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

Re-use options: January 13, 2010
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.

### 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
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**

Presented: 11.04.09

**Building Code**

**Potential Reuse Options**
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
**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.

<table>
<thead>
<tr>
<th>Unit Types</th>
<th>Net Area</th>
<th>Qty</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 Bedroom/1Bath</td>
<td>875-1100 sf</td>
<td>5</td>
</tr>
<tr>
<td>1 Bedroom/1Bath</td>
<td>850-1100 sf</td>
<td>4</td>
</tr>
<tr>
<td>Studio/1 Bath</td>
<td>440-480 sf</td>
<td>6</td>
</tr>
</tbody>
</table>

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
Re-use Feasibility Study: Scenario 1: Residences

(4) 2 bedroom / 2 bath units ~ 1000-1100 sf each

BROAD STREET ENTRANCE

Proposed First Floor Plan - Residential Re-use

LDA
ARCHITECTURE & INTERIORS

LDA
ARCHITECTURE & INTERIORS
Re-use Feasibility Study: Scenario 1: Residences

(1) 2 bedroom / 1 bath units ~ 880 sf
(6) Studio units ~ 440-480 sf each
(4) 1 bedroom / 1 bath units ~ 850-1100 sf each
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 and Professional offices on 2000 sf 1 space / 200sf = 10
Multi-family residential and Restaurant on west side 7 units 1.5 spaces per units = 11
7 to 8 employees 40 seats 1 space/2 employees = 4
1 space / every 4 seats = 10
Re-use Feasibility Study: Scenario 2A: Mixed Use

Broad Street Building
5 Broad Street
Salem, Massachusetts

Proposed Basement Floor Plan - Mixed Use

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

LDA
ARCHITECTURE & INTERIORS
Re-use Feasibility Study: Scenario 2A: Mixed Use

BROAD STREET ENTRANCE

(2) 2 bedroom / 1 bath units ~ 1100 sf each
Re-use Feasibility Study: Scenario 2A: Mixed Use

(4) 2 bedroom / 1 bath units ~ 1100 sf each
Re-use Feasibility Study: Scenario 2A: Mixed Use

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

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<thead>
<tr>
<th>Unit Types</th>
<th>Net Area</th>
<th>Qty</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 Bedroom/1Bath</td>
<td>875 - 1100 sf</td>
<td>4</td>
</tr>
<tr>
<td>3 Bedroom/2Bath Units*</td>
<td>2200 sf</td>
<td>3</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>7</td>
</tr>
</tbody>
</table>

- Multi-family residential and Professional offices on 2000 sf 1 space / 200sf = 10
- Multi-family residential and Restaurant on west side 7 units 7 to8 employees 40 seats 1.5 spaces per units = 11
- 1 space/2 employees = 4 1 space / every 4 seats = 10
Re-use Feasibility Study: Scenario 2B: Mixed Use
Re-use Feasibility Study: Scenario 2B: Mixed Use

(1) 3 bedroom / 3 bath unit ~ 2200 sf
Re-use Feasibility Study: Scenario 2B: Mixed Use

(4) 2 bedroom / 1 bath units ~ 1100 sf each
Re-use Feasibility Study: Scenario 2B: Mixed Use

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

BROAD STREET ENTRANCE

TREASURER/DEPUTY COLLECTOR
Private office: 1
Workstations: 2

TREASURER/DEPUTY COLLECTOR
Current sf: 1145 (1000+145)
Private office: 1
Workstations: 2

MEETING ROOM
13 x20
max allowed occupancy = 17

3 MEETING ROOMS
Current SF: 2245 (2250)
occupancy requirements: 10/40/75
occupancy available: 17/4/169

MEETING ROOM
9x11
max allowed occupancy = 60

MEETING ROOM
9x11
max allowed occupancy = 41

DATA PROCESSING
Current sf: 1300 (729+217+163+320)
Private office: 1
Workstations: 3

DATA PROCESSING
PRIVATE OFFICE

VESTIBULE

HALL

120 Washington

5 Broad St

Current sf example: 200 (210)

Broad Street Building
5 Broad Street
Salem, Massachusetts

Proposed First Floor Plan - Annex Reuse

3/32 = 1'-0"
12/29/2009
Re-use Feasibility Study: Scenario 3: City Hall Annex

Current sf example: 200 (210)

120 Washington

5 Broad St

Broad Street Building
5 Broad Street
Salem, Massachusetts

Proposed Third Floor Plan - Annex Reuse

3/32" = 1'-0"
12/28/2009
## Re-use Feasibility Study: Scenario 3: City Hall Annex Comparison

<table>
<thead>
<tr>
<th></th>
<th>120 Washington St</th>
<th>5 Broad St</th>
</tr>
</thead>
<tbody>
<tr>
<td>• NSF-Total Departments</td>
<td>14,830</td>
<td>13,905</td>
</tr>
<tr>
<td>• Number of Departments</td>
<td>9</td>
<td>7</td>
</tr>
<tr>
<td>• Available On Site Staff Parking</td>
<td>7</td>
<td>25</td>
</tr>
<tr>
<td>• Available On Site Visitor Parking</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>• Walking Distance to City Hall</td>
<td>0.06mi</td>
<td>0.37 mi (6 times further)</td>
</tr>
<tr>
<td>• Walking Distance to Museum Place Parking Garage</td>
<td>0.20mi</td>
<td>0.47mi (2.3 times further)</td>
</tr>
</tbody>
</table>
### Re-use Feasibility Study: Scenario 3: City Hall Annex Comparison

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

* Denotes Departments that are divided over multiple floors
Re-use Feasibility Study: Site Improvements

- New Dumpster Location
- Ramp to be replaced with stairs in Annex option
- New Ramp-all options
- 2nd Ramp to be located at back door in Office/Restaurant option

Presented: 11.04.09
Re-use Feasibility Study: Preliminary Evaluation

<table>
<thead>
<tr>
<th>Program</th>
<th>Program Accommodated</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Residential</td>
<td>YES</td>
</tr>
<tr>
<td>Mixed-Use: Office</td>
<td>YES</td>
</tr>
<tr>
<td>Mixed-Use: Restaurant</td>
<td>YES</td>
</tr>
<tr>
<td>City Hall Annex</td>
<td>NO</td>
</tr>
</tbody>
</table>