



Welcome!

Design Workshop #3:

“Developing Feasible Options and Choices”



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What We Are Looking to Accomplish Tonight:

- 1 Establish Priority Uses
- + 2 Understand Site and Financial Realities & Tradeoffs

- 3 Frame Alternative Options

“Continuing The Educational Journey...”



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Format

- | | |
|--------------------------------|------------|
| I. Feasibility and Constraints | 45 minutes |
| – Priority Uses | |
| – Scale Comparisons | |
| – Building Reuse | |
| – Site Design | |
| – Market Economics | |
| II. Break Out Groups | 60 minutes |
| – Focused Questions | |
| III. Report Back | 30 minutes |
| IV. Wrap-up and Next Steps | 10 minutes |

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Priority Uses

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Establishing Priority Uses

- Vision 2020
- Public Survey
- Public Workshops
- Use Working Groups

“Guidance for developing options...”

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Residential

- Mix of Housing (Type, Size, Ownership)
- Cluster Development
- Affordability
 - 10% to those earning <30% of median income
 - 15% to those earning <80% of median income
 - 15% to those earning 80-120% of median income
 - 65% market rate
- Environmentally Sensitive Design

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Medical

- Preserve and Expand Primary Care Medical Services and Related Professional and Ancillary Services

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Public

- Preserve Existing Open Space
- Scenic Vista Park
- Walking and Nature Trails
- Memorial Grove and Columbarium
- Community Center

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Commercial

- General Office
- Research and Development
- Bio-Tech
- Restaurant

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Scale Comparisons

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Compare size and scale of 18-acre Symmnes Site to other “recognizable” spaces and uses.

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Arlington Town
Center (Civic)

Mass Ave (Pleasant
to Academy)

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Arlington Town
Center (Commerical)

Mass Ave (Pleasant
to Franklin)

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Residential
Cutters Mill Housing

1 acre

22 units

44 parking spaces



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Community Center
Newton YMCA

65,000 Sq. ft.

142 parking spaces



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Corporate Commercial

Sun Microsystems

1.3 million sq. ft.

4,000 parking spaces

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Open Space

Menotomy Rocks

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Open Space

Robbins Farm

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Building Reuse

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Analysis of Existing Buildings

- Approach the buildings as an Architect
- Approach the buildings as a Developer

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Nurses' Building

- Housing - Efficiency 62%; Const. Cost, \$106K/dwelling unit
- Office/Lab - Efficiency 76%; Const. Cost, \$100-\$120/sf

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North Wing of Hospital Building

- Housing - Efficiency 58%; Const. Cost, \$158K/dwelling unit
- Office/Lab - Efficiency 81%; Const. Cost, \$100-\$120/sf

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East Wing of Hospital Building

- Housing - Efficiency 63%; Const. Cost, \$206K/dwelling unit
- Office/Lab - Efficiency 80%; Const. Cost, \$100-\$120/sf

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South Wing of Hospital Building

- Housing - Efficiency 62%; Const. Cost, \$172K/dwelling unit
- Office/Lab - Efficiency 62%; Const. Cost, \$100-\$120/sf

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West Wing of Hospital Building

- Housing - Efficiency 86%; Const. Cost, \$274K/dwelling unit
- Office/Lab - Efficiency 88%; Const. Cost, \$100-\$120/sf

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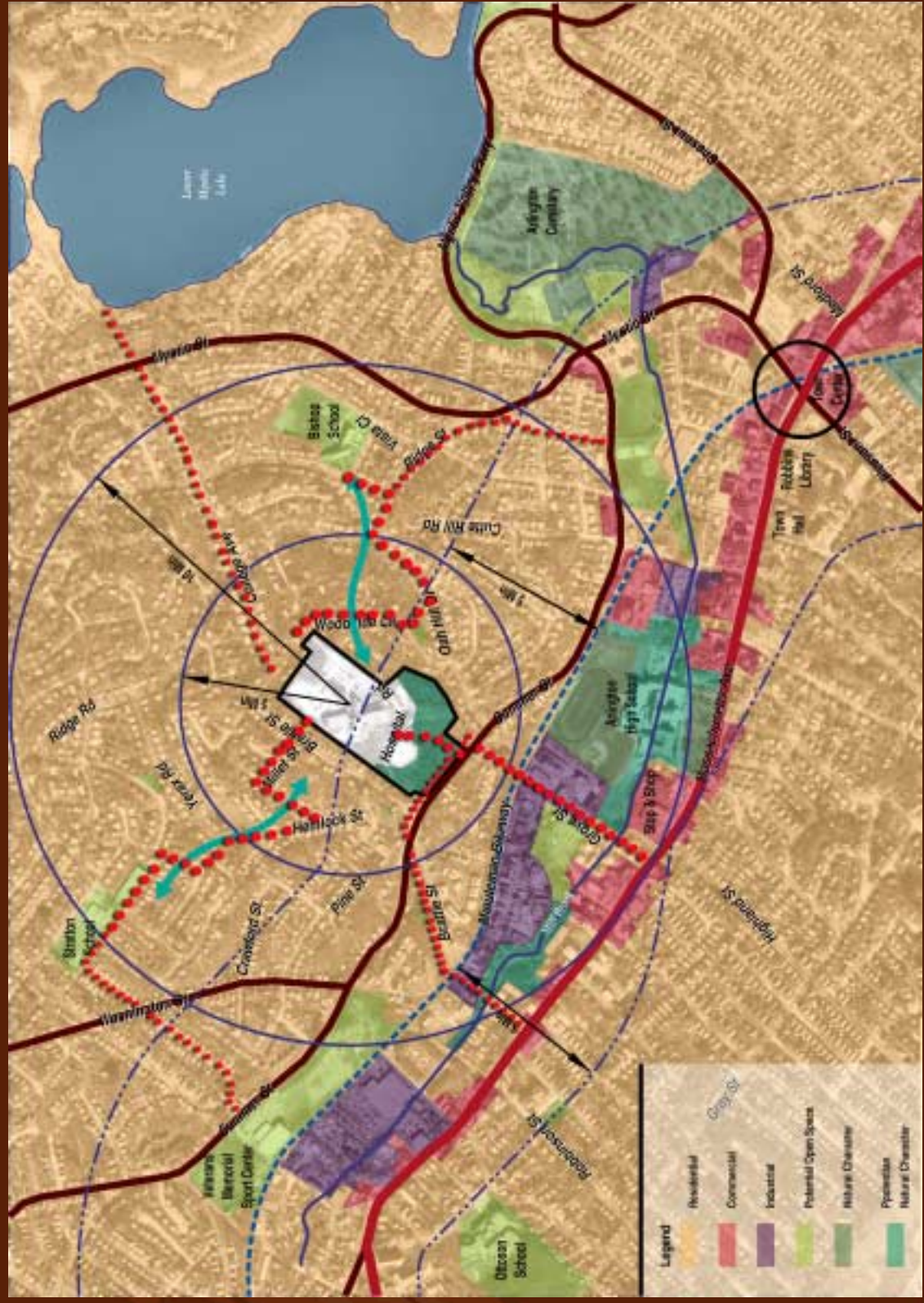
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Site Design

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Development of open space & pedestrian system



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Open Space Character



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Development Parcels

- “The Top”
- “The Overlook”
- “The Ridge”
- “Summer Street”



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Redevelopment Summary

Symmes Property 18 Acre Parcel	
<u>Buildable Land</u>	<u>Open Space</u>
<p><u>Building Use</u></p> <ul style="list-style-type: none"> • Housing • Commercial • R&D • Medical • Public 	<p><u>Public Benefit</u></p> <ul style="list-style-type: none"> • Usable Space • Amenity
<p><u>Parking</u></p> <ul style="list-style-type: none"> • Housing: 1-2 spaces/unit • Office: 3-4 spaces/1,000 sq. ft • R&D: 1.5 spaces/1,000 sq. ft. • Clinic: 4 spaces/doctor • Dr. Office: 1 space/500 sq. ft. • Public Use: 1 space/300 sq. ft. • Public: 1:4 seats 	



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Overlook View



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Public Uses

YMCA/Community Center

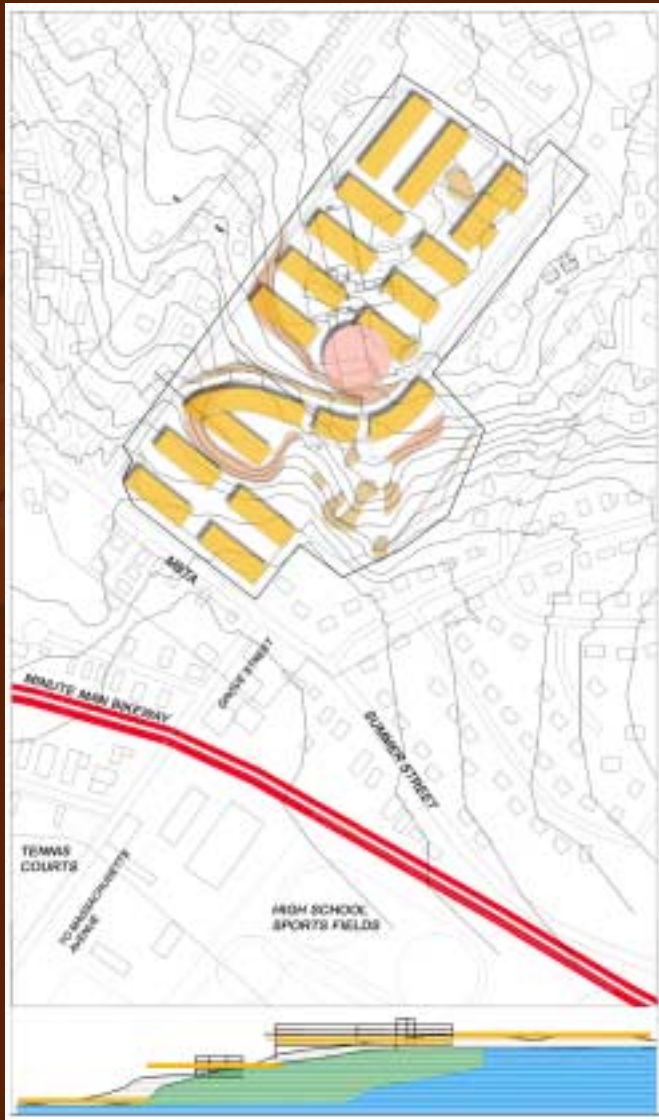
Scenic Overlook

Other open space uses



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Residential Use

1 level 206,000 sq. ft.

+/- 200 units

300 cars



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Office Use

1 level

206,000 sq. ft.

400 cars

Reuse and Feasibility Plan

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Vanasse Hangen Brustlin, Inc.

VHB

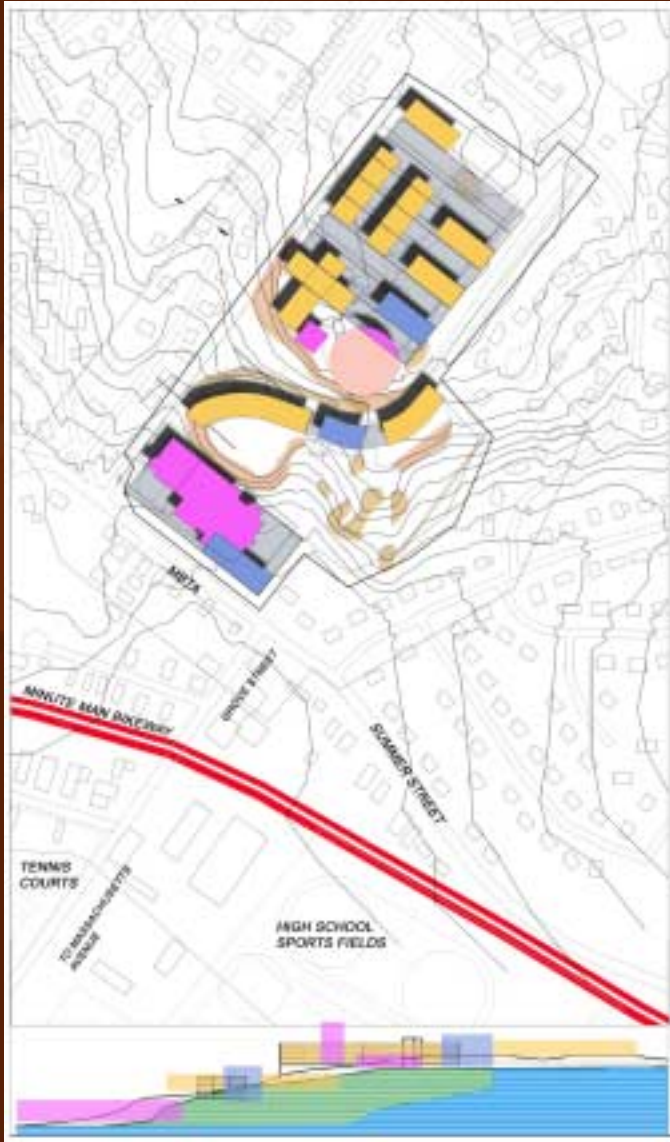
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Mixed Use

4 Stories

600,000 sq. ft.

850 Parking Spaces (1 level below grade)



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Market Economics



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How Does Existing Density Impact Development?

Residential Development Example

- 200,000 SF exists now
- Assume total investment \$12 million, or \$60 per building SF
- If average unit is 1,600 SF, land investment = \$96,000
- Construction costs of \$120/SF = \$192,000
- Total investment in unit is \$288,000
- Land costs = one-third of project costs
- Developer profit of 25% to 40% = \$72,000 - \$115,000
- Units would have to sell for \$360,000 - \$500,000
- 200,000 SF would equate to 125 homes, almost 16 units/acre
- Average single family lot would be 2,500 SF, based on 8 developable acres including streets, infrastructure



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How Does Existing Density Impact Development?

Office Development Example

- 200,000 SF exists now
- Assume total investment in the site of \$12 million, or \$60 per building SF
- Construction costs of \$120/SF to \$220/SF, plus land costs of \$60/SF
- Total investment would be \$180 to \$280 per SF
- Land costs = 21% to 33% of project costs
- Lease rates are in the range of \$18 to \$30 per SF
- Indicates a developers profit or return of 10% to 11%, assuming no vacancy or operating costs



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Land Costs Impact Development Feasibility Current Land Costs are \$60/SF of Building Area

- Typical land costs for non-residential development are 10% of project cost
 - Office - \$12 to \$25/SF
 - Medical Office - \$13 to \$30/SF
 - Hospital - \$20 to \$40/SF
 - Biotech/R&D - \$15 to \$30/SF
 - These markets are currently weak and/or very location-sensitive
- Increasing density to 400,000 will reduce land costs to a more competitive, though still on the high side, \$30/SF of building area



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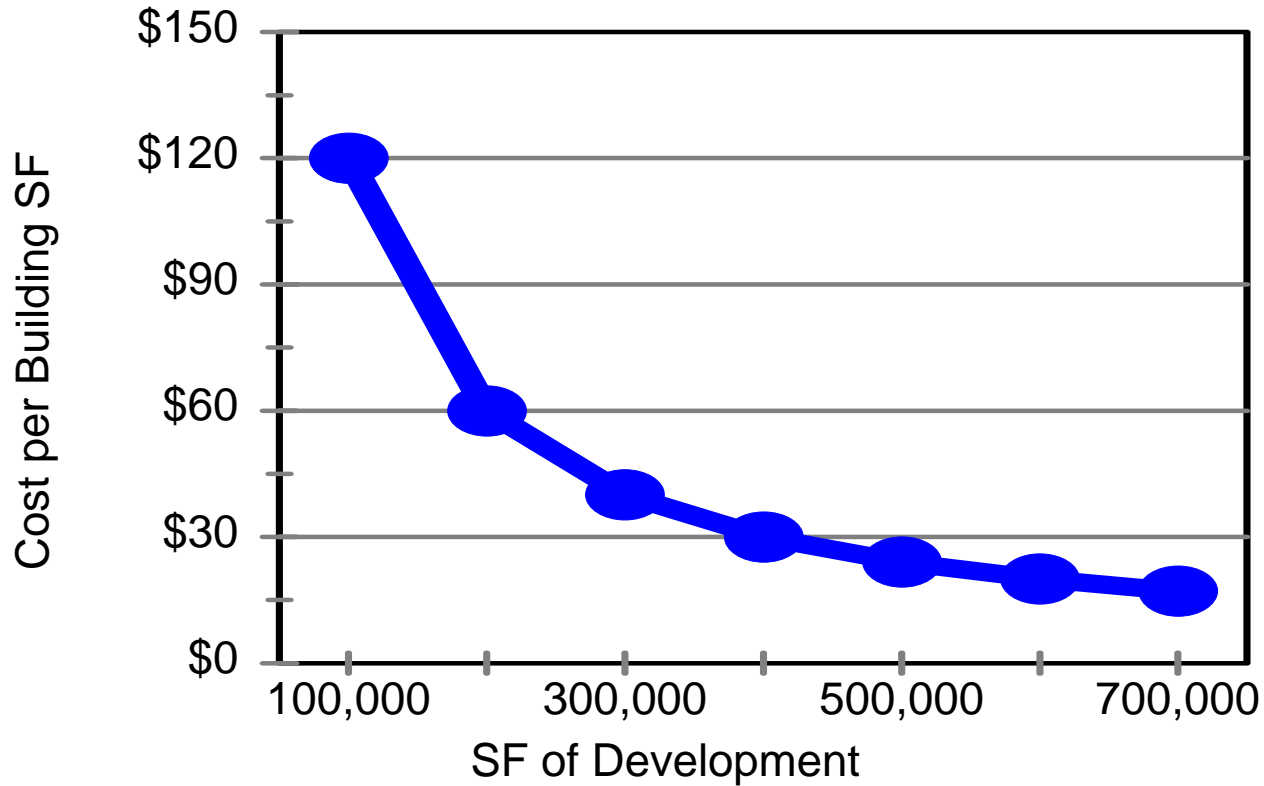
Land Costs Impact Development Feasibility Current Land Costs are \$60/SF of Building Area

- Typical land costs for residential development are a maximum of 20% of project costs
 - \$15 to \$60 per SF of homes
 - Upper end homes require larger lots and/or views
 - Does not account for offsets associated with the creation of affordable housing
- Increasing density to 400,000 will reduce land costs to a more competitive, though still on the high side, \$30/SF of building area

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Assuming Investment of \$12 Million in Site





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Financial Analysis of Target Markets

	Single Family	Multi-Family	Dr. Offices	General Office	Biotech/R&D
Supportable Land Cost/SF	20% Max	20% Max	10% Max	10% Max	10% Max
	\$ 37.50	\$ 32.56	\$ 18.59	\$ 16.89	\$ 21.42
Construction Cost/SF - Low	\$ 75.00	\$ 75.60	\$ 129.60	\$ 115.20	\$ 151.20
Construction Cost/SF - High	\$ 300.00	\$ 250.00	\$ 242.20	\$ 222.60	\$ 277.20
Market Value per SF/unit					
Lease - Low	NA	\$ 500	\$ 18	\$ 18	\$ 18
Lease - High	NA	\$ 2,750	\$ 30	\$ 30	\$ 30
Sale - Low	\$ 300,000	\$ 200,000	\$ 120	\$ 120	\$ 120
Sale - High	\$ 1,500,000	\$ 1,500,000	\$ 300	\$ 300	\$ 300
Tax Revenues/Unit or SF	\$ 2.60	\$ 2.25	\$ 2.57	\$ 2.34	\$ 2.97
Net Fiscal Impact (excl. prop taxes)					
Per Resident	\$ (438.00)	\$ (438.00)	\$ (438.00)	\$ (438.00)	\$ (438.00)
Per School-Aged Child	\$ (5,626.00)	\$ (5,626.00)	\$ (5,626.00)	\$ (5,626.00)	\$ (5,626.00)
Per Employee	\$ (202.00)	\$ (202.00)	\$ (202.00)	\$ (202.00)	\$ (202.00)

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Financial Analysis of Public Uses

- Selectmen's charge is for a development plan that is "at least revenue neutral"
- Priorities include
 - Recreation Center/Fitness Center
 - Community Center
 - Columbarium
 - Performing Arts Center/Theater

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Financial Analysis of Public Uses

	Recreation Center	Community Center	Columbarium	Theater
Land Needed (acres)	3	1.8	3	3
Building Size (SF)	50,000.00	30,000.00	NA	18,000.00
Construction Costs (SF) Average	\$ 145	\$ 149	NA	\$ 221
Total Construction Costs	\$ 7,260,000	\$ 4,473,000	\$ 950,000	\$ 3,972,600
Land Costs	\$ 4,500,000	\$ 2,700,000	\$ 4,500,000	\$ 4,500,000
Project Cost	\$ 11,760,000	\$ 7,173,000	\$ 5,450,000	\$ 8,472,600
Annual Operating Costs	\$ 1,400,000	\$ 840,000	\$ 100,000	\$ 504,000
Potential Revenues	\$ 800,000	\$ 504,000	\$ 150,000	\$ 302,400
Potential Subsidy Requirement	\$ 600,000	\$ 336,000	\$ (50,000)	\$ 201,600

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Break Out Groups

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Break Out Groups

- Expectations
 - Understand Information
 - Help Frame Alternatives
 - Not Voting on a Recommended Use!
- Instructions
 - 4 Breakout Groups (stickers)
 - Facilitator & Roamers
 - “Tool Box” and List of Questions

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Report Back

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Wrap-up and Next Steps

- October: Consultant Prepare 3 Development Options
- November: Community Workshop (Date TBD)
- Tonight's presentation will be posted on the Symmes web page at www.symmesarlington.org