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**TO:** Dr. Ed Williams, City of Camden  
Uzo Ahiarakwe ,P.E., P.L.S., City of Camden

**FROM:** Kyle J. MacGeorge, P.E., LEED AP  
Craig Wickware

**INFO:** Steve Hasson, Subaru of America  
Bernadette Szakal, Subaru of America

**DATE:** 15 December 2023

**RE:** Environmental Impact Assessment  
Subaru of America Headquarters 11<sup>th</sup> Street Entrance Reconstruction  
Camden, New Jersey  
Langan Project No.: 220140301

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This memorandum has been prepared to address the City of Camden’s Site Plan Application Checklist item that requires projects with parcels two acres or larger to submit an Environmental Impact Assessment. Although the actual project disturbance is significantly less than two acres (approximately 0.5-acres), we are submitting this EIA out of precaution because the overall parcels exceed two acres.

Subaru intends to reconfigure the 11<sup>th</sup> Street entrance to the Subaru Headquarters at 1 Subaru Drive to improve security operations and provide additional vehicular queuing capacity. The project will not increase the number of employees. The purpose for this project is to provide internal traffic calming and improve pedestrian safety and security at the headquarters campus.

The project is located on the existing Subaru of America Headquarters site, which includes a site area of approximately 12.6 acres, bound by 11th Street, Newton Avenue, and Memorial Avenue. The project will disturb 0.5 acres (approximately 0.4% of the parcel area). The site improvements will be limited to the relocation of the guard booth and addition of an entrance queuing lane within the site at the 11<sup>th</sup> Street entrance, conversion of a car trailer parking area to 21 personal vehicle parking spaces to reclaim spaces removed from the entrance reconfiguration, and striping improvements to calm internal traffic patterns. Otherwise, pedestrian pathways, lighting, streetscape, and parking demand will remain unchanged from the current condition. Any temporary disturbance to these items, will be restored at the end of construction.

The site is currently flatly graded (1-3 percent slopes). The existing vegetation on the site includes perimeter screening, parking lot island trees, and tree/planting beds around the Subaru Headquarters building. No reduction in landscaping or trees is proposed. Any landscaping or trees that are disturbed during construction will be restored as necessary. The site does not have any areas that can be considered to have distinctive scenic or historic qualities. The site

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has existing features that are typical of an office building site. The proposed gate reconfiguration will not alter existing air quality or noise levels.

The gate reconfiguration will not have any appreciable negative or positive impacts during or after construction to soil erosion and sedimentation, flooding or floodplain disruption, degradation of surface water quality, ground water pollution, sewage disposal, solid waste disposal, vegetation destruction, scenic or historic features, air quality, and noise levels. Construction will occur during normal business hours and the contractor will coordinate with Subaru site security to maintain access as conditions change during construction.

Because the proposed project is less than the stormwater management thresholds documented in state and city requirements and the project will result in a net decrease in impervious cover, no stormwater management is required. Impervious cover will be reduced by 147 SF and will not result in no increase in run-off from storm events for this area. A stormwater and drainage technical memorandum has been prepared as part of the formal planning board application. Minimal soil erosion and sedimentation is expected during construction. However, the proposed work implements a Soil Erosion and Sediment Control Plan to minimize erosion and sediment transport during and after construction.

No increase to sewer or water demand on the city infrastructure is anticipated. Utilities for the project will consist of electrical conduit from on-site power source to power to new guard booth, gate arms with card readers, and a relocated light pole, and water pipe lateral to on-site water source for relocated fire hydrant.

The gate re-reconfiguration will not change the nature of the site's energy demands, noise production, or screening and landscaping of the project with its surrounding.

Subaru will be seeking approvals from the following agencies as part of the land development process:

- City of Camden Planning Board (Amended Site Plan)
- City of Camden Department of Capital Improvements (City Engineer)
- Camden County Soil Conservation District (Erosion and Sediment Control Plan)
- Other Building permits as required by City of Camden

**Langan Engineering and Environmental Services, Inc.**



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