

Symmes Hospital *Summer*



Welcome!

Design Workshop #2: “Interactive Response”

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Opening Remarks

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Purpose and Format

- Inform-- “What We’ve Heard”
- Educate-- “What We’ve Learned”

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Agenda

• Desired Uses & Themes	SAC Working Group Chairs	20mins
• Audience Participation and Exchange	Catherine Donaher	20mins
• Preliminary Analysis of Existing Conditions		45mins
– Building Analysis	Marshall McLean	
– Urban Design	Robert Karn	
– Transportation	Scott Schilt	
– Environmental Infrastructure	Scott Schilt	
– Market/Financial	Jeff Donohoe	
• Audience Participation and Exchange	Ken Schwartz	30mins
• Next Steps and Closing Remarks	Ken Schwartz, Charlie Foskett	5mins

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Financial Viability



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Board of Selectmen's Policy

- Overall redevelopment outcome must be at least self-supporting
- Income should eliminate over-ride's tax burden
- Additional income to help fund Town services

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Community Input

- Fully evaluate returns for recommended uses
- Development should generate income
- Private development should fund public uses
- Town should not fund infrastructure improvements
- Redevelopment should look to financial future

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Residential Use



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Board of Selectmen's Policy

- Mixed-use development with limited residential component
- Should include affordable housing
- Support increased density only to gain affordable housing
- Overall redevelopment outcome must be at least self-supporting

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Residential Working Group

- Open Process
- Integrated Planning: Site, Neighborhood and Town
- Neighborhood Impact: Integration, Traffic, Parking, Shadows
- Appearance and Design: Improve Appearance, Reuse Buildings?
- Housing Types: Mixed, Ownership and Rental
- Affordability: \$58,300 (80%) & \$89,040 (120%) of Median Income
- Maximize Benefits to Arlington Residents & Employees

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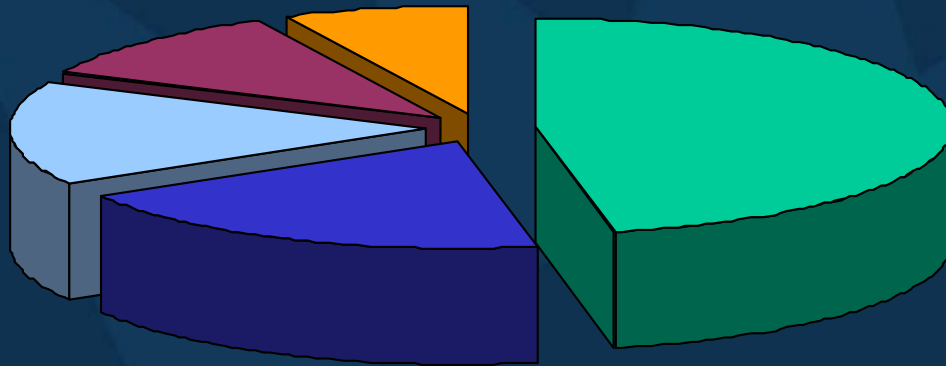
Community Input

- Integrate scale and density with surroundings
- High demand for affordable housing (consider subsidies)
- Impacts to neighborhood, schools, etc.
- Diverse range of housing (community image)
- High market for higher-end residential/condo's
- Retirement and senior housing
- Co-housing

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Residential Survey Results - Top Five



- Affordable Housing 39%
- Elderly Housing 16%
- Assisted Living 13%
- No Affordable Housing 9%
- Mixed Housing 6%

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Commercial Uses

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Board of Selectmen's Policy

- Mixed use (predominantly office and some medical)
- Overall redevelopment outcome must be at least self-supporting

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Commercial Use Working Group

- Uses could include office, R&D, others
- Commercial could finance other uses
- Commercial shifts tax burden away from residential

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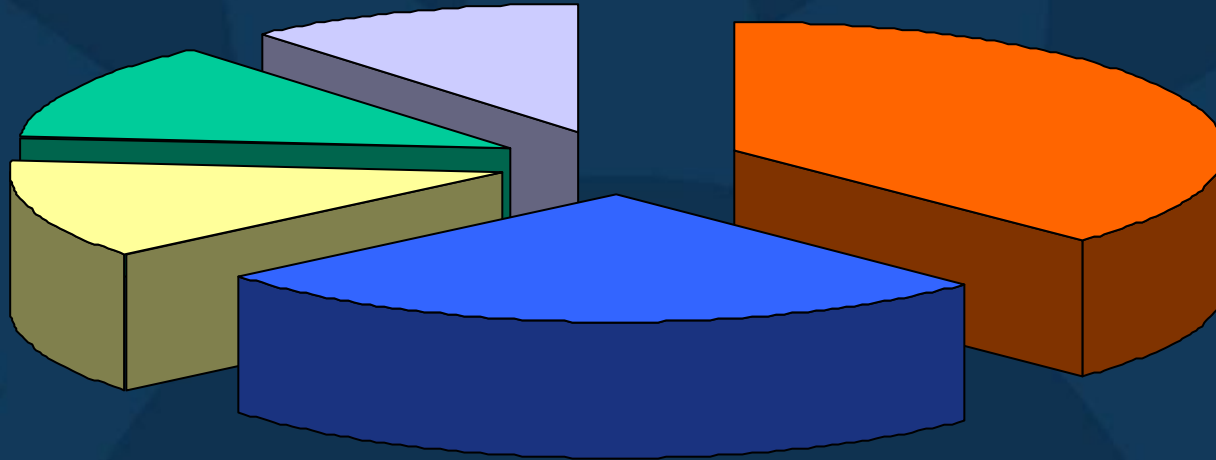
Community Input

- Income and uses in area would support commercial
- Commercial *can* complement open space
- Bring jobs to Arlington
- Commercial would maintain bus service
- High profile buildings could harm views
- Class A office space
- Hotel and conference facility
- Business incubator/start-up space
- Restaurant

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Commercial Survey Results – Top Five



- Research 27%
- Office Space 19%
- Spa/Health/Wellness 9%
- Bio-Tech 9%
- Professional Office 8%

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Medical Use Working Group

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Board of Selectmen's Policy

- Promote expanded health care services
 - Outpatient and other medical services
- Mixed use development of predominantly general office and some medical

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Medical Use Working Group

- Present Medical Use
 - Lahey, Health South, Other Physicians
- Town Wide Survey Results
 - Medical Use first
- Medical Interest in Symmes
 - Visiting Nurses and Community Health, Inc., The Children's Room, Arms Around Arlington, Board of Health, Boston Herb Institute
- On-going Outreach
 - Regional Hospitals, Other Health Care Providers

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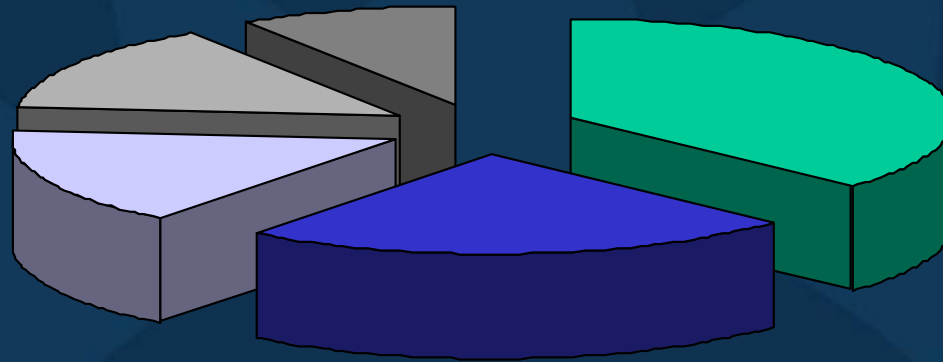
Community Input

- Existing facilities for medical uses
- Medical community exists for referrals
- Local medical and emergency services (elderly)
- Lahey may limit additional services
- Interested providers may not be profitable
- Emergency/inpatient facilities financially impossible
- Include alternative therapies

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Medical Survey Results - Top Five



- Doctors Offices 28%
- Emergency Room 18%
- Clinic/Outpatient 12%
- Laboratory Facilities 11%
- Full Hospital 7%

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Public Use



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Board of Selectmen's Policy

- Maintain the present proportion of open space
- Overall redevelopment outcome must be at least self-supporting

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Public Use Working Group

- Evaluate uses on the basis of consistent criteria
 - Need
 - Fit
 - Feasibility

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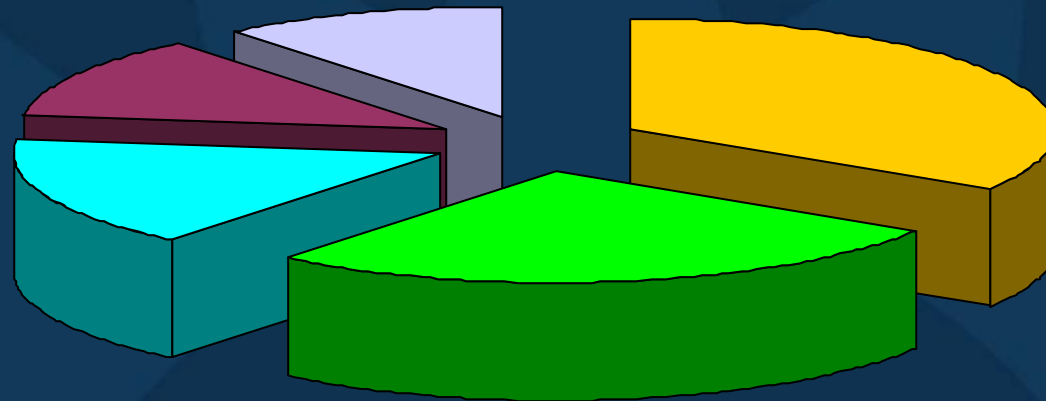
Community Input

- Maintain woods and buffer space
- Views as public space—open to all
- Family resource center (Tot Stop)
- Cultural center, museum, performance space
- Fire Station on Summer Street
- Recreation center/ swimming pool, playgrounds—different age groups
- Multi-use community center

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Public Use Survey Results – Top Five



- Open Space 25%
- Park 20%
- Swimming Pool 12%
- Walking Path 9%
- Playground 8%

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Audience Participation and Exchange

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“Discovery” Reports
are available on

<http://www.symmesarlington.org/>