Prime Waterfront Industrial Land
42 acres Available

- 42-acre site with direct waterfront access to Salem Harbor
- Deep-water port with a controlling depth of 32 feet (Federal Channel)
- No height or width restrictions between harbor and Atlantic
- One of only three Designated Port Areas on Massachusetts’ North Shore

Requests for Expression of Interest in Offshore Wind Uses for Salem Harbor
Due June 21, 2021
INTRODUCTION

In May 2018, the Salem Harbor Station came on-line. The 674-megawatt natural gas facility replaced a coal and oil-fired plant, bringing the Commonwealth of Massachusetts several steps closer to its 2050 target for decarbonization. The new power plant also used significantly less land than the old one, freeing up approximately 42 acres for new uses.

Footprint Power Salem Harbor Real Estate LP (Footprint RealCo) has been working with the community and City of Salem to understand how the remaining 42 acres could best serve the needs of the City and the region. In light of uncertainty about the need for wind marshalling facilities, Footprint RealCo initially presented a proposal for a mixture of uses on the site. Over the course of our presentations, we have been encouraged by community members and industry leaders to request expressions of interest from entities involved in the wind industry. While the onshore wind resources in Massachusetts are limited, its wind resources in the waters immediately offshore are immense, with production capacity estimates as high as 200 billion watts. Some of the best locations for offshore wind in New England are immediately adjacent to Salem Harbor in the Gulf of Maine off of Cape Ann. As an added bonus, because of its flexibility, the new Salem Harbor Station serves as a perfect partner to wind generation.

Community interest in offshore wind intensified after a presentation from the Massachusetts Clean Energy Center (MassCEC) to the Salem Port Authority in December 2020. MassCEC’s presentation showed several layouts for Footprint RealCo’s site based on different uses related to offshore wind: a marshalling facility, an operation and maintenance facility, a blade manufacturing facility, and a floating fabrication facility.

With community interest in direct participation in the offshore wind industry and firm commitments by the Commonwealth of Massachusetts to achieve net-zero greenhouse gas emissions by 2050, we understand that the site is viewed as a critical location for offshore wind to support local and regional desires for clean energy.

Footprint RealCo is excited by the opportunity to continue its commitment to clean energy by taking this next step to promote offshore wind. The company is dedicated to helping owners of older coal- and oil-fired power plants – and the communities that host them – transition these facilities and sites to other productive purposes. The transition from coal to natural gas anticipated the next step: transition from fossil fuel to wind.

This Request for Expressions of Interest seeks input from parties who recognize the significant potential of this site for offshore wind and who need the unique attributes of Salem Harbor: 42 acres of clear land ready for re-purposing and a deepwater port, unencumbered by bridges or other height and width restrictions.
OFFERING AND OPPORTUNITY

Footprint RealCo is offering land for sale or lease for offshore wind and accessory uses on waterfront property in Salem, Massachusetts. A 42-acre area is targeted and available for redevelopment as part of this offering. The site includes shared access to a deep-water dock that is periodically used for visiting cruise ships. The development area includes approximately 2,300 feet of frontage on Salem Harbor. The harbor hosts active commercial, recreational, and water transportation facilities.

Footprint RealCo may sell or provide a master lease for the entire development area subject to a proposal for the complete parcel. The target redevelopment area is bounded by Salem Wharf and Blaney Street on its southwest, the South Essex Sewage Treatment Plant on its northwest, and a National Grid switchyard on its northeast. The Salem Harbor Power Station almost bisects the site, leaving the potential for a connecting road along the waterfront between the two sides of the site. The north side is approximately 13.7 acres; the south side is approximately 29 acres.
**SUBMISSION AND EVALUATION**

**Submission**

Footprint RealCo encourages submissions of expressions of interest by June 21, 2021.

Interested parties are encouraged to submit a proposal that describes the following:

- Interest in the project.
- Planned use(s) for the site. Uses must be related to offshore wind and meet the requirements of a Designated Port Area.
- Number of acres required for the planned use(s).
- Organizational mission and area(s) of expertise.
- Prior experience with projects of a similar type and scale.
- Conceptual plan and appropriate illustrations.
- Response to community goals for offshore wind and waterside public access.
- Estimated budget and evidence of financial capacity to successfully complete the project.
- Proposed structure of ownership/long-term lease.
- Proposed strategy and estimated timeline for completing project.

**Evaluation**

Footprint RealCo will confirm receipt of all proposals.

Post-submission, Footprint RealCo will summarize the proposals received and will share such summary, with identifying and financial information redacted, with the Salem Harbor Port Authority for a joint review and discussion.

The submittal requirements will form the basis for Footprint RealCo’s evaluation of the proposals. Highly advantageous proposals will have a clear plan for both the north and the south sides that addresses community desires to significantly support offshore wind, meets the regulatory requirements of the Designated Port Area, and addresses community desires for public waterside access.

Footprint RealCo will contact all those who have submitted proposals to discuss their submission and may request further information.
## KEY DATES

<table>
<thead>
<tr>
<th>Deadline</th>
<th>Date</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>Release date of REI:</td>
<td>May 18</td>
<td>Email direct requests for the REI</td>
</tr>
<tr>
<td>Site walks by appointment:</td>
<td>June 1 - 4</td>
<td>Email to schedule appointment</td>
</tr>
<tr>
<td>Questions due:</td>
<td>June 7 by 12pm</td>
<td>Email questions</td>
</tr>
<tr>
<td>Answers provided:</td>
<td>June 14 by 12pm</td>
<td>Responses will be compiled and emailed to all those who requested a copy of the REI.</td>
</tr>
<tr>
<td>Expressions of Interest due:</td>
<td>June 21 by 12pm</td>
<td>Email PDF of complete response.</td>
</tr>
</tbody>
</table>

**ALL COMMUNICATIONS TO**

offshorewind@footprintpower.com

**Peter Furniss**  
Chief Executive Officer

**Scott Silverstein**  
President and Chief Operating Officer

Footprint Power  
1140 Route 22 East, Suite 303  
Bridgewater, NJ 08807
STATE AND CITY CONTEXT FOR OFFSHORE WIND

Commonwealth of Massachusetts

- The Baker-Polito Administration has made a commitment to achieve Net Zero greenhouse gas emissions by 2050.
- New England’s offshore wind capacity is expected to grow to more than 30 GW by 2050; 15 GW of that would be in Massachusetts.
- MassCEC has deep experience with wind: owners/operators of the Marine Commerce Terminal in New Bedford; owners/operators of the Wind Technology Testing Center in Chelsea; promotes the development of workforce and supply chain programs related to offshore wind.
- MassCEC’s report on offshore wind opportunities on the North Shore is expected Spring 2021.

City of Salem

- Community support for offshore wind expressed at recent meetings with the Footprint RealCo team and in online media.
- Strong water-dependent history; was one of the top three ports on the east coast until the mid-1800s.
- City is home to the House of the Seven Gables, the Peabody Essex Museum, the El Punto urban art museum, and many other cultural institutions.
- The downtown, a short distance from the site, is a vibrant, pedestrian-friendly area with attractive retail and restaurants.
- Commuter rail provides regular access to its sister North Shore coastal communities and Boston (only 30 minutes to North Station).
- The Salem Ferry, adjacent to the site, provides a 55-minute trip to Boston’s Long Wharf.
- Nearby Salem State University provides specialized studies that take advantage of its proximity to Salem’s waterfront.
SITE CHARACTERISTICS

Context

The available site is within a large area of filled land along the edge of Salem Harbor that has long been occupied by utility services. The consolidation of the power generation facilities provides an opportunity to redevelop the excess land owned by Footprint RealCo. The development area is within a Designated Port Area, which promotes marine industrial and economically or operationally supporting uses. This 42-acre site is well-suited to a wide range of qualifying uses because of its access, topography, and relationship to surrounding area. The site enjoys deep water docking facilities that are jointly managed with the Salem Port Authority. The dock is scheduled to be improved and re-purposed to support marine industrial uses and visiting ships.

Regional Access

The site is accessible along state routes and arterials connected to the regional highway network including I-95, Route 128 and Route 1. The site is approximately 4 miles from a highway interchange. Nearby airports include Beverly Airport (5 miles) and Logan International Airport (16 miles). Salem is served by commuter rail with nearby stations in both Salem and Beverly. Salem is also connected to Boston with a commuter ferry service and its terminal, which is located adjacent to the south side of the site.
Landside Access
Vehicular access will be available via Derby Street, Webb Street, and Fort Avenue along proposed access roads. Webb Street and Fort Avenue provide direct connections to arterials that include state Routes 107, 114 and 1A, which in turn lead to neighboring communities and the regional highway network. The north side can have access to the pier and dock on the south side with the construction of a connector road along the water’s edge. An area next to the dock can be used for equipment for dockside operations.

Waterside Access and Facilities
The primary waterside access will be provided via the existing dock on the south side which is operated by the Salem Harbor Port Authority. Use of the dock and the turning basin will be shared with the Port Authority. The turning basin adjacent to the dock can accommodate large, sea-going vessels. The dock on the south side provides berthing and access to a deepwater turning basin. This basin is connected to a federal navigation channel that passes between Salem and Marblehead, with a controlling depth of 32 feet. Water depths along the north side frontage are generally insufficient for mooring or docking vessels, although limited access may be feasible.

Utilities
National Grid provides services to this site for gas and electric. Other utility providers include Verizon for telephone and Comcast for internet, cable, and data needs. The development area has access to sewer and water services along Derby Street and Fort Avenue.

Soil Conditions
Evaluations of soil conditions were accomplished as part of the permitting and mitigation process for Salem Harbor Station. The soils are a combination of former upland, urban fill and remediated soil conditions. Load capacity varies throughout the site.

The station’s required federal, state and local approvals to construct the power plant included completing environmental assessments and permitting for the entire property. A Permanent Solution Statement (PSS) was filed with the Massachusetts Department of Environmental Protection. The PSS demonstrates that the environmental status of the property is consistent with Massachusetts Contingency Plan (MCP) standards for redevelopment for the industrial and commercial uses being sought through this offering.

Topography
The subject property is relatively flat with minimal grade change. The current grade is approximately 10 feet based on NAVD88.
REGULATORY CONTEXT

Multiple federal, state, and local regulations govern the subject property, and are consistent with the offshore wind and related uses being sought.

The property is designated as Industrial (I) in the City of Salem's zoning ordinance. Allowable uses include typical industrial and commercial uses. The ordinance allows a maximum lot coverage of 45 percent for all the buildings within a parcel and a maximum building height of 45 feet. Local regulations include restrictions within buffer areas along the water’s edge and within the 100-year floodplain boundaries.

The majority of the site is within the boundaries of the Salem Designated Port Area (DPA) and is subject to associated regulations and licensing provisions defined by the Commonwealth of Massachusetts in M.G.L. Chapter 91 and associated regulations. Allowable uses within a DPA consist of water-dependent-industrial uses such as industrial and maritime commercial uses that are directly dependent on transfers from ship to shore, uses related to commercial fishing, boat yards, aquaculture, and many other categories. Other permitted uses include compatible commercial and industrial uses that support marine-industrial uses.