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December 30, 2009

Charles Puleo, Chairman
City of Salem Planning Board
120 Washington Street
Salem, Massachusetts 01970

Re: **High Rock Bridge Street, LLC**
Application for Site Plan Review and Special Permits
The Gateway Center
401 Bridge Street and 44 Boston Street

Dear Mr. Puleo:

In accordance with Sections 8.4 and 9.5 of the Zoning Ordinance, High Rock Bridge Street, LLC, owner of the land (the "Applicant"), hereby petitions for Site Plan Review, as well as Planning Board Special Permits for the property located at 401 Bridge Street and 44 Boston Street.

The plans, as filed with this Application, Environmental Impact Statement and Site Narrative, outline a 2-4 story professional building with retail and municipal space on the ground floor level. This mixed use building will provide parking on site.

The site, which recombines two lots of 3.2 and 1.943 acres, respectively, as shown on the plans submitted herewith, is a newly created lot of approximately 224,017 square feet, or 5.1 acres. A Form A (ANR) Subdivision Plan will be submitted to the Planning Board under separate cover.

Access to the site will be from Bridge Street and Boston Street, with new two-way drives. Three existing curb cuts along Bridge Street will be closed. Land along Boston Street will be donated to the City by the developer for the creation of a turning lane.

The underlying zoning for this parcel is NRCC and the building and lot are designed to comply with the NRCC requirements. The building has been located to create a presence on the main corridor street edges, and will have an active pedestrian

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friendly ground floor. There will be new sidewalks along Bridge Street and within the site, encouraging an attractive connection for pedestrian use.

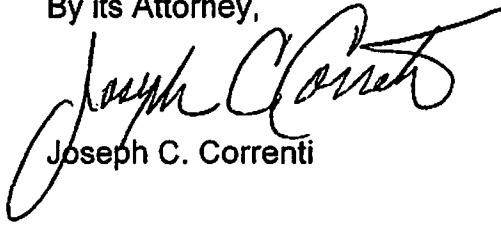
The parking lot shall include substantial landscaped areas, including a landscaped buffer zone to the rear of the property. All parking is located to the side and rear of the building. The traffic generated by the Senior Center, office building and retail use will be in keeping with the traffic already on Bridge and Boston Streets. A traffic analysis will be part of the presentation made to the Board during the public hearings. Special Permits are sought for individual retail use to exceed 3,000 square feet and to allow fence height to exceed 6 feet along the residential property line.

Presently, the site has sat for more than a decade as an unattractive, vacant former industrial property. The proposed development seeks to create a positive visual impact on this gateway to the downtown and serve to integrate the area with the greater downtown perimeters.

Wherefore, the Petitioner is pleased to present the plans and materials to the Board for its review.

Respectfully submitted,

High Rock Bridge Street, LLC
By its Attorney,



Joseph C. Correnti