

# Symmes Hospital *Summer*



# Welcome!

## Design Workshop # 1: "Discovery"

# Symmest Hospital *Summer*



## Agenda

1. Introduction/Site Overview
2. Site History
3. Master Plan Process and Format for tonight
4. Public Input and Discussion

Charlie Foskett, *SAC Chair*

Alan McClennon, *Director of Planning  
and Community Development*

Ken Schwartz, *VHB*

Catherine Donaher, *CDA*

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## Goals for the evening:

- Discuss assets and benefits with reuse of Symmes Hospital site.
- Seek input on options for reuse of the site.
- Gain an understanding of potential impacts associated with reuse.

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## 2001 – 2002 a momentous “Symmes Year”

- Lahey-Health South decision to sell
- Selectmen recommendation and policy
  - Commitment to Mixed use
  - Final Plan is revenue positive for the town
- Voters support debt exclusion
- SAC formed
  - 8 Working Groups
  - 30 public meetings to date
  - 70 volunteers participating
- Town Meeting and Arlington Redevelopment Board fund through an Urban Renewal Plan

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## 2003 – 2004 Next Steps for Symmes

- January/February 2003
  - Special Town Meeting to amend Urban Renewal Plan
- April 2003
  - Development Request for Proposals distributed
- June – August 2003
  - Developers selected
- June 2004
  - Construction Begins

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## Executing the Commitment

- Professional expertise is critical for an achievable plan
- VHB to help execute the SAC strategy
- Public outreach begins with three community workshops
- Workshops are intended to build community consensus
- We need and want your participation!!!!

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## Site Overview/History

- 18.1 acre site
- Main Hospital Building: 168,000 sq. ft.
- Four wings, built at separate times:
  - East Wing (1910)
  - West Wing (1949)
  - South Wing (1963)
  - North Wing (1982)
- Nurses Building: 25,800 sq ft. (1919)
- 476 parking spaces in three separate lots
- Access provided from:
  - Hospital Road at Summer Street
  - Hospital Road at Woodside Lane

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Aerial Photo



# Symmes Hospital

*Summer*



*“Town’s involvement with Symmes goes back 150 years.”*

- 1851: Site gifted to the Town
- 1901: Stephen Symmes leaves his estate in trust, for a hospital
- 1903: Town transfers a portion of the property to the control of the hospital board.
- 1912: Hospital opens (19 beds)
- 1919: Nursing School Opens
- 1928, 1948, 1965, 1982: Additions to the hospital are opened
- 1968: Name changed from Symmes Arlington Hospital to Symmes Hospital
- 1994: Symmes Hospital sold to Lahey Clinic and Advantage Health (Advantage later sold to Healthsouth)
- 1999: Emergency and inpatient services are closed.

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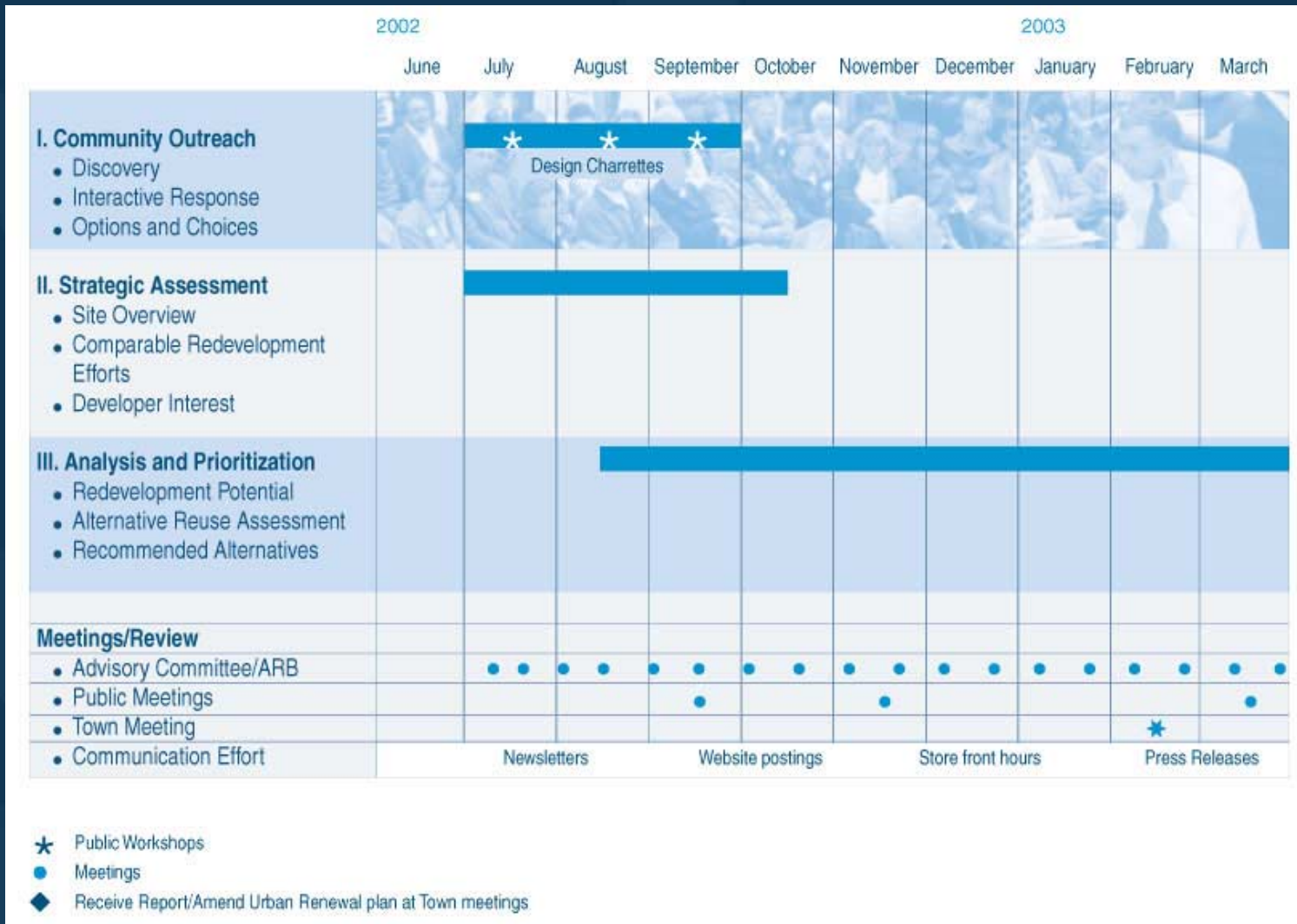
## Symmes Financial Information

- Purchase Price: \$7.1 Million
- Acquisition costs (legal, consultants) \$900,000
- Objective is to design a plan that recovers Town costs and debt service.
- Ensure that the final plan is revenue neutral or positive over time.

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## Project Schedule



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## Project Schedule/Public Outreach - *Summer*

### June: Kick-Off

### July: Charrette 1 “Discovery”

- w Survey Results
- w Public Input
- w Community Feedback
- w A Series of Challenging Questions

*Goal:* Successful Outcome at Town Meeting

*Process:* Highly Visible Public Outreach

### August: Charrette 2 “Interactive Response”

- w Preliminary Analysis & Findings

### September: Charrette 3 “Options and Choices”

- w Scenario Testing
  - w Physical
  - w Financial
  - w Implementation
- w Case Studies/lessons learned

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## Project Schedule/Public Outreach - *Fall/Winter*

### **October: Refinement**

- w Market Round Table
- w Alternatives
- w Risk Assessment
- w Consultant Presentation

### **November: Selection**

- w Preferred Alternatives
- w Town Decision

### **December: Documentation**

- w Final Development Plan

### **January/February: Town Meeting**

- w Preparation of Revised Urban Renewal Plan

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## Format for Tonight

- Group discussions; Everyones voice is important!!
- Open and transparent participation process
- A series of interactive and challenging questions
- SAC and Consultant Team available after Workshop for individual questions and discussion.

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## Next Steps/Workshops

- Design Workshop #2: “Interactive Response” (August 28, 2002)  
Preliminary Analysis and Findings
- Design Workshop #3: “Options and Choices” (September 26, 2002)  
Scenario Testing—physical realities, financial, implementation  
Case Studies—lessons learned
- Additional Public Workshops and Community Outreach throughout the fall at key milestones.