

EXECUTIVE SUMMARY

The Symmes Arlington Conservation and Improvement Project presents an extraordinary opportunity to create a dynamic mixed-use and mixed-income community to meet the residential, health care, and social needs of the Town of Arlington. The truly public process that preceded this Request for Proposals created a solid foundation for the development of a thriving community that will be a centerpiece for the Town. Therefore, the Symmes Project demands a development team that not only can demonstrate the expertise and capacity for developing a project of this magnitude, but a team that is resolutely committed to joining with the Town in a genuinely collaborative process to exceed the vision already set forth for this site.

Toward that end, the Symmes Redevelopment Associates Team draws on the experience, enthusiasm, and energy of the real estate industry's top professionals in their respective fields, many of whom were integral in joining with Edward A. Fish Associates to successfully redevelop, among many other projects, the former St. John of God Hospital in Brighton, MA and the former Chelsea Naval Hospital in Chelsea, MA. Together our Team has developed a proposed master plan that resonates with the goals, expectations, and vision for the Symmes site. The principal elements of that plan include:

➤ **A Trusted Partner**

- **The undertaking of this project will require a true public-private partnership.** Our Team will benefit from the tremendous effort to date by the community leaders and residents.
- **Edward A. Fish Associates leads a team of highly skilled professionals.** Most importantly, the team is built on a 40-year foundation of integrity and trust that has resulted in a number of award winning projects and the achievement of putting in place over \$1 Billion in quality developments.
- **The Team has a long history of public-private partnerships, with an approach and philosophy built on open communication.** We have proven the ability to balance often-competing themes of financing, marketing, and community process.

➤ **Preservation, enhancement, and creation of a range of public open spaces:**

- **560,000 square feet of open space**, far more than the 50% called for by the Town;
- **A hallmark Symmes Vista Park** located at the heart of the open space network and the development at large. This prominent and welcoming space takes full advantage of the site's scenic views and a promontory, located at the eastern end of the park, provides dramatic vistas of the entire Boston basin. The intent of the

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park design will be to create an iconic landscape within the development, using native materials.

- **Preservation of the Summer Street woods** to provide a warm and inviting green ‘front door’ to the development.
- **Establishment of an interconnected system of walkways and trails** to maximize reuse of the site’s natural woods and encourage public use of the open space network.
- **An elliptical-shaped public green at the crest of the hill;** Through a break in the proposed residential buildings at the top of the site, the center of the green gives access to an open space promontory, providing another unique location for the residents and the community to enjoy the prime views.

➤ **Continuation and enhancement of medical services for the Town:**

- **50,000 square feet of medical space at the new “Arlington Medical Center,”** designed to be a state-of-the-art medical facility that will provide comprehensive outpatient medical care to the residents of the Town of Arlington. Located at the site of the existing nurse’s residence building and parking lots, this new structure will include the Medical Center, a Wellness Center/ Aquatics Facility, and 40 units of affordable senior housing on the top floor.
- **Partnership formed with the Menotomy Medical Partners** to ensure the design, development, and lease-up of the Arlington Medical Center
- **Arlington Medical Center preliminary design program underway** as a result of discussions and meetings between Payette Associates, our Team’s Medical Architect, and the Menotomy Medical Partners.
- **10,000 square feet for a Wellness Center & Aquatics Facility** in the building that will house the Arlington Medical Center. Thus, the Wellness Center program will relate to the Medical Center programs. For example, the Wellness Center could house a therapy and rehabilitation center for Sports Medicine.

➤ **Creation of a mixed-use, mixed-income community at Symmes:**

- **40 units of affordable senior housing** on the top floors of the Medical Center building. These residents will enjoy dramatic views from the highest floor and benefit from easy access to the Medical and Wellness Center components.
- **215 residential units** are located at the top of the Symmes site to take best advantage of the site’s topography and views. Two mid-rise buildings with a total 170 units are located at the center of the top of the site, from which wings of each building radiate outward and step down in scale and height. 45 townhouse units form a broken ring around the mid-rise buildings. 12 affordable units are distributed throughout.

➤ **Sensitivity to Neighborhood Concerns**

- **Stepped-back massing and height to ensure a sensitive relationship with abutters**; the mid-rise building portions reduce in size, height, and scale as they step down the slope and toward the abutting neighbors. They transition towards smaller, finer grain structures that integrate well with abutting low-density residential properties to the north and east.
- **Preservation and enhancement of existing woods** to provide a further buffer along the site's boundary, including the steep, side slopes along the southeast and southwest boundary.
- **Majority of parking areas located in garages below buildings** and do not detract from the use of the proposed buildings, outdoor open spaces, and neighboring properties.
- **Locations for proposed buildings are primarily at areas already developed** as existing parking areas or building sites, reserving other areas as open space

➤ **Traffic Mitigation**

- **Proposed mix of uses are expected to generate far fewer trips** (284) than the threshold level of peak hour trips generated by the prior hospital at full occupancy (375).
- **Tie the Hospital Road location into the planned upgrade at the Summer/Brattle/ Hemlock intersection** for a dramatic improvement of Level of Service and reduction of westbound queues.
- **Widening the short block between Hospital Road and Hemlock Street**, by less than 5', to safely accommodate two westbound and one eastbound lane on Summer Street, decreasing queue lengths even more.
- Potentially **widen Summer Street westbound approach** east of Hospital Road and **Hospital Road for about 120 feet north of Summer Street to provide exclusive right turn and left turn lanes leaving the site.**

- **A competitive Bid that recognizes the Town's need to both maximize the value of the site and enjoy the many benefits of developing a vibrant mixed-use, mixed-income community.**