

To Alan McClennen, Jr.
 From Joey Glushko
 Date December 15, 2000
 Re Summary and attachments, Symmes Hosp. Property

Symmes Hospital in Arlington is located on Hospital Road, on a hilltop overlooking Summer St. near the intersection of Brattle, Summer, and Hemlock Streets. It is in an H (hospital) zone, and is surrounded by a well-developed R1 (single-family residential) zone. The hospital site is comprised of 7 properties totaling 688,816 sq. ft. (15.81 acres). The hospital, an office structure (former residence for the nursing school) and its needed parking occupy the largest of these parcels, 329,104 sq. ft. Additional parking associated with the office structure is located on a second large parcel, bound by Hospital Road and Summer St. Following is a breakdown of the parcels; assessed values are from the recent town-wide re-evaluation completed by Patriot Properties, Inc. this year; the building assessed value includes the main hospital and the office/former residence structures:

location			Zoning	Land sq. ft.	Land Value \$	Bldg. Sq. ft.	Bldg. Value \$
Map	Block	Lot					
88	1	10	R1	1965	3800	-	-
68	1	2A	H	232902	559000	-	-
68	1	2B	H	15390	42300	-	-
68	5	1A	H	103256	125100	-	-
88	1	9	R1	2031	9600	-	-
88	1	11	R1	4168	21800	-	-
88	1	13	H	329104	2,468,300	174530	4,620,400

Properties Comprising the Symmes Hospital Site

The properties on the site are red brick structures, three and four stories in height. The earliest structures date from about 1910; major additions were done to the hospital in 1964 and in 1982. All the buildings are four stories except the 1982 addition, which is three. The main hospital structure has had interior renovations throughout the period, most recently in the 1990's; the residence structure has been in disuse for some time. The gross floor area of the main hospital building is 166,992 sq. ft.; the residence gross area is 24,191 sq. ft.

Bldg.	Gross floor area	Finished floor area
	Sq. ft.	Sq. ft.
Main hospital bldg.	166,992	155,595
Nsg. residence (offices)	24,191	18,935

Symmes Hospital Site, Building Sq. Footage

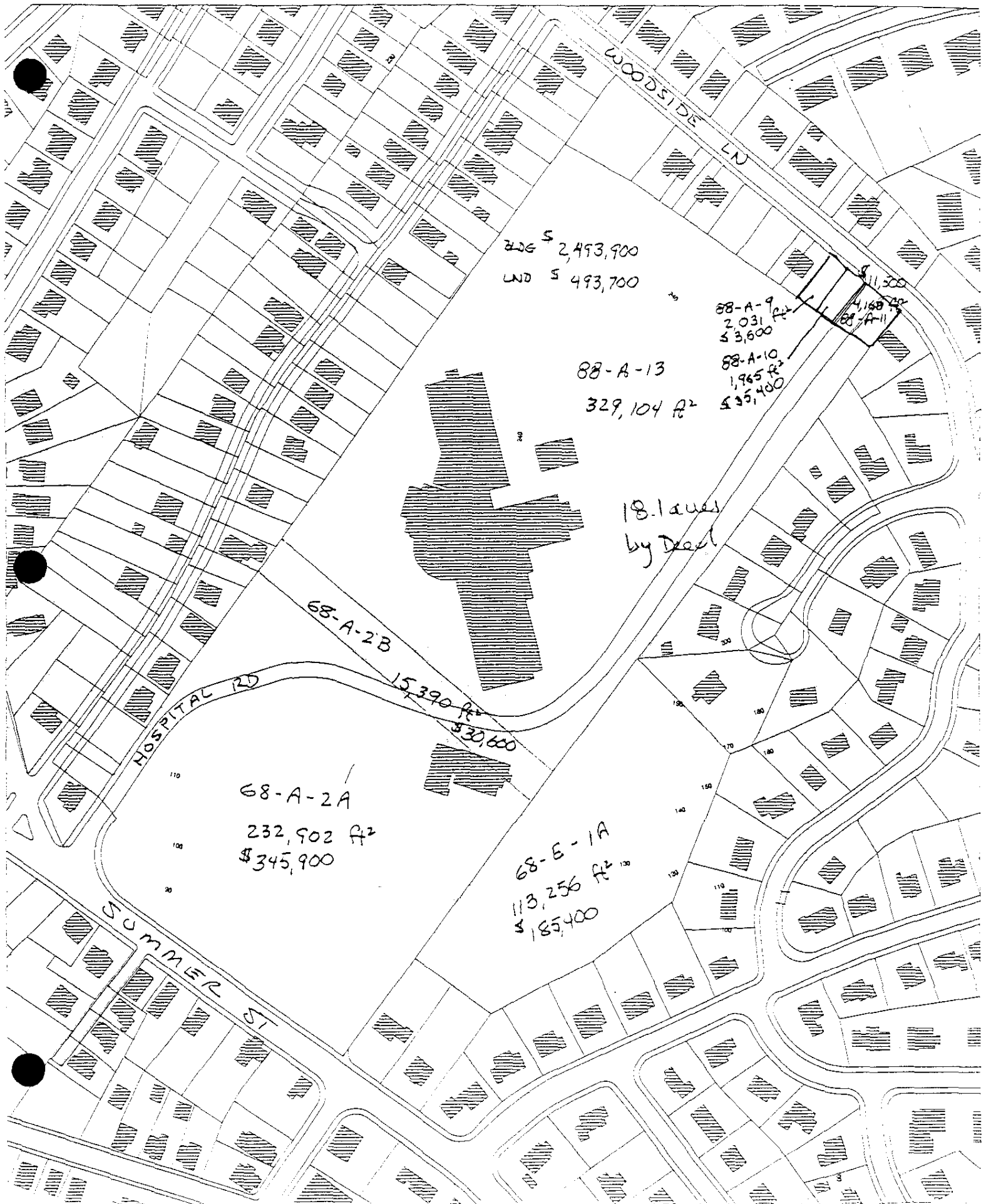
The main hospital building can be divided into the "Nickerson Wing" having about 44,000 sq. ft (11,000 sq.ft. per floor) and the "New Wing" which has about 42,000 sq. ft. (14,000 sq. ft. per floor), linked by an area of about 49,000 sq. ft. (12,500 sq. ft. per floor).

There are 4 paved parking areas at the site. Two lots are located to the left and right of the old nursing residence building; these have been unused in recent years and are in need of resurfacing and are overgrown along their margins. There is visitor parking along Hospital Road as well as employee and main level parking. And there is a rear upper level lot for employees, vendors and OPD/clinics.

Lot location	Spaces
East of residence bldg.	34
West of residence bldg.	85
Hospital Rd. visitor lot	45
Employee/main level	111
Upper level	188

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Parking at the Symmes Hospital Site

Fay, Spofford and Thorndike, Inc. are preparing preliminary traffic studies and report for the Summer St., Brattle St., and Hospital Road to be submitted to the State for work that is to follow on Rt. 2A (Summer St.). These are studies that were done in support of 25% plan submission to the State. A copy will be available about Dec. 20. Revision of the report is in progress to accommodate proposed development in the area; this version will be available in late Jan. 2001 at the 75% plan submission stage. We will receive a copy.



226 \$ 2,493,900
LND \$ 493,700

88-A-9
2,031 ft²
\$ 3,600
88-A-11
1,168 ft²
\$ 11,500

88-A-13
329,104 ft²
\$ 35,400

18-lanes
by Deed

68-A-2B
15,390 ft²
\$ 30,600

68-A-2A
232,902 ft²
\$ 345,900

68-E-1A
113,256 ft²
\$ 185,400

SUMMER ST

HOSPITAL RD

WOODSIDE LN

