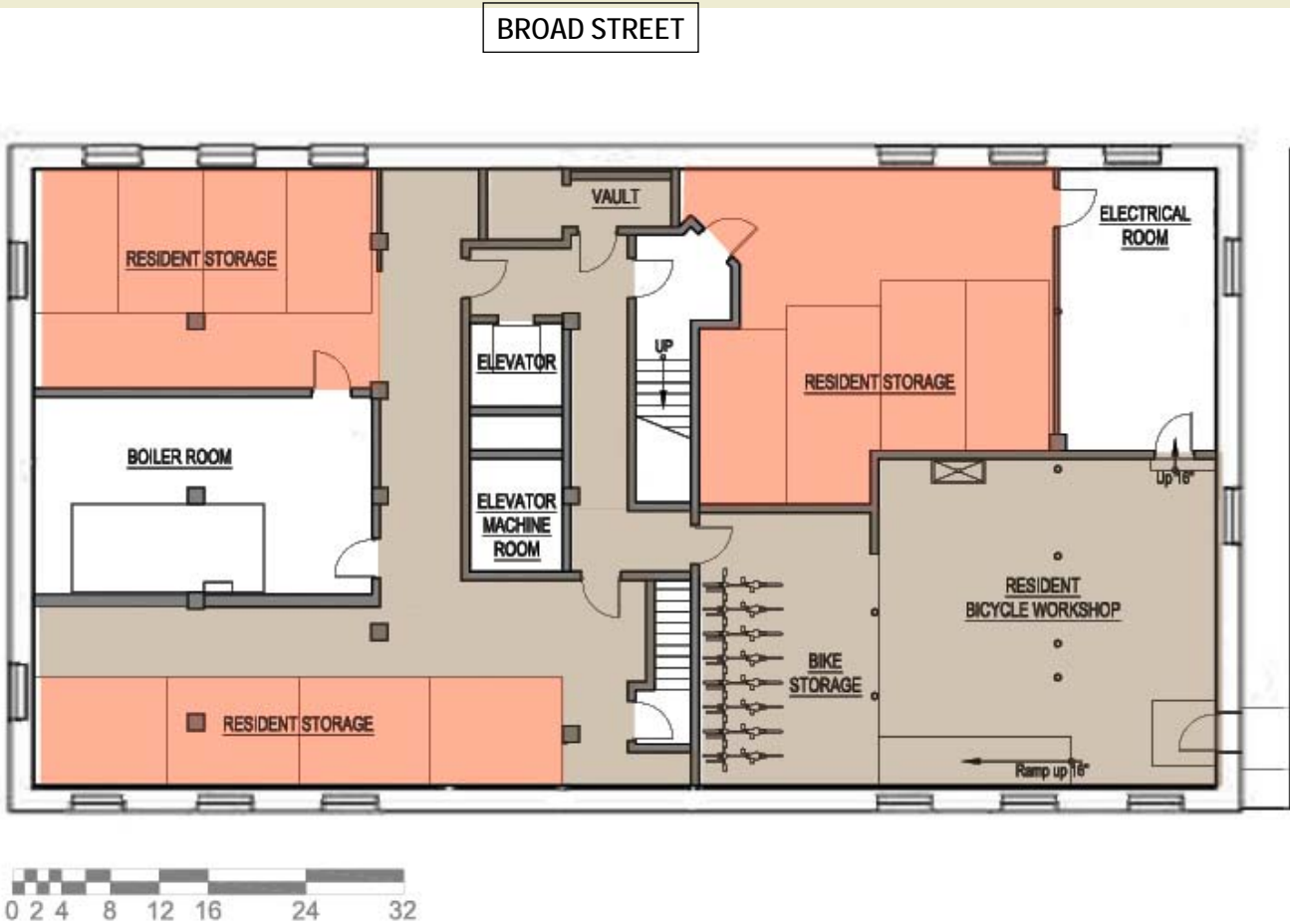
Multi-family residential    10 units    1.5 spaces per unit = 15  
and  
Professional offices on    2000 sf    1 space / 200sf = 10

Multi-family residential    7 units    1.5 spaces per units = 11  
and  
Restaurant on west side    7 to8 employees    1 space/2 employees = 4  
-    40 seats    1 space / every 4 seats = 10

Re-use Feasibility Study: Scenario 2A: Mixed Use



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Broad Street Building  
5 Broad Street  
Salem, Massachusetts

Proposed Basement Floor Plan -  
Mixed Use

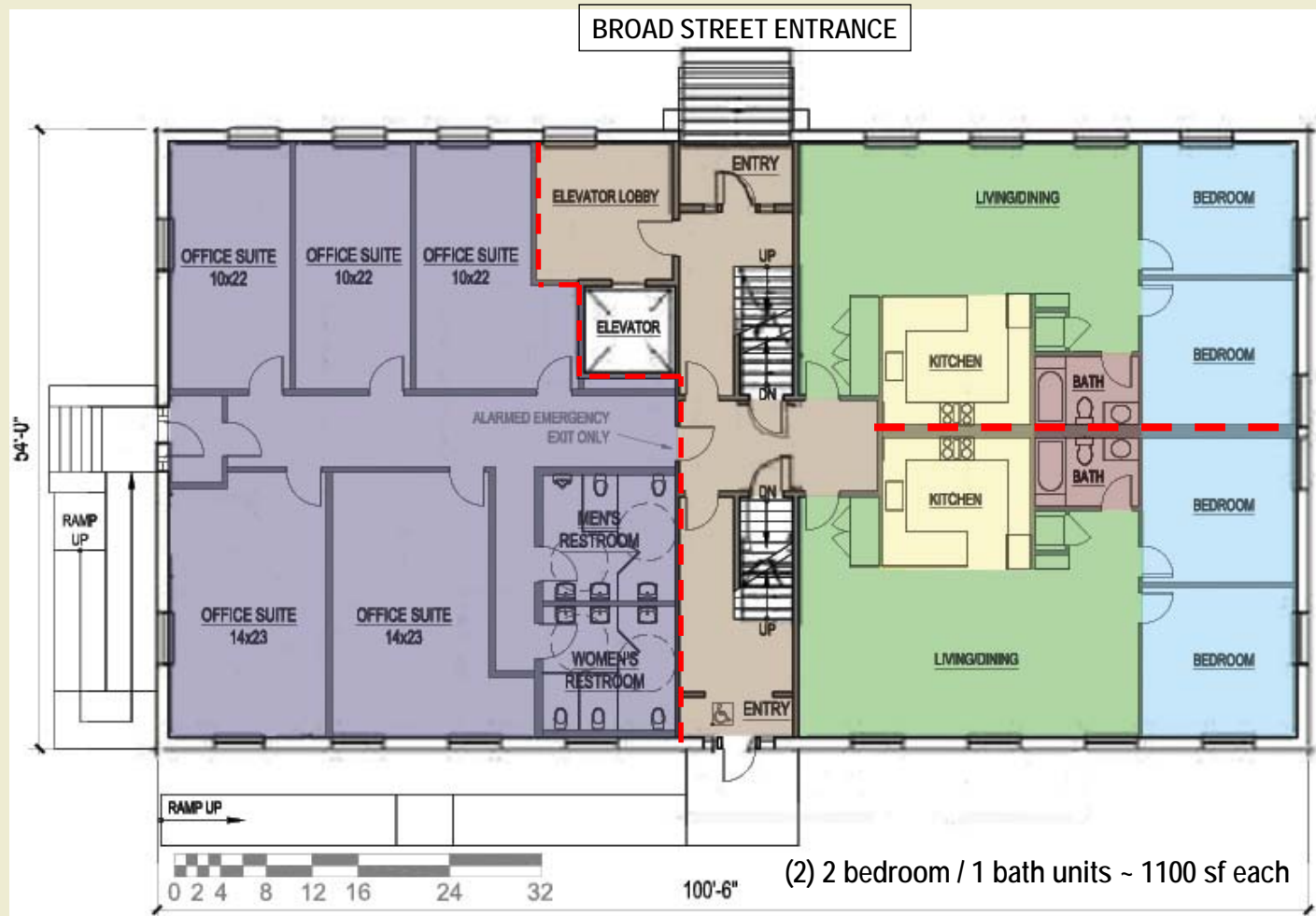
3/32" = 1'-0"  
12/28/2009

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Re-use Feasibility Study: Scenario 2A: Mixed Use



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Architecture & Interiors, LLP  
200 Water St., Suite 3212  
Salem, MA 01970  
Tel: 978.744.1444  
Fax: 978.744.1445  
www.lda-arch.com

**Broad Street Building**  
5 Broad Street  
Salem, Massachusetts

**Proposed First Floor Plan - Mixed use**  
Residential with Office Suites

3/32" = 1'-0"  
12/28/2009

1

Re-use Feasibility Study: Scenario 2A: Mixed Use



Broad Street Building  
5 Broad Street  
Salem, Massachusetts

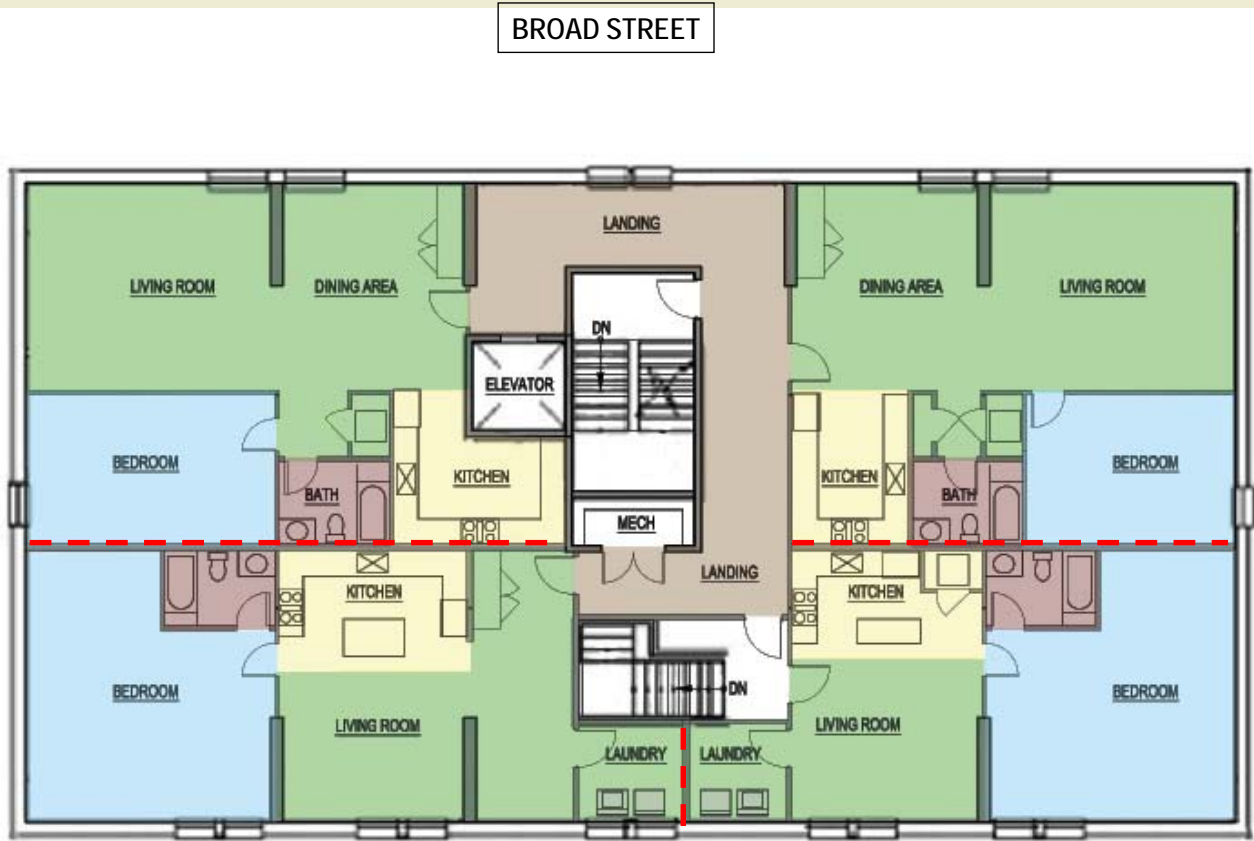
Proposed Second Floor Plan - Mixed Use  
Residential Apartments

3/32" = 1'-0"  
12/28/2009

2



Re-use Feasibility Study: Scenario 2A: Mixed Use



(4) 1 bedroom / 1 bath units ~ 850-1100 sf each

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222 Third St Suite 3212  
Cambridge, Massachusetts 02142  
tel: 617-621-1455 / fax: 617-621-1477  
www.lda-architects.com

Broad Street Building  
5 Broad Street  
Salem, Massachusetts

Proposed Third Floor Plan - Mixed Use  
Residential Apartments

3/32" = 1'-0"  
12/28/2009

3

## Re-use Feasibility Study: Scenario 2B: Mixed Use



### Scenario 2B: Mixed Use: Restaurant & Residential

- Available parking governs.
  - 25 available parking spaces will allow:
    - 7 residential units at 1.5 spaces per unit with a 40 seat restaurant with 8 employees on duty which totals 14 required spaces.
- The layouts are dictated by existing stair core & required egress, security, fire separation, existing windows and skylights.
- Western half of the 1<sup>st</sup> floor as restaurant space, utilizes existing third entrance – accessibility is required.
- Eastern half of 1<sup>st</sup> floor and upper floors as residential use.

Unit Types	Net Area	Qty
2 Bedroom/1Bath	875 - 1100 sf	4
3 Bedroom/2Bath Units*	2200 sf	3
Total		7

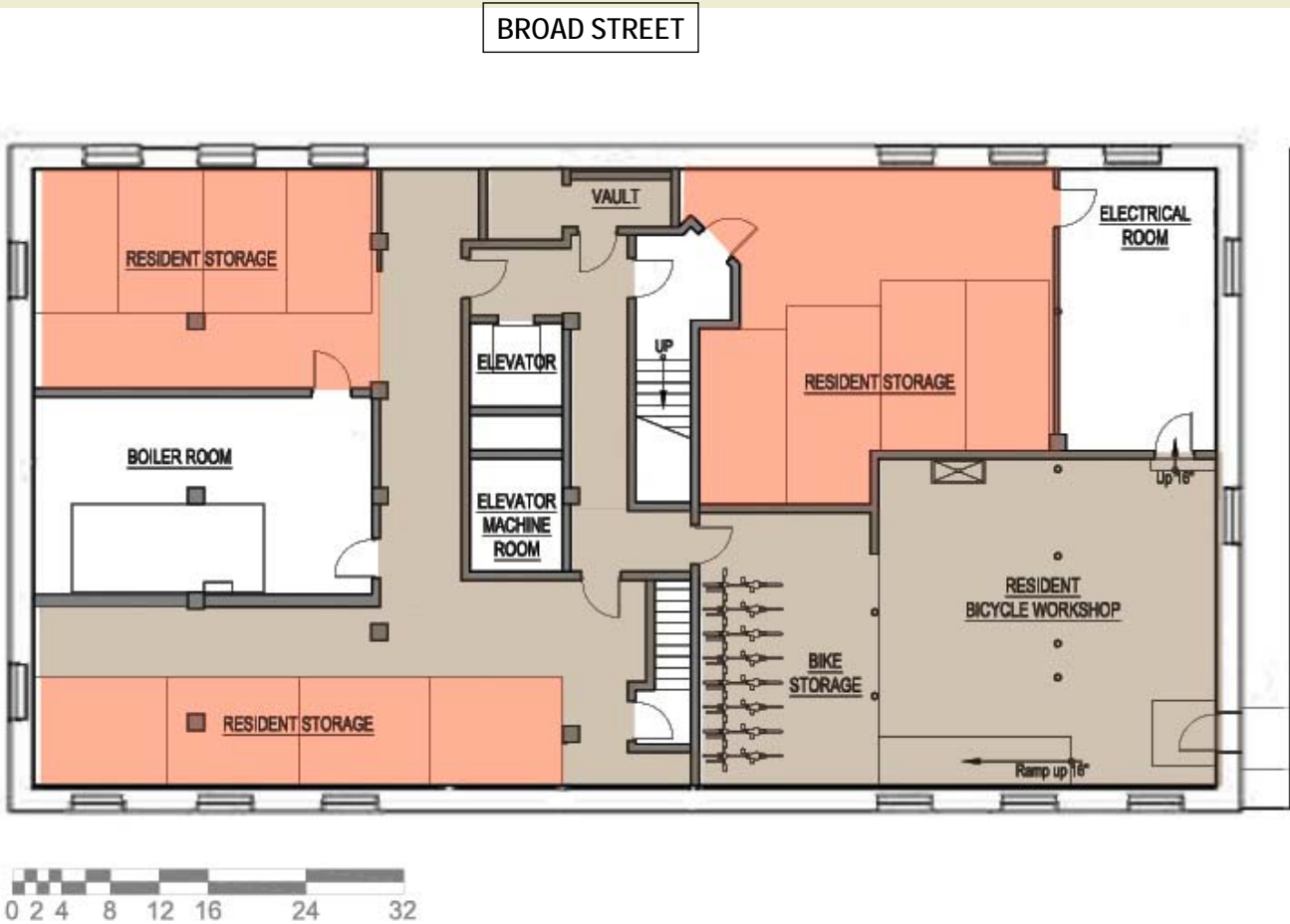
Multi-family residential    10 units    1.5 spaces per unit = 15  
and  
Professional offices on    2000 sf    1 space / 200sf = 10

Multi-family residential    7 units    1.5 spaces per units = 11  
and  
Restaurant on west side    7 to8 employees    1 space/2 employees = 4  
-    40 seats    1 space / every 4 seats = 10

Re-use Feasibility Study: Scenario 2B: Mixed Use



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LDA Architecture & Interiors, LLP  
222 Third St., Suite 303  
Cambridge, MA 02142  
617.552.1400 / 617.552.1401  
www.lda-arch.com

Broad Street Building  
5 Broad Street  
Salem, Massachusetts

Proposed Basement Floor Plan -  
Mixed Use

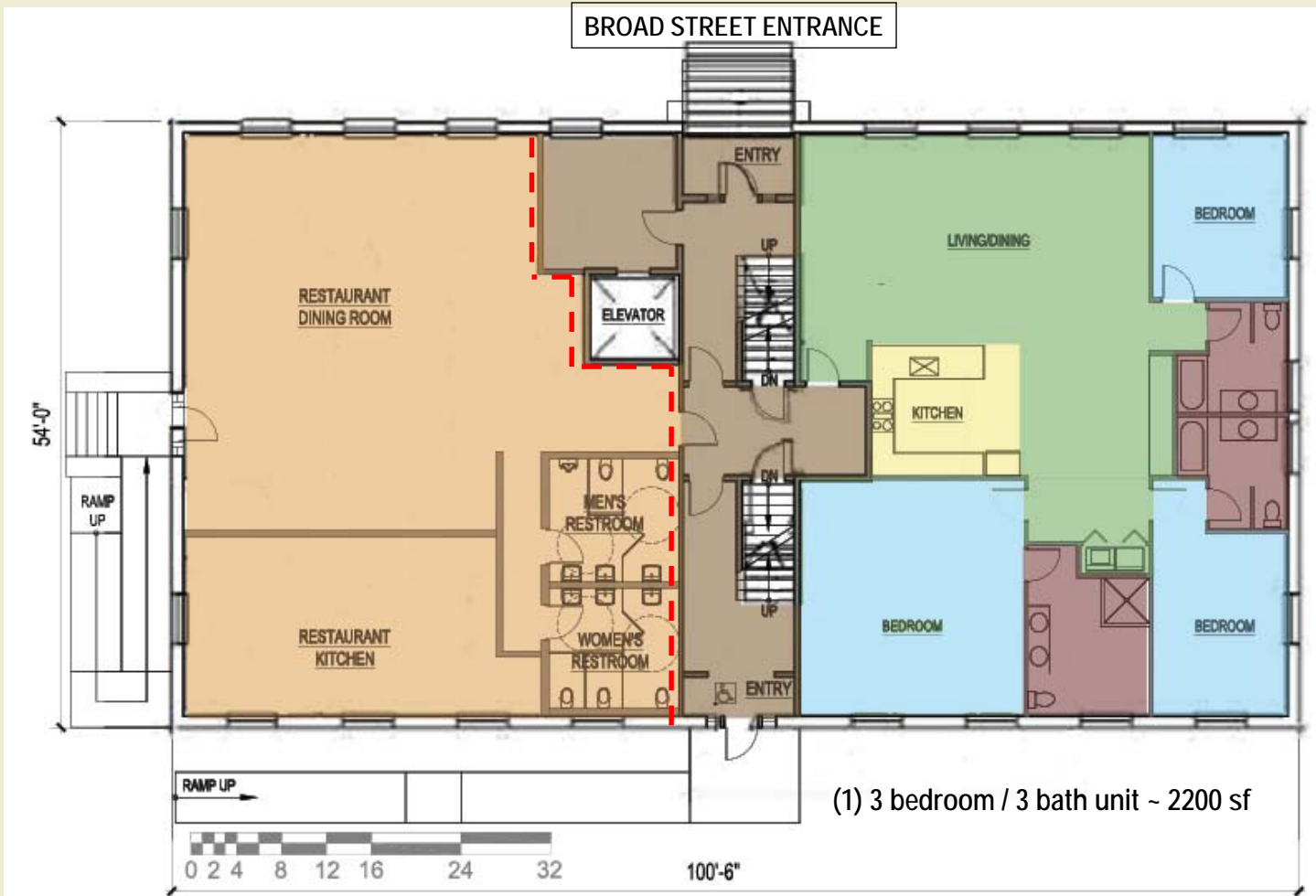
3/32" = 1'-0"  
12/28/2009

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Re-use Feasibility Study: Scenario 2B: Mixed Use



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(1) 3 bedroom / 3 bath unit ~ 2200 sf

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LDA Architecture & Interiors, LLP  
222 Third St, Suite 3212  
Cambridge, MA 02142  
tel: 617.452.8888 | fax: 617.452.1111  
www.ldaarchitecture.com

**Broad Street Building**  
5 Broad Street  
Salem, Massachusetts

**Proposed First Floor Plan - Mixed Use**  
**Residential with Restaurant**

3/32" = 1'-0"  
12/28/2009

1



Re-use Feasibility Study: Scenario 2B: Mixed Use



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LDA Architecture & Interiors, LLP  
222 State St. Suite 201  
Cambridge, MA 02142  
617.452.1400 • 617.452.1401  
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Broad Street Building  
5 Broad Street  
Salem, Massachusetts

Proposed Second Floor Plan - Mixed Use  
Residential Apartments

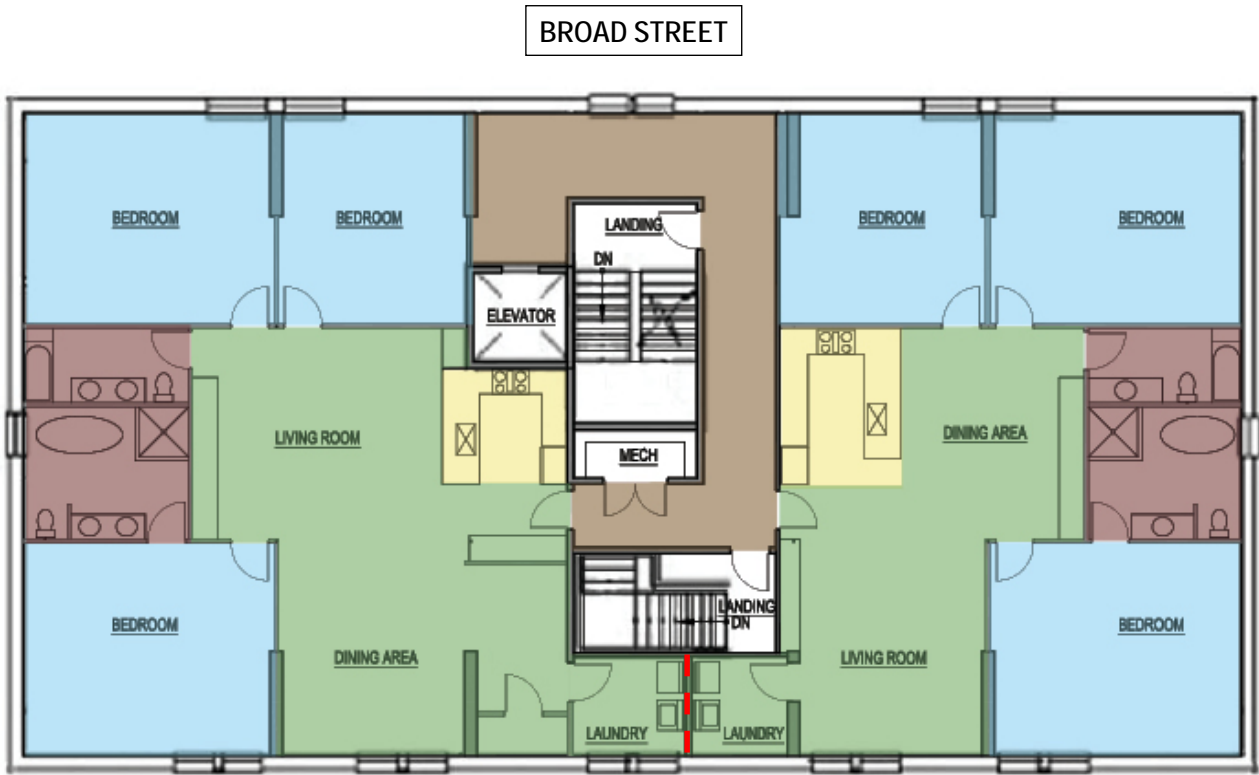
3/32" = 1'-0"  
12/28/2009

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Re-use Feasibility Study: Scenario 2B: Mixed Use



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(2) 3 bedroom / 2 bath units ~ 2200 sf each

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www.lda-architects.com

Broad Street Building  
5 Broad Street  
Salem, Massachusetts

Proposed Third Floor Plan - Mixed Use  
Residential Apartments

3/32" = 1'-0"  
12/28/2009

3

# Re-use Feasibility Study: Scenario 3: City Hall Annex



## Scenario 3: City Hall Annex

- Utilizes the entire building for the new location of the City Hall Annex.
- Department space allocations and groupings are based on current configuration at 120 Washington Street.
- Employees 52-55 employees
- Visitors 80-90 Visitors per day
- Available on-site Parking at 5 Broad St. 25 spaces

## Re-use Feasibility Study: Scenario 3: City Hall Annex



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### **Constraints that will influence the Annex relocation analysis**

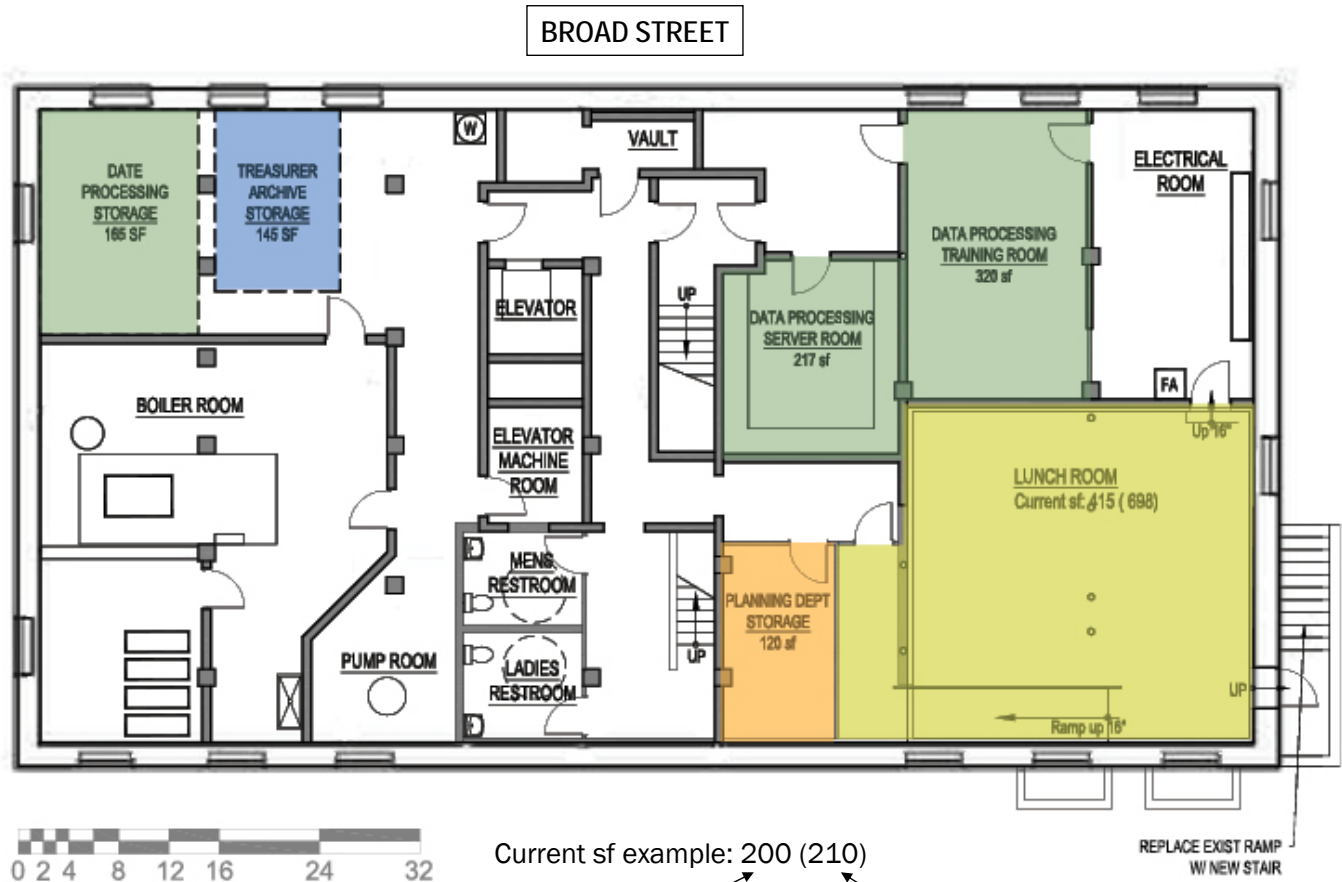
- Available on site parking at 5 Broad St.
- Available space at 5 Broad St.
- Increased distance to City Hall & affect on productivity.
- Increased distance to employee parking at Museum Place Garage.
- Cost to renovate 5 Broad St and move from 120 Washington.



Re-use Feasibility Study: Scenario 3: City Hall Annex



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Current sf example: 200 (210)

120 Washington

5 Broad St

REPLACE EXIST RAMP  
W/ NEW STAIR

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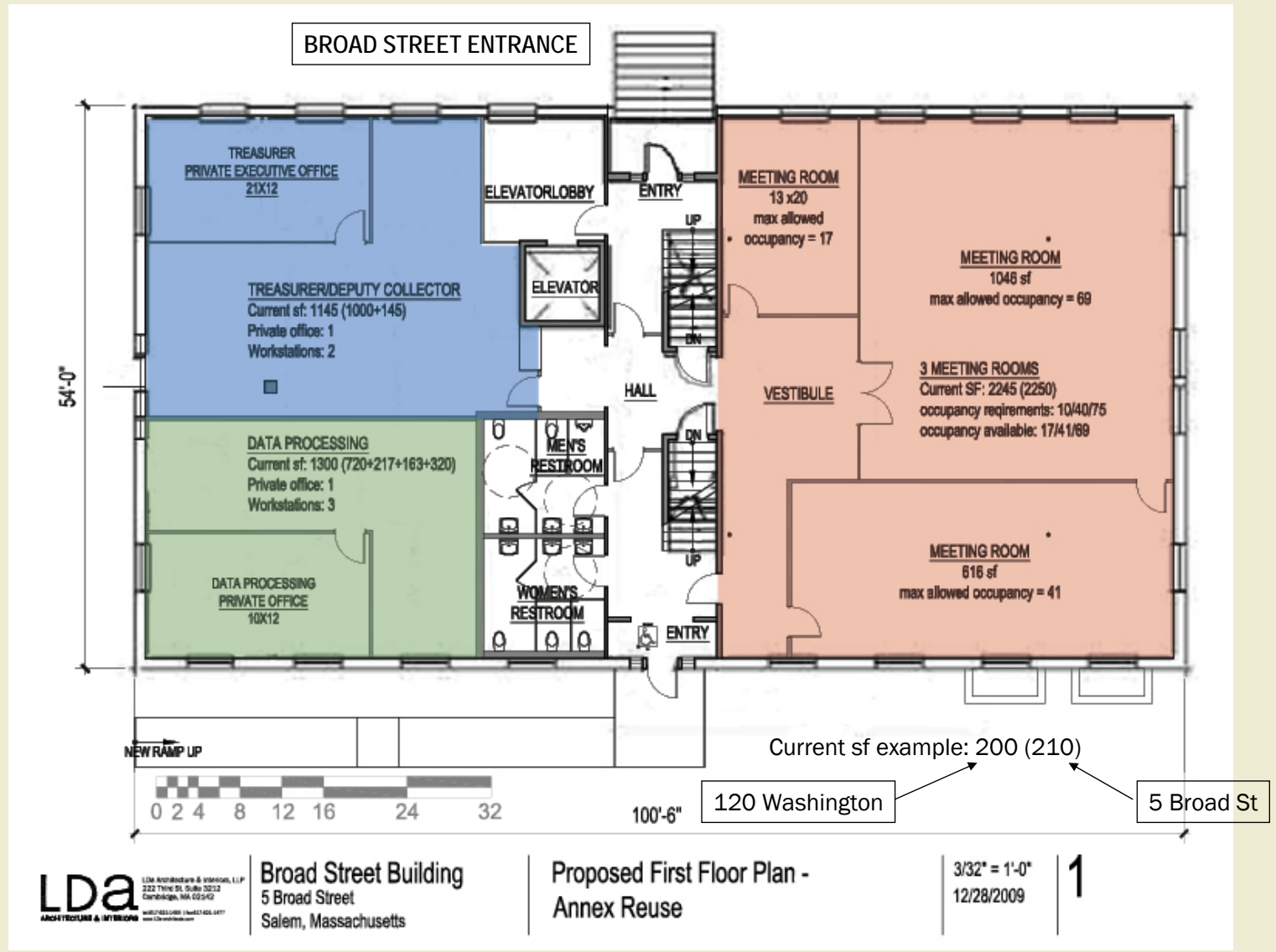
Broad Street Building  
5 Broad Street  
Salem, Massachusetts

Proposed Basement Floor Plan -  
Annex Reuse

3/32" = 1'-0"  
12/28/2009

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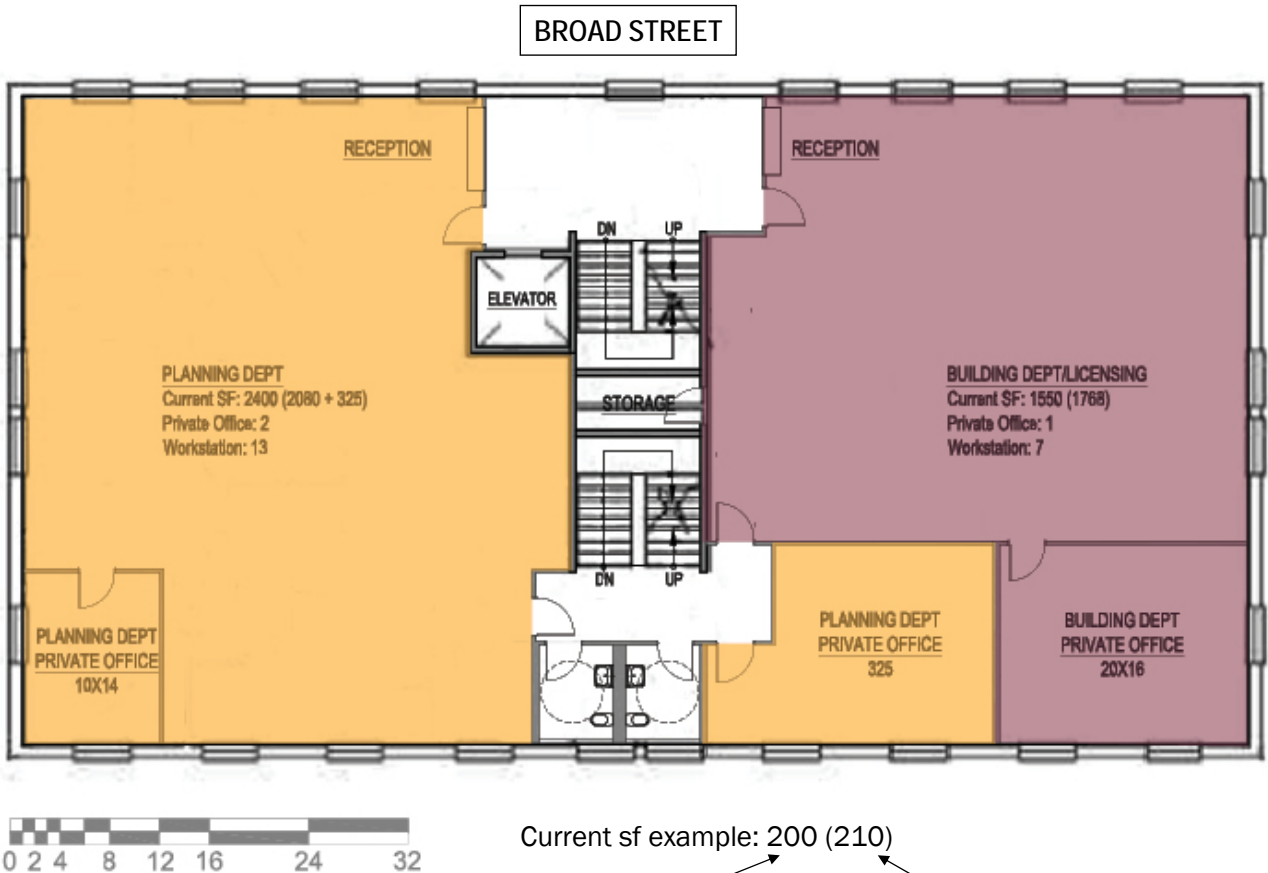
Re-use Feasibility Study: Scenario 3: City Hall Annex



Re-use Feasibility Study: Scenario 3: City Hall Annex



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LDA Architecture & Interiors, LLP  
222 Third St, Suite 303  
Cambridge, MA 02142  
617.452.1234  
www.lda-arch.com

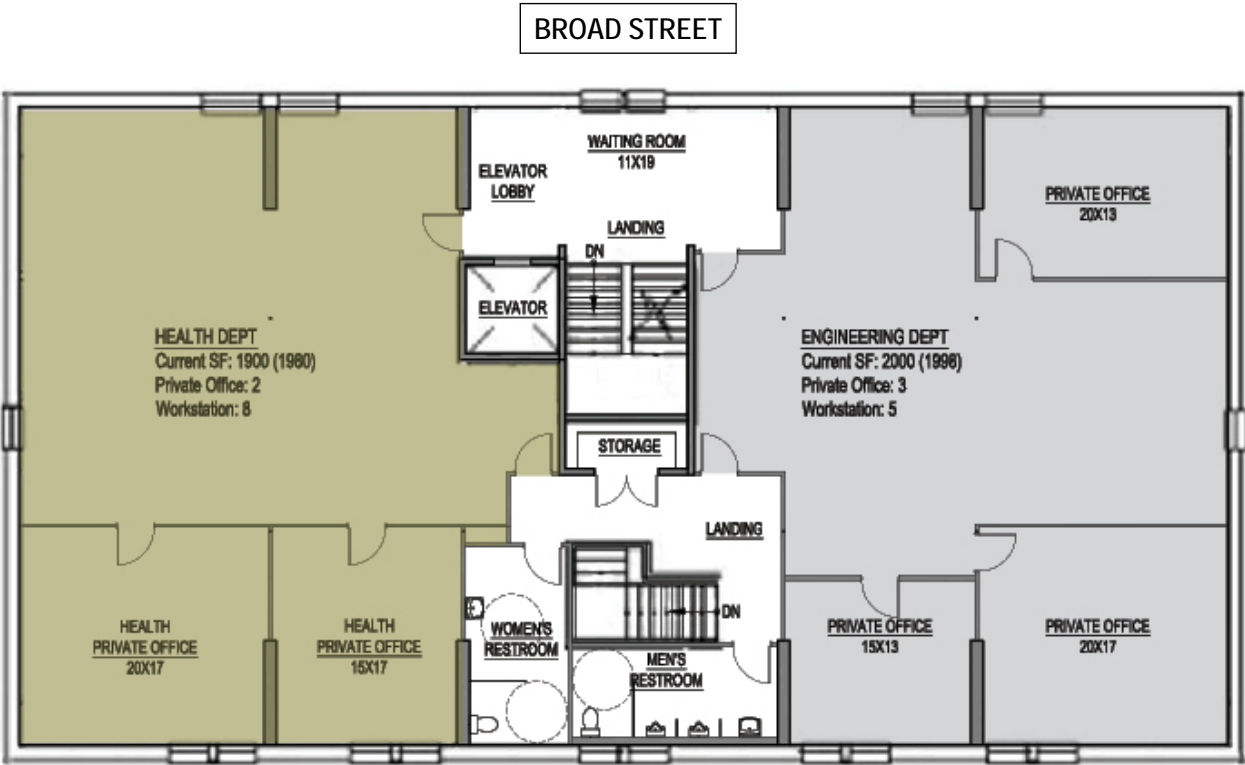
**Broad Street Building**  
5 Broad Street  
Salem, Massachusetts

**Proposed Second Floor Plan -  
Annex Reuse**

3/32" = 1'-0"  
12/28/2009

**2**

Re-use Feasibility Study: Scenario 3: City Hall Annex



Current sf example: 200 (210)



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ARCHITECTURE & INTERIORS  
Lda Architecture & Interiors, LLP  
222 Third St. Suite 3212  
Cambridge, Massachusetts 02142  
tel: 617-621-1456 | fax: 617-621-5477  
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Broad Street Building  
5 Broad Street  
Salem, Massachusetts

Proposed Third Floor Plan -  
Annex Reuse

3/32" = 1'-0"  
12/28/2009

3

Re-use Feasibility Study: Scenario 3: City Hall Annex Comparison



	120 Washington St	5 Broad St
• NSF-Total Departments	14,830	13,905
• Number of Departments	9	7
• Available On Site Staff Parking	7	25
• Available On Site Visitor Parking	0	0
• Walking Distance to City Hall	0.06mi	0.37 mi (6 times further)
• Walking Distance to Museum Place Parking Garage	0.20mi	0.47mi (2.3 times further)



Re-use Feasibility Study: Scenario 3: City Hall Annex Comparison



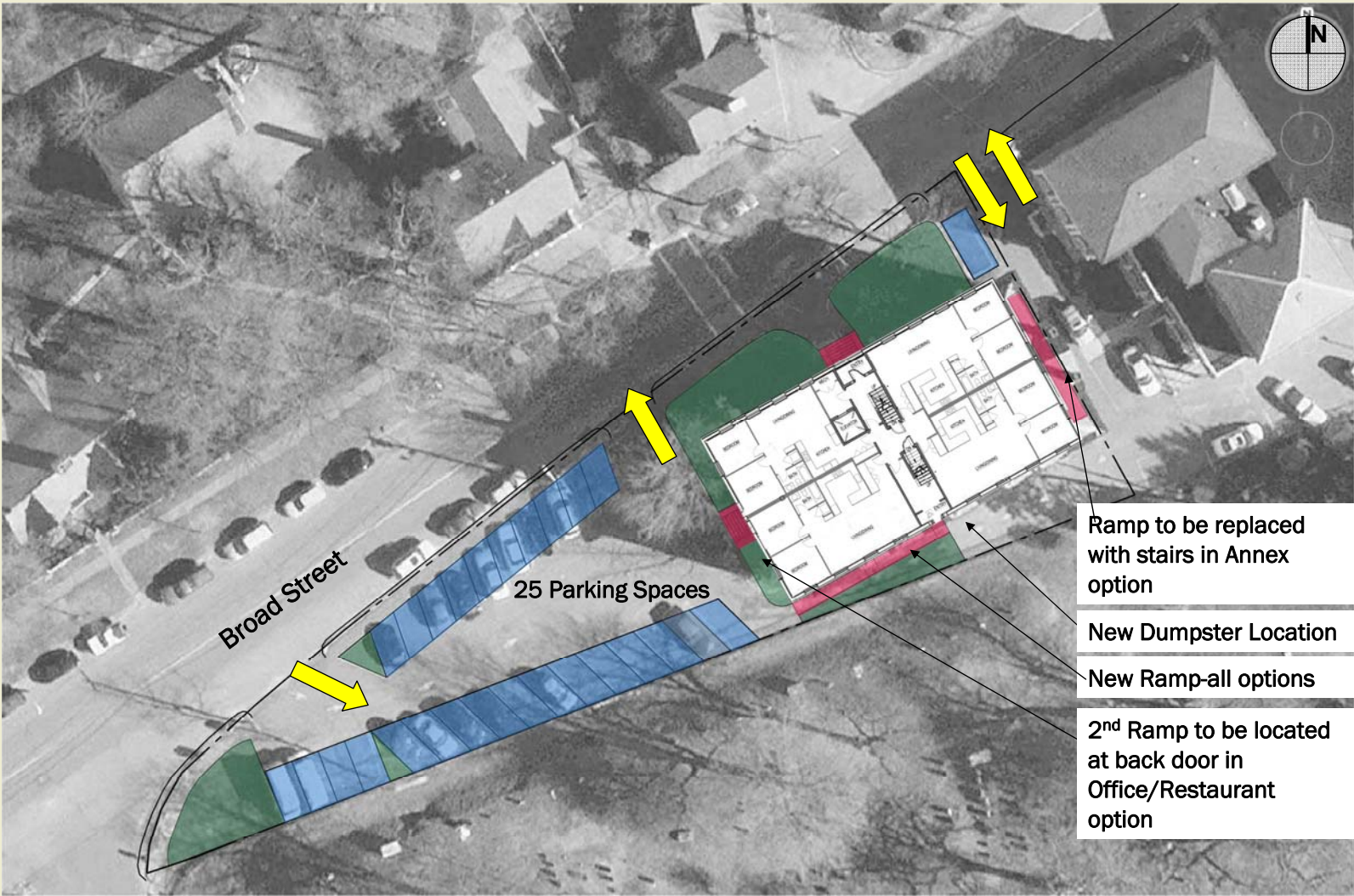
Department	120 Washington St	5 Broad St
• Data Processing & Training	1300	1422*
• Treasurer/Deputy Collector	1145	1145*
• 3 Meeting Rooms Occupancy	10 occupants 40 75	17 occupants 41 69
• Building Department	1550	1768
• Planning	2600	2525
• Engineering	2000	2000
• Health	1900	1980
• Lunch Room	415	698
• <b>Human Resources</b>	<b>625</b>	<b>0 (space not available)</b>
• <b>Purchasing</b>	<b>1050</b>	<b>0 (space not available)</b>

\* Denotes Departments that are divided over multiple floors

Re-use Feasibility Study: Site Improvements



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Presented: 11.04.09

Re-use Feasibility Study: Preliminary Evaluation



Program

Program Accommodated

All Residential



YES

Mixed-Use: Office



YES

Mixed-Use: Restaurant



YES

City Hall Annex



NO