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

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: Process

1 EXISTING CONDITIONS

2 EXAMINE GOALS & OPPORTUNITIES

3 APPLY KNOWN CONSTRAINTS
(Neighborhood, Historic Commission, Zoning & parking Regulations, Building Code, Access Board, Energy Code)

4 RECONCILE 1, 2, & 3

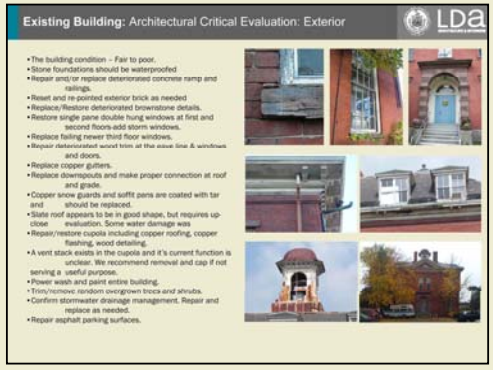
5 COST APPLIED TO FEASIBLE RE-USE OPTIONS

6 FEASIBLE RE-USE OPTIONS

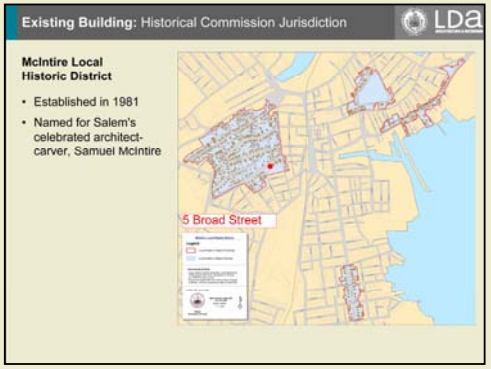
Re-use Feasibility Study: Preliminary Findings Summary

Site Analysis

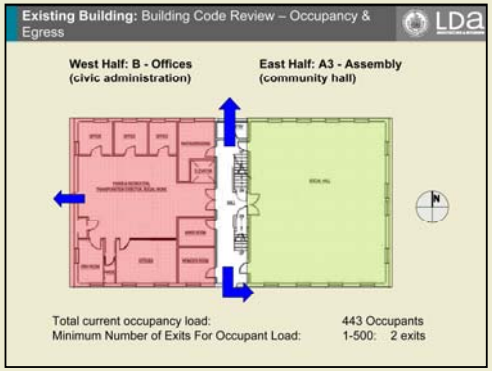
Current Use Patterns



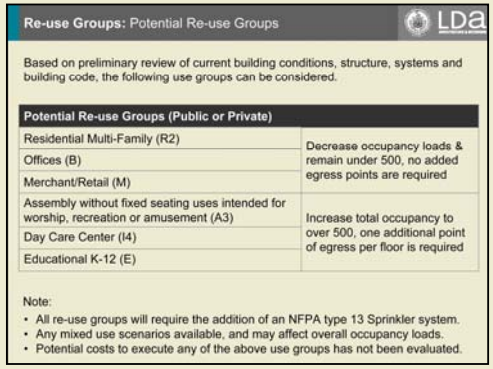
Existing Building Evaluation



Zoning/Historic



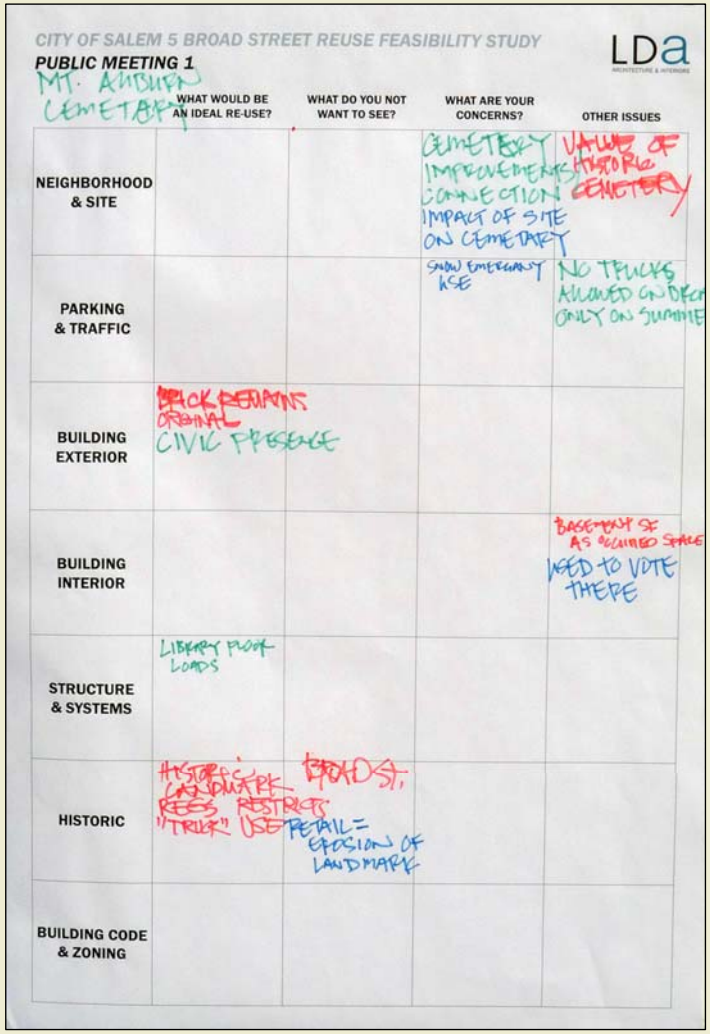
Building Code

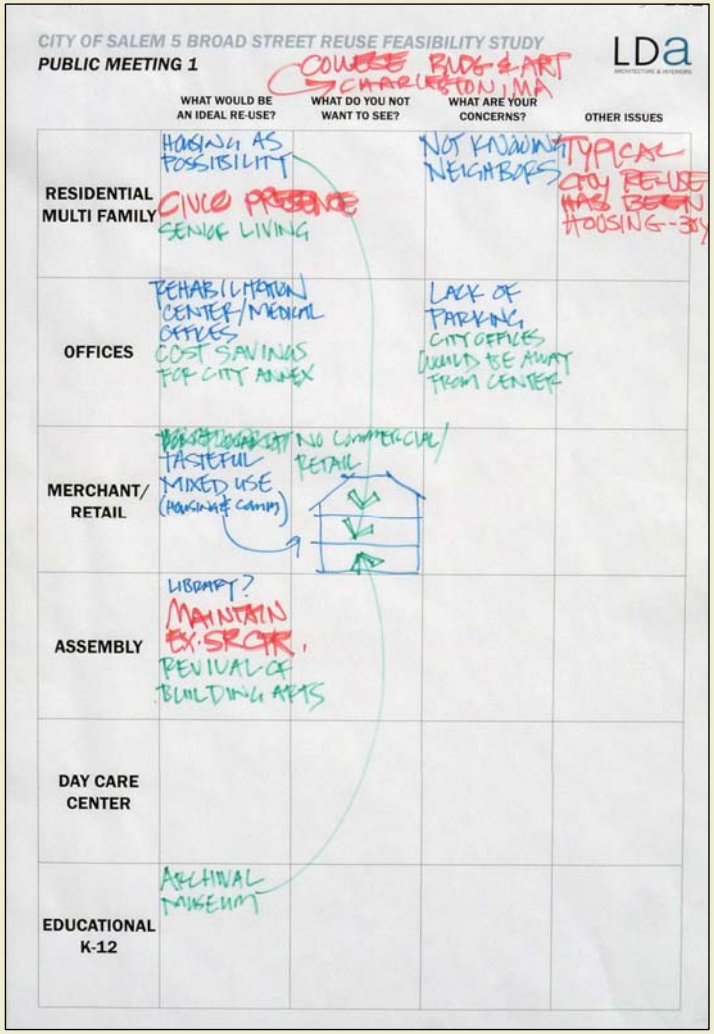


Potential Reuse Options

Presented: 11.04.09

Re-use Feasibility Study: Public Meeting Presentation





Notes taken: 11.04.09

Re-use Feasibility Study: Scenarios Explored

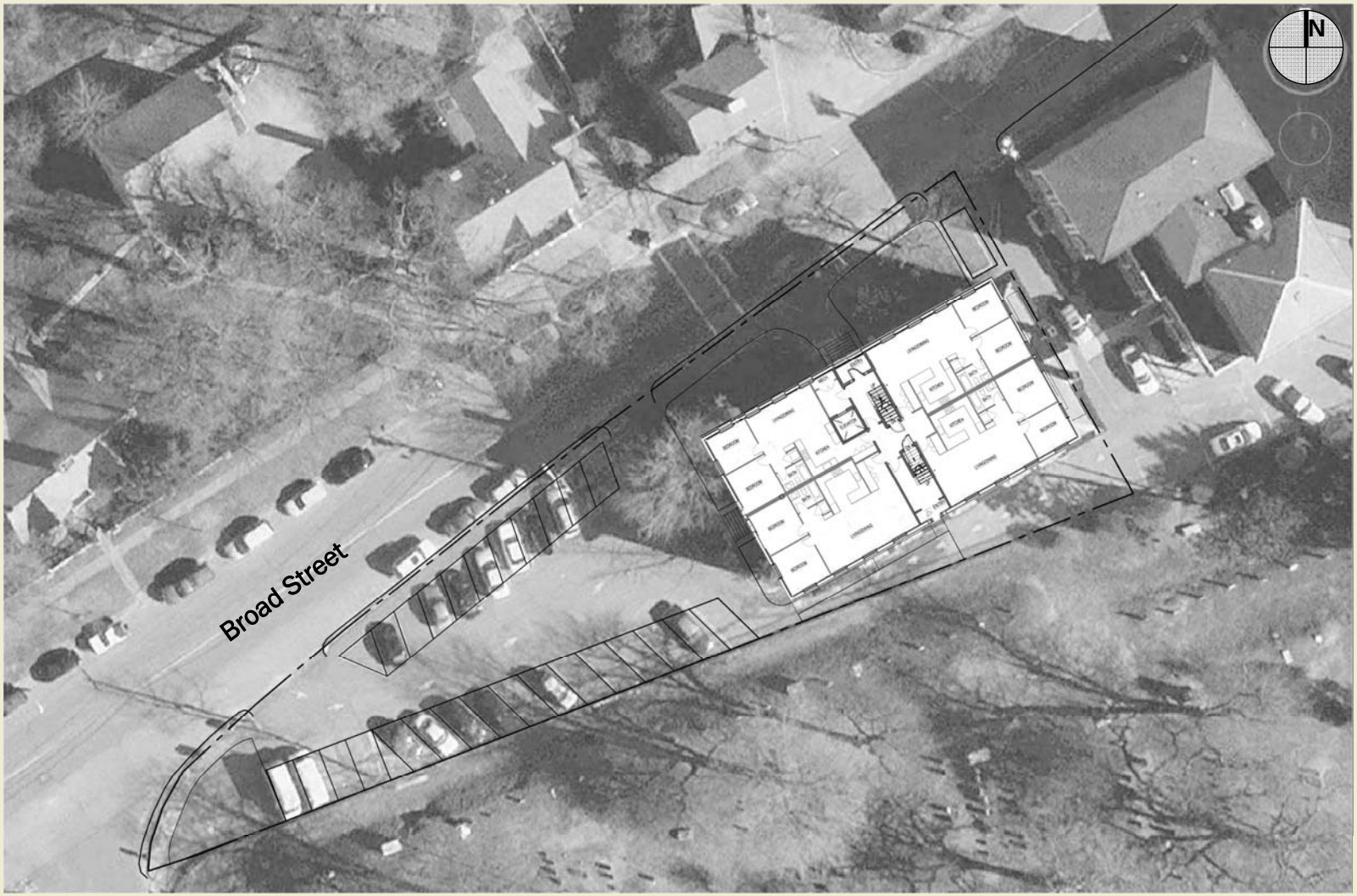
The following re-use options were identified at the public meeting on November 4th:

- **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 2nd & 3rd 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



Re-use Feasibility Study: Scenario 1: Residences

Scenario 1: Residential

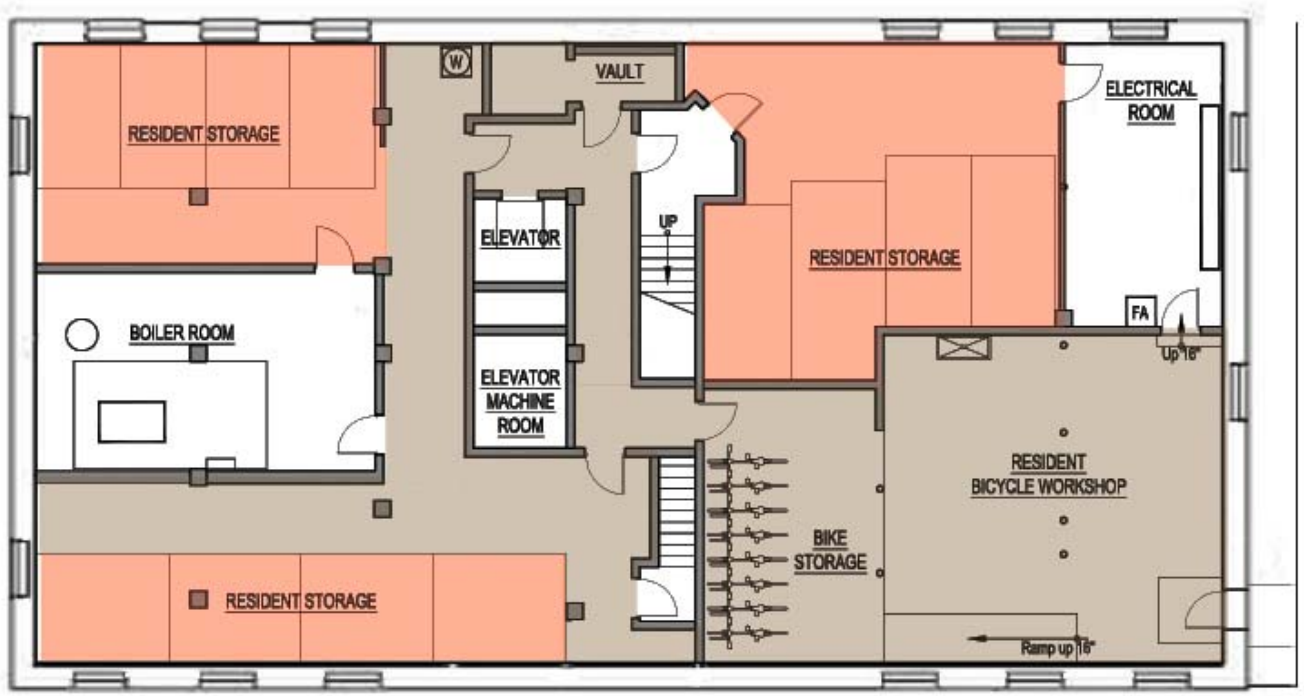
- Available Parking Governs,
  - 25 available parking spaces will allow up to 16 residential units (1.5/unit).

- 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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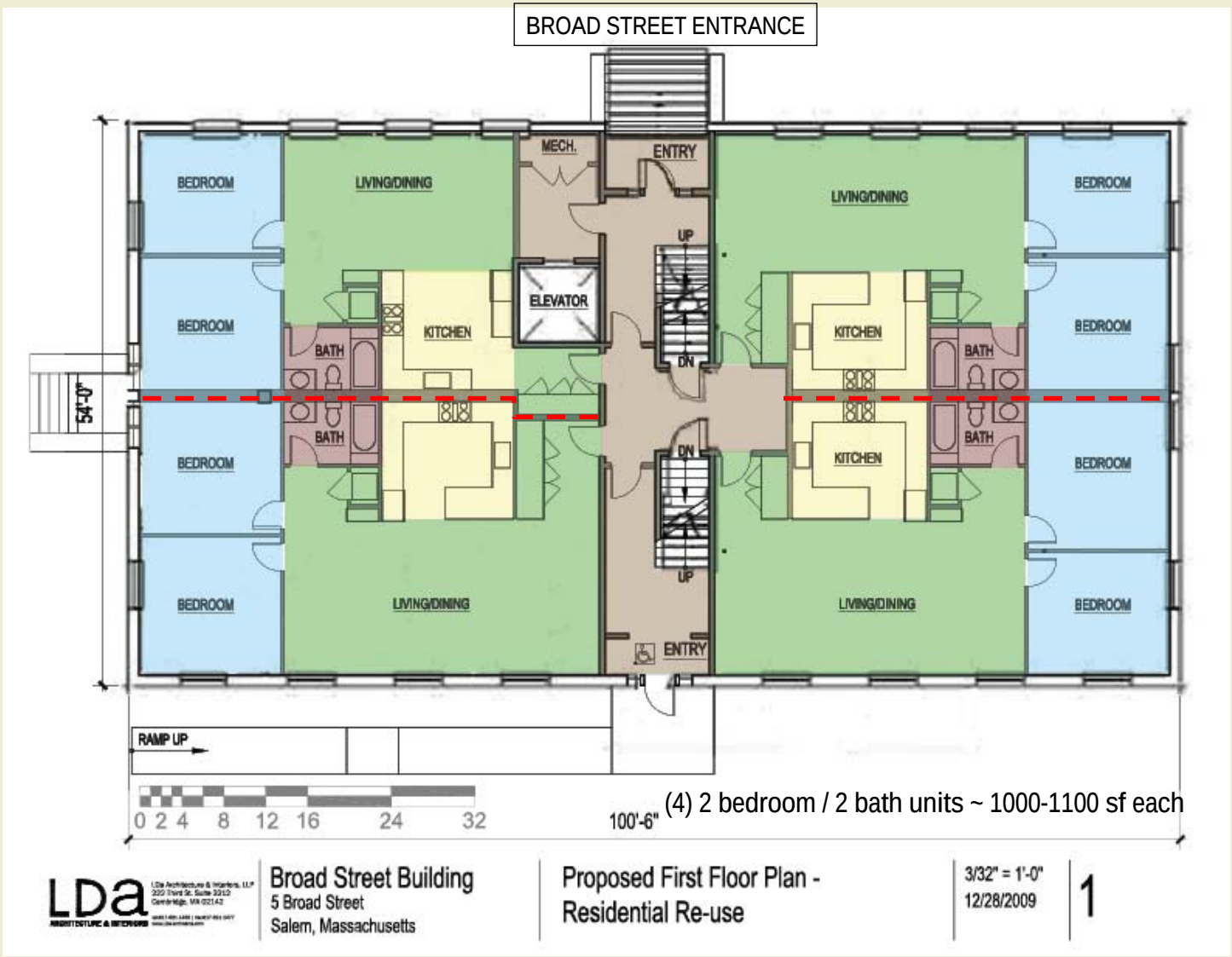
Broad Street Building
5 Broad Street
Salem, Massachusetts

Proposed Basement Floor Plan - Residential Re-use

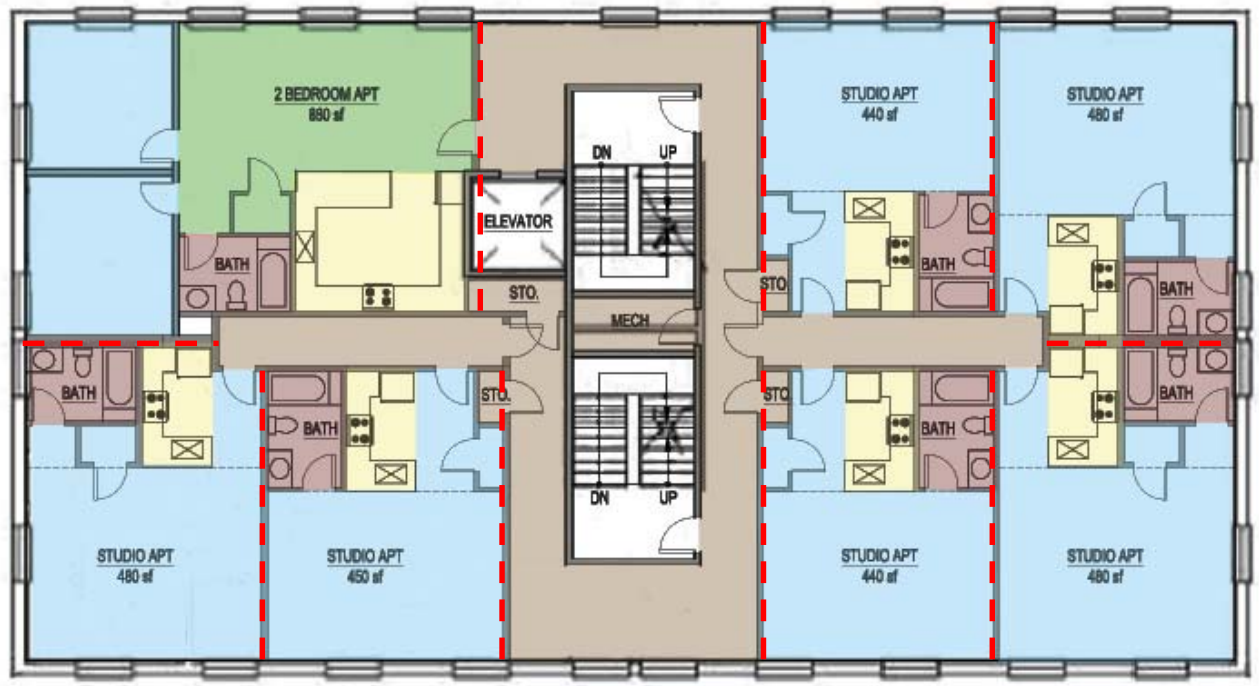
3/32" = 1'-0"
12/28/2009

0

Re-use Feasibility Study: Scenario 1: Residences



Re-use Feasibility Study: Scenario 1: Residences



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

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Broad Street Building
5 Broad Street
Salem, Massachusetts

Proposed Second Floor Plan -
Residential Studio Apartments

3/32" = 1'-0"
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Re-use Feasibility Study: Scenario 1: Residences

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

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Salem, Massachusetts

Proposed Third Floor Plan - Residential Reuse

3/32" = 1'-0"
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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 1st floor as offices space, utilizes existing third entrance – accessibility required.

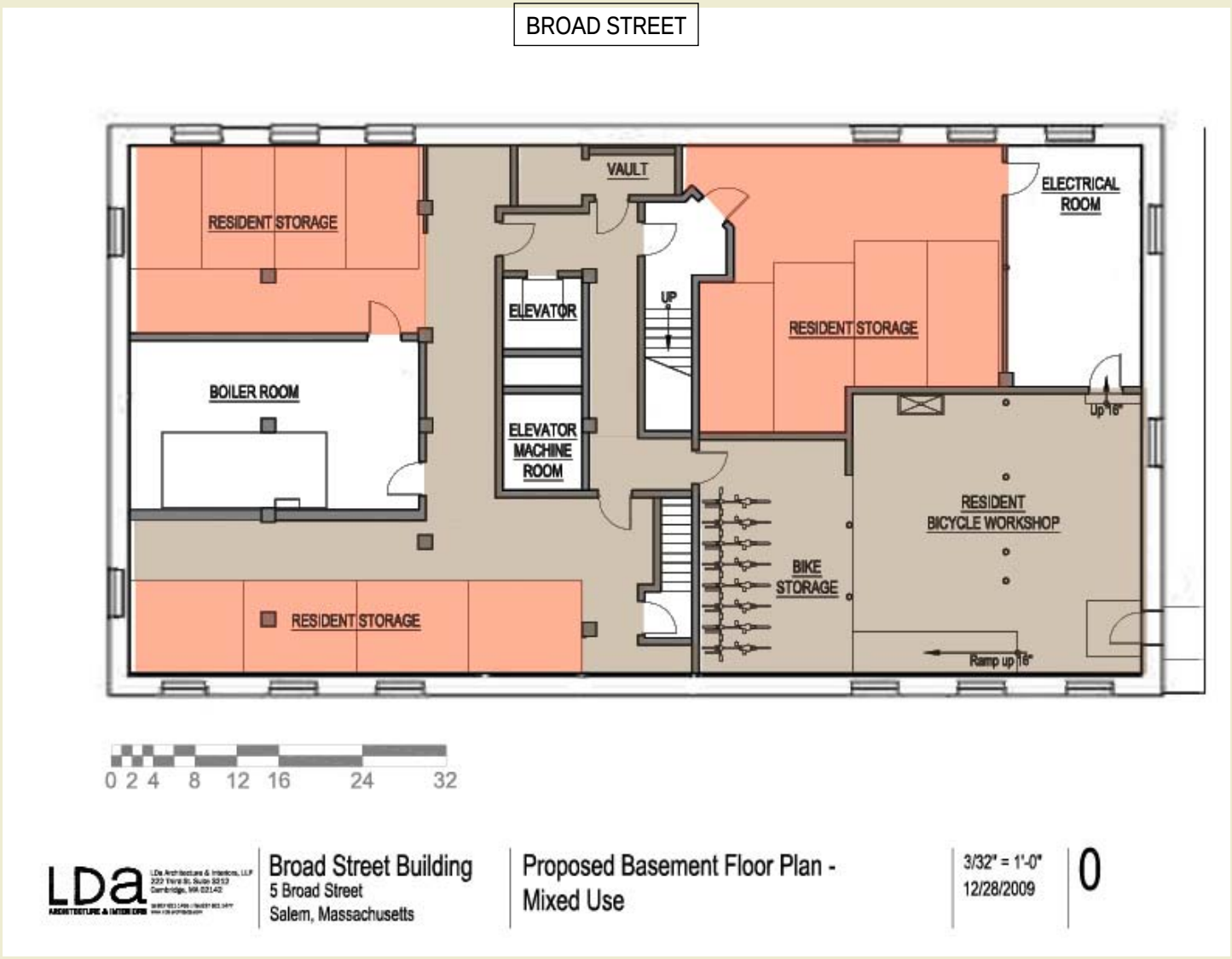
- Eastern half of 1st floor and upper floors as residential use.

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

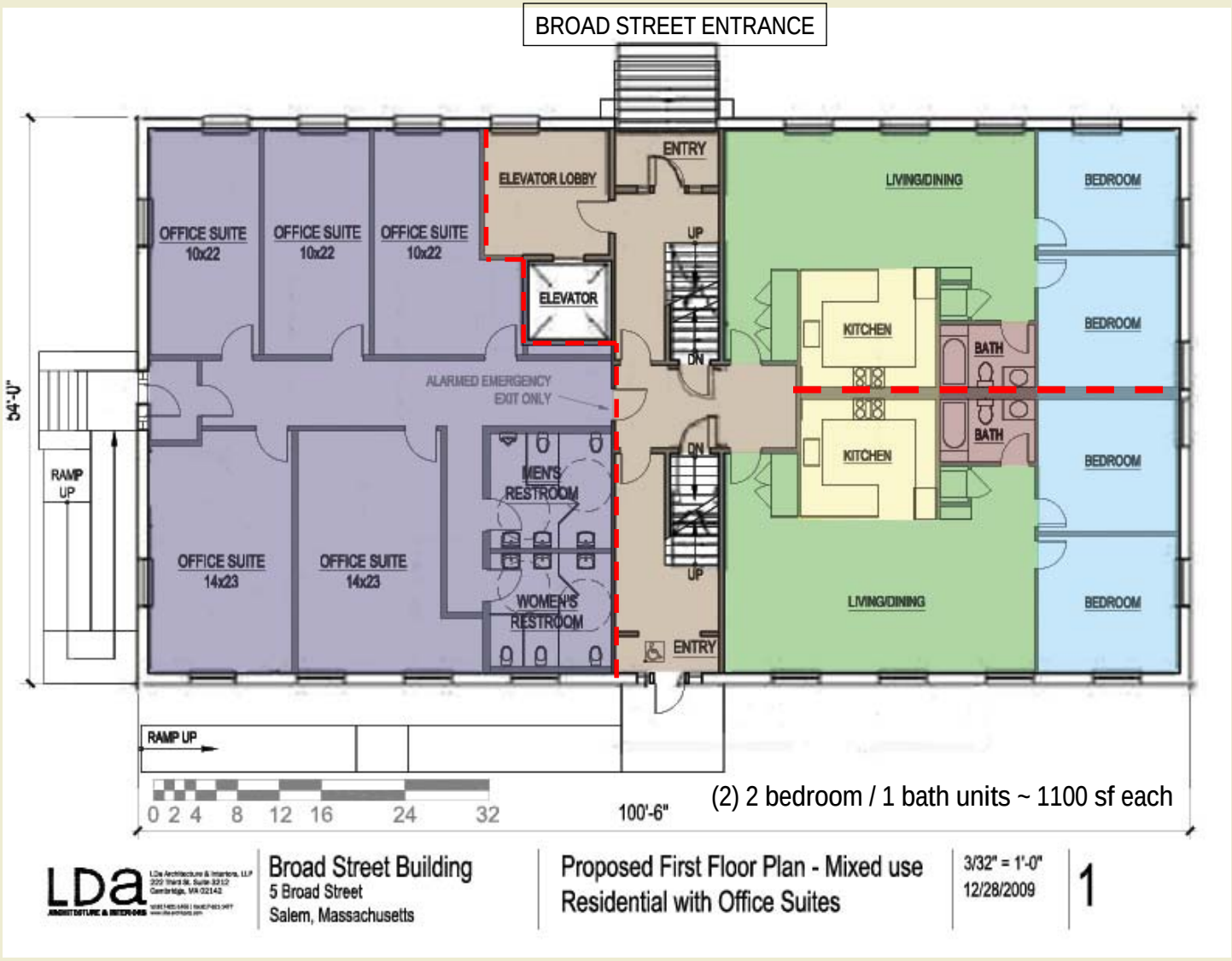
Multi-family residential	10 units	1.5 spaces per unit = 15
and		
Professional offices on	2000 sf	1 space / 200sf = 10

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

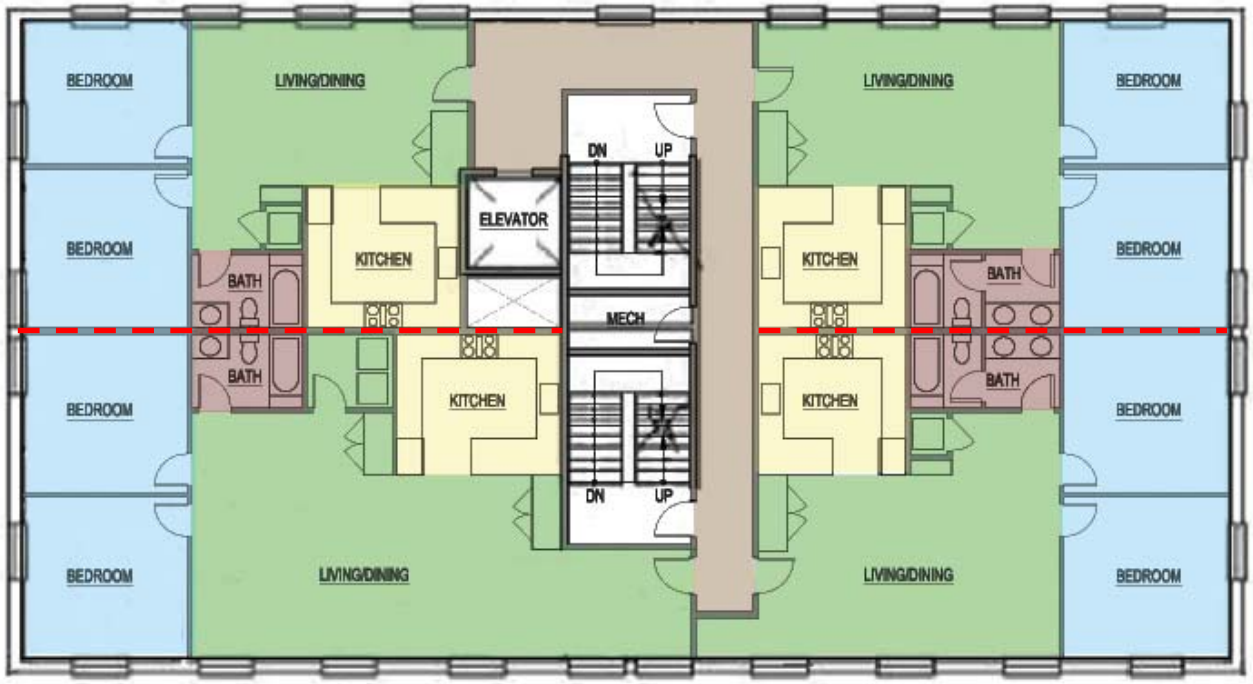


Re-use Feasibility Study: Scenario 2A: Mixed Use



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

BROAD STREET



0 2 4 8 12 16 24 32

(4) 2 bedroom / 1 bath units ~ 1100 sf each

LDa ARCHITECTURE & INTERIORS

Broad Street Building
5 Broad Street
Salem, Massachusetts

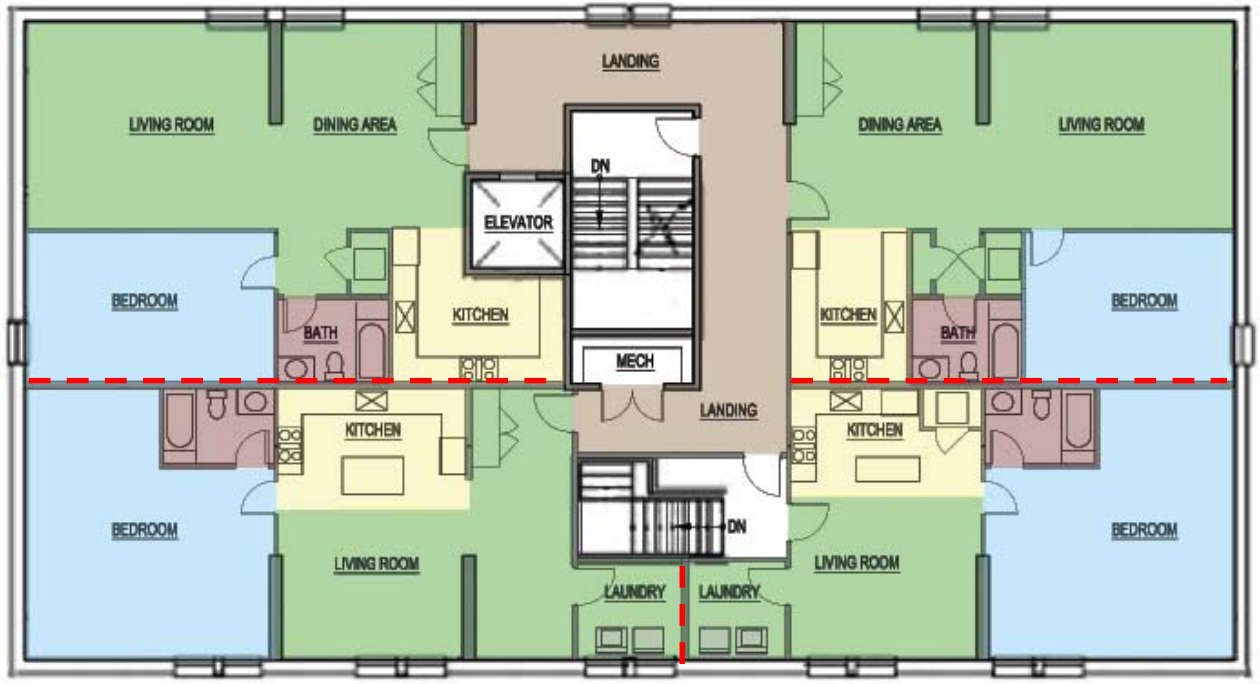
Proposed Second Floor Plan - Mixed Use
Residential Apartments

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

2

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

BROAD STREET



0 2 4 8 12 16 24 32

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

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Residential Apartments

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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 1st floor as restaurant space, utilizes existing third entrance – accessibility is required.

- Eastern half of 1st floor and upper floors as residential use.

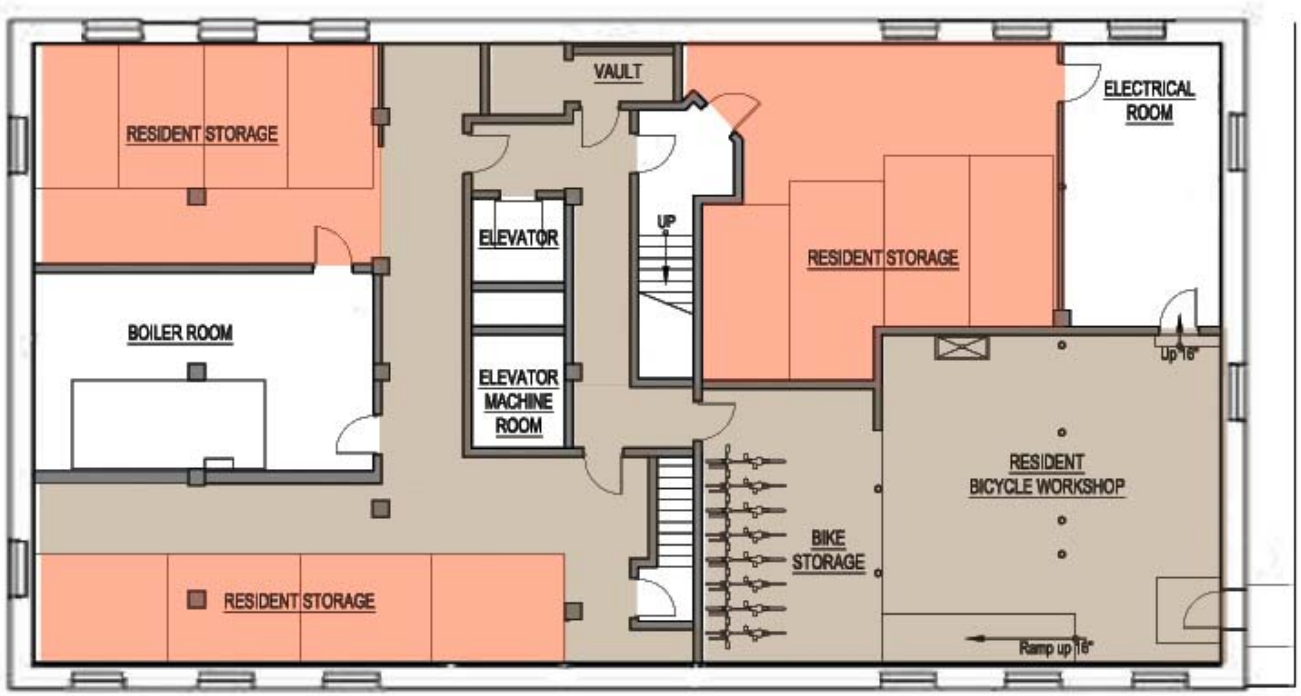
Unit Types	Net Area	Qty
2 Bedroom/1Bath	875 - 1100 sf	4
3 Bedroom/2Bath Units*	2200 sf	3
Total		7

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

BROAD STREET



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Salem, Massachusetts

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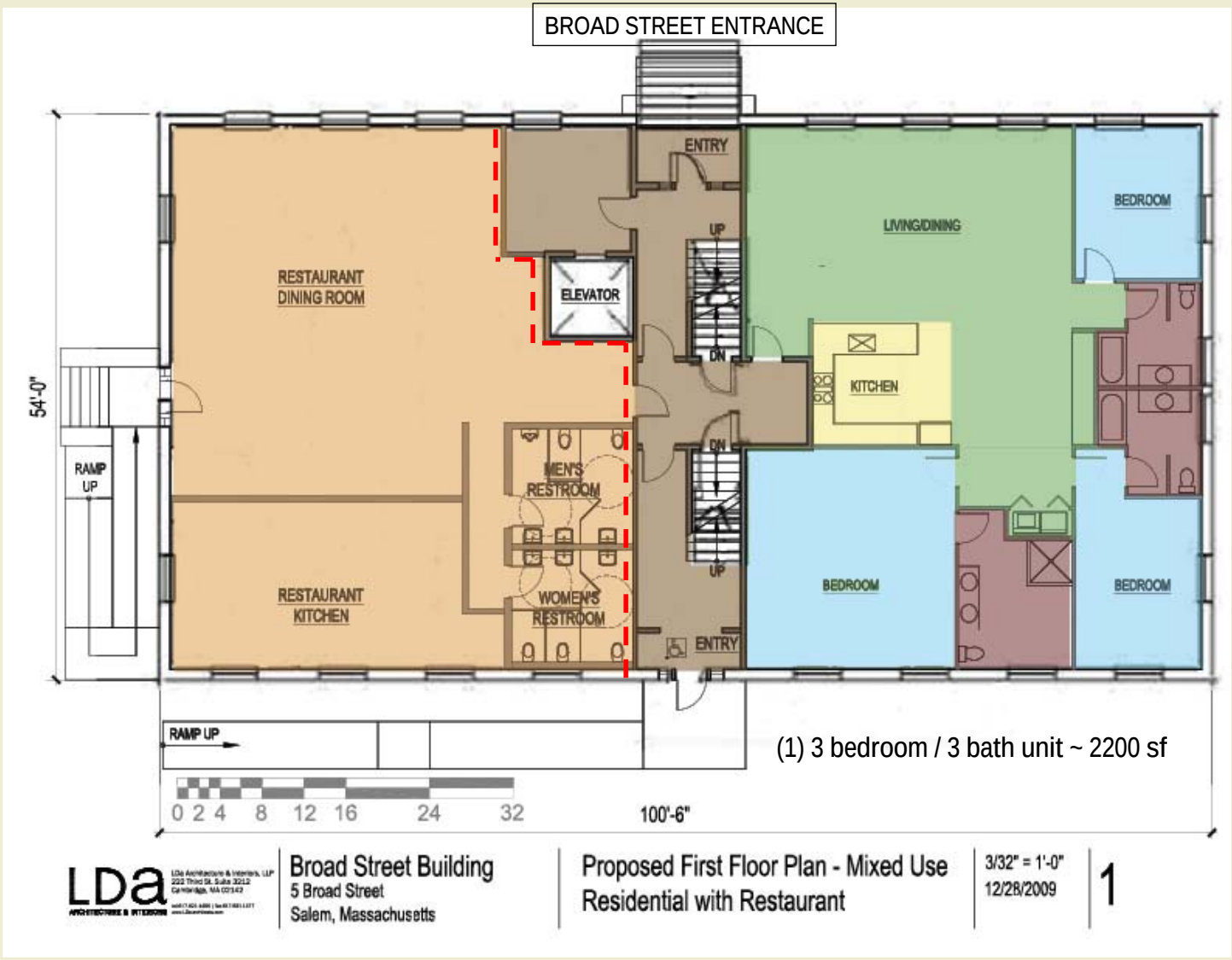
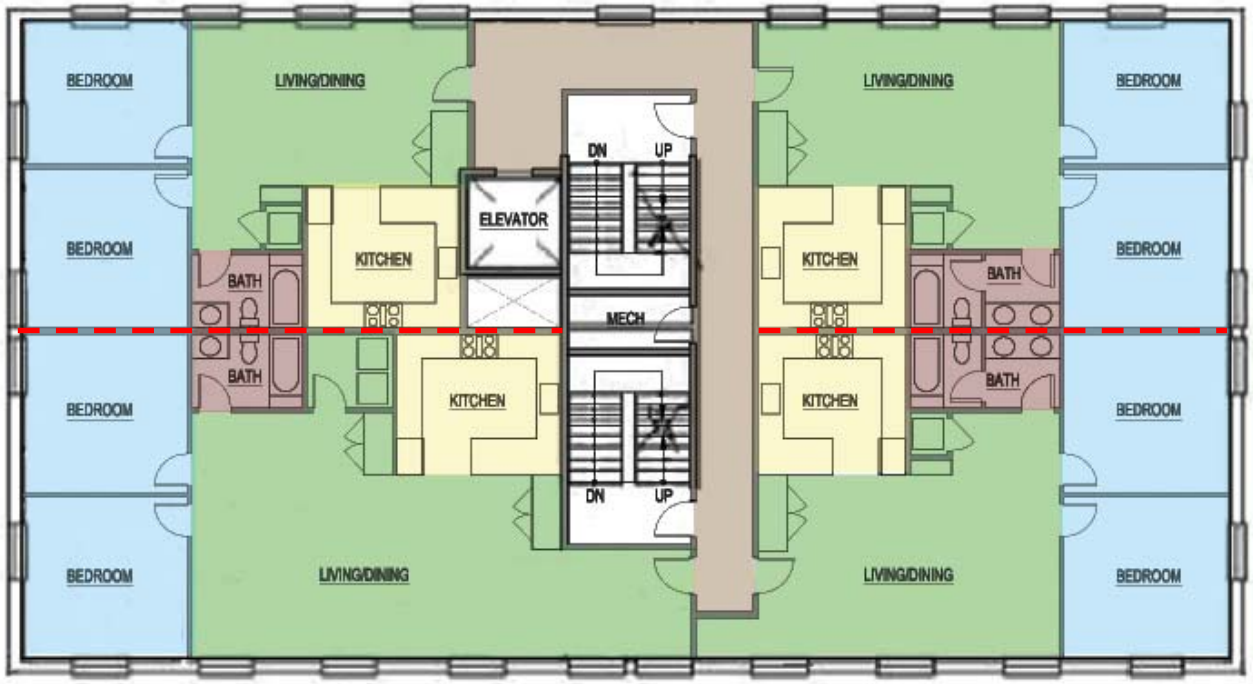
Re-use Feasibility Study: Scenario 2B: Mixed Use



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

BROAD STREET



0 2 4 8 12 16 24 32

(4) 2 bedroom / 1 bath units ~ 1100 sf each

LDa ARCHITECTURE & INTERIORS

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5 Broad Street
Salem, Massachusetts

Proposed Second Floor Plan - Mixed Use
Residential Apartments

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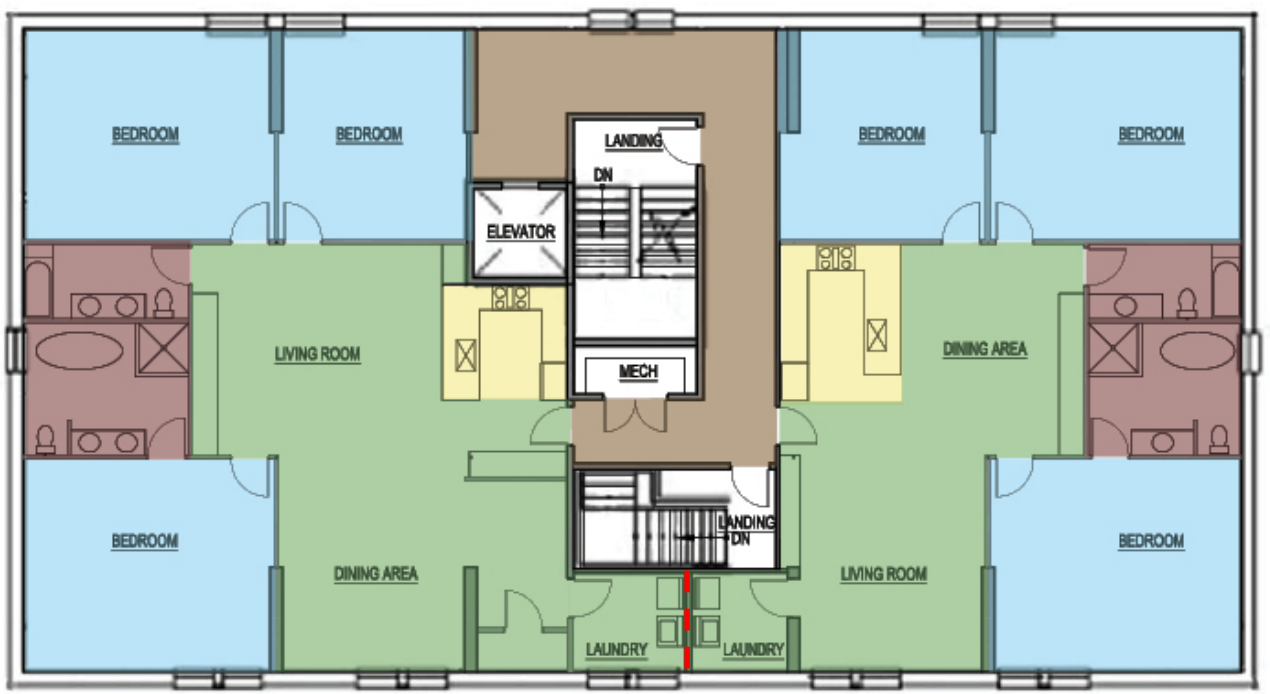
Re-use Feasibility Study: Scenario 2B: Mixed Use



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

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Residential Apartments

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

Scenario 3: City Hall Annex

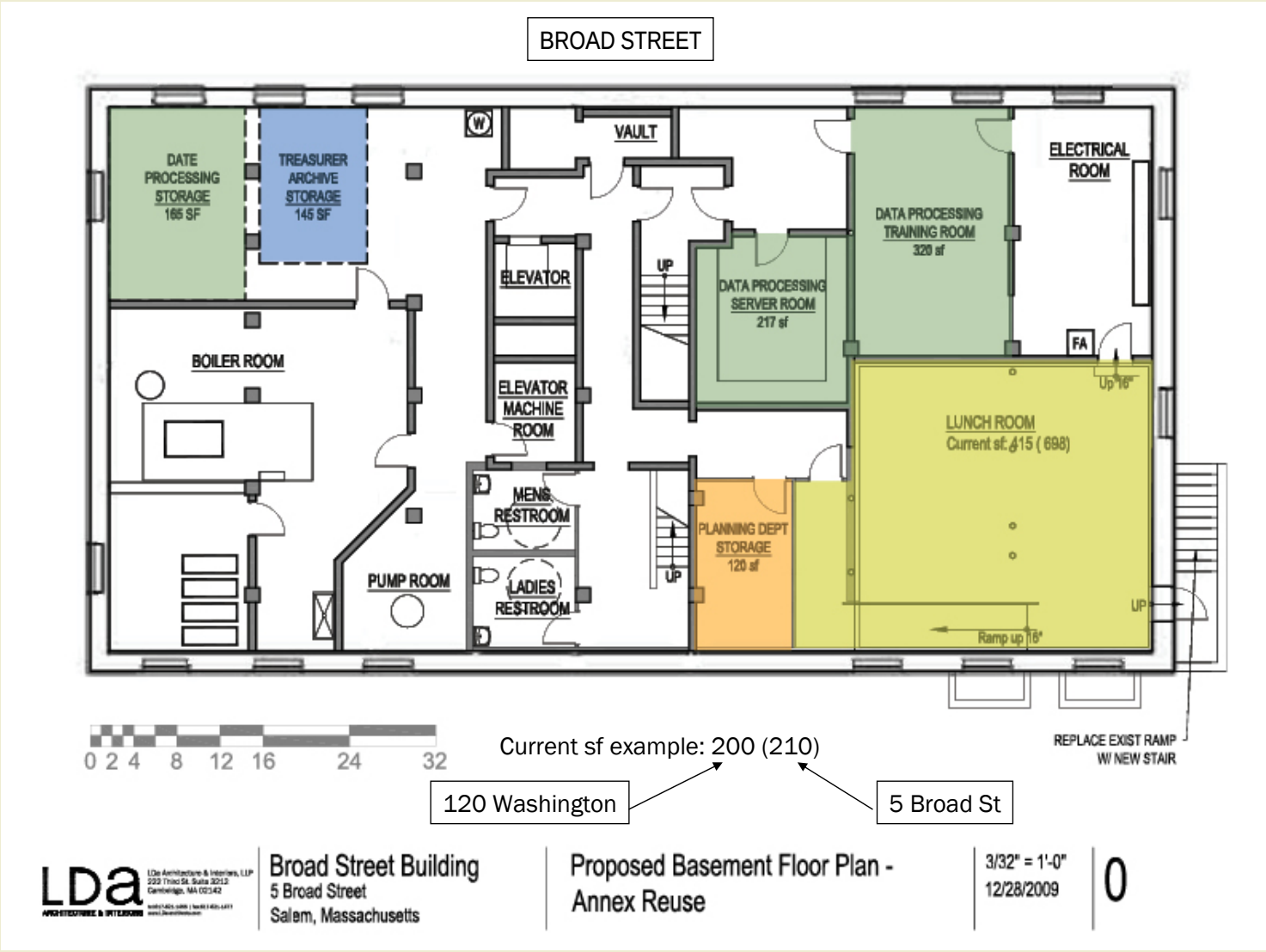
- Utilizes the entire building for the new location of the City Hall Annex.
- Department space allocations and groupings are based on current configuration at 120 Washington Street.
- Employees — 52-55 employees
- Visitors — 80-90 Visitors per day
- Available on-site Parking at 5 Broad St. — 25 spaces

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

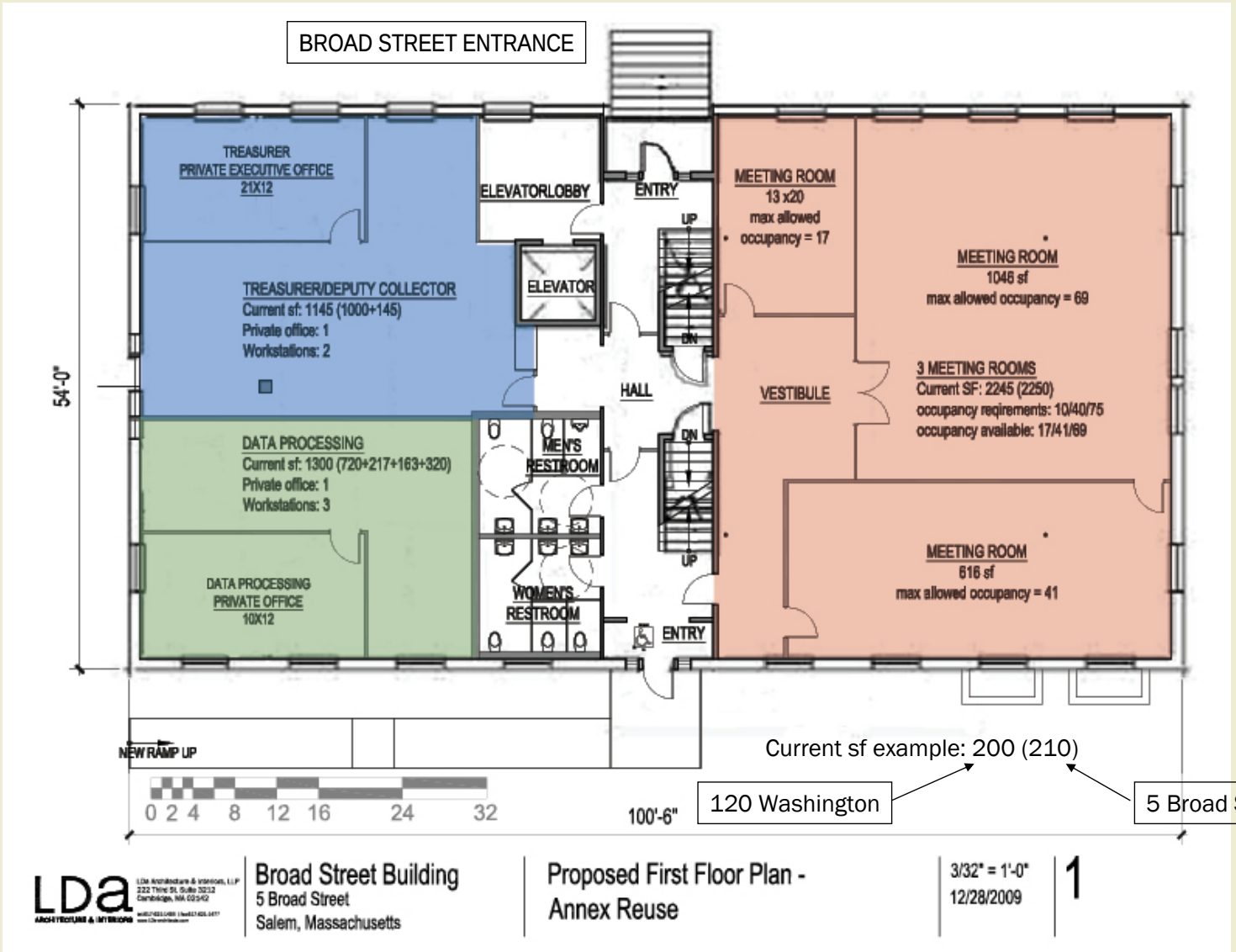
Constraints that will influence the Annex relocation analysis

- 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.

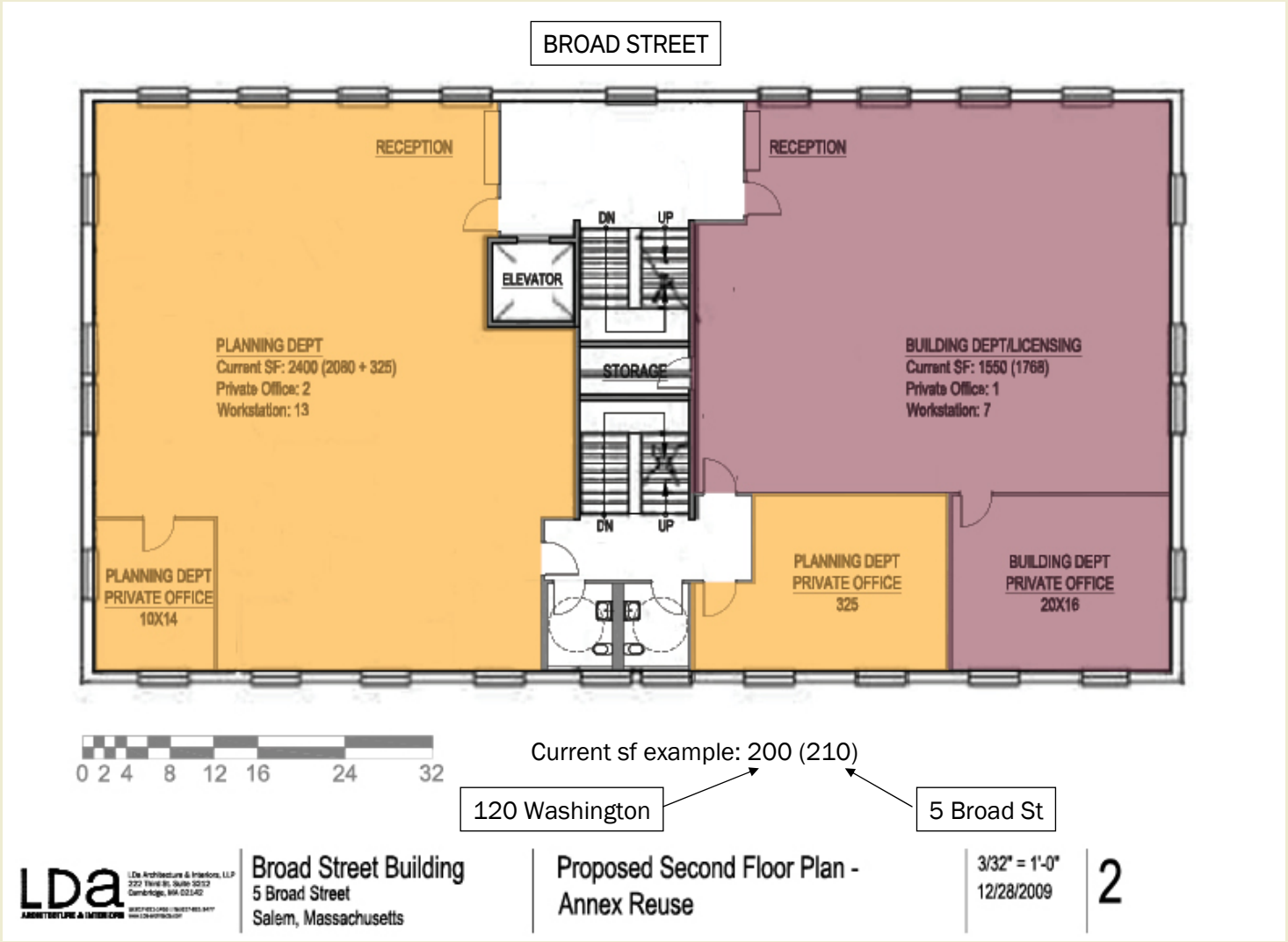
Re-use Feasibility Study: Scenario 3: City Hall Annex



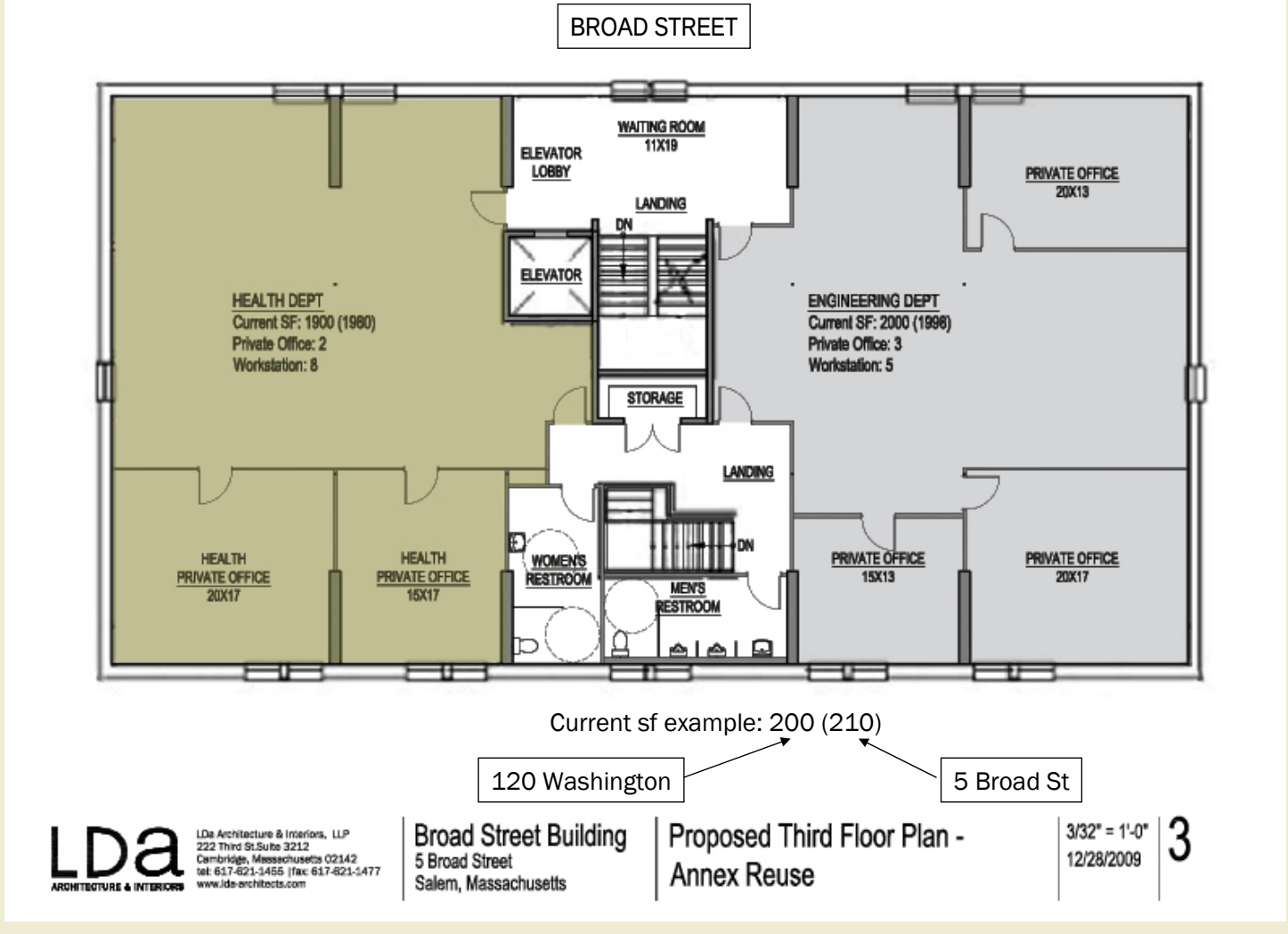
Re-use Feasibility Study: Scenario 3: City Hall Annex



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



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



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

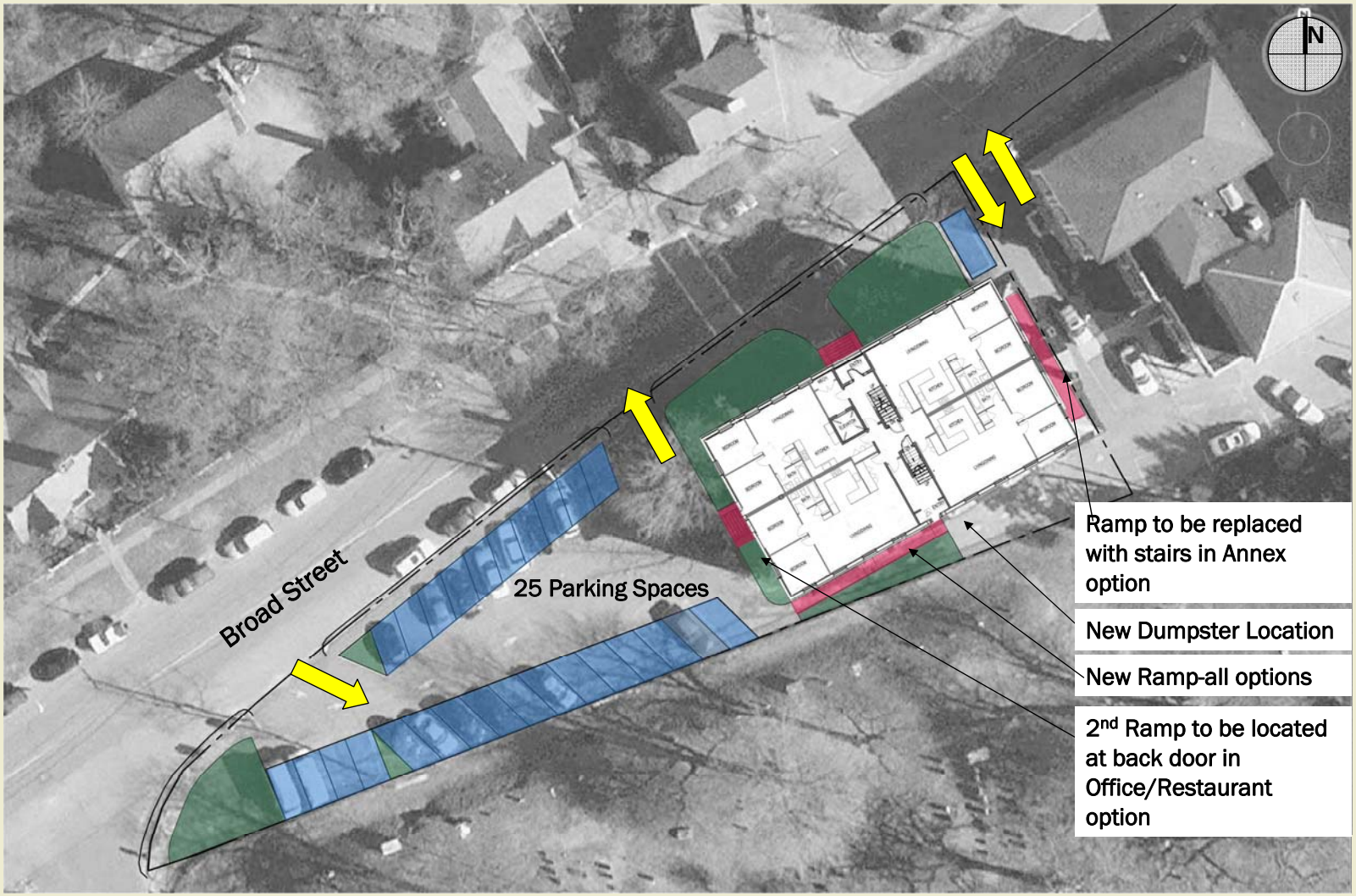
	120 Washington St	5 Broad St
• NSF-Total Departments	14,830	13,905
• Number of Departments	9	7
• Available On Site Staff Parking	7	25
• Available On Site Visitor Parking	0	0
• Walking Distance to City Hall	0.06mi	0.37 mi (6 times further)
• Walking Distance to Museum Place Parking Garage	0.20mi	0.47mi (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
• **Human Resources**	**625**	**0 (space not available)**
• **Purchasing**	**1050**	**0 (space not available)**

* Denotes Departments that are divided over multiple floors

Re-use Feasibility Study: Site Improvements



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**