Town of Arlington
Symmes Advisory Committee
Recommendations to Special Town Meeting
May 5, 2003

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Members of the Symmes Advisory Committee:

Charles Foskett, Chair – designee of Capital Planning Committee
Brian Rehrig, Vice-Chair – designee of Open Space Committee
Stephen DeCourcey, Secretary – designee of Finance Committee
Phyllis Bailey – designee of Brattle Hill Neighborhood Association
Robert Carey, MD – designee of Symmes Corporation Board of Trustees and Sanborn Trust Board of Trustees
Elisabeth Carr-Jones – designee of Selectmen's Transportation Committee
Marc Dohan – designee of Affordable Housing Task Force
Cindy Friedman – designee of Council on Aging, Assisted Living Task Force, and Arlington Seniors Association
Brian Greeley – designee of Interfaith Council
Allen Reedy – designee of Vision 2020 Standing Committee
David Walkinshaw – designee of Arlington Chamber of Commerce
Patricia Worden – designee of Arlington Housing Authority
Vacant – designee of Board of Selectmen

Development Goals and Objectives

A major objective of the Symmes Hospital Reuse Plan is to achieve development on the site at the lowest intensity that can accomplish, insofar as possible, the various goals, preferences and desires stated herein, including adherence to fiscal constraints. "Intensity" should be evaluated not only by the density and bulk of development, but also by considering the environmental impacts on the immediate and extended communities, the impact on Town finances and infrastructure, and the potential changes in those factors over time.

The development goals and objectives stated in this report are derived from a variety of sources, including the mandate established by the Arlington Board of Selectmen at the time the Town voted for a debt exclusion to acquire the site, and priorities established by the Symmes Advisory Committee (SAC) as a result of a two-year community planning process.

Arlington Board of Selectmen's Mandate for Development

The Board of Selectmen in their Official Policy Statement regarding a debt exclusion vote to acquire the Symmes property set forth a series of commitments related to the overall goal of the Town to control development on the site. The mandate was developed to ensure that redevelopment of the site would benefit the entire Town. The goals were intended to provide a framework for the Town's long-term needs and planning objectives. Please refer to Appendix A for the full policy statement, the five commitments of which can be summarized as follows:

- To ensure a mixed-use redevelopment with affordable housing
- To ensure that redevelopment is at least self-supporting
- To maintain the proportion of open space on the site
- To promote expanded health care services
- To ensure an open planning process

Symmes Advisory Committee: Process and Findings

Process

The Symmes Advisory Committee (SAC) was created by Town Meeting to assist the Board of Selectmen and the Arlington Redevelopment Board in determining the appropriate uses for the site and to report its recommendations to Town Meeting. The SAC is composed of 13 individuals representing various boards, committees and interest groups in Arlington. The SAC organized a series of Working Groups to explore options for various types of land uses on the site and to assist it in its work. The four use-related Working Groups are Public Use, Medical Use, Residential Use and Commercial Use, and include membership from the SAC, residents of the surrounding neighborhoods, and other interested citizens. Other Working Groups were formed to evaluate the financial viability of proposed redevelopment plans, and to coordinate community outreach and communications of SAC activities.

In June, 2002, the SAC hired a consultant team headed up by Vanasse Hangen Brustlin, Inc. to provide professional planning, design and engineering services to the Town. Over the past ten

months, the VHB team has conducted detailed site assessments related to buildings, environmental conditions, open space, utilities/infrastructure, traffic, and urban design issues; conducted a comprehensive market study of the residential, commercial and health care market from a local and regional perspective; and developed and tested a series of alternative reuse scenarios from both a financial and physical impact perspective.

The SAC with the assistance of VHB has engaged the community at many levels with extensive outreach efforts to gather, analyze and disseminate information about the project. With the involvement of scores of volunteers, each of the Use Working Groups has investigated various proposals, desires and constraints and developed priorities for consideration. (See detailed reports by the Working Groups in Appendix B.)

Through this process the SAC has gathered information about the site, market conditions, and our community's needs and desires. Our objective has been to determine a realistic range of possibilities in which the constraints, aspirations and potential of these factors can be made to coincide. We have developed a range of prototype redevelopment alternatives by exploring the tradeoffs among types and intensity of development, and repeatedly evaluating and refining those alternatives. We have tested them against our financial constraints; tested them for their capacity to address community needs; and tested them against the mandate of the Selectmen.

From this process have emerged three conceptual alternatives that illustrate a range of possibilities, each of which is financially viable. These are not designs of what will be, but scenarios that have allowed us to learn about community impact and costs of redevelopment, while pushing to determine the lowest feasible intensity of development that can be expected to accomplish major goals.

The primary outcome of our process is the articulation of redevelopment parameters for the site. A realistic set of controls and restrictions can harness the creativity of the development community to our benefit, by defining the Town's requirements and engaging developers in competition to propose solutions that fit those requirements.

Summary of Findings

With respect to the Board of Selectmen's objectives, we can summarize our findings as follows:

<u>Mixed Use Development</u>
The strongest market in Arlington is for residential development and the site can support a mix of affordable, market rate, luxury and senior housing units. The characteristics of the site, including its views, ready access to Massachusetts Avenue, and the nature of the surrounding neighborhoods, enhance the site's appeal for residential use. A 30% affordable housing component is a valid and realizable goal; half of that number can be achieved without external funding, and the remainder will require creative and cooperative use of available subsidies. The current market for commercial development is depressed, and the site itself is less than optimal for intensive commercial use. Commercial use also generates the greatest traffic and parking impacts, making it difficult to achieve financial balance without high environmental costs. The current medical and health care services provided by Lahey and Healthsouth should be accommodated. Market research indicates that any additional health care services at Symmes should be focused on preventive care and wellness.

Financially Self-Supporting

A comprehensive financial model was developed to gauge the feasibility of various levels, types and approaches to development and their effect on Town finances. The model shows that the clearest and lowest-risk path to achieve a self-supporting project is a "hand-off" model in which the Town sells or ground-leases the property under tight controls on its use and reuse. The model further demonstrates that to be self-supporting, total development in the range of 400,000 SF will be necessary. A financial reserve should be maintained and has been accommodated in the model. Reuse of some or all of the buildings on the site remains an option, and is a decision that should be driven solely by the resulting economics for the benefit of the Town.

Open Space Preservation

Fifty percent of the site can be protected as public open space to maintain habitat, to provide buffering and for passive public use, with improvements to provide a prominent area for community interaction. This is compatible with development on the scale necessary to be financially viable. The community planning process also identified other desirable public uses for the site and determined that some public amenities may be synergistic with health care services and can be accommodated in concert with them.

Expanded Health Care Services

As health care and health insurance costs continue to rise dramatically, health care delivery systems are in crisis and consolidation of providers continues to increase. Acute care hospital-based medical services, including emergency services, are not feasible now or in the foreseeable future at the Symmes site. An independent consultant's analysis has determined that Arlington's decreasing population is well-served by local doctors and nearby hospitals. Expanded health care services at the site should focus on preventive care and wellness. The site can maintain the existing level of health services; additional medical services, including a wellness and fitness component, should be promoted within a mixed-use development.

Planning Process

The planning process for the Symmes project entailed extensive community outreach that included a town-wide survey, Vision 2020 data, over 100 meetings of SAC, its volunteer Working Groups and the ARB, four public workshops attended by over 600 attendees, a developers roundtable to solicit input from private developers, reports to town meeting, and implementation of an interactive project website to communicate information about the project. The process has resulted in the development of a series of parameters to govern future development. It has been especially important in highlighting the need to respect, relate to and minimize impacts on the surrounding residential neighborhoods, and to ensure environmentally responsible and sensitive development. The SAC recommends that an open, transparent and inclusive planning process continue to be supported through disposition and project execution.

Performance Standards, Guidelines and Controls

The following standards, guidelines and controls are recommended by the SAC to ensure that redevelopment of the Symmes property is consistent with the goals of the community. The elements have been organized into two categories, "Requirements" and "Preferences." Requirements are defined as those elements that are of ultimate importance to the SAC and must be adhered to within any development proposal. Preferences are defined as those elements that the SAC has identified as being significant goals for redevelopment of the site and would be favored within development proposals. additional elements may be desireable and of benefit to the project and the community. Respondents should carefully review the reports of the SAC Working Groups to gain additional insight into community desires.

The following sections outline the performance standards, guidelines and controls for the site according to five areas: Parcel Distribution; Land Use and Program; Building Heights and Setbacks; Open Space; Traffic, Access and Parking; Construction; and, Financial.

Parcel Disposition

Previous planning work identified four "development zones" for the site, as shown in Appendix C. The development zones include "The Top," "The Overlook," "The Ridge," and "Summer Street."

1. REQUIREMENT: The site shall be planned in its entirety. Disposition may be as a single parcel or as separate parcels as the Arlington Redevelopment Board (ARB) finds most effective, provided that the ARB publicizes in advance Neighborhood Protection Plans and tenant retention programs that are integrated with the choice of single or multiple developers.

2. REQUIREMENT: Development parcels may be ground leased or sold outright subject to permanent use restrictions.

3. REQUIREMENT: Public open space areas must be permanently protected for their prescribed purpose as outlined in later sections of this document.

Land Use and Program

Prototypical site use recommendations are set forth as three Conceptual Alternatives presented and endorsed by the SAC to be used as the basis for establishing zoning and land use restrictions, and other urban renewal plan constraints on the site. For purposes of this report these plans are identified as Conceptual Alternative 1 – Mixed Income Housing, Conceptual Alternative 2 – Commercial/Medical Development, and Conceptual Alternative 3 – Infrastructure Cost Savings. See Appendix D.

1. REQUIREMENT: The project must be a mixed-use development. Preference will be given to proposals that most successfully integrate medical, commercial and public uses with residential development.

2. REQUIREMENT: Preliminary master planning indicates that a development range of 370,000 to 410,000 SF can achieve the Development Goals and Objectives set forth above. The 410,000 SF shall be considered the upper acceptable limit.

3. PREFERENCE: Preference shall be given to proposals that result in a lower intensity of development than that set forth in the three Conceptual Alternatives.

4. PREFERENCE: A 30% affordable housing component is a valid and realizable goal of the project, and proposals that provide that amount shall be preferred. The use of available subsidy programs is encouraged to materially increase the amount of affordable housing beyond the 15 percent currently required in the Town's Zoning Bylaw. The Town will work with proponents to direct those dedicated sources of affordable housing funding that are under Town control toward the project at appropriate levels to aid in the achievability of this goal. [See Appendix E.] The affordable housing should predominately be targeted to families earning less than 80% of median income, but a portion of the housing should be targeted to families earning between 80-120% of median income with the specific objective of meeting the needs of existing Arlington residents and Town of Arlington employees. The housing should consist of a mix of rental and homeownership opportunities, be protected long-term, and be dispersed throughout the development.

5. PREFERENCE: Municipal agencies and not-for-profit institutions of the Town of Arlington can provide resources and offer assistance in achieving stated goals and objectives related to affordable housing and other community needs, and are potential partners in development. See Appendix F. Proponents are encouraged to explore these resources.

6. PREFERENCE: Preference shall be given to proposals that provide additional public amenities on- or off-site, provided that they fulfill the desired objectives described herein.

7. REQUIREMENT: Provision of facilities to house the medical services existing on the site at the time redevelopment is being considered is required. Proponents must negotiate in good faith with then-existing medical providers to retain their presence either on the site or within the community. A transition program must be developed to maintain the existing level of medical services available to the community at all times during the redevelopment process.

8. PREFERENCE: Expansion of medical or healthcare uses on-site is highly desired. It is recommended that a Medical Wellness Center use prototype, consisting of medical office, wellness and fitness services, be considered. Previous planning proposed a Wellness Center of approximately 65,000 square feet. The health care/medical space shall be prototyped as commercial market rate space. The fitness activity space shall be prototyped at commercial market rates, although its funding may be derived from either for-profit or not-for-profit organizations under future plans developed by the Arlington Redevelopment Board. A preferred component of the fitness activity portion of this complex is an affordable community aquatics facility. If funding for the fitness activity component is not timely available, then the prototype may be considered as expanded health care medical space to the extent that there is identifiable economic demand.

9. PREFERENCE: In the event that for any reason it proves infeasible to develop a significant medical component on the site, then subject to financial, parking and traffic considerations a preferred alternative would be an integrated "Community Center" to be prototyped at commercial market rates. (See Report of Public Use Working Group, Appendix G).

10. PREFERENCE: While the Conceptual Alternatives provide prototypical uses to assist in the redevelopment of the site, solicitation of development proposals for the site should allow for the creative and economic reuse of the existing hospital buildings provided they fall within the development programs, environmental, traffic, financial and other constraints developed in the SAC alternative use profiles.

Building Heights and Setbacks

1. REQUIREMENT: Minimum 25-to 30-foot setbacks from property lines are required for all buildings and parking areas on the site in accordance with Section 6 of the Zoning Bylaw [see Appendix J for all Zoning Bylaw references].

2. REQUIREMENT: The provisions of Section 6.13 of the Zoning Bylaw should be used to ensure a sensitive relationship between abutters and buildings constructed on this site. Creative and innovative building design (i.e. stepped-back building massing or terracing) is encouraged to minimize negative impacts on adjacent properties or areas with distinctive views of the property.

3. REQUIREMENT: Existing buildings if retained in their current form must conform to Section 9 of the Zoning Bylaw; expansion of existing buildings are subject to the height and setback requirements as noted above.

4. REQUIREMENT: Wooded buffer zones should be incorporated as design elements to separate the abutting neighborhoods from parking lots and buildings, in accordance with Sections 6.16(a) and (b) and Section 8.12(b)(1) and (2) of the Zoning Bylaw.

5. PREFERENCE: Preference will be given to proposals that limit building heights to a maximum of five stories or 70 feet, and it is recommended that proposals be carefully modeled and demonstrate minimal off-site impacts related to building heights. Following receipt of responses to the RFP, the ARB should propose specific height regulations to Town Meeting to amend the Zoning Bylaw to deal with the specific rezoning of this site.

6. PREFERENCE: Massing and heights of buildings will be evaluated with respect to their appearance from a distance and under the provisions of Section 11.06 of the Zoning Bylaw.

7. REQUIREMENT: Development within "The Top" zone shall be of a scale and intensity of use that is compatible with adjacent properties and the surrounding neighborhood. Prospective developers should be aware that the neighborhood surrounding "The Top" is a relatively low intensity, small scale development and any proposal will be evaluated carefully on its relationship to the neighborhood.

Open Space

1. REQUIREMENT: Not less than 50 percent of the site is to be set aside as open space (defined as publicly accessible open land, steep slopes, scenic overlooks, environmentally sensitive areas, forest, and walking paths).

2. REQUIREMENT: The open spaces of the site are to be established as an interconnected system, maximizing reuse of natural and existing woods and vegetation in a manner that is restored or improved as appropriate to maintain sanctuary for birds and other wildlife. Walking trails shall connect all significant open space areas.

3. PREFERENCE: Preference will be given to proposals where the proponents will be responsible for ongoing maintenance of public open space areas.

4. REQUIREMENT: The open space network must include an area of substantial size for passive recreational use and be designed to provide maximum accessibility to the Arlington community as a whole.

5. REQUIREMENT: A Scenic Vista Park of not less than one acre is required, located such that it takes maximum advantage of the site's dramatic views of the Boston Basin for the benefit of the public. Design guidelines for the Scenic Vista Park are provided in Appendix H.

Traffic, Access and Parking

1. REQUIREMENT: A comprehensive traffic impact study will be required for any proposed development, and proponents will be required to complete identified mitigation measures.

2. REQUIREMENT: Development shall be limited to the total number of peak-hour vehicle trips that were generated when the hospital was in full operation (estimated to be 375 vehicles during the evening peak hour as noted in Appendix I).

3. REQUIREMENT: Primary access to the site shall be from Summer Street.

4. REQUIREMENT: Truck access shall be limited to the Summer Street entrance.

5. REQUIREMENT: Woodside Lane shall remain a low-volume local roadway. No proposal should suggest that more than 10 percent of non-residential peak-hour site traffic would utilize Woodside Lane. Proposals suggesting programs to minimize use of Woodside Lane, including the installation of a traffic monitoring program, are encouraged.

6. PREFERENCE: Redesign or relocation of the intersection of Hospital Road and Summer Street is preferred in order to enhance the operational efficiency of the intersection.

7. REQUIREMENT: Traffic mitigation measures should take into consideration the intersections of Summer Street with Oak Hill Drive, Grove Street, Hospital Road and Brattle Street/Hemlock Street.

8. REQUIREMENT: All parking shall be provided on-site.

9. PREFERENCE: Shared parking among on-site uses is encouraged as long as all parking can be accommodated on-site during peak-hours without spillover to facilities off-site.

10. REQUIREMENT: An on-site pedestrian network is required, with connections to public points of access. Sidewalks along the Summer Street frontage are required.

11. PREFERENCE: Off-site improvements that provide pedestrian connections to schools and the Minuteman Bikeway are encouraged.

12. REQUIREMENT: Public transportation to the site shall be accommodated and promoted. The proponents shall work with the MBTA to designate appropriate locations for bus stops to service the site.

Construction

1. REQUIREMENT: A Neighborhood Protection Plan must be provided and publicly reviewed to ensure minimal impacts to adjacent neighborhoods occur during construction, including blasting, building demolition, hours of construction, designated truck routes, etc.

2. PREFERENCE: Preference will be given to proposals that indicate a commitment to Leadership in Energy and Environmental Design (LEED) certification as defined by the United States Green Building Council.

Financial

Because the project is operated by the Arlington Redevelopment Board as an Urban Renewal Plan under Chapter 121B, all operating expenses, capital expenses, debt service and revenue are treated as an enterprise, and as such the current debt service on Bond Anticipation Notes is being funded by the enterprise. The project has therefore had no effect on the tax levy to date.

Arlington citizens voted to exclude the debt financing of the Symmes Campus purchase from the limitations of Proposition 2½ in March 2001. Since then, the country has suffered the trauma of 9/11, the economy has entered into a recession, particularly severe in New England and state governments across the country, and especially Massachusetts have incurred large budget deficits. Large state budget deficits resulting in diminished local aid, flat or reduced local receipts and extraordinarily low interest rates have caused a severe financial crisis in Arlington. This crisis was not widely foreseen at the time of the Symmes Campus Debt Exclusion vote or subsequent purchase. The current financial crisis, expected to last three to five years or more, will inevitably cause severe service reductions for the citizens of the Town or a substantially higher tax burden, or both. Given this situation the Committee has adopted guidelines that minimize the financial risk and cost to the Town of proposed alternatives while still meeting the policies of the Board of Selectmen as presented to the voters.

Recommendation: Decision Modeling
The financial model developed by VHB be the principal tool for all evaluations of criteria related to or needed for financial decisions. [See example, Appendix K.]

Requirement: Risk Reduction
In any course of action of the ARB, except in cases of extreme fiscal emergency the cumulative cash balance versus time may not be lower than the Buffer Reserve "BR" or three year's debt service whichever is higher until the Urban Renewal Plan is closed and debt is paid. During the construction and redevelopment phase of the Urban Renewal Plan, the BR value shall be $1.5 million. After the construction and redevelopment phase but during the first ten years of the project the value BR shall be $1 million. After the first ten years the value of BR shall be $500,000.

Requirement: Absorption Limitation
The project shall include as the minimum number of affordable housing units the higher of either 20 units or 15% of the total number of units in the manner described by the Town by-law. The number of affordable housing units may be increased to a maximum of 30% of the total units on the site so long as no additional local tax levy is required. Any public use facilities including basic parkland required as part of site improvement shall be developed and operated on a self-supporting basis, and any such project development shall pay land transactions at market rate.

Requirement: Operating Limitation
The ARB shall develop no building or structure within the project if the operation and maintenance of such requires a tax-levy based subsidy from the Town either within or outside of the limits of Proposition 2½.

Requirement: Borrowing
The Town has obtained all the borrowing authority needed to develop the site to the limit of the March 2001 referendum. The debt excluded borrowing limit is $14 million. Any additional excluded borrowing requires a new vote of the citizens. Any borrowing required and not excluded through an Additional referendum shall be funded through the non-exempt Town budget.

Recommendation: Project Management
The Symmes Advisory Committee, after due consideration, recommends that the ARB, under the authority of Section 121B is the appropriate body to insure the long-term development, management and disposition of the Symmes Campus.

Requirement: Aggregation of Costs and Income
Upon the awarding of any development contract, the Arlington Redevelopment Board shall request that Town Meeting take all appropriate and reasonable steps, including the filing of Home Rule legislation, to enable the Town to aggregate cost and expenses and income of the Symmes Project in the following manner with funds to be distributed by the Town Manager upon the recommendation of the Treasurer and approval of the Board of Selectmen:

a) All land sale or ground lease revenues are first applied to the payment of project costs including operation and maintenance costs, planning and development costs and current debt service.

b) All rental or lease income from facilities, structures, equipment, material or land owned by the Town is first applied to the payment of project costs including operation and maintenance costs, planning and development costs and current debt service.
c) All income and fees for any services provided by the Town at, on or near the site as a result of the Town owning the site shall first be applied to the payment of project costs including operation and maintenance costs, planning and development costs and current debt service.
d) All other site related income including taxes and payments in-lieu-of-taxes of any kind shall first be applied to the payment of project costs including operation and maintenance costs, planning and development costs and current debt service.
e) From time-to-time, upon the accumulation of sufficient surpluses from the various incomes of the project, the Town may, upon the determination of the ARB, make payments to reduce the principal of outstanding debt.
f) All income to the project, whether fees, taxes, borrowings, or other income of any kind shall be deposited in a project revolving fund. After application of the available funds to the purposes described in this memo above and upon the completion of the development of the Symmes Campus, the remainder shall be applied to a "Buffer Reserve" as otherwise described herein.
g) Any funds in excess of the Buffer Reserve shall first be applied to reduce the tax rate of Arlington taxpayers so as to offset any remaining cumulative tax levy applied as a result of the Symmes project and not previously offset, and then shall be returned to the general fund each year.

Actions and Process

Redevelopment of the Symmes Campus will be principally governed (1) by the Symmes Arlington Urban Renewal Plan adopted by an earlier Town Meeting and as may be modified by this Special Town Meeting; (2) by guidelines and standards adopted by Town Meeting as a result of the work of the Symmes Advisory Committee; and (3) by the Zoning Bylaw of the Town of Arlington.

We recommend that the current Special Town Meeting accept this report of the SAC, endorse and adopt the guidelines and restrictions contained herein, and thereby provide guidance and direction to the Arlington Redevelopment Board in its execution of the Urban Renewal Plan. We further recommend that this Town Meeting amend the Urban Renewal Plan as recommended by the ARB to reflect the results of the SAC planning process.

The ARB, acting under the Urban Renewal Plan, will prepare and disseminate a public Request For Proposal (RFP) to developers to elicit redevelopment proposals for all or portions of the site. The RFP will incorporate this report of the SAC in its entirety. It is expected that the RFP would be prepared in the summer of 2003, and submissions received and reviewed in the winter of 2003/04, with development contracts awarded to selected developer(s) in spring of 2004. The receipt and review of proposals is a public process and will include the opportunity for public comment. Selection of one or more proposals for final consideration will entail a full public Environmental Design Review process.

Upon due consideration, we recommend that Town Meeting adopt no changes to the Zoning Bylaw to accommodate redevelopment at the site until such time as the selection of proposals and developer(s) has occurred. In this manner the necessary revisions to zoning can most precisely be tailored to the Town's desired outcome, maximizing control and protection of the site and providing Town Meeting the opportunity for final review.

The charter of the Symmes Advisory Committee extends only to making recommendations to this Town Meeting. We recommend that the Committee remain a committee of Town Meeting, to reconvene at the call of the SAC Chair to comment and report to Town Meeting on the developer selection process, design review, proposed zoning modifications and changes to the Urban Renewal Plan.

Respectfully submitted,

The Symmes Advisory Committee
April 2003

Appendices

A. Board of Selectmen's Official Policy Statement

B. Various reports of Symmes Advisory Committee Use Working Groups
   i) Residential Use (RES)
   ii) Commercial Use (COM)
   iii) Medical Use (MED)
   iv) Public Use (PUB) [see also Appendix G and H]

C. Development Zones map

D. Conceptual Alternatives drawings 1-3

E. Town of Arlington Housing Director memo regarding affordable housing subsidies

F. Proposals and correspondence, Town of Arlington municipal and not-for-profit agencies
   i) Housing Corporation of Arlington
   ii) Arlington Housing Authority
   iii) Arlington Cemetery Commission

G. Public Use Working Group report 11 Nov 2002, Community Center model

H. Public Use Working Group report 6 Mar 2003, Scenic Vista Park guidelines

I. VHB Transportation assessment memo 17 Apr 03

J. Town of Arlington Zoning Bylaw, Sections 6, 8, 9, 11

K. Financial modeling example

Arlington Board of Selectmen

Official Policy Statement

Symmes Property Debt Exclusion

The goal of the Town in acquiring the Symmes property is to control development of the site to the benefit of the entire Town, reflecting its long-term needs and planning objectives.

Without Town control, this site will inevitably be developed in a manner driven by market forces rather than guided by our community's best interest. Significant loss of open space would be likely; increased traffic and other adverse environmental effects could be felt well beyond the surrounding neighborhoods; a severe burden would be placed on Town budgets. Finally, the potential for maintaining and nurturing a health care presence at Symmes would be eliminated.

With Town ownership of the Symmes campus, the Town can control the destiny of the site. Preliminary studies show that the Town can benefit financially, as well as being able to ensure responsible and sensitive development. We ask the residents of Arlington to join us in making the following commitments to this project:

* ***The Town commits*** to a balanced mixed-use redevelopment of predominately general office and some medical uses, with a limited residential component that includes affordable housing.

* ***The Town commits*** to a redevelopment that is at least self-supporting, generating income (after a three to four year startup period) sufficient to offset the costs of acquisition, renovation and maintenance. We will apply all net income to reduce and eventually eliminate the added tax burden authorized by the debt exclusion. Any income available after satisfying this commitment will be available at the discretion of Town Meeting to help fund Town services.

* ***The Town commits*** to maintaining the parcel's present proportion of open space, and to increasing its density of development only to gain limited affordable housing.

* ***The Town commits*** to promoting expanded health care services on the site. With Lahey Clinic expecting to remain as a tenant, we will seek the recommendations of Arlington medical professionals and work with area health care institutions to promote additional outpatient services and other medical services.

* ***The Town commits*** to an open planning process in which citizens and neighbors can participate in a visioning process, working with the Arlington Redevelopment Board (as the statutory "owner" of the parcel), the Town's Planning Department, and real estate management consultants to develop a final plan to be recommended to Town Meeting in Spring of 2002.

The present owners of the Symmes campus have indicated that they prefer to sell to the Town, but intend to sell privately if the Town does not act. We will have only one chance to gain public control of this critical parcel. If we acquire the property, Town Meeting -- should it later determine that public ownership was not in the Town's best interest -- could make the choice to resell it. If we let the initial opportunity pass, however, it will be gone forever. We urge the Town to take action.

(Unanimously adopted by the Arlington Board of Selectmen, March 12, 2001)

Memorandum

To: Symmes Advisory Committee and VHB Consultants
From: Marc Dohan for the Residential Working Group
Date: July 2, 2002

Attached please find the culmination of months of work by the Residential Working Group: A set of principles to guide the residential development at the Symmes site. This document is meant to provide guidance to the Symmes Advisory Committee, VHB and its consultants, the Arlington Redevelopment Board, and other town officials, employees and consultants regarding the residential development that will take place on the Symmes site. The principles are not listed in any order of priority.

The Residential Working Group has had strong attendance from architects, affordable housing advocates and developers, neighborhood residents and abutters. The Residential Working Group has not been a forum for advocates of any one particular type of housing; rather it has been a place where these diverse groups have come together in an effort to find common ground on the type of housing that Arlington residents would like to see developed at the Symmes site. In the words of one of our members, the group has focused on quality of life issues for the current neighborhood and for the future residents of the site.

Below are the answers to the more specific questions posed by Charlie Foskett.

1. **Summary of interest and activities.** The group, which has numbered as many as twenty at times, is made up primarily of two constituencies: neighbors to the site and advocates for affordable housing. Each of these groups brings their own varied interests to the residential working group.

2. **Statement of policy, objectives and goals**. See attached "Guiding Principles for Residential Development."

3. **Problem areas.** With such a diverse group, there are a myriad of potential problem areas. The residential working group has chosen to focus on the areas where there is agreement rather than the areas where there is disagreement.

4. **Two areas where we could use VHB Assistance.**
    a. *The residential working group's role in the context of the larger development.* Many of the housing decisions can only be made in the context of a larger picture, and at times a discussion related to just housing feels too limited. Also, what will take place at the charettes vs. the working group meetings.
    b. *Feasibility analysis.* The group needs more information to determine where and how much housing could/should be built given the site and design and financial considerations.

Symmes Residential Working Group
Guiding Principles for Residential Development

1. Open Process: The residential working group is committed to an open process that gathers data from all stakeholders, including, but not limited to the following groups: neighborhood residents, immediate abutters, school planners, affordable housing advocates, Arlington renters, Arlington Chamber of Commerce and other business interests and the Council on Aging. All participants in the process should be committed to openly sharing ideas and listening to the ideas that others present in an effort to guide the development process.

2. Integrated Planning: The residential development should be carefully integrated with the other uses on the site, with the surrounding neighborhood, and with the Town as a whole. See principle number three.

3. Neighborhood Impact: The housing should be physically integrated with the existing neighborhood in design, scale and density. Any development should:
    a. Be sensitive to the impact of traffic through the neighborhood, especially on any private ways, and should direct the primary traffic flow to and from Summer Street. Care should be given to prevent cut-through and commercial traffic through the neighborhood.
    b. Provide adequate parking on the site to accommodate residents and guests.
    c. Have minimal or neutral impact on shadows and views from the neighborhood.

4. Appearance and Design: The development should improve the architectural appearance of the site as viewed from other points in Arlington. Design considerations and financial feasibility should determine whether or not the existing buildings are reused. The housing should be developed in an environmentally sensitive fashion.

5. Housing Types: The housing ideally should contain a mixture of ownership and rental opportunities. The Town might consider exploring whether a special or alternative type of housing is appropriate for the site.

6. Affordability: The development should contain housing that is affordable to different income tiers, including households earning up to 80% of median income ($58,300 for a four person household), households earning up to 120% of median income ($89,040 for a four person household) and market rate units. Due to the prevalent mismatch between the income of Arlington residents and current market rate housing prices, a sizeable percentage of the housing constructed should be affordable to households earning less than 80% and 120% of median income.

7. Maximize benefits to Arlington Residents: The development should meet the housing needs of Arlington residents and employees.

TO: Symmes Advisory Committee, Arlington Redevelopment Board, VHB
FROM: Symmes Residential Working Group
DATE: 1/2/03

The Symmes Residential Working Group met on 12/17/02 to review the latest plans for Symmes. There were 10 people attending the meeting, representing both the neighbors and affordable housing advocates. Following are our comments and priorities.

1. **Family housing first.** It is our highest priority to see mixed income family housing at Symmes. We do not oppose luxury housing, retirement housing, or elderly public housing, so long as the plan includes a minimum of 50 to 75 units of mixed income family housing. Family housing, by definition, has 2 or more bedrooms.

2. **Affordability.** We liked the high percentage of affordability (35% to 40%) of the "mixed income" housing. We also would like to see some affordability in whatever other forms of housing are built, including assisted living, retirement, or other elderly housing, but excluding luxury housing. Overall we would like to see 25% of all residential units on the site affordable. Of those affordable units, there can be a segment (10%) that are affordable to a middle income household, that could sell in the $200,000 to $250,000 range. (Moderate income prices should be around $150,000, and low income closer to $100,000).

3. **Scale and design.** The committee favors the plan with open space at the top (Alternative 3), and would also support a small amount of residential development abutting the neighborhood at the top, of a density, scale, and design not conflicting with that of the neighborhood. At first glance, we do not object to putting family housing along Summer Street.

4. **Down the line.** At the point where an rfp is developed for the residential development, we request that extra credit be give to a developer with affordable housing experience. Further, we would like the rfp to reflect the availability of subsidy funds to any developer who can exceed the minimum affordability requirements, as well as extra credit for additional affordability.

Symmes Advisory Committee
Commercial Use Working group
Symmes usage priorities

October 28, 2002

Along with residential uses, commercial uses are the likely candidate for providing the economic engine that drives the successful redevelopment and reuse of the site. Over the last two years an economic recession in the national economy, deflation of the "internet bubble", and broad ranging overcapacity in the telecom sector have all had a negative impact on Massachusetts business environment and the commercial real estate market in particular. In addition the 9/11/2001 attack on the world trade center has introduced a degree of uncertainty to the property investment environment.

The Commercial Use Working Group has reviewed the following potential development options as priorities:

- General Office
- Research and Development
- Biotech
- Restaurant
- Institutional

General office use is an extension of or complementary to potential medical offices, and the site could be attractive as a HQ or regional center for corporate activities. Research and Development use has always been in high demand in eastern Massachusetts, but the currently high commercial vacancy rates (as much as 15 million to 45 million sq feet may be on or coming on the market) undermine the attractiveness of this development channel. Biotech research and office space is still in high demand in Boston, Cambridge and the adjacent suburbs. While this is a very attractive and high-value use, the relatively high build-out costs suggest the need for identified tenants prior to development. Restaurant or other similar hospitality applications can benefit from the location and views, but limited highway access may militate against this use. Finally, the campus configuration of the site may lend itself to development by educational or research institutions that demand campuses for a satisfactory operational milieu.

Proposal for Health Care at Symmes, v. 3.2
2/02/2003

1. Background

On March 31, 2001 the voters of Arlington approved by an overwhelming majority a proposal to acquire the Symmes Hospital property. At that time one of the Selectmen's objectives was to **"encourage additional medical use."** A survey mailed to every Arlington household one year ago overwhelmingly showed **healthcare use** to be the most desired use of the property. The Symmes Advisory Committee asked the Medical Use Working Group to create a Vision Statement. The Medical Use Working Group's statement of September 25, 2002, states that our *"mission is to preserve and expand primary care (and specialty medical services) and related professional and ancillary services"* and *"to encourage healthcare ventures that will take advantage of the Symmes site's convenient location and well-maintained, robust physical plant."*. The following is a proposal to provide healthcare services using currently available facilities. If other location(s) for these services on the Symmes property would, at a later date, better serve the community, such an option might be feasible as well.

Current Healthcare Tenants

- The East building is already fully utilized by Lahey Arlington. Lahey put about 1 million dollars into renovations in the East building in 1996. This building, a total of **31,407 square feet,** is entirely rented by Lahey Arlington. Lahey also rents an additional **5,317 square feet** in other buildings.
- An orthopedist, a pulmonologist, and two otolaryngologists (not associated with Lahey Clinic) rent approximately **2,000 square feet** at Symmes.
- An acupuncturist leases space at Symmes in the Lahey area
- New England Rehabilitation Hospital (Health South) presently rents **3,000 square feet** of space in Symmes North Building for rehabilitation services. They are about to be relocated to **1,700 square feet** in the South Building.
- The North Building is only 19 years old and has superb infrastructure for healthcare uses. The building, or parts of it, could be converted to the following proposed uses at modest cost.
- **We recommend that the East and North buildings be used to provide these services in the near future.**
- **We recommend that all buildings be evaluated by a real estate company that specializes in healthcare and that this company be engaged to market these buildings to healthcare providers.**
- **We recommend that one of the options provided to developers includes leaving the 4 existing buildings intact.**

2. Proposed Further Healthcare Tenants at Symmes:

Many providers have expressed interest in occupying space at Symmes. The following have consistently expressed interest:

- Visiting Nurses and Community Health (the predominant provider of visiting nurse services in Arlington) is presently located in East Arlington with 9,000 square feet. They are interested in coming to Symmes where they could add a wound care clinic and run screening clinics. They are interested in leasing **10,000 square feet.**
- {Arms Around Arlington (Cancer Support for Adults)}.
  {Children's Room (Cancer Support for Children)} **(1000 square feet**)
- Boston Herb Institute in Lexington (Alternative Medicine group practice in Lexington) **(3,000 square feet)**
- Arlington Board of Health **(1,000 square feet)**

3. Wellness Center

Wellness programs have repeatedly been shown to be of great value in improving health and reducing health care costs for the participants and their insurers. It would be ideal to have a Wellness Center **(6,000 square feet)** adjacent to the other health care services presently at Symmes. Health South already sponsors two Wellness Centers in Massachusetts and has expressed interest in establishing one at Symmes. The head of Geriatric Medicine at Lahey, Dr. Robert J. Schreiber, has offered his advice and guidance for the elderly wellness component. A well done senior wellness program, which includes self disease management courses, could attract great attention, the likelihood of federal and foundation funding, and be the national model for the East. Dr. Schreiber would be interested in assisting with this program. The working group believes that the Wellness Center would be an asset to the community and would add to the value of the Symmes property as a whole. (See Appendix A2)

4. Funding:

- The proposed demolition of the four Symmes Hospital buildings is estimated at 2.8 million dollars. If the North and East buildings remain, a savings of 1.4 million dollars might be realized.
- Grant money for wellness has been supported by the Robert Wood Johnson Foundation, the Boston Foundation, and others. Wellness programs, such as those run by Health South, operate profitably on a fee-for -service basis.

5. Real Estate Aspects

- A well-integrated healthcare presence will enhance the value of the residential and commercial developments on the site.
- Space currently occupied for healthcare use, as detailed in section 1, is **41,722 square feet.**
- Likely healthcare occupants account for an additional **15,000 square feet**. Thus the total space occupied would be **56,722 square feet.**

5.1 General Real Estate and Healthcare Real Estate Assessment

We believe it is useful to look at the plans for maintaining and enhancing facilities for healthcare at Symmes in the context of prospects for the residential and commercial use of the site. Prediction of the short term and long term trends in real estate markets, of course, is limited by uncertainties. In the appendix we present data and analysis of these markets, nationally, regionally, and locally, from industry sources. Some salient points, abstracted from the appendix, are summarized below. (See Appendix A1)

Given general economic trends, the national housing market is expected to be somewhat slower in 2003 than 2002 but should be the second best year for housing. In Greater Boston, home prices rose 19.6% in 2002**.** Prospective homebuyers come in two distinct groups: First-time homebuyers, who are looking in the lower price range in year-round communities, and baby boomers who are looking in the mid to higher price markets (and at vacation properties.) There are more buyers than sellers and the entry level market is in demand. Prices are out of reach for the average income. If interest rates remain low and the unemployment rate maintains the levels it has been at, the market should continue to attract asset reallocation from the stock market into residential housing. Demand in this region is high. New England's mixed economy and its outstanding universities should continue to attract people to the area. The demand seems to be for low-maintenance properties with neighborhood and price leading the reasons for choosing certain properties. Closeness to work, friends/family, schools, recreation, shopping, entertainment and public transportation followed in that order. Affordability is the key concern in the home buying decision, based on a survey conducted by the National Association of Realtors. Arlington's excellent access to metropolitan Boston has made it a very desirable place to live. Its diverse population has demanded good schools and recreation facilities, which has made it attractive to families.

With respect to healthcare real estate, widespread hospital closings across the Eastern Massachusetts region have created an excess of health related space. These buildings are generally the oldest of the stock, which have the greatest need from an infrastructure and code compliance standpoint. However, savvy building owners are repositioning these buildings in the rental market and taking advantage of some of the special needs of certain tenants. Hospitals have unique features, such as solid, fireproof construction, access to generator-backed emergency power, 24-7 operations, and specialty services like gasses, uninterrupted water and gas supply, specialty sewer and chemical traps, and high amperage electrical service. These features are important to tertiary care providers who provide unique outpatient care services, such as private MRI/CT Scan centers, outpatient dialysis units, and other specialized health services. Also, these spaces are of great interest to startup companies in the biotech, tissue culturing, research, and outsource & specialty laboratory services markets.

Robert Carey MD, Chair, Nancy Occhialini, Christina Pagonis, Lynne Lowenstein,
Peter Braun MD, Robert Schreiber MD, Patricia Worden PhD,
Lauren Scotti RN, Jerome Slate MD, Greg Cavanaugh

2/02/2003

Appendix

A 1.

Real Estate: Symmes Site

I. General (Nationwide) Residential

Both existing and new home sales will be somewhat slower in 2003 but should be the second best year for housing. Final numbers for 2002 are: 5.56 million existing home sales and 979,000 new-home sales, up 5 and 7.7 % respectively from 2001. The momentum gained from low mortgage interest rates will carry strong home sales into 2003, with a gradually improving economy offsetting modestly higher interest rates as the year progresses. The prediction for 2003: 5.34 million existing home sales and 941,000 new-home sales. The 30 year fixed mortgage interest rate will gradually rise from 6% to 7% by the fourth quarter of 2003.

The national median existing home price for 2002 was $158,200 – up 7% from 2001. The median should rise 4.7% this year as the market comes into a better balance between sellers and buyers, reaching $165,600. The median new-home price for 2002 is $182,000, an increase of 3.9% from 2001. It is expected to rise 6.3% in 2003 to a median of $193,400.

II. General (Nationwide) Commercial

Leasing activity is gaining momentum, setting the pace for a modest rebound in commercial real estate over the next two years. Thanks to economic growth, employment rose in most of the 54 markets tracked in the third quarter of 2002, fostering demand for commercial space. Spending by consumers and the federal government contributed to a 4% annual rate of growth.

Commercial real estate construction is slowing but expected to remain at healthy levels relative to demand. The recovery in demand for commercial space should help pave the way for more solid gains after 2004. Keep in mind that a recovery in commercial real estate typically lags behind a general economic recovery so with the projection for healthy job creation we should see a stronger rebound in the commercial markets by the middle of the decade.

III. General (Nationwide) Office

>From the office sector, a stabilization in labor markets and growth in service-sector employment reversed a downward trend in leasing activity, marking the first positive quarter since the dot.com implosion in early 2001. At the same time, nearly 27 million square feet of new office space came online, 10% lower than the third quarter of 2001. The vacancy rate rose 16.4% in the third quarter from 13.1% a year ago, while office rents declined an average of 8.2% from the third quarter of 2001. Construction totaled 24.7 million square feet during the third quarter, nearly 40% below a year ago.

With 1.7 million new office jobs projected over the next two years, vacancy rates should slide to 15.4% in 2003 and 13.9% in 2004. Average rents are expected to slip 2.3% in 2003 before edging up 2.5% in 2004.

IV. General (Nationwide) Retail

The average retail vacancy rate climbed to 12.8% in the third quarter, up from 11.3% in the third quarter of 2001. Rents declined an average 1.1% from a year earlier. Construction starts totaled 32 million square feet the third quarter, the lowest since the first quarter of 1997. Net absorption in the retail sector is projected at 99.9 million square feet for 2003, another 80.5 million expected in 2004. Delivery of new space is expected to total 70.7 million square feet next year and 65.7 million in 2004. The average vacancy rate is forecast to drop to 12.2% in 2003 and 11.8% in 2004. Retail rents should rise by .5% next year and 1.6% in 2004. Twenty one of the 54 markets tracked are projected to rebound more rapidly over the next two years; Boston is one of those 21.

V. General (Nationwide) Residential Rental

In the multi-family rental sector, vacancy rates in the third quarter for apartments rose 7%, up from 5.6% a year ago. Average rents fell 1.4% below the third quarter of 2001. Construction starts of new apartments totaled 57,400 units the third quarter, down from 60,500 units a year ago.

In the apartment rental sector, vacancy rates are expected to fall from 6.6% in 2003 to 6.2% in 2004, with average rent expected to be flat during 2003 before rising 2.5% in 2004.

Twenty two of the 54 markets tracked are expected to have the most favorable supply/demand fundamentals over the next two years; Boston is one of those 22.

VI. Healthcare (Nationwide)

The market for healthcare space is difficult to quantify, as most space is specifically designed, built, and owned privately by a healthcare institution and is unique to their operations. Medical office space is only slightly less individualized, as many physicians are employed or contracted specifically to a hospital or healthcare group. Trends in health architecture show consolidation in the market as owners consolidate operations in an effort to make their businesses more profitable. Older buildings/wings are mothballed and newer buildings are being renovated/modernized. Space needs are unique in certain geographies, particularly in California where SB-1953 legislation is forcing over $2 billion in health related construction to make that state's health facilities compliant to new seismic requirements. In the Midwest and Northeast States, older infrastructure and an overabundance of facilities is causing widespread hospital closings and flooding the market with inefficient buildings that are difficult to adapt to new uses.

I. The Housing Market (Regionally)

Real Estate in Massachusetts has remained a solid investment for many people, as the stock market continues to rise and fall and interest rates reach an all time low. With the unemployment rate remaining relatively low in the Greater Boston area, many new and existing homebuyers are continuing to increase the demand for real estate. Statewide, home prices increased 17% between 2001 and 2002. In Greater Boston, home prices shot up 19.6%. Prospective homebuyers come in two distinct groups: First-time homebuyers, who are looking in the lower price range in year-round communities, and baby boomers who are looking in the mid to higher price markets (and at vacation properties.) In certain instances, you may have an overlap between these two demographic audiences. You may have a baby-boomer whose children are grown who is looking to downsize, which could play a role in driving up prices of small to mid sized homes. It's a fairly stable economic environment, despite the budget crunch, so in the worse case, there could be a leveling off of prices and a small decline in the high price community.

More people are buying rather than renting because of the historically low interest rates so there's a softening in the marketplace for multifamily homes.

The face of housing in Massachusetts is forever changing. There are more buyers than sellers and the entry level market is in demand. Prices are out of reach for the average income.

If interest rates remain low and the unemployment rate maintains the levels it has been at, the market should continue to attract asset reallocation from the stock market into residential housing. Demand in this region is high. New England's mixed economy and its outstanding universities should continue to attract people to the area.

I. Arlington

"Arlington's excellent access to metropolitan Boston has made it a very desirable place to live. Its diverse population has demanded good schools and recreation facilities, which has made it attractive to families. Commercial development centers along Massachusetts Avenue, which traverses the Mill Brook valley. Residences are located on the flat former agricultural land in East Arlington or on the slopes on either side of the east-west "Mass Ave" corridor. Townspeople have recently instituted a visioning process to articulate the community's goals as it continues to adapt to ever changing times. Population diversity, education, business, cares for the environment, encouragement of culture, and citizen involvement has been reaffirmed."
(From the Arlington narrative at the state website
@ http://www.state.ma.us/dhcd/iprofile/010.pdf)

The Arlington housing market has remained strong. Statistics below are for the last 6 months:

Active Listings:

List Price Range	# of Listings	Average Days on Market
$120,000-$159,999	1	55
$160,000-$199,999	2	36
$200,000-$249,999	1	18
$300,000-$349,999	5	142
$350,000-$399,999	8	36
$400,000-$449,999	9	32
$450,000-$499,999	6	91
$500,000-$599,999	10	111
$600,000-$699,999	7	72
$700,000-$799,999	2	36
$800,000-$899,999	2	11
$1,000,000 and over	2	88

Total Listings	Average Days on Market	Median Price	Average Price	Highest Price	Lowest Price
55	70	$495,000	$516,396	$1,475,000	$139,000

Pending Listings:

List Price Range	# of Listings	Average Days on Market
$120,000-$159,999	2	10
$160,000-$199,999	4	42
$200,000-$249,000	4	30
$250,000-$299,999	6	109
$300,000-$349,000	7	37
$350,000-$399,000	8	38
$400,000-$449,000	6	41
$450,000-$499,000	4	38
$500,000-$599,000	9	91
$600,000-$699,000	2	26
$700,000-$799,000	1	33
$800,000-$899,000	3	67

Total Listings	Average Days on Market	Median Price	Average Price	Highest Price	Lowest Price
56	54	$395,000	$417,265	$895,000	$139,000

Sold Listings:

List Price Range	# of Listings	Average Days on Market
$120,000-$159,999	7	20
$160,000-$199,999	13	21
$200,000-$249,000	4	7
$250,000-$299,999	8	43
$300,000-$349,000	30	20
$350,000-$399,000	47	27
$400,000-$449,000	44	31
$450,000-$499,000	33	24
$500,000-$599,000	40	30
$600,000-$699,000	18	47
$700,000-$799,000	7	30
$800,000-$899,000	3	31

Total Listings	Average Days on Market	Median Price	Average Price	Highest Price	Lowest Price
254	28	$417,500	$428,213	$820,000	$133,000

Based on up to date information, the Medical Use Group is concerned that the current alternatives are relying too much on high priced luxury housing. The immediate area does not support prices put forth by VHB. See below (as of 2/2/03)

Single Family Active Listings

List	Status	Address	Price	Rms	Br	Bth	Garage	Style
30682867	UAG	30 Woodside Lane	$265,000	4	2	1/0	0	Ranch
30679375	UAG	5 Hemlock Street	$429,900	7	3	1/1	1 Detd	Colonial
30657628	UAG	120 Woodside Lane	$475,000	9	4	3/0	0	Colonial

Active Listings: 3 Average List Price: $389,966 Average Market Time: 49 Days

Single Family Off Market Listings

List	Sta	Address	Sale Price	DOM	OMD	R	Bd	Style
30573991	SLD	26 Woodside Lane	$255,000	13	2/4/02	4	2	Ranch
30629994	SLD	50 Woodside Lane	$275,000	129	12/2/02	5	2	Ranch
30645286	SLD	25 Hemlock Street	$304,000	12	9/23/02	7	2	Bungalow
30636937	SLD	28 Brattle Terrace	$325,000	3	8/19/02	4	2	Ranch
30583944	SLD	174 Brattle Street	$332,000	20	3/21/02	5	2	Colonial

30642180	SLD	12 Martin Street	$365,000	14	9/18/02	7	3	Cape
30614343	SLD	30 Rockmont Road	$367,000	6	6/12/02	5	2	Cape
30611942	SLD	2 Saratoga Road	$465,000	5	6/04/02	6	3	Colonial
30652001	SLD	5 Hemlock Street	$480,000	7	10/05/02	6	2	Colonial
30642330	SLD	2 Hemlock Street	$485,000	26	9/30/02	8	3	Colonial

Off Market Listings: 10 Average List Price: $371,250 Average Market Time: 15 Days

II. Healthcare (Regionally)

Widespread hospital closings across the Eastern Massachusetts region have created an excess of health related space. These buildings are generally the oldest of the stock, which have the greatest need from an infrastructure and code compliance standpoint. However, savvy building owners are repositioning these buildings in the rental market and taking advantage of some of the special needs of certain tenants. Hospitals have unique features, such as solid, fireproof construction, access to generator-backed emergency power, 24-7 operations, and specialty services like gasses, uninterrupted water and gas supply, specialty sewer and chemical traps, and high amperage electrical service. These features are important to tertiary care providers who provide unique outpatient care services, such as private MRI/CT Scan centers, outpatient dialysis units, and other specialized health services. Also, these spaces are of great interest to startup companies in the biotech, tissue culturing, research, and outsource & specialty laboratory services markets. Space in these surrounding buildings in Malden and Stoneham is currently renting at $18-22 per square foot, with no additional charges for specialty services.

Important Points to Consider:

1. We could face a critical shortage of affordable housing in this decade without concerted action to ensure that the supply of housing keeps up with expected strong demand. The real concern is not a potential real estate bubble that would lead to collapsing home prices – which is unlikely – but a widening gap between housing "haves" and "have nots" that would lead to a housing affordability crunch. The lack of affordable housing impacts many segments of the real estate market, including low income, first time buyers, minorities, seniors, disabled, renters, etc., as well as those who own rental properties and developers.

2. In 2001, one-fifth of all home purchases were made by single buyers. Typically, they are older and are more likely to purchase smaller, less costly single-or multi-family homes or condominiums. The demand seems to be for low-maintenance properties with neighborhood and price leading the reasons form choosing certain properties. Closeness to work, friends/family, schools, recreation, shopping, entertainment and public transportation followed in that order. AFFORDABILITY IS THE KEY CONCERN IN THE HOME BUYING DECISION (based on a survey conducted by the National Association of Realtors). And in a recent study done for Fannie Mae, working families' see affordable housing as a major challenge, on par with health care.

Sources:
National Association of Realtors
Greater Boston Real Estate Board
Greater Boston Association of Realtors
Multiple Listing Service Property Identification Network
www.fanniemae.com
The Warren Group
Massachusetts Board of Real Estate Appraisers
www.freddiemac.com
- Chief Economist Frank Nothaft

Boston Consumer Price Index
Coldwell Banker Management Information Services Department

A2

Chronic Disease Self-Management Program Can Help Prevent or Delay Disability in Patients

Press Release Date: June 7, 2002

The Agency for Healthcare Research and Quality (AHRQ) today announced research showing that the Chronic Disease Self-Management Program (CDSMP)—developed at the Stanford University Patient Education Research Center with AHRQ funding—can help prevent or delay disability, even in patients with heart disease, hypertension or arthritis. Additional AHRQ-funded research has also shown that education and lifestyle changes can reduce disability, control costs, and have a positive influence on the quality of life of elderly Americans.

Although people tend to develop chronic conditions as they age, growing old does not have to mean becoming disabled. The CDSMP is a 17-hour course taught by trained lay people that teaches patients with chronic disease how to better manage their symptoms, adhere to medication regimens, and maintain functional ability. The course is held in community settings like senior centers, churches, libraries, and hospitals.

Over a period of 2 years, the study revealed that participants had improvements in a variety of health-related conditions, including more energy and less fatigue, reduced health stress, and fewer visits to physicians and emergency rooms. This translated into a 2-year savings of from $390 to $520 per patient after the cost of the CDSMP ($70 to $200) because participants used fewer health care services. The program has been so successful, it has been implemented both nationally and internationally.

Information on the CDSMP and the results of other AHRQ-funded research on disability are captured in a new Agency publication titled *Research in Action: Preventing Disability in the Elderly with Chronic Disease*. This is the third in a series of Research in Action syntheses begun in 2001. It is available online at http://www.ahrq.gov/research/elderdis.htm or from the AHRQ Publications Clearinghouse at (800) 358-9295 or by sending an E-mail to ahrqpubs@ahrq.gov.

Symmes Advisory Committee
Medical Use Working Group
Rating of Possible Uses

Rate the following for Need, Fit and Feasibility on a scale of 1 (lowest), 2 (neutral) or 3 (highest). Please refer to Bob's earlier email containing definitions for each of these criteria.

for example:

Health Club	**2**	**2**	**1**

Total

Possible Use	**Total**	**Need**	**Fit**	**Feasibility**
Visiting Nurse Center / with clinic		18	21	15 **54**
Cancer Support Services Center		20	22	19 **61**
Arlington Board of Health		14	16	13 **43**
Doctors' offices-existing		23	22	19 **64**
Doctors' offices-additional		24	23	17 **64**
Full service Hospital		15	13	7 **35**
Emergency Room		16	13	7 **36**
Urgent Care Center		20	19	13 **52**
Surgery Center		21	20	14 **55**
Endoscopy Unit		21	22	17 **60**
Radiology / Imaging Services-existing		23	23	19 **65**
Radiology/Imaging Services-additional		22	22	13 **57**
Mental Health Counseling Services		21	20	14 **55**
Complementary / Alternative Medicine		17	19	14 **50**
Rehab Center-existing PT services		22	22	14 **58**
Rehab Center-additional services		19	22	13 **54**
Blood Drawing Station-existing		21	21	15

			57
Laboratory Services-in addition to drawing station	20	19	11 **50**
Drug Supply Clearinghouse/warehouse	10	14	9 **33**
Cancer Treatment Center-existing	23	23	19 **55**
Cancer Treatment Center-additional services	21	22	13 **56**
Hospice Center-inpatient services	23	20	13 **56**
Health Spa	12	16	10 **38**
Drug Treatment Center	13	14	9 **36**
Acute Psychiatric Services-inpatient	14	18	12 **44**
Assisted Living Facility	21	19	14 **54**
Nursing Home	18	19	13 **50**
Alzheimers Care Center	18	18	14 **50**
Adult Daycare Center	18	18	15 **51**
Temporary Co-housing/Respite Care Center	11	22	8 **41**
Womens Health Center	18	20	16 **54**
pharmacy	(3)	(3)	(3)
dialysis unit	(3) (3)	(3) (3)	(3) (3)
Other:			

To: Symmes Advisory Committee
From: SAC Public Use Working Group
Re: Public Use priorities
Date: 01 October 2002

The highest priority public-use goal remains the protection and enhancement of the natural spaces of the site, as public open space and as buffer for the neighborhood.

The incorporation of public spaces and functions into the site, and the creation of something truly special and unique to the Town of Arlington, is a necessary criterion of success for this project. We propose two outdoor enhancements that should be incorporated in the project; another that should be explored; and a "built" concept that requires and deserves serious in-depth exploration.

Scenic Vista Park
A public gathering place that takes best advantage of the views from the top of the hill. It should integrate well with and be readily accessible to any indoor public complex, to walking trails, and to parking. Landscaped areas should incorporate native plants and wildflowers, and provide benches and other areas for eating and relaxing. A simple observation tower or platform might be incorporated. Outdoor sculpture might include Dallin works, along with works chosen through a townwide competition to encourage local artists.

Walking & nature trails
All features of the site, built and natural, should be accessible by walking paths. The natural areas offer opportunities for controlled exploration in varying degrees of difficulty given the topography of the site. Trails, like the vista park, should be designed in response to the site and should respect the conception of the site as a whole in redevelopment.

Memorial Grove/Columbarium
The Cemetery Commission has proposed exploring creation of a memorial grove in the Summer Street woodlot. This naturalistic park would incorporate spaces for the interment of ashes and serve as a place for quiet reflection. In Arlington as everywhere there is a finite amount of interment space available, and infinite demand for it. Columbarium space could provide expanded capacity, and creative and sensitive landscape design can enhance the natural values of the site. The Cemetery Commission projects this proposal to bring net positive revenue to the redevelopment. On that basis, we endorse the concept for detailed study and planning in conjunction with the Commission.

Community Center
There is a spectrum of needs in the Town that might best be met (perhaps can only be met) by a multi-function community center. There are infinite variations on the theme,

and defining the programming and physical facility to best match the community's needs is a critical part of the planning process. It would certainly include a core of multi-use meeting and event rooms, kitchen/catering facilities, and space for display of art and education exhibits. An aquatic center is a top priority, with one or more indoor pools offering both recreational and rehabilitation/physical therapy opportunities. Parent-supervised play areas (a "Tot-Stop"-like facility), an indoor track and fitness center, a well-equipped theater or other performance space, activities for active seniors and teens, all are among the many potential components that must be evaluated to form a cohesive concept that is both responsive to the needs of the community and sympathetic to other uses at the site.

Defining the program and mission of a center is one significant step. There must also be an examination of a range of possible forms of financing, ownership and operation: public versus private, for-profit versus non-, and public/private partnerships. The possibility of establishing a local not-for-profit and recruiting energized board members to raise funding, potential involvement of other municipal agencies (Council on Aging, Youth Services, Rec Department), state funding sources – all of these possibilities need to be considered.

Experience in other communities indicates that a multi-purpose community center can be self-sustaining. The Symmes redevelopment may present an opportunity not available elsewhere in Arlington to create such a facility. Significant citizen leadership will be required; judging by the comments and inquiries the committee has received there are many residents interested in working toward this goal. We suggest that professional guidance will also be required to help the Town fully evaluate this opportunity in the timeframe of the Symmes planning process.

Alternative Public Use Criteria

Results from exercise conducted 3 Sep 2002

A successful public use of the Symmes Site would satisfy as many of the following criteria as possible:	Natural Wooded Areas	Walking/ Nature Paths	Expanded Wooded Buffer & Walking Trails	Scenic Vista Park	Dog Space	Outdoor Pool	Obser-vation Platform/ Tower	Dallin Sculpture Garden/ Museum	Colum-barium/ Memorial Grove	Indoor Pool	Telescope/ Observatory	"Tot Stop" Type Facility	Core Community Center	Recreation/ Fitness Center	Art/ Cultural Center	Science/ Nature Education Center
Need:																
Attracts a broad cross-section of Arlingtonians as users	18	26	20	33	10	20	23	20	18	29	13	14	36	27	26	20
Addresses unmet or under-addressed Town needs	25	20	17	25	25	24	21	21	28	24	17	29	33	21	26	26
Provides a place for community members to interact	7	14	12	24	23	31	17	20	12	29	14	28	33	30	29	25
Serves a significant portion of Arlington's population	15	15	17	27	9	20	15	16	19	23	9	17	33	13	26	20
Enhances the user's sense of well-being	25	28	24	31	20	23	21	24	16	23	19	21	27	27	28	22
subtotal	**220**	**253**	**222**	**358**	**221**	**308**	**249**	**255**	**247**	**338**	**178**	**285**	**432**	**300**	**349**	**295**
Fit:																
Relates well to, and respects, the abutting neighborhoods	35	23	22	26	9	11	22	23	23	18	20	17	18	16	18	20
Takes advantage of the site's geography and views	29	31	25	36	10	18	32	26	22	13	31	15	16	13	17	22
Is part of a coherent and complementary mix of uses on the Symmes Site	26	28	22	24	9	18	23	24	19	19	20	23	34	24	23	22
Is better suited to this site than to alternative sites in Arlington	27	26	22	35	13	14	32	23	20	17	30	17	25	18	19	20
Is synergistic with medical uses	20	24	20	21	10	17	16	21	14	30	14	21	24	33	18	21
subtotal	**289**	**263**	**224**	**289**	**101**	**150**	**256**	**236**	**205**	**182**	**236**	**182**	**228**	**191**	**190**	**209**
Feasibility:																
Likely to be financially viable	26	19	19	19	16	12	18	18	32	18	16	13	16	23	15	12
Offers a unique development opportunity-*Not likely to be developed by existing institutions (public or private)*	18	19	20	27	14	20	25	19	19	16	24	19	29	18	23	23
Is practical given the physical aspects of the site	34	30	25	30	18	14	24	21	21	18	21	17	21	19	19	18
Has long-term anticipated usefulness	27	26	23	27	16	20	20	18	20	24	20	24	32	25	26	22
Can be constructed quickly	26	29	23	26	25	15	24	19	19	9	16	13	10	10	8	11
subtotal	**236**	**217**	**197**	**232**	**153**	**147**	**198**	**171**	**203**	**161**	**178**	**159**	**206**	**180**	**174**	**161**
Weighted total	**745**	**733**	**643**	**879**	**475**	**605**	**703**	**662**	**655**	**681**	**592**	**626**	**866**	**671**	**713**	**665**
Weighted total zero-centered	**169**	**157**	**67**	**303**	**(101)**	**29**	**127**	**86**	**79**	**105**	**16**	**50**	**290**	**95**	**137**	**89**

Print date 9/7/2002

Page 1 of 1

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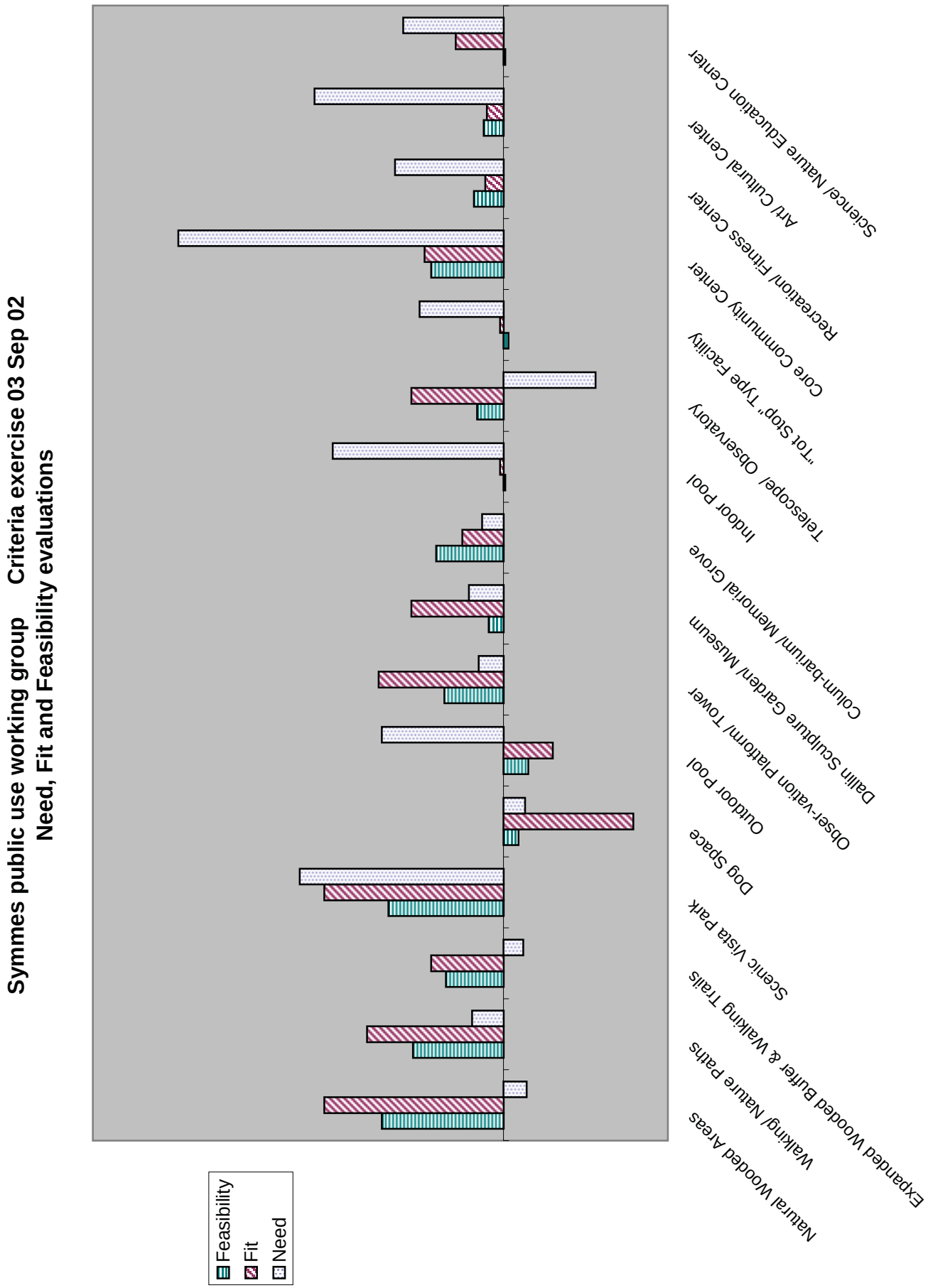
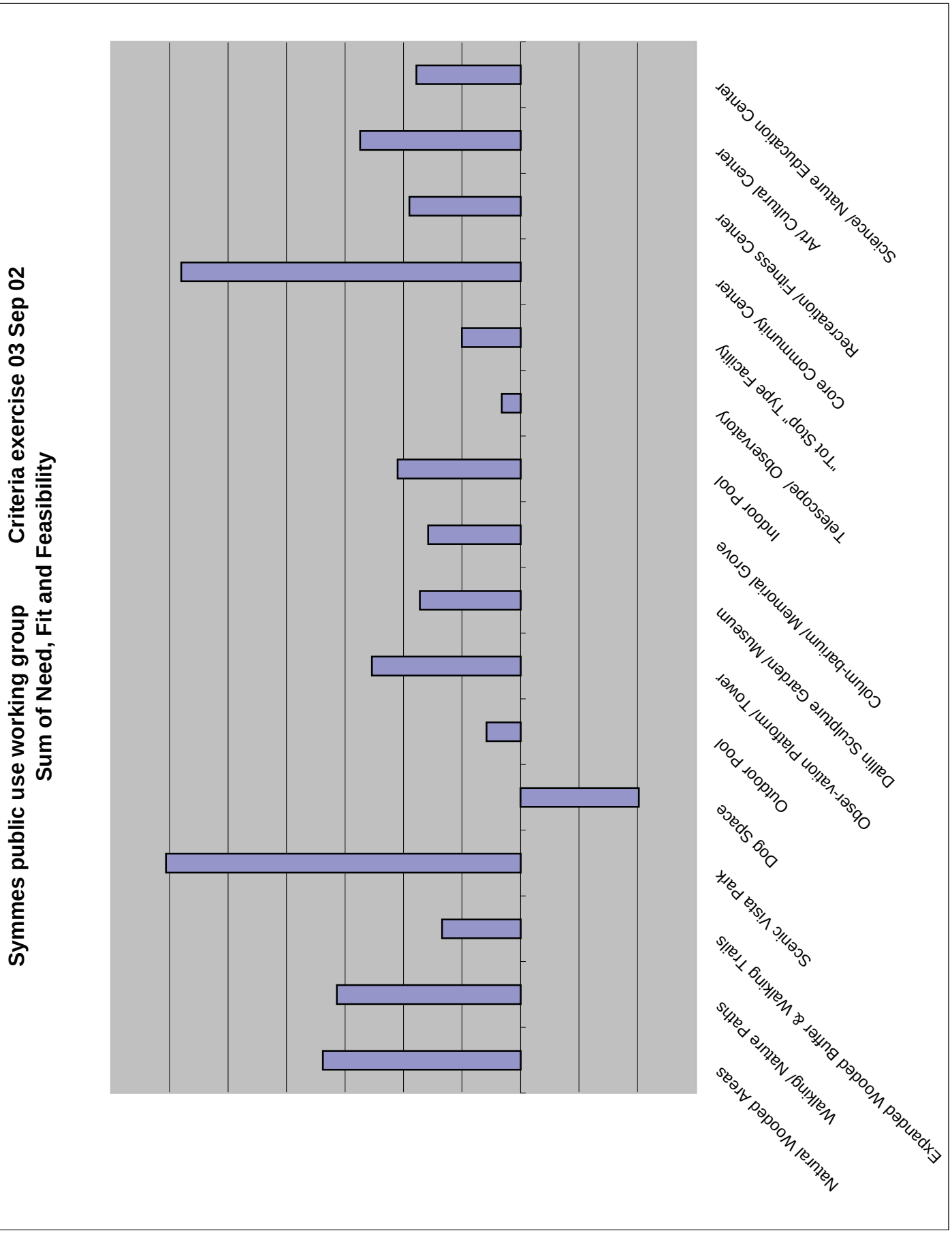

Symmes public use working group Criteria exercise 03 Sep 02
Need, Fit and Feasibility evaluations
Feasibility
Fit
Need
Natural Wooded Areas
Walking/ Nature Paths
Expanded Wooded Buffer & Walking Trails
Scenic Vista Park
Dog Space
Outdoor Pool
Obser-vation Platform/ Tower
Dallin Sculpture Garden/ Museum
Colum-barium/ Memorial Grove
Indoor Pool
Telescope/ Observatory
"Tot Stop" Type Facility
Core Community Center
Recreation/ Fitness Center
Art/ Cultural Center
Science/ Nature Education Center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Indoor Pool
Telescope/ Observatory
"Tot Stop" Type Facility
Core Community Center
Recreation/ Fitness Center
Art/ Cultural Center
Science/ Nature Education Center

To: Symmes Advisory Committee
From Public Use Working Group
Date: March 24, 2003

Re: Summer Street woods;
Cemetery Commission proposal, Memorial Grove use

1. Recommendation regarding Summer Street woods

We reiterate our earlier recommendation that the Summer Street woods be retained and enhanced as part of the open space network of the Symmes site. This parcel serves as a distinctive and welcoming green gateway to Symmes; represents the largest unfragmented section of open space and the only meaningful habitat on the site; and provides visual relief from the urban density of Summer Street.

As the Open Space Committee observed in its comments to SAC on January 23, 2003, to substitute a reclaimed equivalent amount of acreage at the back of the hill would be expensive, require decades for new trees to mature, and provide less potential for public access.

This area would benefit greatly from landscape improvements and ongoing stewardship, both visually and with respect to connectivity with the open space network and passive public use of this parcel. Such improvements could be accomplished through a linkage requirement with development parcels, or through the Cemetery Commission proposal that follows; that decision is secondary to the main objective of protection and enhancement of the wooded site.

2. Recommendation regarding Memorial Grove

The Public Use Working Group supports the concept of a memorial grove in the Symmes woods area as proposed by the Town of Arlington Cemetery Commission, subject to concerns and details that must be outlined carefully to ensure that specific conditions are met. Properly executed, this proposal can protect and enhance open space; add function to the open space; satisfy a demonstrated Town need; and lessen the financial constraints on the redevelopment project.

We endorse implementation of a memorial grove which:

- Is designed of the highest quality as an attractive naturalistically landscaped and wooded space first, and an interment area second.
- Is executed and maintained to landscape design standards comparable to those of Mt. Auburn Cemetery of Cambridge.
- Contains walking trails that are connected to other parts of the Symmes site and to the immediate neighborhood.
- Is landscaped with native plant materials, including buffer plantings along neighbors' boundaries and along Summer Street.
- Contains only unobtrusive flat niches for the interment of ashes.

- Is based on a master plan that identifies the location of a specific number of niches that would be added in future years to meet demand.
- Is implemented in a planned and phased process that rapidly accomplishes visual improvement of the face of the parcel and establishes walking trail connections with the open space network of the site.
- Is accessible for all visitors, including the elderly or disabled.
- Provides appropriate seating areas for rest and contemplation.
- Enhances the natural features of the site.
- Is not the site of memorial services (which would be conducted at Mt. Pleasant chapel) and does not require additional parking spaces.
- Is managed and maintained by the Cemetery Commission, including security precautions to guard against vandalism or inappropriate uses.

The Cemetery Commission's proposal relieves the Urban Renewal Project of the costs of initial improvements to this parcel and all ongoing expenses of maintenance and stewardship. In addition the Commission proposes to contribute $100,000. for the right to control the parcel.

Subject to all of the above, we recommend that the SAC state that a memorial grove to be developed by the Town of Arlington Cemetery Commission is a preferred use of this parcel.

Background

The idea for a memorial grove at Symmes evolved from the Cemetery Commission's suggestion to the Open Space Committee about constructing a columbarium for the interment of ashes, as part of the initial information-gathering stage of the Symmes planning process more than a year ago. Early discussions focused on the construction of stone structures to hold cremains (columbaria), but further research and discussion led to the visualization of a more naturalistic garden setting that would enhance the open space, with the addition of small, unobtrusive niches at ground level to meet the demand for interment in Arlington.

The town has a demonstrated need to build additional interment capacity to supplement Mt. Pleasant Cemetery over the next few decades. The Cemetery Commission's memo of March 6, 2003 outlines many of these considerations. The protection of at least 50 percent of the land at Symmes for open space means that approximately nine acres will be undeveloped, and cemetery space is considered an appropriate type of open space use. There are few if any other undeveloped sites in the Town of Arlington that could be readily adapted for such a use.

Other advantages of locating a memorial grove at Symmes are that the Cemetery Commission will be responsible for upgrading the landscape of the designated site and will continue to maintain the grove indefinitely. The Commission will raise its own funds through the sale of niches, and local businesses will benefit indirectly from the expanded local interment options.

For more information please refer to the Cemetery Commission memo of March 6, 2003 (attached).

Symmes Advisory Committee
Public Use Working Group

MEMORANDUM

TO: SAC
FROM: Brian Rehrig for the PUWG
DATE: March 6, 2003
RE: Recommendations: Symmes Vista Park and "Ridge" Parcel

As the SAC enters this next stage of its work, the Public Use Working Group feels that it is critical to the eventual success of the project that the SAC clearly articulate the specific preferences, requirements, desires and goals that are the results of its deliberations, so that those guidelines can carry through the Urban Renewal Plan and zoning revisions by Town Meeting, the SAC's direction to the ARB, through the RFP to the development community.

To that end, the PUWG will offer some specific recommendations for your consideration in the hope that these can be adopted as part of the Committee's formal guidelines. Two recommendations are attached. (On one other issue, the proposed improvement of the Summer Street site as a Memorial Grove by the Cemetery Commission, the PUWG will offer a recommendation after receipt of additional information from the Commission, expected within the week.)

The first is a proposed description of the Symmes Vista Park, a feature common to all of our alternatives although never formally adopted by SAC. We feel it is important for SAC to articulate the characteristics and features desired in this amenity, leaving to the RFP respondents the latitude to creatively satisfy those requirements. We recommend that SAC incorporate the Vista Park as a requirement for the project, and adopt this extended description as a design guideline.

The second recommendation is a statement of preferred uses for the non-medical portion of the "Ridge" parcel. As we all know, the "Community Wellness Center" concept that would synergistically combine a full-featured Community Center with health care provider space has proven to be untenable due to traffic and parking constraints, and the complex planned for the parcel has been reduced in size. Given that restriction, we recommend that the preferred non-medical use be an aquatics facility. This preference is based on our perception of need in the community, the lack of such facilities or of alternative sites for one, the synergy with wellness and health care that aquatics provide, and the potential for creating an excellent facility in the space potentially available without overburdening the site. We are not recommending a non-aquatics fitness facility except as a adjunct to the aquatics, as such facilities are available elsewhere. We urge the SAC to adopt a clear statement of preferences and priorities for this complex.

Thank you for considering these recommendations, and the Working Group looks forward to continuing to assist SAC in creating its guidelines for this project.

Symmes Vista Park

Arlington has a unique opportunity to protect and enhance the natural amenities of this dramatic hilltop site. A "scenic vista park" has been a priority of the Public Use Working Group throughout the planning process because the vistas of the entire Boston basin from this site should be made accessible to all of the Town's residents. The vista park would retain the name Symmes, for historic and commemorative reasons, and should exemplify the vision of a unique community resource that the town can be proud of for decades to come.

Characteristics:

- a substantial public gathering place landscaped as a park that takes best advantage of the views from the top of the hill
- an open, welcoming space, not compromised or assimilated by other development on the site
- a space well-integrated with other public amenities on the site, such as public buildings, walking trails, and parking

Special Features:

- an amphitheater or other outdoor gathering area for public concerts, educational programs and meetings
- landscape gardens composed of native plant materials, terraced to take advantage of the natural topography
- walking trails connecting with other open areas of the site, and beyond
- a simple observation tower or viewing platform
- a skywalk connection to the "Ridge" portion of the site providing pedestrian access to Summer Street which avoids Hospital Road.
- benches and other amenities for eating and relaxing
- free public parking
- outdoor sculpture, which might include works by Dallin and/or other local artists chosen through public competition

Ridge parcel preferred uses

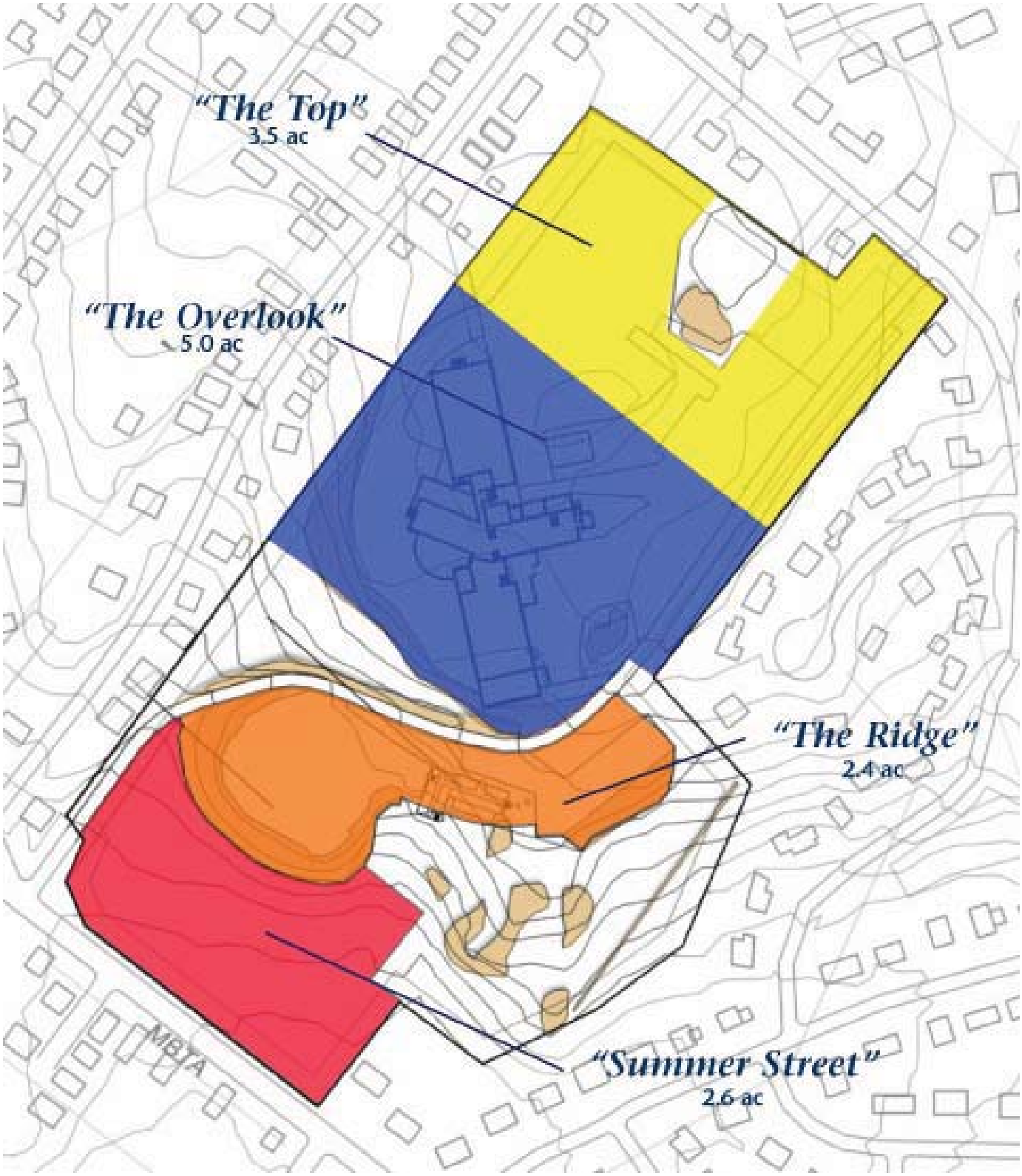
The SAC has expressed the priority use for the 'Ridge' parcel as a flexible combination of medical and 'fitness activity' facilities, the proportions of which are to be determined by further study and market response.

We recommend to the SAC that it state the preferred use of the non-medical portion of this complex to be an aquatics facility of high quality, scaled appropriately to serve our community, and designed to address the varying needs of constituencies including families, recreational swimmers, rehabilitation and therapy patients, and school teams.

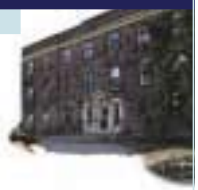
We further recommend, without prejudice for or against any model of ownership or operation of the facility, that it is highly preferred that such a facility be accessible and affordable to both a "broad cross-section" and a "significant number" of Arlingtonians, in keeping with the criteria for success previously adopted.

We further recommend, in the event that for any reason it proves infeasible to develop a significant medical component on this parcel, that the preferred alternative for the parcel be an integrated "Community Center" as originally conceived, to be prototyped at commercial market rates.

Symmes Hospital *Winter*



Symmes Hospital *Winter*



"The Top"
Market Rate Housing
77,600 sq. ft./ 39 units Market Rate
22,400 sq.ft./ 14 units Affordable (80% of Median)

100,000 sq.ft./54 units
2-4 Stories
90 Parking Spaces

"The Overlook"
Luxury Housing
27,000 sq. ft./ 10 units
-and-
Market Rate Housing
160,000 sq. ft./ 89 units
-and-
Affordable Housing
13,000 sq. ft./ 10 units (80% of Median)

200,000 sq. ft./ 109 units
3-6 Stories
226 Parking Spaces (100 Covered)

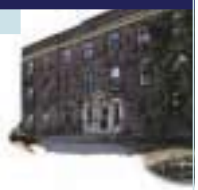
"The Ridge"
Community Wellness Center
Recreation
Medical Office

65,000 sq. ft.
2-3 Stories
215 Parking Spaces

"Summer Street"
Open Space

Conceptual Alternative 1
Mixed Income Housing

Symmes Hospital *Winter*



"The Top"
Market Rate Housing
72,000 sq. ft./ 36 units Market Rate
28,000 sq.ft./ 16 units Affordable (80% of Median)

100,000 sq.ft./52 units
2-4 Stories
90 Parking Spaces

"The Overlook"
Luxury Housing
27,000 sq. ft./ 10 units
-and-
Market Rate Housing
78,000 sq. ft./ 43 units

105,000 sq. ft./ 53 units
5-6 Stories
100 Covered Parking Spaces

-and-
Office / R&D / Medical
140,000 sq. ft.
5-6 Stories
420 Parking Spaces

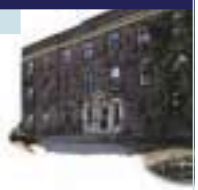
"The Ridge"
Community Wellness Center
Recreation
Medical Office

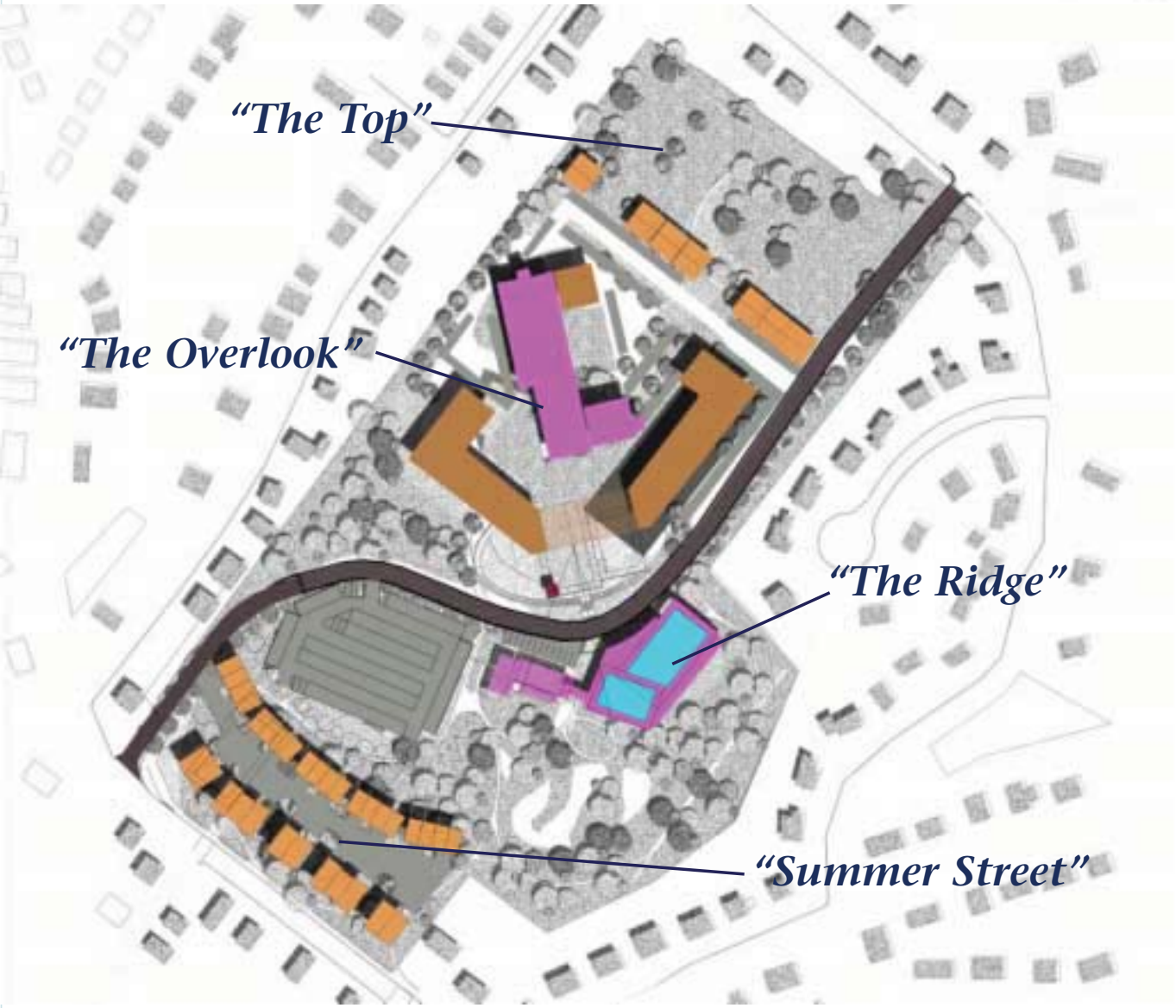
65,000 sq. ft.
2-3 Stories
215 Parking Spaces

"Summer Street"
Open Space

Conceptual Alternative 2
Commercial / Medical Development

Symmes Hospital *Winter*





"The Top"
Market Rate Housing
26,800 sq. ft./ 13 units Market Rate
3,200 sq.ft./ 2 units Affordable (80% of Median)

30,000 sq.ft./15 units
2-3 Stories
30 Parking Spaces
and
Community Park

"The Ridge"
Community Wellness Center
Recreation
Medical Office

60,000 sq. ft.
2 Stories
157 Parking Spaces

"The Overlook"
Luxury Housing
27,000 sq. ft./ 10 units
and
Market Rate Housing
136,500 sq. ft./ 76 units
and
Senior Living
51,850 sq. ft./ 61 units Market Rate
13,150 sq. ft./ 15 units Affordable
65,000 sq.ft./76 units

228,500 sq. ft./ 162 units
3-5 Stories
264 Parking Spaces (100 Covered)
Reuse of North Building

"Summer Street"
Mixed Housing
28,800 sq. ft./ 14 units Market Rate
25,600 sq.ft./ 16 units Affordable (80% of Median)

54,400 sq.ft./30 units
2-3 Stories
38 Parking Spaces

Conceptual Alternative 3
Infrastructure
Cost Savings

TOWN OF ARLINGTON

DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT

Laura M. Wiener
Housing Director
(781) 316-3429
email Lwiener@town.arlington.ma.us

20 Academy Street, Suite 205
Arlington, MA 02476-6436
(781) 641-2103 FAX

TO: Symmes Advisory Committee
FROM: Laura Wiener, Director of Housing
DATE: 10/15/02
RE: Resources for affordable housing at Symmes

CC: Arlington Redevelopment Board
Alan McClennen, Director of Planning and Community Development

I am writing to clear up some possible misconceptions about the development of affordable housing at Symmes. Affordable housing may be unlike many of the other proposed public benefit uses at Symmes in that there are significant financial resources that can be tapped to help support it. There is no requirement that the affordable units be subsidized internally. Any developer experienced with mixed income housing would expect to tap into all available resources, local, state or federal, to subsidize the affordable portion of the project. Therefore, affordable housing can actually bring money into the Symmes project.

Allocation of some of the sources of funds, particularly federal funds, is directly controlled by the town, and is therefore pretty reliable. These might include CDBG, HOME, and Section 8.

CDBG comes directly to Arlington from US Department of Housing and Urban Development (HUD), and must be used to benefit low and moderate income households. Over the past 2 years, the Town has allocated a total of $800,000 to affordable housing. Since we would expect the Symmes development to take place over a 2-3 year period, it would be realistic to think that the Town could allocate $500,000 to $1,000,000 for affordable housing at Symmes.

HOME is another federal program, allocated directly to communities, for affordable housing. In this case, Arlington participates in a consortium of 7 cities and towns that receive the money together (Arlington, Medford, Melrose, Malden, Everett, Revere and Chelsea together make up the North Suburban HOME Consortium, or NSC). The Consortium receives just over $2,000,000 per year for housing in those 7 communities. Again, because this is a multi-year project, and because Arlington has never had a project of this scope, it would be likely that funding on the order of $500,000 to $1,000,000 would be available.

Project based Section 8's come from HUD and are allocated by the local Housing Authority. Under this program, a low income tenant pays only 30% of their income for rent, and HUD makes up the difference between the tenant's share and what it determines to be the Fair Market Rent (FMR). Right now, HUD will pay roughly $1250/month for a 2 bedroom apartment, and $1550/month for a 3 bedroom apartment (not including utilities) in Arlington. That means the owner collects the same rent from a very low income tenant (less than 30% of median income) as a moderate income tenant (80% of median income). The Housing Authority can commit Section 8 subsidies for up to 25% of all units constructed.

State Funding. The State also allocates funds for affordable housing. One of its stated goals is to de-centralize the supply of affordable housing by supporting development outside the major cities. Arlington would certainly qualify, and rate competitively for any affordable housing project. I have had an initial conversation with Kate Racer, Director of Private Housing at the State Department of Housing and Community Development. She indicates that the State would "want to work closely with Arlington on the redevelopment of the Symmes site to include affordable housing". She also said she would be happy to meet with us at any time, to help us shape the deal in such a way that it would be most likely to receive funding. Some of the sources of funds controlled by the state are:

> **Affordable Housing Trust Fund** can provide up to $50,000 per affordable unit, with a limit of $1,000,000 per project. New construction is a priority. Can be used for rental or home ownership.
>
> **State HOME** will fund up to $40,000 per affordable unit, maximum $500,000 per project. Must be matched with local (CDBG or HOME) funds. Can be used for rental or homeownership
>
> **Low Income Housing Tax Credits** can provide up to 87% of construction costs per affordable unit of rental housing. Allocation of tax credits is done by the state Department of Housing and Community Development and can be very competitive. It sometimes takes a couple of rounds to get funded, but projects are encouraged to "wait in line".

In conclusions, there most definitely is money available to subsidize affordable housing. A creative and aggressive developer can use the funding sources described here, with no direct cost to the project, because the subsidized units are supported by grants, not the rest of the development. All funds will be available at closing.

Housing Corporation of Arlington 20 Academy Street Arlington MA 02476 781 316 3429 fax 781 641 2103

Board of Directors

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Kate Casa

Marc Dohan

Pam DiBona

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Cambridge Savings Bank

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Nick Mitropoulos
Arlington Housing Authority

Rev. John Mueller
Calvary Methodist Church

Rev. Linda Privitera
Church of Our Saviour

Eddie Randolph
Salvation Army

Laura Wiener
Arlington Planning Office

To: Symmes Advisory Committee

From: Board of Directors, Housing Corporation of Arlington

Date: 4/8/03

RE: Symmes Hospital site

The Housing Corporation of Arlington, a non-profit community based development corporation, would like to be a co-developer of the residential portion of the site at Symmes Hospital. As a community based group with broad membership, we are well equipped to work with a developer to ensure that the community's needs are incorporated into any plan. We also have a good working relationship with the town and its many departments. In addition, we can bring financial resources to a deal, because of our access to state and federal funding.

The Housing Corporation of Arlington has been in existence for about 20 years. We currently own and operate 14 units of rental housing scattered throughout Arlington. We have also administered first time homebuyer programs. All of our units are occupied by low and moderate income families. Family housing continues to be our first priority.

TOWN OF ARLINGTON

2003 SPECIAL TOWN MEETING

PROPOSED AHA WARRANT ARTICLE

SYMMES ADVISORY COMMITTEE

on

Thursday, March 27, 2003

Submitted by

The Arlington Housing Authority
4 Winslow Street
Arlington, MA 02474
781-646-3400

INTRODUCTION

Article 23 was requested to be inserted into the Annual Town Warrant in an effort to meet with the Town Meeting and provide a case for the Arlington Housing Authority's (AHA) affordable housing proposal to build 75 one-bedroom units of elderly/handicap housing. Twenty-five of these units are to be rented at market rate while the remaining fifty would be affordable units. Ten units would be constructed as wheelchair accessible, something that is not found in the private marketplace. (The AHA has 12 such units)

The Authority has also submitted this proposal to the Arlington Redevelopment Board (ARB) seeking to acquire a portion of the Symmes site for this purpose. As requested, preliminary financial information has been submitted for the ARB's review and consideration.

The Authority requested that Article 23 be placed in the Annual Town Warrant because at that time, no one could provide: the actual dates, the process, and the anticipated votes that would be brought up in the Special Town Meeting prior to the deadline for submitting articles into the Annual Warrant.

On Monday, March 24th, the AHA Board met with the Arlington Board of Selectmen on a Warrant Article Hearing for Article 23. The Selectmen supported placing the article in the 2003 Special Town Meeting Warrant rather than the Annual Warrant, an action that was agreed upon by both Boards. It was further agreed that the Selectmen would report a recommended No Action "Without Prejudice" on Article 23 with the understanding that the article would be brought up and debated in Special Town Meeting.

The Authority welcomes the opportunity to discuss our article and the merits of our proposal with the Symmes Advisory Committee and the Arlington Redevelopment Board, and we hope that our Article will receive your favorable recommendation for the May 2003 Special Town Meeting.

ARLINGTON HOUSING AUTHORITY

4 WINSLOW STREET
ARLINGTON, MASSACHUSETTS 02474-3062

COMMISSIONERS
FREELAND K. ABBOTT
JOHN GRIFFIN
NICHOLAS C. MITROPOULOS
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EXECUTIVE DIRECTOR
FRANKLIN W. HURD, JR.

TELEPHONE (781) 646-3400
FAX (781) 643-6923

January 14, 2003

Arlington Board of Selectmen
Kathleen Dias, Chairman
Town Hall
Arlington, MA 02476

Dear Chairman Dias and Members of the Board of Selectmen;

On behalf of the Arlington Housing Authority, I am requesting that you insert the following article in the Warrant for the 2003 Annual Town Meeting:

> To see if the Town will vote to include in any plan for the Symmes Hospital site the following plan of the Arlington Housing Authority: to acquire up to 1.5 acres of land and to construct thereon elderly housing and/or housing for the disabled not to exceed 75 units with approximately 50 of those units to be affordable, the cost of same to be borne by the Authority, its successors and/or its assigns.
>
> Or take any action related thereto.

Arlington Housing Authority
Board of Commissioners

Franklin W. Hurd, Jr.
By direction

Arlington Housing Authority

4 Winslow Street
Arlington, MA 02474-3062

Commissioners:
John Griffin
Nicholas Mitropoulos
Freeland K. Abbott
Richard B. Murray
Patricia B. Worden

Executive Director
Franklin W. Hurd, Jr.

Tel.: (781) 646-3400
Fax: (781) 643-6923

December 6, 2002

Arlington Redevelopment Board
Town Hall
Arlington, MA 02476

Dear Members of the Board;

I have been asked by the Board of Commissioners of the Arlington Housing Authority to contact the members of the Arlington Redevelopment Board (ARB) concerning our interest in acquiring part of the Symmes Hospital property to be used for a low/mixed income elderly housing development. We are seeking the input from the ARB in order to determine any interest you may have in creating this kind of housing component for that site.

As you know, the Arlington Housing Authority already has 520 units of elderly/handicap housing in Arlington, and we feel that we have demonstrated an ability live up to our commitment to provide safe, decent, and affordable housing in our community.

If your Board has an interest in expanding the community's affordable housing through this kind of proposal, we would consider acquiring a portion of vacant land from the town, and seek the funding to construct between 50 and 75 new units on the Symmes site. Such a development would be of the approximate size of our Gerald Cusack Terrace building at 8 Summer Street, in Arlington.

We would estimate that approximately two-thirds (50) of these units could be used for qualified low to moderate elderly and disabled housing while the remaining one-third (25) could be used for market rate rentals for seniors. We would approach this as a HUD program, as opposed to our existing State-Aided programs, as the mixed housing philosophy is encouraged by HUD.

Some of the reasons our Board feels that our proposal is worthy of consideration are:

1. The proposal is relatively small in scale and would not adversely impact the character of the neighborhood or the site.

2. Senior citizen complexes would be a plus to the neighborhood when compared to other forms of housing.

3. Additional low income and moderate income senior units will be of help in meeting Arlington's future senior housing needs when the large "baby boomer" population group reaches their "golden years".

4. This kind of program would assist Arlington in meeting its Chapter 40B requirements.

5. We currently have authorization for 45 Section 8 vouchers available to or use in this proposal.

We have scheduled a Special Meeting of the AHA on December 23, 2002 to discuss this matter further. We look forward to hearing from you regarding any interest you may have in supporting such a local housing initiative.

Should your members wish to contact us individually regarding this kind of affordable housing development, please feel free to contact our Board Members listed below.

Commissioner	Phone
John Griffin, Chairman	781-643-2202
Freeland Abbott	781-646-6734
Nicholas Mitropoulos	781-641-4323
Patricia Worden	781-646-8303
Richard Murray	781-646-5241

I can be contacted daily at 781-646-3400 x 16.

If this proposal has your interest, the details of such an acquisition could be discussed at a joint meeting of both our Boards.

Very truly yours,

Franklin W. Hurd, Jr., PHM
Executive Director

Arlington Housing Authority

4 Winslow Street
Arlington, MA 02474-3062

Commissioners:
John Griffin
Nicholas Mitropoulos
Freeland K. Abbott
Richard B. Murray
Patricia B. Worden

Executive Director
Franklin W. Hurd, Jr.

Tel.: (781) 646-3400
Fax: (781) 643-6923

February 28, 2003

Arlington Redevelopment Board
C/O Alan McClennen, Jr., Sec. ex officio
Town Hall
Arlington, MA 02476

Dear Members of the Board and Mr. McClennen;

The Arlington Housing Authority has received your correspondence of December 10, 2002, and this letter is sent in response to your request for additional information.

We propose to construct up to 75 units of elderly/handicapped housing on part of the Symmes Hospital site. The Arlington Housing Authority staff and Board of Commissioners have assembled the *following responses to those questions.*

1. The amount of land needed is 40,000 square feet This will include the building itself, parking lot and space for walkways and landscaping.

2. The proposal has sixty parking spaces included in it, as well as a community room and some open space.

3. The Authority would prefer a location within the site that is the best combination of three individual, yet distinct needs. They would be in proximity to current utility lines to reduce the potential cost of utility connection, proximity to open space and proximity to the bus stop. The final two for the benefit of our residents.

4. The Authority can access funds for the purchase of the land.

5. The Arlington Housing Authority has several options and potential sources of funding for these units. The Authority under the powers granted it by the Commonwealth of Massachusetts has the authority to receive loans, grants and contributions from the public and private sources. It also has the power to borrow money for any of its purposes and to secure the same by

mortgages upon property held. The AHA for the purpose of financing also has the power to issue bonds, notes or other obligations. It is safe to say that if granted the opportunity to build the units, the Authority could access the funds in several different ways. These and other powers of the Authority can be found in the Massachusetts General Laws Section 121B.

6. The AHA believes that a three to five year time span from the approval of the project to completion is realistic. It could be done quicker if permits and legal issues are resolved early. The Authority of course would look to work closely with the Redevelopment Board, the Town, other selected site users and area residents to insure that the work to be done at Symmes is accomplished with the least amount of inconvenience for all involved

7. There would be a perfunctory approval needed from the State that the project was in adherence to the powers granted the Authority under Chapter121B. This is a requirement of every housing authority in the State on any units they construct or acquire. It would be done quickly and with the type of units proposed ,approval would be automatic. There is no federal approval required.

8. As mentioned in answer 5 the Authority has the power to issue its own bonds on this development. The authority to issue bonds and notes as well as to borrow money in the form of loans can be found in Sections 11, 15 and 17 for Chapter 121B of the General Laws of Massachusetts.

Attached you will also find three one-page documents. The first is an initial proforma for the total construction of the proposed development, the second is the a breakdown of the "hard costs", the actual labor and materials needed to erect the building and the third is an initial operating budget for the building once in management. Should you need any additional information please feel free to call me at anytime. My number is 646-3400 and my direct extension is 16.

Thank you for you time and consideration of our request.

Very truly yours,

Franklin W. Hurd Jr. PHM

Franklin W. Hurd, Jr., PHM
Executive Director

Arlington Housing Authority
Total Construction Costs Symmes

HARD COST			
Acquisition (Land)	$	800,000	
Rehab			
Construction	$	9,350,000.00	
Contingency	$	841,500	
Hard Cost Total	$	10,991,500	
SOFT COSTS			
A&E	$	420,750	4.5% of construction
A&E Reimbursements	$	25,000	
Building Survey	$	-	
Asbestos/Lead Testing	$	-	
Environmental Testing (21E)	$	3,500	
Lead Testing (*post construction*)	$	-	
Appraisal/Inspect (*per punchlist*)	$	3,000	
Structural Engineer/goetech	$	35,000	
Inspecting Engineer	$	3,000	
Security/Pest Control	$	5,000	
Relocation	$	-	
Appraisal	$	-	
Clerk - 12 to 18 months	$	100,000	18 months
Legal	$	30,000	
Title and Recording	$	5,000	
Development Consultants	$	10,000	
RE Taxes during Construction	$	-	
Insurance during Construction	$	45,000	
Utilities during Construction	$	3,000	
Construction/Bridge Loan Interest	$	561,000	84% of $9.35M loan at
Building Permit(s)	$	-	4.77% for 18 months
Miscellaneous Carrying Costs	$	10,000	Utilities,insurance,etc
Soft Cost Contingency	$	50,450	4%
Soft Cost Total	$	1,309,700	
FEES AND RESERVES			
Permenant Lender Fees	$	-	
Construction Lender Fees	$	-	
Operating Reserves (*capitalized*)	$	-	
Capital Reserves	$	-	
Developer Fees(*admin/over/fee*)	$	150,000	
Fees and Reserves Total	$	150,000	
TOTAL DEVELOPMENT COST	$	12,451,200	

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CONSTRUCTION ESTMATES SYMMES
ARLINGTON HOUSING AUTHORITY
HARD COSTS

Building Composition	UNITS	Square feet	Total Square Feet	Cost/Sq. Ft.
Market units	25	800	20,000	$ 2,700,000
Standard Elderly Units	40	675	27,000	$ 3,645,000
Handicapped Units	10	775	7,750	$ 1,046,250
Hallways/entries etc.		25%	13,688	$ 1,368,750
Community Room			1,200	$ 150,000
Elevator/ 2-car				$ 400,000
Parking Lot				$ 40,000
	75		**69,638**	**$ 9,350,000**

Building Square footage — The building has three types of cost for square footage. They are $135 a square foot for the units themselves, $125 for the community room and $100 per square foot for the hallways, entry ways etc.

Elevator — The elevator is a six-floor double car style with the cost of the shaft it is estimated at $400,000.

Parking — The parking spaces have been set at 60. There will be 13 being handicapped and 47 standard spaces. The cost of paving is set at $25 per spuare yard.

space type	Square yds.each	Cost per sq. yard	Spaces	Cost
Handicapped	25	$ 25	13	$ 8,125
Standard	18	$ 25	47	$ 21,150
				$ 29,275
Other	429	$ 25		$ 10,725
entrances, driveways,firelanes etc.			**Total Parking**	**$ 40,000**

Land Cost

Cost per square foot	$20
Approx. need in sq. feet	40,000
Estimated Cost	$ 800,000

Construction cost estimated by the Department of Housing and Community Development at $135 a square foot for unit construction, $100 per sq. foot for common space with Community Space costs of about $125 per square foot.

1

OPERATING BUDGETS SYMMES SITE

	PUM		TOTAL	
RENTAL INCOME				
Section 8 Rents	$ 1,288.00	$	772,800	1.20% of 1 BR
Market Units	$ 1,500.00	$	450,000	Section 8 Rent
		$	1,222,800	Arlington
EXPENSES				
Administrative Salalries	36.30	$	32,670	
Legal	3.30	$	2,970	
Travel & Related Exp.	5.90	$	5,310	
Accounting Services	5.00	$	4,500	
Maintenance Labor	30.55	$	27,495	
Materials & Supplies	14.10	$	12,690	
Contracts	14.25	$	12,825	
Insurance	13.00	$	11,700	
Payment in Lieu Taxes	8.40	$	7,560	
Employee Benefits	26.00	$	23,400	
Provision for Reserve	7.00	$	6,300	
Capital Set-a-Side	10.00	$	9,000	
		$	-	
Water & Sewer	38.00	$	34,200	
Electric	36.00	$	32,400	
Gas	65.00	$	58,500	
Other	2.00	$	1,800	
	314.80	$	283,320	
Difference Prior to Loan		$	939,480	
Mortgage Payments	1043.87	$	939,480	$165,000 per unit at 4.5%

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Town Counsel Review

We were pleased to receive a copy of the Town Counsel's review of Warrant Articles sent to the Board of Selectmen (BOS), in Mr. Maher's letter of March 17, 2003. It is our belief that the questions raised by Mr. Maher should be addressed and we offer the following responses to his comments.

Response to Town Counsel input of Warrant Articles

A. *"It is unclear to me why this article was placed in the Annual Warrant since the development of the Symmes site will be the subject of a Special Town Meeting on May 8th."*

1. At the time of the deadline for submission of articles for the Annual Town Warrant, there was no specific date announced for a Special Town Meeting.

   In addition to the fact that the date of the Special Town Meeting was not established, neither were the form and/or the language of the article(s) being proposed for a vote.

2. The AHA, as a governmental agency, is interested in a public debate for its proposal to offer 75 units of housing at the Symmes site while it seemed as though the Redevelopment Board would not entertain such an arrangement and only looking to an RFP process.

3. If the Symmes Project or Urban Renewal articles come first in the Special Warrant, the AHA is prepared to seek changes that reflect the intent of Article 23.

4. State Law allows for one governmental body to work with another without having to go through the RFP process. A public debate on the matter, when followed by a favorable vote of Town Meeting, may influence the Redevelopment Board to support the AHA proposal.

B. *"It is important to remember that the property is under the jurisdiction of the Redevelopment Board and is subject to the constraints of an urban renewal project designation."*

The AHA acknowledges the fact that the property is currently under the jurisdiction of the Redevelopment Board.

The Authority also believes that if the ARB is seeking the input from the community, Town Meeting should also be afforded an opportunity to provide its input into the process. The AHA is willing to make its case to Town Meeting, and it is willing to accept its decision.

If the Town Meeting does support Article 23, it is also expected that the Redevelopment Board would respect that input.

C. *"I am sure the Board will wish to hear from the Redevelopment Board, the Director of Planning, and the Symmes Advisory Committee on this matter."*

The AHA would expect the Board of Selectmen to hear from the Redevelopment Board and the Director of Planning who represents it. The Symmes Advisory Committee has made it known to the Executive Director that it is actually the decision of the ARB and that is where the AHA should direct its proposal.

D. *"One important consideration, however, is that the proposed Housing Authority project would not generate tax revenue, a major consideration for any development on the site given the Selectmen's policy that the development be at least revenue neutral."*

The AHA is offering to purchase a portion of the Symmes site, which should make the project revenue neutral with respect to the purchase price. The amount offered would be $20.00 per square foot, an approximate amount that was given to us by the chairman of the SAC. That would mean an estimated $800,000.00 would be paid for a suitable location.

AHA would not expect to pay property tax on the affordable housing portion of its development proposal. This would be consistent with the Towns' recent support for affordable housing by not charging property taxes on the affordable housing properties owned by the Housing Corporation of Arlington. The AHA would, however, be prepared to pay property taxes on the market rate units.

Lastly, even though the AHA would not be paying full property taxes on 2/3 of its proposed units, the proposed type of development would require fewer town services than those needed in most proposals.

Our school system would not be negatively impacted by this proposal, and there would be fewer vehicles and traffic problems at the site.

Summary

Overall the benefits for the Town in adopting the AHA proposal would be:

1. **The AHA proposal would allow the Town to get back as much as $800,000.00 of its purchase price with no development cost to the town.**

2. **The AHA proposal offers a low-density residential option for the Symmes site, a goal as set forth by the Selectmen when seeking to purchase the property.**

3. **The AHA proposal offers a low traffic and associated noises that would be a benefit to the peace and quiet of the neighborhood.**

4. **The AHA proposal would add 75 units that would count towards Arlington's Chapter 40B goal.**

5. **The AHA proposal would add ten wheelchair accessible units in the Town, where very few exist at this time.**

6. **The AHA proposal would add 50 units of elderly and handicap housing in preparation for Arlington's future elderly and handicap housing needs.**

7. **The AHA proposal is flexible and can be adapted with other proposals that would be consistent with goals established by the Selectmen such as for medical use and/or public use purposes.**

DEPARTMENT OF PUBLIC WORKS

DATE: 3/6/03

TO: SYMMES ADVISORY COMMITTEE

CC: NANCY T. GALKOWSKI, ACTING TOWN MANAGER

FROM: CEMETERY COMMISSIONSERS AND TERESA H. DEBENEDICTIS,
ACTING DIRECTOR OF PUBLIC WORKS

RE: ARLINGTON MEMORIAL GROVE

Enclosed you will find a letter from the Cemetery Commissioners outlining the benefits to the Town of Arlington should a memorial grove be placed at the Symmes property. The Commissioners, acting as agents of the Town of Arlington, are prepared to become the stewards of a substantial area of the public use land at Symmes.

A cemetery is a perpetual entity and accordingly the Commissioners are the perfect group to be held responsible for keeping the open space at Symmes in excellent condition. In consideration for ownership of a portion of property at the Symmes site the Commissioners are prepared to offer $100,000. This amount is predicated on the plan that was previously presented to the Committee for a columbarium on approximately four acres of land. The Commissioners are more than willing to discuss a smaller scale plan. We are most anxious to develop a plan that adds to the beauty of this one of a kind site.

Cemetery

BENEFITS OF AN ARLINGTON MEMORIAL GROVE

1. Arlington is running out of cemetery space and due to a lack of suitable locations, a place for cremains would be a beneficial alternative for the town.

2. The open spaces that are seen in the cemetery are state required buffer zones around the wetland and brook areas and cannot be turned into burial lots.

3. The selectmen of Arlington have mandated a 50% allocation of open space for the Symmes property and a memorial grove can fit into those plans without requiring any of the space that is needed for development.

4. In the suggested area for the memorial grove, the cemetery can provide the path that is desired there and will be responsible for it's upkeep. It will also help to provide another way in and out of the area.

5. In the suggested area for the memorial grove, the cemetery will be responsible for it's clean out,as needed to provide for the upstart of the project and will also be responsible for replacing the area with more appropriate foliage and with evergreens that would also help to provide privacy for those who wish to use the area as not only a reflective area, but also as an area to walk, exercise, birdwatch, etc…

6. The cemetery is committed to keeping the area as natural as possible , but also to provide an inviting atmosphere to come reflect and enjoy nature.

7. An area specifically for cremains is not provided for anywhere else in town and therefore will not be duplicating services from another business source in town.

8. The cemetery brings in much revenue for the town on a weekly basis due to purchases and payments for services that are provided for by the cemetery. Currently lots cannot be sold on a pre-need basis due to the space constraints. The memorial grove would be able to sell pre-need niches and bring in more money that way and not lose business to other cemetery/columbariums in surrounding cities and town. These types of needs and services are not something that will fluctuate due to the economy. Every community and every family will eventually have this need.

9. The cemetery would slowly develop the area, only adding on as needed, and so it would be quite some time before we actually place 500 – 1000 niches as proposed by the SAC. This would help to keep the natural atmosphere of the area and really extend out this option for the residents of Arlington. We are also committed to spreading out the niches, keeping them back from the path and not having areas of congestion or clustering. If you recall the pictures of the more favorable type of niche with the tree in the middle of it and the ground cover around it, that 1 unit held 32 niches and would accommodate 64 cremains. We would start with 2 of those and wait until they were filled before adding anything else to the area.

10. Keep in mind that keeping the area as natural as possible also benefits the town and cemetery as there will be less maintenance and placement of cremains will also take less time. New employees should not be necessary to help with this type of expansion/offering.

11. Traffic would be at a minimum as we would provide services at the cemetery for any cremains , if desired, and then would arrange a time with the family that they would be able to go to the grove to visit their loved one later in the day. This avoids funeral processions and makes it easier on everyone to finalize a place for someone.

12. If this idea were to be accepted for the Symmes property, we would be able to also refurbish our chapel to help provide the services we want and it would also make the existing cemetery more attractive, which would also benefit other members of the community.

13. Cremain placement is becoming more and more popular as space runs out in communities. Even the Catholic Church, which used to be so against cremation , has loosened up on it's views and now is very welcoming of this form of burial and memorialization. These niches are selling very well and fast in other communities. It is also a community's responsibility to provide a place of burial for it's residents.

14. As depicted in the pictures, the niches will be so unobtrusive, that people at first may not even realize what they are walking by. It should also not infringe on any person's property or views.

15. As the cemetery does have some space left, we would be able to wait until construction has begun or even finished at Symmes so that we are not in the developer's way and then we would not be worried about our project being accidentally harmed in some way

We at Mount Pleasant Cemetery have appreciated your interest and attention to this idea. We hope that you can see the need in the community for what we propose and that you see our genuine interest in, and belief that, the area should be allowed to remain as natural as possible, yet be unobtrusively functional so as to provide our residents with a service that is desperately needed. Our circumstances become more dire with each passing year and we hope you will take our situation and make it your own. This is also a way for the town to retain some of Symmes land. We hope that as the SAC comes to the end of a very difficult job, you will recommend our proposed usage to the town meeting. It has been a pleasure to meet with you and watch you all work together for the common good of the town and we look forward to hearing from you. Thank you so much for you consideration up to this furthest of points.

Sincerely,
Edward Murphy
Bernard Smith
Michele Hassler

Community Center at Symmes

Report of the Symmes Advisory Committee
Public Use Working Group

11 November 2002

Brian Rehrig, Chair

Elisabeth Carr-Jones, Vice-Chair

Harris Band, Greg Blass, Susan Cronin Ruderman, Nina Fisher, Steve Frigand,
Carolyn Kenney, Ellen Kushner, Ann LeRoyer, Suzi Lubar, Jim Marzilli,
Deborah O'Donnell, Julie Rackliffe Lucey, Sue Sheffler, Denis Sullivan, Jay Verspyck

The Process

There is a spectrum of needs in the Town that might best be met (perhaps can only be met) by a multi-function community center. The town-wide Symmes survey data represents support for the components of a multi-use community center in three of the four use categories: Public, Commercial and Medical. When taken collectively these suggestions, ranging from a swimming pool to a Tot Stop to physical therapy, represent between 30% and 40% of the total. In the first public workshop, suggestions from the community in support of components of a multi-use community center accounted for about one third of the total comments.

With these statistics in mind, the Public Use Working Group included variations on the community center theme in an evaluation exercise. All four Working Groups were represented in this evaluation exercise, which used the Criteria for Use Evaluation categories of need, fit and feasibility. The results clearly showed two standout high outcomes: the scenic vista park and the core community center concept. The indoor pool (and the affiliated "recreation center" concept) as well as the the art/cultural center concept also scored high, reflecting a strong "need" component.

As a result of the evaluation exercise, the Working Group developed a Public Use Priorities statement, recommending four public uses to be pursued at the Symmes site: a scenic vista park, walking trails, a memorial park/columbarium and a multi-use community center. Members of the Public Use Working Group and the CATS (Coalition for a Treehouse at Symmes) group set to work collecting information on the priority uses, primarily on community centers and columbaria. The information gathering process involved document collection, interviews and site visits for several existing facilities and organizations. All of this material has now been assembled at ftp://sacpuwg:sacpuwg@symmesarlington.org/puwg/ .

Over a series of meetings, the Working Group further defined the multi-use community center concept, investigating variations on the theme, and defining the programming and physical facility to best match the community's needs. Many potential components were evaluated to form a cohesive concept. These included: multi-use meeting and event rooms, kitchen/catering facilities, space for display of art & education exhibits, an aquatic center with one or more indoor pools offering both recreational and rehabilitation/physical therapy opportunities, parent-supervised play areas (a "Tot-Stop"-like facility), after school care, an indoor track and fitness center, a well-equipped theater or other performance space, and activities for active seniors and teens.

Financial Considerations

For a community center at Symmes to become a viable option for the Town, there must be a thorough examination of a range of possible forms of financing, ownership and operation of the facility. Public versus private, for-profit versus non-profit, and public/private partnerships will all need to be considered. Options include the possibility of establishing a local not-for-profit and recruiting energized board members to raise funding, the potential involvement of other municipal agencies (Council on Aging, Youth Services, Recreation Department) and state funding sources.

We are proposing a community center with a total area of 60,000 square feet. Based on the VHB consultant team's cost estimates of between $150 and $200 per square foot for construction, we estimate that the facility could be built for between $10 and $12 million. Funding options to be explored for the construction are grants, linkage to other development on the site, private gifts, and a capital campaign.

Experience in other communities indicates that, once constructed, a multi-purpose community center can be self-sustaining. Since many forms of funding are only available for capital costs, this is a critical factor. The Working Group's research shows that the Williamsburg, Virginia Community Center and the Newton JCC are 95% self-supporting, although both of these facilities were constructed with funds raised through local capital campaigns.

The Symmes redevelopment may present an opportunity not available elsewhere in Arlington to create a community center. Significant citizen leadership will be required. Judging by the comments and inquiries the committee has received, there are many residents interested in working toward this goal. The Working Group suggests that professional guidance will also be required to help the Town fully evaluate this opportunity in the timeframe of the Symmes planning process.

The success of the Whittemore-Robbins House and the Central School projects, which have successfully returned revenues to the town, should be considered models of Arlington's ability to acquire funding and maintain public/private use facilities. If cost-cutting efforts, increased rental income and/or sale of parcels of the Symmes campus allow phasing of the community center's construction, the site could potentially be held for some period of time, while funds were raised.

Site Considerations

The location of the community center on the Symmes site may have a significant impact on its use. Proximity to the proposed skyline park and natural wooded areas may be critical in order to create an environment welcoming to the community. In addition, the connection of the facility to any medical, commercial and residential development elsewhere on the site will also require careful consideration.

The Public Use Working Group has strong reservations about any large scale development of the lower portion of the Symmes site. The existing wooded area and the residential fabric of this section of Summer Street make this portion of the site highly sensitive to redevelopment.

Conclusion

The purchase of the Symmes campus has provided an opportunity to create something unique and visionary for Arlington, a physical and symbolic focal point for the community--something we can be proud of over the entire century. The Public Use Working Group proposes that a successful community center at Symmes will: involve the community in every step of its formation, serve the public in a unique way, be well-suited to its setting and surrounding uses, and provide a well-integrated mix of uses that is greater than the sum of its parts. With vision, leadership and guidance, we believe that such an outcome is achievable.

Proposed Program

The program below represents a community center concept that is the result of the Working Group's assimilation of the needs and desires of the community and our study of successful models. We envision a community center that would provide an all-weather, welcoming environment with amenities that would attract a broad cross-section of Arlingtonians. Although both preliminary and provisional, this program should provide a common starting vocabulary for comment on the community center concept from the public, the SAC, the ARB and the VHB consultant team.

Pools	14,000 sf
Gymnasium	9,000 sf
Locker Rooms	5,000 sf
Fitness/Wellness Equipment	2,400 sf
Aerobic/Dance	3,000 sf
Rehabilitation Suite	500 sf
Child Play Space*	5,000 sf
Child Care or After School*	4,000 sf
Baby-sitting	1,200 sf
Lounge	500 sf
Multipurpose Assembly	4,200 sf
Classrooms	1,200 sf
Dining	1,000 sf
Kitchen	500 sf
Administrative Offices	2,000 sf
Support	6,500 sf
TOTAL	60,000 sf

*would also require adjacent outdoor space

COMPARISON OF PROPOSED ARLINGTON COMMUNITY CENTER WITH OTHER PROTOTYPES

Use Component	Arlington Proposal	YMCA Proposal for Arlington	Newton YMCA	James City / Williamsburg	Oak Square YMCA
Pool	14,000	14,000	9,000	15,000	8,500
Gymnasium	9,000	12,000	12,500	32,000	8,000
Locker Rooms	5,000	6,000	4,500	4,000	4,000
Fitness/Wellness	2,400	2,500	6,000	3,000	5,500
Aerobic/Dance	3,000				
Rehab Suite	500				
Child's Play Space	5,000				
Child Care/After School	4,000	3,500	1,000	1,000	2,500
Baby Sitting	1,200				
Lounge	500	2,000		4,500	1,000
Multipurpose Assembly	4,200		6,500	5,000	2,500
Classrooms	1,200			3,000	500
Dining	1,000				
Kitchen	500			500	500
Administration Offices	2,000	6,500	10,000	2,500	1,500
Support	6,500		6,500	15,000	4,000
APPROX TOTAL	**60,000**	**47,000**	**56,000**	**85,500**	**38,500**

G - 5

Symmes Vista Park

Arlington has a unique opportunity to protect and enhance the natural amenities of this dramatic hilltop site. A "scenic vista park" has been a priority of the Public Use Working Group throughout the planning process because the vistas of the entire Boston basin from this site should be made accessible to all of the Town's residents. The vista park would retain the name Symmes, for historic and commemorative reasons, and should exemplify the vision of a unique community resource that the town can be proud of for decades to come.

Characteristics:

- a substantial public gathering place landscaped as a park that takes best advantage of the views from the top of the hill
- an open, welcoming space, not compromised or assimilated by other development on the site
- a space well-integrated with other public amenities on the site, such as public buildings, walking trails, and parking

Special Features:

- an amphitheater or other outdoor gathering area for public concerts, educational programs and meetings
- landscape gardens composed of native plant materials, terraced to take advantage of the natural topography
- walking trails connecting with other open areas of the site, and beyond
- a simple observation tower or viewing platform
- a skywalk connection to the "Ridge" portion of the site providing pedestrian access to Summer Street which avoids Hospital Road.
- benches and other amenities for eating and relaxing
- free public parking
- outdoor sculpture, which might include works by Dallin and/or other local artists chosen through public competition

Transportation
Land Development
Environmental
Services

Vanasse Hangen Brustlin, Inc.

101 Walnut Street
P. O. Box 9151
Watertown, MA 02471-9151
617 924 1770
FAX 617 924 2286

Memorandum

To: Ken Schwartz

Date: February 13, 2003
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Project No.: 08157

From: Ana Fill, P.E.
Scott Schilt

Re: Symmes Hospital Reuse Alternatives
Transportation Assessment

This memorandum presents a planning level evaluation of the potential transportation impacts associated with three redevelopment alternatives for the Symmes Hospital site. Two of the three alternatives consist mostly of residential uses; the third contains a significant commercial component as part of the building program. For all three alternatives, site access is provided from two locations: Hospital Road intersecting with Summer Street and Woodside Lane. While this document focuses primarily on traffic and parking issues, pedestrian, bicycle and public transportation recommendations for the redevelopment scenarios are also provided.

SUMMARY OF FINDINGS

- Regardless of which of the redevelopment alternatives is selected by the Town, it is recommended that a formal transportation study be conducted when a final development plan is proposed. The study should identify the transportation impacts associated with the project, including the adequacy of local roadways to accommodate additional traffic, and recommend mitigation measures for these impacts.

- There are no recent counts available for specific traffic generated by the current uses at Symmes. However, using transportation industry standards, it is estimated that the 35,000 square feet of medical office uses currently at the site generates approximately 1,200 vehicle trips per day, including 85 vehicles in the morning peak hour and 128 vehicle trips during the evening peak hour.

- Prior to construction of the 61,500 square foot North Wing in 1984, actual traffic counts indicated that the former hospital with approximately 112,000 square feet and Nurses Building with 25,000 square feet generated 245 vehicle trips during the morning peak hour and 255 vehicle trips during the evening peak hour, rates that are similar to industry standards for hospital uses. Based upon counts conducted in 1982, it is estimated that Symmes Hospital at full-build generated 375 vehicle trips during the evening peak hour.

- Depending upon the mix of uses, the proposed alternatives could generate between 240 and 525 vehicle trips during the morning peak hour, and between 310 and 770 vehicle trips during the evening peak hour.

- Alternative 2: Commercial/Medical Development is the most traffic intensive use and generates more that two-times as much traffic as the former hospital, primarily due to traffic generated for a medical office component. In this scenario, if general office is used

rather than medical use, traffic is reduced by approximately one-half, but still carries more than 800 vehicle trips more than the former hospital and over 1,100 vehicles than Alternatives 1 and 3.

- Alternative 1: Mixed Income Housing and Alternative 3: Infrastructure Reuse both generate trips in the same order of magnitude as the Hospital prior to construction of the 61,000 square foot North Wing in 1984, and somewhat fewer trips than those estimated for the full build-out of Symmes Hospital.

- Alternative 2: Commercial Medical Development demonstrates the greatest demand for parking due to the rates required for office and commercial uses.

- Sufficient parking must be provided to meet the demands of a 65,000 square foot of medical offices and community wellness uses on "The Ridge." Using zoning requirements of 3.3 spaces for every 1,000 square feet of development, the 65,000 square foot facility requires 215 parking spaces.

- Analysis indicates that parking demands generated by community centers and recreation facilities range from 2.4 to 6.4 spaces per 1,000 square feet. Many facilities contacted stated that parking provided according to zoning requirements is insufficient to meet peak parking demands.

- The close proximity of the existing Hospital Road to the Summer Street / Brattle Street / Hemlock Street intersection will make access and egress to / from the site difficult. If it can be achieved through the final layout of the site, it is recommended that the Hospital Road intersection be realigned further to the east. At the very least, provisions should be made to provide separate right and left-turning lanes at the Hospital Road exit onto Summer Street to enhance the flow of traffic through the intersection.

- Signalization may be required at the Hospital Road Intersection with Summer Street under all of the alternatives, and definitely will be required for Alternative 2. Mitigation at the Summer Street / Grove Street and the Summer Street / Oak Hill Drive intersections may warrant signalization due to the fact that these intersections already experience poor levels of service.

- The Woodside Lane access to the site should be designed to function as a secondary drive, with the intersection of Hospital Road at Summer Street designed to be the primary access point. The most likely users of the Woodside Lane access would be those parking at "The Top" and those residents accessing neighborhood schools and services. Given the topography and roadway characteristics in the neighborhoods adjacent to "The Top" of the site, it is not anticipated that many drivers accessing medical or community wellness uses on "The Ridge" would utilize the Woodside Lane access as a more convenient alternative to the Summer Street entrance.

- Sidewalks should be provided along Hospital Road, preferably with a landscaped buffer from the traffic lanes. Additional provisions should be made to provide pedestrian connections and access to the nearby Stratton and Bishop schools, and the Minuteman Bikeway—including a "formal" connection to the bikeway from Grove Street.

- An evaluation of potential bus ridership should be conducted to maintain the current MBTA bus service, including determination of the need to provide full access to "The Top" at select times while only stopping at the entrance at Summer Street at other times.

TRIP GENERATION

The rate at which any development generates traffic is dependent upon a number of factors, including the size and density of the project, its location, and the concentration of surrounding land uses. The number of vehicle-trips estimated to be generated by the three alternatives proposed for the Symmes site are based on trip generation rates published in the Institute of Transportation Engineers (ITE) *Trip Generation*[1] report. This section presents the assumptions for each of the proposed uses along with the estimated trip generation for each of the alternatives.

Proposed Uses

Residential

Three potential residential components were evaluated for the Symmes site, including:

- Retirement Housing (55 and older): Although this residential use is generally restricted to persons age 55 and older, ITE senior housing data are geared toward institutions for elderly residents that contain special services such as medical facilities, dining facilities and some limited, supporting retail facilities. Due to the potential demographics involved with age restricted housing, with more seniors leading active lifestyles, VHB determined that the most appropriate land use code (LUC) for this residential component is LUC 230 (Residential Condominium / Townhouse). If the retirement housing program becomes more defined, the trip generation land use code may be modified. However, using the LUC 230 land use code for age restricted housing does provide a more conservative trip generation estimate than other typical ITE retirement uses.
- Affordable Housing / Market Rate Housing: The trip generation rates expected for affordable housing units and for market rate residential units are similar. Based on the envisioned housing development at the site, VHB determined that the most appropriate land use code for these residential components is LUC 230 (Residential Condominium / Townhouse).
- Luxury Housing: The most appropriate ITE land use code for this component of the residential program is deemed to be LUC 233 (Luxury Condominium / Townhouse). It should be noted that this land use's data should be used with care as the ITE rates are based on a limited number of studies (four). Furthermore, no data is available for the weekday daily and Saturday daily and midday peak hour traffic conditions. At these time periods, LUC 230 (Residential Condominium / Townhouse) was utilized to approximate the trip generation for luxury housing uses.

Community Wellness Center

The Community Wellness Center is envisioned to provide both health care and community recreational related activities, including medical offices and services, an aquatic pool, gymnasium and / or cardiovascular training facilities and other related multi-purpose space. Therefore, to estimate its trip generation, the Community Wellness Center was separated into two categories:

- Medical Office: The Community Wellness Center is envisioned to include some form of medical offices or services (approximately 45,000 square feet ±). VHB determined that the most appropriate ITE land use code for this use is LUC 720 (Medical-Dental Office Building).
- Recreation Center: The ITE database has relatively few data for land uses similar to the proposed Community Wellness Center. The closest approximation would be LUC 495 (Recreational Community Center). Although the characteristics of this ITE land use code reflect those anticipated for the Community Wellness Center, the trip generation rates were derived based on a limited number of studies (two). Therefore, the resulting estimates should be used with care.

[1] Institute of Transportation Engineers, *Trip Generation*, Sixth Edition, Washington, D.C., 1997.

Commercial

Three potential uses are envisioned for the commercial component of the Symmes site, including:

- Office: The ITE trip generation rate most appropriate for this use is LUC 710 (General Office Building).
- Research and Development: ITE land use code LUC 760 (Research and Development Center) is deemed the most appropriate for this proposed use.
- Medical Office: As mentioned previously, VHB determined that the most appropriate ITE land use code for this use is LUC 720 (Medical-Dental Office Building).

Site-Generated Traffic Volumes

Alternative 1: Mixed Income Housing

Alternative 1 presents mostly residential uses on "The Top" and "The Overlook," with a Community Wellness Center located on "The Ridge". The "Summer Street" area of this alternative remains as open space. The proposed building program for this alternative includes:

- "The Top": Mixed Income Housing, including 14 units of Affordable Housing units and 39 units of Market Rate Housing;
- "The Overlook": 10 units of Luxury Housing, 89 units of Market Rate Housing and 10 units of Affordable Housing; and
- "The Ridge": a 65,000 square foot Community Wellness Center.

Table 1 depicts the building program for this alternative along with its associated daily vehicle trip generation by use category.

TABLE 1
ALTERNATIVE 1 TRIP GENERATION

Location	**"The Top"**	**"The Overlook"**		**"The Ridge"**		
Land Use	Mixed Income Housing[a]	Luxury Housing[b]	Mixed Income Housing[a]	Recreation Center[c]	Medical Office[d]	Total
Size	53 units	10 units	99 units	20,000 sf	45,000 sf	---
Weekday						
Daily	385	90[e]	645	460	1,625	**3,205**
Morning						
Enter	5	0	10	15	85	**115**
Exit	25	5	40	10	20	**100**
Total	30	5	50	25	105	**215**
Evening						
Enter	25	5	40	10	45	**125**
Exit	10	5	20	25	120	**180**
Total	35	10	60	35	165	**305**
Saturday						
Daily	625	465[e]	785	180	405	**2,460**
Midday						
Enter	15	5[e]	25	10	95	**150**
Exit	10	0[e]	20	15	70	**115**
Total	25	5[e]	45	25	165	**265**

a. ITE Trip Generation LUC 230 (Residential Condominium / Townhouse)

b. ITE Trip Generation LUC 233 (Luxury Condominium Townhouse.

c. ITE Trip Generation LUC 495 (Recreational Community Center).

d. ITE Trip Generation LUC 720 (Medical-Dental Office Building).

e. No data available; used LUC 230.

Alternative 2: Commercial/Medical Development

Alternative 2 contains residential uses on "The Top", commercial uses on "The Overlook" and a Community Wellness Center on "The Ridge". The "Summer Street" area of this alternative, similar to Alternative 1, remains as open space. The proposed building program for this alternative includes:

- "The Top": Mixed Income Housing, including 16 units of Affordable Housing and 36 units of Market Rate Housing;
- "The Overlook": 140,000 square feet of Office, Research and Development or Medical Office space, 10 units of Luxury Housing and 43 units of Market Rate Housing; and
- "The Ridge": a 65,000 square foot Community Wellness Center.

Table 2 depicts the building program for this alternative along with its associated trip generation. In the situations where a definite land use has not been determined all potential uses are presented with the most traffic intensive use shaded. The overall trip generation column presents the most conservative projection for this alternative.

TABLE 2
ALTERNATIVE 2 TRIP GENERATION

	"The Top"	"The Overlook"					"The 'Ridge		
Land Use	Mixed Income Housing[a]	General Office[b]	R&D Office[c]	Medical Office[d]	Luxury Housing	Market Rate Housing	Recreation Center[e]	Medical Office[d]	Total
Size	52 units	140,000 sf			10 units	43 units	20,000 sf	45,000 sf	---
Weekday									
Daily	375	1,720	1,135	5,510	90[e]	320	460	1,625	**8,380**
Morning									
Enter	5	215	145	270	0	5	15	85	**380**
Exit	25	30	30	70	5	20	10	20	**150**
Total	30	245	175	340	5	25	25	105	**530**
Evening									
Enter	25	40	25	140	0	20	10	45	**240**
Exit	10	195	130	375	5	10	25	120	**545**
Total	35	235	150	515	5	30	35	165	**785**
Saturday									
Daily	615	330	270[e]	1,260	465[e]	585	180	405	**3,510**
Midday									
Enter	15	30	15[e]	290	5[e]	10	10	95	**425**
Exit	10	25	15[e]	220	0[e]	10	15	70	**325**
Total	25	55	30[e]	510	5[e]	20	25	165	**750**

a. ITE Trip Generation LUC 230 (Residential Condominium / Townhouse)

b. ITE Trip Generation LUC 710 (General Office)

c. ITE Trip Generation LUC 760 (Research and Development Center).

d. ITE Trip Generation LUC 720 (Medical-Dental Office Building).

e. ITE Trip Generation LUC 495 (Recreational Community Center).

Alternative 3: Infrastructure Reuse

Alternative 3 contains residential uses on "The Top," "The Overlook" and "Summer Street" and a Wellness Center on "The Ridge". "The Top" is also envisioned to include a community park. The proposed building program for this alternative includes:

- "The Top": A community park and 13 units of Market Rate Housing and 2 units of Affordable Housing;
- "The Overlook": 76 units of retirement housing (61 Market Rate units and 15 Affordable units), 10 units of Luxury Housing and 76 units of Market Rate Housing;
- "The Ridge": a 60,000 square foot Community Wellness Center; and
- "Summer Street": 16 units of Affordable Housing and 14 units of Market Rate Housing

Table 3 depicts the building program for this alternative along with its associated trip generation. The overall trip generation column presents the total estimates for this alternative.

TABLE 3
ALTERNATIVE 3 TRIP GENERATION

Location	**"The Top"**	**"The Overlook"**			**"The Ridge"**		**"Summer Street"**	
Land Use	Mixed Income Housing[a]	Retirement Housing[a]	Luxury Housing[b]	Market Rate Housing[a]	Recreation Center[c]	Medical Office[d]	Mixed Income Housing[a]	Total
Size	15 units	76 units	10 units	76 units	15,000 sf	45,000 sf	30 units	---
Weekday								
Daily	130	520	90[e]	515	345	1,625	235	**3,460**
Morning								
Enter	0	5	0	5	15	85	5	**115**
Exit	10	35	5	35	5	20	15	**125**
Total	10	40	5	40	20	105	20	**240**
Evening								
Enter	10	35	5	35	10	45	15	**155**
Exit	5	15	5	15	15	120	5	**180**
Total	15	50	10	50	25	165	20	**335**
Saturday								
Daily	480	700	465[e]	705	135	405	535	**3,425**
Midday								
Enter	5	20	5[e]	20	10	95	10	**165**
Exit	5	15	0[e]	15	10	70	5	**120**
Total	10	35	5[e]	35	20	165	15	**285**

a. ITE Trip Generation LUC 230 (Residential Condominium / Townhouse)

b. ITE Trip Generation LUC 233 (Luxury Condominium Townhouse.

c. ITE Trip Generation LUC 495 (Recreational Community Center).

d. ITE Trip Generation LUC 720 (Medical-Dental Office Building).

e. No data available; used LUC 230.

Trip Generation Comparison

Table 4 presents the most conservative projections of trip generation estimates for each alternative. It also includes the trip generation associated with the Symmes Hospital prior to construction of the 63,500 square foot North Wing in 1984. The hospital trip generation is presented using two different methodologies. The first methodology bases the trip estimates on counts conducted at the Symmes Hospital driveways on May 11th, 1982, prior to the construction of the 63,500 sq. ft. North Wing, which added to the size of the hospital by approximately one-third The 1982 counts were done by observation and tabulated the number of vehicles entering and leaving the hospital property during a 12-hour period. These counts are the only recent data available to measure vehicle trips when the hospital was in full operation. It should be noted that these counts were done The second methodology, based on ITE trip generation rates for hospital uses, is included to provide a comparison basis between the projected trips with those that were actually observed at the former Hospital in 1982.
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TABLE 4
TRIP GENERATION COMPARISON

	Former Hospital		Alternative 1	Alternative 2	Alternative 3
Weekday	Counts[a]	ITE Data[b]			
Daily	n/a	3,885	3,205	8,380	3,460
Morning					
Enter	195	155	115	380	115
Exit	50	50	100	150	125
Total	245	205	215	530	240
Evening					
Enter	75	55	125	240	155
Exit	180	160	180	545	180
Total	255	215	305	785	335
Saturday					
Daily	n/a	1,460	2,460	3,510	3,425
Midday					
Enter	n/a	135	150	425	165
Exit	n/a	85	115	325	120
Total	n/a	220	265	750	285

a. Based on counts conducted at the hospital entrances, Hospital Road and Woodside Lane, on May 11th, 1982, when the Symmes Hospital facility consisted of an approximately 111,500 square foot hospital facility and 25,000 square foot medical office facility.

b. Based on LUC 610 (Hospital) for 111,500 square feet and LUC 720 (Medical-Dental Office Building) for 25,000 square feet.

As shown in Table 4, the evening peak hour carries the highest traffic volumes for each of the Alternatives. Alternatives 1 and 3 are estimated to generate slightly more traffic than the hospital in 1982. At the time, the Symmes Hospital consisted of an 111,500 square foot facility and a 25,000 square foot medical office facility. Alternative 2 is the most traffic intensive alternative. The significant difference in trips between this alternative and the others is mostly due to the commercial/office component, which generates more traffic than residential uses. It should also be noted that the most conservative uses were utilized in these projections, namely all the commercial space in Alternative 2 was considered to be medical office. If general office were the proposed land use, the trip generation on weekdays would be reduced to close to one-half of the total trips (235 trips) during the evening peak hour, and would be reduced by approximately 45 percent throughout the day (±4,600). During the weekends the trip reduction would be even more pronounced with the office component contributing to only approximately 55 trips during the midday peak hour instead of 510 trips. Regardless of the proposed office use, however, Alternative 2 will be the most traffic intensive alternative on weekdays, generating over 50 percent more traffic than the other alternatives.

To obtain amore accurate estimate of the amount of traffic generated by Symmes Hospital when in full operation, a trip generation rate based on the counts was determined. Prior to the addition of the North Building, the combined 136,500 square foot campus generated up to 255 vehicle trips per hour, the equivalent of 1.87 trips per 1,000 square feet. Therefore, the full build facility at 200,000 square feet would up generated up to 375 vehicle trips per hour. Utilizing ITE rates for a 175,000 square foot hospital (LUC 610) and a 25,000 square foot medical office (LUC 720), it is estimated that the Symmes campus would have generated up to 365 vehicle trips per hour. This estimate, which is very similar to the counts based estimate, validates these findings.

PARKING

Parking rates for the Symmes site were determined through discussions with the Town of Arlington and the Arlington Redevelopment Board at a Redevelopment Board meeting on December 9, 2002. At the meeting it was determined that the appropriate parking ratios to use should be based on what the current market dictates and those stated in the Town's Zoning Bylaw. This section compares these rates with other industry standards, namely the Urban Land Institute and the Institute of Transportation Engineers. It also evaluates the adequacy of the proposed parking supply at the site.

Parking Rates

Table 5 depicts parking rates for the different uses proposed for the site.

TABLE 5
PARKING RATES

Land Use	Town of Arlington Rates	ULI Rates	ITE Rates
Office	3.3 spaces / 1,000 sf	3.0 spaces / 1,000 sf	2.79 spaces / 1,000 sf
Medical Office[a]	3.3 spaces / 1,000 sf	3.0 spaces / 1,000 sf	4.11 spaces / 1,000 sf
Luxury Housing[b]	2.0 spaces / D.U.	1.0 spaces / D.U.	1.11 spaces / D.U.
Market Rate Housing[b]	1.5 spaces / D.U.	1.0 spaces / D.U.	1.11 spaces / D.U.
Affordable Housing[b]	1.0 spaces / D.U.	1.0 spaces / D.U.	1.11 spaces / D.U.
Assisted Living[c]	0.4 spaces / D.U.	0.27 spaces / D.U.	0.27 spaces / D.U.
Recreational Center[d]	3.3 spaces / 1,000 sf	3.0 spaces / 1,000 sf	4.0 spaces / 1,000 sf

a. No separate rate available for the Town of Arlington and ULI; assumed same as office.

b. No separate rate available for ULI and ITE; assumed residential condominium uses.

c. No separate rate available for ULI; assumed same as ITE.

d. No separate rate available for ULI; assumed same as office.

As can be seen in Table 5, the Town of Arlington parking rates are generally higher than those recommended by ULI and ITE, the exceptions being the medical office use for which ITE recommends 4.11 spaces / 1,000 square feet and the Recreational Center with a recommended 4.0 spaces / 1,000 square feet. The following section will evaluate the number of parking spaces required to accommodate the parking supply according to the three different rates.

As with vehicle trips for retirement uses, industry standards are geared toward institutions for elderly residents that contain special services. Given the potential demographics involved with age-restricted housing, with more seniors living active lifestyles, VHB determined that parking needs for such facilities should model those of other residential uses, and as such utilized the requirements for Market Rate Housing in this assessment.

It should also be noted that a Community Wellness Center is a use that does not have parking ratios defined by industry standards. Providing sufficient parking for the proposed Community Wellness Center on the Symmes site is especially important given the location does not provide opportunities to accommodate "spill-over" parking during peak hours. To help determine an appropriate parking rate VHB contacted a number of recreation facilities and similar uses in the Boston Metropolitan Area to determine what parking ratios they utilized to determine an accurate comparison. While many of these facilities constructed parking sufficient to meet those spaces required by zoning, almost all of those

facilities contacted are experiencing demand that exceed that which was originally provided. Some of these facilities have resorted to increasing the amount of parking provided on the site, utilizing valet parking and double parking in the current parking facility during peak hours or entering into shared parking arrangements with adjoining properties. Table 6 shows those establishments contacted for comparison.

TABLE 6
WELLNESS CENTER PARKING COMPARISON

Facility	Size	Parking Spaces	Comments
Gold's Gym, Arlington	17,000 sq. ft.	55 3.2/1,000 sq, ft	Is in a mixed use building. Has shared parking Agreement with Arlington Coal and Lumber, across the street, for overflow parking after 5:00 pm
YMCA, Newton	30,000 sq. ft.	~100 3.3/1,000 sq. ft.	Facility Director said they do not have enough parking, additional spaces are being added with redevelopment of new gym and outdoor track.
YMCA, Peabody	38,500 sq. ft.	~110 2.85/1,000 sq. ft	Not built yet.
Healthpoint, Waltham	148,000 sq. ft.	360 2.4/1,000 sq. ft.	Facility Director said that they can not usually accommodate parking demands on site.
Super Fitness, Quincy	35,000 sq. ft.	~150 4.3/1,000 sq. ft.	Has 700 space public lot across the street. Parking demand study conducted last year estimated need of 6.25 spaces per 1,000 sq. ft.
Super Fitness, Watertown	45,000 sq. ft.	290 6.4/1,000 sq. ft.	Also utilizes valet parking services during peak hours to double park within the lot.

Parking Demand and Supply

Based on the building program, and the parking demand rates, the parking demand for the site for each of the proposed alternatives was determined. Opportunities for shared parking[2] among the site's tenants were also investigated for Alternative 2, due to its mixed-use program. For example, the peak parking demand for residential uses occur at night and early in the morning, while the peak demand for office uses occur in the middle of the day. Consequently, the demand requirements for these uses complement each other, providing an ideal condition for shared parking, which can be used to reduce the required parking supply. While shared parking was not utilized to accommodate the demand in any of the alternatives, it can be a technique to provide more open space or additional density within any of the alternatives.

Since it is recommended that the Community Wellness Center be able to accommodate its own parking demand it has been considered as a separate, stand-alone portion of the site. Table 7 summarizes the parking demands for each alternative in the worse case scenarios during the day and at night as well as the proposed parking supply.

[2] Based on Urban Land Institute, *Shared Parking*, Washington, D.C., 1983.

TABLE 7
PEAK PARKING DEMAND AND SUPPLY
FOR SITE USES EXCLUDING THE COMMUNITY WELLNESS CENTER

	Alternative 1		Alternative 2		Alternative 3	
	Day	Night	Day	Night	Day	Night
Town of Arlington	160	236	582	190	183	269
ULI	110	162	491	118	141	207
ITE	122	180	655	134	156	230
Supply	**316**		**610**		**332**	

As shown in Table 6, Alternative 2 demonstrates the most demand for parking, which as with the vehicle trip generation rates described earlier is due to the parking demands for office and medical uses. It should be noted that the parking supply in Table 6 shows the number of surface parking spaces provided in each of the alternatives, and does not include garage space for any of the housing units. The parking denoted for market rate and affordable residential uses at "The Top" and "Summer Street" locations on the site does not include garage space within the housing units. The townhouse or condominium units in these areas could be designed to include ground level garage space with the housing units above. Parking for all of the Luxury Housing units in each of the alternatives assumes covered parking below the buildings. Consequently, the supply noted in Table 7 will be somewhat higher, and the site can be designed to suitably accommodate the parking demands for all of the alternatives.

As discussed earlier, the parking provided adjacent to the Wellness Center should be sufficient to accommodate demands at the peak hour of use as there is a lack of a convenient location to accommodate "spill-over." Based on the research of similar facilities discussed earlier, it was determined that the parking for a Community Wellness Center, consisting of a mix of medical and recreational uses, could be accommodated through shared parking, as medical uses would involve higher demands during daytime business hours and peak demands for recreational uses would be during evening hours and on weekends. As such it was decided that a parking ratio of 3 spaces per 1,000 square feet could be realistic for the facility.

As part of VHB's assessment to maximize the size of the Community Wellness Center facility in line with the goals stated by the Symmes Advisory Committee and accommodate the parking demand, a number of options were considered. These options included construction of a parking structure to provide a sufficient number of spaces, locating additional parking facilities in the "Summer Street" zone, and building a larger Community Wellness Center in the "Summer Street" zone with parking provided in "The Ridge." It was determined through discussions with the Symmes Advisory Committee that all of these options were either cost prohibitive, unrealistic given the significant impacts to the surrounding neighborhoods, or involved a significant loss of open space. Consequently, it was determined that sufficient parking should be provided adjacent to the building along "The Ridge" and the size of the facility would be reduced..

POTENTIAL TRANSPORTATION IMPACTS AND IMPROVEMENTS RECOMMENDATIONS

Traffic

Regardless of which alternatives become part of the final redevelopment program, the adequacy of the local roadways adjacent to the Symmes property will need to be further investigated in terms of capacity to accommodate increase traffic demands. It is recommended that an official traffic study be conducted when the development plans are finalized by the Town's selected developer. This traffic study should identify appropriate mitigation measures that should be developed to minimize neighborhood traffic impacts and improvements to the Summer Street at Oak Hill Road intersection to accommodate any additional site-generated traffic traveling through the neighborhood.

The trip generation estimates for the three Symmes Hospital site alternatives were presented previously along with an assessment of the observed traffic volumes when Symmes Hospital was in full operation. The projected trip generation for Alternatives 1 and 3 indicated that the traffic volumes associated with these alternatives should be similar to those experienced by the former hospital prior to construction of the 61,000 square foot North Wing in 1984. Alternative 2, which contains a commercial component, is expected to generate significantly more traffic than either Alternatives 1 and 3 or the Symmes Hospital.

Regardless of the final development program, the close proximity of Hospital Road (at its current location) to the Summer Street / Brattle Street / Hemlock Street intersection makes access and egress to / from the site difficult. Consequently, it is recommended that the Summer Street access to the site be moved further away from the signalized intersection. Ideally, Hospital Road should be aligned with Grove Street, however, site constraints may render this option unfeasible. If it can be achieved through the final layout of the site, it is recommended that Hospital Road be realigned further to the east. At the very least, provisions should be made to provide separate right- and left-turning lanes from Hospital Road onto Summer Street to enhance the flow of traffic through the intersection.

Under Alternative 2, the Hospital Road site access will very likely require the installation of a signal. The other alternatives, although generating traffic volumes similar to the volumes of two-thirds the program of the former hospital, may also require a signal at the Hospital Road access point given current industry standards. Summer Street traffic may cause significant delays for vehicles exiting off of Hospital Road without the presence of a signal. These delays could cause long vehicle queues on Hospital Road, which would be particularly problematic due to the geometry and slope of this driveway.

As mentioned in an earlier assessment, the intersections of Summer Street at Grove Street and Summer Street at Oak Hill Drive are both currently unsignalized and operating at a poor level of service during the morning and the evening peak hours. These intersections were also ranked by residents as problem intersections within the Town of Arlington, according to the Town of Arlington Transportation Assessment Study[3]. The development of the Symmes Hospital site is expected to, at a minimum, return the traffic volumes to those experienced when the hospital was operating at full capacity in 1984, and will place an additional burden at these locations. Therefore, some mitigation measures will likely be required at these intersections once the site is redeveloped. These improvements may involve the installation of a signal at the Summer Street / Grove Street intersection or / and at the Summer Street / Oak Hill Drive intersection. Any traffic signals installed should be timed to coordinate with the Summer Street / Brattle Street / Hemlock Street signal to ensure efficient traffic operations along Summer Street.

[3] The Louis Berger Group, *Transportation Assessment Study – Town of Arlington, Massachusetts*, May 2002.

Counts conducted at the Hospital Road and Woodside Lane entrances to the site in 1984 indicate that the overwhelming majority of users (90 percent) accessed the site via the Summer Street entrance. Given that parking was provided at "The Top" portion of the site, this distribution indicates that drivers preferred to utilize the main entrance to the site even though the parking field was located closer to the Woodside Lane driveway. Part of this distribution may be due to the past nature of the facility, where patients and other users of the site may not have been familiar with the secondary access, and used the Hospital Road access because it was easily identifiable. However, it should also be noted that the access to the site from Summer Street is more directly connected to other primary access roads in Arlington than the Woodside Lane access. Therefore most users of non-residential components of the site's redevelopment would likely consider it to be the most convenient entry point for the site.

Although traffic volumes have slightly increased since the counts were conducted for the hospital in 1984, the overall trip distribution characteristics are not expected to significantly change with any of the alternatives. With redevelopment of the site, the Woodside Lane driveway should be designed to continue to function as a secondary drive, with the Hospital Road entrance designed to remain as the main access to the site. The most likely users of the Woodside Lane access are anticipated to be those parked at "The Top" of the site, and residents accessing neighborhood schools and amenities. While there should be an increase in the number of vehicles currently using Woodside Lane and Oak Hill Drive with redevelopment of the site, the topography and roadway characteristics in the neighborhoods adjacent to "The Top" of the site, make it unlikely that a significant amount of drivers would be inclined to utilize the Woodside Lane access to the site as a more convenient alternative access point to the Summer Street entrance. Although no major improvements are recommended for the Woodside Lane access, this location as well as the adequacy of the local roadways to accommodate additional traffic will need to be further investigated as part of an official traffic study. Appropriate mitigation measures should be developed to minimize neighborhood traffic impacts and improvements to the Summer Street at Oak Hill Road intersection should be included to accommodate any additional site-generated traffic traveling through the neighborhood.

Pedestrian and Bicycle

Pedestrian connectivity within the site should be provided for all the alternatives. Both sidewalks and paths should be considered to connect the different uses within the site. Although the specific pedestrian connections will depend on the final site design, all alternatives should consider providing sidewalks along Hospital Road preferably with a landscaped buffer from the traffic lanes. Sidewalk improvements should also be implemented off-site to connect the site with other uses in the Town. Since all the alternatives present a residential component, particular attention will be needed for pedestrian access to the nearby Stratton and Bishop schools.

Although the steep grades of the site present a challenge for bicyclists, bicycle accommodations should be provided within the site. Furthermore, a clear connection between the site and the Minuteman bikeway should be established. Other potential bicycle improvements include providing bike lanes on Summer Street between Grove Street and Brattle Street where wide shoulders currently exist and providing a "formal" connection to the Minuteman bikeway from Grove Street.

Public Transportation

Currently, an MBTA bus stop is provided within the site for the Route 67 bus service. Due to the steep grade of the primary site access roadway, however, the MBTA buses have to labor to climb the hill creating noise and air impacts on the site and in the adjacent neighborhood. The buses presence also competes with automobiles, pedestrians and bicyclists. Thus, an evaluation of the potential ridership associated with the final development program for the site should be conducted to achieve an

appropriate balance of bus users and service. In addition to ridership potential, the type of use should be considered (e.g., if senior citizens need to access the site). An appropriate scheme should be considered to address the needs of the site, which could include providing full access (to "The Top") at select times while only stopping at the entrance on Summer Street at other times.

ARTICLE 6

DIMENSIONAL AND DENSITY REGULATIONS

Section 6.00- Table of Dimensional and Density Regulations

ART. 7, ATM 4/88

The regulations for each district pertaining to minimum lot size, minimum frontage, maximum floor area ratio, maximum lot coverage, minimum lot area per dwelling unit, minimum front yard depth, minimum side yard depth, minimum rear yard depth, minimum lot width, maximum height, minimum landscaped open space, and minimum usable open space shall be as specified in this section, "Table of Dimensional and Density Regulations," and subject to the further provisions of Article 6.

GENERAL REGULATIONS

Section 6.01 - Reduction of Lot Areas and Separation of Lots

a. The lot or yard areas required for any new building or use may not include any part of a lot that is required by any other building or use to comply with any provisions of this bylaw, nor may these areas include any property of which the ownership has been transferred subsequent to the effective date of this bylaw if such property was a part of the area required for compliance with the dimensional regulations applicable to the lot from which such transfer was made.

b. Lots shall not be separated or transferred in ownership so as not to comply with the provisions of this bylaw.

Section 6.02 - Setback from Open Stream

ART. 19, STM 5/80; ART. 104, ATM 3/83

A building or structure, except for a retaining wall, wharf, fence, or bridge, shall be set back fifteen (15) feet from the embankment of any open stream; however, for construction in accordance with Special Permits issued under Section 11.04 (Flood Plain District) and/or Section 11.05 (Inland Wetland District), the setback may be less than fifteen (15) feet. Before voting to grant said Special Permit the permit granting authority shall first consult with the Conservation Commission.

Section 6.03 -Spacing of a Residential Building on the same Lot with Another Principal Building

ART. 12, ATM 5/91

a. Where two or more main buildings to be used as dwellings are proposed to be built upon property in one ownership or where one or more such buildings are proposed upon property where there are one or more existing residential buildings, required front, side, and rear yards shall be provided between each building and assumed lot lines shown upon the building permit application. The ZBA, or in cases subject to Section 11.06, the ARB, however, may by special permit, modify the yard dimensions between such buildings designed and intended to remain under the same ownership and management where it is demonstrated that there will result light, air, sunlight, and amenity of a standard no lower than would result from such requirements.

b. When a permitted main building to be used as a dwelling is to be located on the same lot with and to the rear of a permitted nonresidential building (including a building with commercial uses on the ground floor and residential uses above), each such building shall be independently provided with

all required front, side, and rear yards, and required lot area; and the distance between such buildings shall not be less than twice the required rear yard depth.

c. When a permitted main building to be used as a dwelling is to be located on the same lot with and beside a permitted nonresidential building, required front, side and rear yards shall be provided between each building and assumed lot lines shown upon the building permit application.

Section 6.04 - Spacing of Nonresidential Buildings on the Same Lot

Where two or more main buildings for other than residential uses are proposed to be built upon property in one ownership, front, side, and rear yards are required only at lot lines abutting other property.

Section 6.05 - Exceptions to Dimensional Requirements for Uses 2.05 and 2.07

a. The floor area ratio requirements as applied to Uses 2.05 and 2.07 listed in Section 5.04 shall be less restrictive than as specified in Section 6.00 in the following respects:

1. Where several lots in the same ownership and also in the same use district are separated from each other only by an adjacent street or intersecting adjacent streets, the area of all such lots may be aggregated in calculating floor area ratio.

2. The floor area ratio shall be increased by one percent for each 2,000 square feet of lot area exceeding the lot size minimum for the district under consideration, up to 50 percent.

ART. 12, ATM 5/91

b. Under a special permit, the ZBA, or in cases subject to Section 11.06, the ARB may permit further modifications in the dimensional requirements specified in Article 6 as applied to Uses 2.05 and 2.07 to the extent necessary to allow reasonable development of such a use in general harmony with other uses permitted and as regulated in the vicinity.

SECTION 6.00 - TABLE OF DIMENSIONAL AND DENSITY REGULATIONS

District	Use	Lot Requirements, Minimum[M] Size, Sq. Ft.	Lot Requirements, Minimum[M] Frontage, Ft.	Intensity of Development: Fl. Area Ratio Maximum	Intensity of Development: Lot Coverage Maximum Percent	Intensity of Development: Minimum Lot Area per Dwelling Unit, Sq. Ft.	Minimum Yard, Ft.[P] Front[E]	Minimum Yard, Ft.[P] Side[E]	Minimum Yard, Ft.[P] Rear[E]	Height Maximum Stories	Height Maximum Feet[G]	Open Space Minimum Percent of Gross Floor Area: Landscaped	Open Space Minimum Percent of Gross Floor Area: Usable
ART. 8, STM 3/85; ART. 11,ATM 4/98													
ART. 15, ATM 5/91													
R0	Single-family detached dwelling	9,000[O]	75[O]	NA	35%	NA	25	10[A]	20[B]	2-1/2	35	10%[A]	30%[A]
	Any other permitted principal structure	9,000	75	0.35	NA	NA	25	10[A]	20[B]	2-1/2	35	10%[A]	-
R1	Single-family detached dwelling	6,000[A]	60[A]	NA	35%	NA	25	10[A]	20[B]	2-1/2	35	10%[A]	30%[A]
	Any other permitted principal structure	6,000	60	0.35	NA	NA	25	10	20	2-1/2	35	30%	-
R2	Single-family detached dwelling, two-family dwelling or duplex house	6,000[A]	60[A]	NA	35%	NA	20	10[A]	20[B]	2-1/2	35	10%[A]	30%[A]
	Any other permitted principal structure	6,000	60	0.35	NA	NA	20	10	20	2-1/2	35	30%	-
R3	Single-family detached dwelling, two-family dwelling, duplex house, three-family dwelling	5,000	45	0.75	NA	NA	10	[C]	20	3	35	10%	30%
	Town House Structure	-	45	0.75	NA	2,500	10[D]	10[D]	20[D]	3	35	10%	30%
	Any other permitted principal structure	5,000	45	0.75	NA	NA	10	[C]	20	3	35	30%	-
R4	Single-family detached dwelling, two-family dwelling, duplex house	6,000	60	NA	35%	NA	25	10	20	2-1/2	35	10%	30%

SECTION 6.00 - TABLE OF DIMENSIONAL AND DENSITY REGULATIONS (Continued)

District	Use	Lot Requirements, Minimum[M] Size, Sq. Ft.	Lot Requirements, Minimum[M] Frontage, Ft.	Intensity of Development: Fl. Area Ratio Maximum	Intensity of Development: Lot Coverage Maximum Percent	Intensity of Development: Minimum Lot Area per Dwelling Unit, Sq. Ft.	Minimum Yard, Ft.[P] Front[E]	Minimum Yard, Ft.[P] Side[E]	Minimum Yard, Ft.[P] Rear[E]	Height Maximum Stories	Height Maximum Feet[G]	Open Space Minimum Percent of Gross Floor Area: Landscaped	Open Space Minimum Percent of Gross Floor Area: Usable
ART. 8, STM 3/85; ART. 11,ATM 4/98													
R4 (cont.)													
	Three-family dwelling	7,500	70	NA	35%	NA	25	10	20	3	35	10%	30%
	Town House Structure	30,000	100	0.70	NA	2,500	25[D]	15[D]	25[D]	3	35	10%	30%
	Conversion to apartments	12,500	80	NA	35%	2,500	25	10	20	3	40	10%	30%
	Conversions to dormitory, Nursing Home, Lodging House	20,000	100	0.70	NA	NA	25	25	25	3	35	30%	-
	Any other permitted principal structure	6,000	60	0.35	NA	NA	25	15	20	2-1/2	35	30%	-
R5	Single-family detached dwelling, two-family dwelling, duplex house, three-family dwelling	6,000	60	0.80	NA	NA	20	10	20	3	35	10%	30%
	Town House Structure, apartment house	20,000	100	0.80	NA	1,450	15[D]	10+(L/10)[D]	25[D]	3	35	10%	30%
	Any other permitted principal structure	6,000	60	0.80	NA	NA	20	20	20	3	35	30%	-
ART. 13, ATM 4/93													
R6	Single or two-family dwelling, duplex house, three-family dwelling	5,000	45	0.80	NA	NA	10	[C]	20	3	35	10%	30%

SECTION 6.00 - TABLE OF DIMENSIONAL AND DENSITY REGULATIONS (Continued)

Dis-trict	Use	Lot Requirements, Minimum[M] Size, Sq. Ft.	Frontage, Ft.	Intensity of Development: Fl. Area Ratio Maximum	Lot Coverage Maximum Percent	Minimum Lot Area per Dwelling Unit, Sq. Ft.	Minimum Yard, Ft.[P] Front[E]	Side[E]	Rear[E]	Height Maximum Stories	Feet[G]	Open Space Minimum Percent of Gross Floor Area Landscaped	Usable
ART. 8, STM 3/85; ART. 11,ATM 4/98													
ARTS. 84 & 92, ATM 3/79													
R6 (cont.)	Town House Structure, apartment house, or office structure on a lot greater than 20,000 sq. ft. in area	20,000	100	1.20[F]	NA	700	15+(H/10)[D]	(H+L)/6[D]	(H+L)/6[D]	4 3	40 35	10%	25%
	Any other permitted principal structure	6,000	60	0.80	NA	NA	20	10	20	3	35	10%	-
ART. 93, ATM 3/78; ART. 92, ATM 3/79													
R7	Any permitted principal structure	20,000	100	1.50[F]	NA	550	15+(H/10)	(H+L)/6 at least 20 ft.	(H+L)/6 at least 20 ft.	5	40 60	10%	15%
B1	All permitted uses	5,000	50	0.75	NA	2,500	20	10	20	3	35	20%	-[H]
ART. 81, ATM 4/80													
B2	Building with a principal use of a three-family dwelling, town house structure, or apt. house	5,000	50	1.00	NA	1,450	20	10	20	3	35	10%	20%
	Any other permitted use	-	50	1.00	NA	1,450	0	0	10+(L/10)	3	35	10%	-[H]
ART. 4, ATM 4/97													
B2A	Apartment house fronting on a street with a right-of-way width of 50 feet or less	20,000	100	0.80	NA	1,450	15	10+(L/10)	30	3	35	10%	25%

SECTION 6.00 - TABLE OF DIMENSIONAL AND DENSITY REGULATIONS (Continued)

Dis-trict	Use	Lot Requirements, Minimum[M] Size, Sq. Ft.	Frontage, Ft.	Intensity of Development: Fl. Area Ratio Maximum	Lot Coverage Maximum Percent	Minimum Lot Area per Dwelling Unit, Sq. Ft.	Minimum Yard, Ft.[P] Front[E]	Side[E]	Rear[E]	Height Maximum Stories	Feet[G]	Open Space Minimum Percent of Gross Floor Area Landscaped	Usable
ART. 8, STM 3/85; ART. 11,ATM 4/98													
B2A (cont.)	Apartment house fronting on a street wider than 50 feet	20,000	100	1.20[F]	NA	700	15+(H/10)	(H+L)/6	(H+L)/6 at least 30 ft.	4	40 25	10%	20%
	Any other permitted use	-	50	1.00	NA	NA	-	-	10+(L/10)	3	35	10%	-[H]
ART.81, ATM 4/80													
B3	Building with a principal use of a town house structure or apartment house	20,000	100	1.40	NA	600	15+(H/10)	(H+L)/6	(H+L)/6	5 3	60 40	10%	20%
	Any other permitted use	-	50	1.00	NA	600	-	-	(H+L)/6	5 3	60 40	20%	-
		20,000	100	1.40	NA	600	-	-	(H+L)/6	5 3	60 40	10%	-[H]
B4	Apartment house fronting on street with a right-of-way width of 50 ft. less	20,000	100	0.80	NA	1,450	15	10+(L/10)	30	3	35	10%	25%
ART. 92, ATM 3/79													
	Apartment house fronting on street wider than 50 ft.	20,000	100	1.20[F]	NA	700	15+(H/10)	(H+L)/6	(H+L)/6 at least 30 ft.	4	40 25	10%	20%

SECTION 6.00 - TABLE OF DIMENSIONAL AND DENSITY REGULATIONS (Continued)

District	Use	Lot Requirements, Minimum[M] Size, Sq. Ft.	Lot Requirements, Minimum[M] Frontage, Ft.	Intensity of Development: Fl. Area Ratio Maximum	Intensity of Development: Lot Coverage Maximum Percent	Intensity of Development: Minimum Lot Area per Dwelling Unit, Sq. Ft.	Minimum Yard, Ft.[P] Front[E]	Minimum Yard, Ft.[P] Side[E]	Minimum Yard, Ft.[P] Rear[E]	Height Maximum Stories	Height Maximum Feet[G]	Open Space Minimum Percent of Gross Floor Area: Landscaped	Open Space Minimum Percent of Gross Floor Area: Usable
ART. 8, STM 3/85; ART. 11,ATM 4/98													
B4 (cont.)	Any other permitted use	-	50	1.00	NA	NA	-	-	10+(L/10)	3	35	10%	-[H]
ART. 92, ATM 3/79; ART. 81, ATM 4/80; ART. 16, STM 3/87													
B5	Building with a principal use of a town house structure or apartment house	20,000	100	1.50	NA	550	15+(H/10)	(H+L)/6 at least 20 ft.	(H+L)/6 at least 20 ft.	NA	75[N] 40	10%	15%
ART.5, STM 3/81													
	Any other permitted use	-	50	1.40[I]	NA	600	-	-	(H+L)/6	5 3	60 40	10%	- (20% for residential use)
ART. 16, STM 3/87													
		40,000	100	1.50[I]	NA	550	-	-	(H+L)/6	NA	75[N] 40	10%	-[H]
ART. 16, STM 3/87													
		80,000	150	1.80[I]	NA	550	-	-	(H+L)/6	NA	75[N] 40	10%	-[H]
H	Hospital or any other permitted use	200,000	-	1.00	40%	NA	(H+L)/6 not less than 30 ft.	(H+L)/6 not less than 30 ft.	(H+L)/6 not less than 30 ft.	NA	70	60%	-
ART. 13, ATM 4/01													
I	All permitted uses	-	-	1.50	NA	NA	10	10[J]	10[J]	4 3	52 39	-	-

SECTION 6.00 - TABLE OF DIMENSIONAL AND DENSITY REGULATIONS (Continued)

District	Use	Lot Requirements, Minimum[M] Size, Sq. Ft.	Lot Requirements, Minimum[M] Frontage, Ft.	Intensity of Development: Fl. Area Ratio Maximum	Intensity of Development: Lot Coverage Maximum Percent	Intensity of Development: Minimum Lot Area per Dwelling Unit, Sq. Ft.	Minimum Yard, Ft.[P] Front[E]	Minimum Yard, Ft.[P] Side[E]	Minimum Yard, Ft.[P] Rear[E]	Height Maximum Stories	Height Maximum Feet[G]	Open Space Minimum Percent of Gross Floor Area: Landscaped	Open Space Minimum Percent of Gross Floor Area: Usable
ART. 8, STM 3/85; ART. 11,ATM 4/98													
ART. 5, ATM 4/00;													
T	Uses 4.01, 5.01, 5.05, 5.09, 8.17	6,000	60	0.35	NA	NA	25	10	20	2-1/2	35	30%	-
ART. 92, ATM 3/79; ART. 43, STM 3/82													
PUD	All permitted uses	200,000[K]	-	0.80	NA	NA	(See Section 6.28)			NA[L]	85 40	(See Sect. 6.30)	
ART. 14, ATM 4/01													
OS	All permitted uses	-	-	-	-	-	-	-	-	-	-	-	-

Additional regulations are contained in the text of Article 6.

Footnotes to Table of Dimensional and Density Regulations

A See Section 6.06 for exceptions.

ART. 15, ATM 5/91

B In R0, R1 and R2 districts, the rear yard need not be more than 20 percent of the full lot depth.

C One side yard must not be less than 10 feet, and the total of both side yards must not be less than 16 feet.

D A town house structure shall not exceed 150 feet or 6 town houses in length for a single story structure nor 120 feet for that part of the structure more than one story in height. See also Section 6.25 for end yards for town house structures and Section 6.21 for minimum court dimensions.

ART. 22, ATM 4/97

E L is the length of a wall parallel (or within 45 degrees of parallel) to lot line, measured parallel to lot line, subject to the provisions of Section6.26 for buildings of uneven alignment or height. H is height of that part of the building for which the setback or yard is to be calculated.

F See the bonus provisions of Section 6.12.

G When two numbers are listed, see Section 6.13 for applicable height regulation.

H Open space requirements for residential uses (computed from their floor area only) shall be 10 percent landscaped and 20 percent usable in the B1, B2, B2A, B3, and B4 districts, and 15 percent usable in the B5 district.

I May increase with bonus provisions of Section 6.12; however, in no event shall the residential uses exceed a floor area ratio of 1.50.

J Not required where abutting railroad track or railroad right-of-way if railroad is to be utilized for loading or unloading.

K Lots in separate ownership of less than 200,000 square feet in area shall be developed according to the dimensional, density, and use regulations of the B3 district.

Section 6.06 - Exceptions to Minimum Lot Size, Frontage, Open Space, and Side Yard Requirements in R0, R1 and R2 Districts

ART. 15, ATM 5/91; ART. 15, ATM 5/91; ART. 74, ATM 3/85

a. The minimum lot size, frontage, open space and side yard requirements set forth in the Table of Dimensional and Density Regulations for residential uses in the R0, R1 and R2 Zoning districts may not apply to lots which prior to the passage of the zoning bylaw on May 15, 1924, were shown as separate parcels on subdivision plans approved by the Board of Survey or on plans or deeds duly recorded with the Registry of Deeds. Such lots on which a principal building presently exists or for which a building permit has been issued prior to the date of the first advertisement of this Section in August 1975 shall be considered building lots provided, however, that each side yard is not less than 7 feet 6 inches or 15 percent of the lot frontage, whichever is the greater. Such lots which did not contain a principal building or for which a building permit was not issued prior to the first advertisement of this section in August, 1975, may be built upon with a residential use provided the lot contains not less than 5,000 square feet of area and 50 feet of frontage, and each side yard is not less than 7 feet 6 inches or 15 percent of the lot frontage whichever is the greater, and the open space requirements and the requirements of Section 9.03, are satisfied.

ART. 87, ATM 4/80

b. The minimum lot size, frontage, and side yard requirements set forth in Section 6.00 for residential uses in the R2 district may not apply to certain lots on Sunnyside Avenue, Gardner Street, Silk Street, Marrigan Street and Fremont Street which were shown on separate subdivision plans duly recorded with the Registry of Deeds prior to August, 1975. Such lots containing a single-family dwelling attached to one other single-family dwelling on an adjoining lot as of August, 1975, shall be considered building lots.

Section 6.07 - Buildings in Floodplains

Dimensional and density regulations shall apply to buildings located in floodplains. Additional regulations are contained in Section 11.04.

Section 6.08 - Large Additions in Residential Districts

ART. 3, ATM 4/89; ART. 99, ATM 3/87; ART. 4, ATM 4/89; ART. 15, ATM 5/91; ART. 23, ATM 4/97

No alteration or addition permitted as a right or by special permit in an R0, R1 or R2 District which increases the size of a building by 750 square feet or more of the gross floor area, or by 50% or more of the original building's gross floor area shall be allowed unless such addition is constructed entirely within the existing foundation, or there is a finding by the Special Permit Granting Authority, acting pursuant to Section 10.11, that the alteration or addition is in harmony with other structures and uses in the vicinity. In making its determination, the Special Permit Granting Authority shall assess, among other relevant facts, the dimensions and setbacks of the proposed alteration or addition in relation to abutting structures and uses and determine its conformity to the purposes set forth in Article 1, Section 1.03, of the Zoning Bylaw. Requests for building permits for additions or alterations which when combined with an alteration or addition constructed within the previous two years would require a special permit finding shall be deemed to require such a finding.

Footnotes to Table of Dimensional and Density Regulations, cont.

ART.92, ATM 3/79

L Residential uses shall be no more than 5 floors of such building.

ART.8, STM 3/85

M For each structure consisting of a single family dwelling, two family dwelling, duplex family house, or three family dwelling, each such structure shall meet both the minimum lot requirements and frontage requirements imposed hereby.

ART.16, STM 3/87

N The maximum heights in feet of any building or buildings may be modified by Special Permit of the Arlington Redevelopment Board in any case under the provisions of Article 11.06 of this bylaw provided that the total roof area exceeding either maximum height shall be equal to an equal roof area, within the part of the project to which the same height limit applies, that is less than the maximum height so that the total of the products of the horizontal roof area of all roofs times their respective heights shall not exceed the product of the horizontal area of the total roof times the applicable maximum height permitted in the district, and provided further that the height of any roof shall not exceed the applicable maximum height permitted in the district by more than twelve feet.

ART. 15, ATM 5/91

O Any lots shown on the zoning map as proposed by the zoning bylaw change first advertised on February 21, 1991, as being in the R0 district, and which were duly recorded with the Registry of Deeds on or before February 21, 1991, and which did not contain a principal building, or for which a building permit was not issued, may be built upon with a single family residential use provided that the lot contains not less than 6,000 square feet of area and 60 feet of frontage.

ART. 11, ATM 4/98

P See Section 5.02.

J - 5

LOT SIZE, FRONTAGE, AND LOT AREA PER DWELLING UNIT REGULATIONS

Section 6.09 - Lot Area Per Dwelling Unit

Minimum lot area per dwelling unit shall control the maximum number of dwelling units, of all types, that can be constructed on contiguous land under one ownership in one zoning district. In business (B) districts, where a lot may contain both residential and nonresidential principal structures, the maximum number of dwelling units is computed by dividing the total land area by the minimum lot area per dwelling unit. Land in lower density districts used for buildings in higher density districts (such as for parking under Uses 5.07 and 5.08) shall not be included in the calculation of minimum lot area per dwelling unit for dwellings in the higher density district.

Section 6.10 - Sale or Lease of Lots in a Planned Unit Development

Upon completion of an environmental design review, as required in Section 11.06, individual tracts of land in the Planned Unit Development of at least 30,000 square feet may be leased or sold for development in accordance with the approved Planned Unit Development site plan without the provision of new setbacks for front, side, or rear yards. Each tract or lot so leased or sold must make provision for a principal building, off-street parking, and open space or plaza area to serve it as required in the PUD district.

FLOOR AREA RATIO REGULATIONS

Section 6.11 - Land Area Included in Calculation of Floor Area Ratio

Land area to be included in the calculation of the maximum floor area shall include all contiguous lots under one ownership and in zoning districts with the same or greater maximum floor area ratio as specified in Section 6.00. Lots in a district with a lower maximum floor area ratio than an abutting district shall not be included in the calculation of a maximum floor area for any lot in the district with the higher maximum floor area ratio.

Section 6.12 - Exceptions to Maximum Floor Area Ratio Regulations (Bonus Provisions)

ART. 75, ATM 3/85

a. The ZBA or the ARB may grant by special permit subject to the standards of Section 10.11 and/or Section 11.06, as appropriate a maximum gross floor area higher than is permitted in Section 6.00, subject to the procedures, limitations, and conditions specified in this section, for a lot (or part of a lot) which meets the following basic requirements:

1. The lot (or part of a lot) is located in a district with a floor area ratio of 1.2 or greater.

2. The lot (or part of a lot) is not less than 20,000 square feet when the principal use is residential. When the principal use is non-residential, no minimum lot size is required provided all other provisions of Section 6.12 are satisfied.

3. Nonresidential properties listed as Contributing Structures in National Register Historic Districts shall be allowed an increase in Floor Area Ratio up to a maximum of 2.6 by Special Permit heard by the ZBA or ARB as appropriate.

b. To aid the ZBA in making the findings required in Section 10.11 and the ARB in preparing the advisory report provided for in Section 11.06, the applicant shall submit the materials required by Section 11.06 in addition to the usual drawings at the time of application.

ART. 75, ATM 3/85; ART. 4, ATM 4/97

c. The additional gross floor area granted in accordance with this Section 6.12 shall not exceed the following percentages of the gross floor area permitted in Section 6.00 except for buildings in a. 3 above.

	R7, B5 Districts	R6, B2A, B4 Districts
1. Maximum allowable	33%	25%
2. Each condition		
- Large lot	25%	20%
- Low or moderate income	25%	20%
- Extra open space on lot	15%	10%
- Public access	15%	10%
- Preservation of Landmarks	15%	10%
- Large dwelling units	10%	5%

ART. 12, ATM 5/91

d. The ZBA, or in cases subject to Section 11.06, the ARB may grant additional gross floor area where any of the following conditions pertain, subject to the limitations in paragraph c. and in accordance with the development plans and policies of the Town of Arlington. The additional gross floor area shall be calculated separately for each condition based upon the gross floor area permitted in Section 6.00.

1. For a lot that exceeds 20,000 square feet in area, additional gross floor area may be allowed calculated by increasing the floor area ratio specified in Section 6.00 at the rate of one percent for each 1,500 square feet of lot area in excess of 20,000 square feet.

2. Where dwelling units are subject to control of age of occupants or maximum rents in order to comply with the conditions of Federal or state legislation or regulations thereunder relating to subsidy for low or moderate income housing, such gross floor area attributable to such controlled dwelling units may be allowed in excess of the gross floor area as calculated by the ordinary application of the requirements of Section 6.00.

3. Where landscaped open space or usable open space is provided in excess of the minimum specified in Section 6.00, additional gross floor area may be allowed at the rate of two (2) square feet of gross floor area for each one (1) square foot of either kind of open space in excess of the minimum requirements; said minimum requirements shall have been calculated based upon the aggregate of gross floor area allowable as a result of calculations from all applicable subparagraphs.

4. For a dwelling with an average gross floor area per dwelling unit in excess of 1,100 square feet, such excess gross floor area may be allowed in excess of the gross floor area as calculated by the ordinary application of the requirements of Section 6.00. Any gross floor area to be used for offices, for any other nonresidential principal use, or for Use 8.09 shall not be included in calculating the average gross floor area per dwelling unit.

5. When usable land is deeded or easement granted for public access and use, additional gross floor area may be allowed at the ratio of ten (10) square feet of gross floor area to one (1) square foot of such land. Land so deeded or controlled by easement shall not becounted toward minimum lot size, lot area per dwelling unit, or open space requirements, nor shall it be included with land in calculating total permissible gross floor area from the resulting floor area ratio.

6. When architecturally or historically significant buildings, as documented by the Arlington Historical Commission, are preserved, additional gross floor area may be allowed at the ratio of eight (8) square feet of gross floor area to each square foot of gross floor area of the preserved building. As applied in this section, preservation shall mean restoration of the building and maintaining it on the site, or relocation to an available site.

HEIGHT REGULATIONS

***Section 6.13 - Reduced Height Limits in Height Buffer Areas**

ART. 15, ATM 5/91; ART. 15, ATM 5/91; ART. 14, ATM 4/01

When two different maximum height limits are specified for the same zoning district in Section 6.00, the lower limit shall apply to any lot or part of a lot located in a height buffer area unless it is determined as a specific finding of a special permit that the properties in the adjacent R0, R1 or R2 district would not be adversely affected due to existing use or topographic condition. A height buffer area is defined as a lot or part of a lot which is located at a lesser distance from any land, not within a public way, in an R0, R1, R2 or OS district than the following:

a. Two hundred (200) feet if the direction of land in the R0, R1, R2 or OS district is northerly, between northwest and northeast.

b. One hundred and fifty (150) feet if such direction is easterly, between northeast and southeast, or westerly between northwest and southwest.

c. One hundred (100) feet if such direction is southerly, between southeast and southwest.

Section 6.14 - Exceptions to Maximum Height Regulations

ART. 17, STM 5/80; ART. 5, ATM 4/99

The height limitations as set forth in Section 6.00 shall not apply to chimneys, ventilators, skylights, water tanks, bulkheads, penthouses and other accessory additions which are required or are customarily carried above the roofs of buildings, nor to towers, spires, domes, cupolas, and similar additions to buildings if such additions are not used for living purposes, and if such structures occupy not more than twenty (20) percent of the ground floor of the building. Height limitations of Sections 6.00 and 6.15 shall not apply to a Cable Television head end receiving antenna. Such an antenna may be up to twenty-five (25) feet higher than the uppermost point on an existing structure within one hundred and fifty (150) feet; otherwise the height limit shall be established in accordance with a special permit.

Section 6.15 - Height of Accessory Building and Other Structures in Residential (R) Districts

Accessory buildings or structures used for accessory purposes in all residential (R) districts shall not exceed a height of twenty (20) feet.

YARD AND SETBACK REGULATIONS

Section 6.16 - Screening and Space Buffers - Industrial and Business Districts and Parking Lots

ART. 4,ATM 4/97; ART. 15, ATM 5/91; ART. 4, ATM 4/97

a. Screening and space buffers shall be required in any industrial (I) or business (B) district which abuts certain buildable residential lots. The minimum width of this strip shall be as follows:

Industrial or Business Districts	- Abutting -	Residential Districts	Minimum Width
I, B5		R0 thru R5	25 ft
B3, B2a, B4		R0 thru R5	15 ft
I		R6 and R7	10 ft
B1, B2		R0 thru R5	10 ft

ART. 70, ATM 3/77; ART. 82, ATM 4/80

The strip shall contain a screen of plantings of vertical habit not less than three (3) feet in width and six (6) feet in height at the time of occupancy of such lot. Individual shrubs or trees shall be planted not more than twenty (20) feet on center, and shall thereafter be maintained by the owner or occupants so as to maintain a dense screen year-round. At least fifty (50) percent of the plantings shall consist of evergreens and they shall be evenly spaced. A solid wall or fence, five (5) to six (6) feet in height, complemented by suitable plantings, may be substituted for one-half the required width of such landscaped buffer strip; however, provisions of this section shall not supersede the minimum setbacks for parking lots per Section 8.12 nor the minimum yard requirements of Section 6.00. No screen shall be closer than ten (10) feet to a public or private way.

b. For any area used for the parking of more than five vehicles, screening provisions of Section 8.12 shall apply.

Section 6.17 - Corner Lots and Through Lots

a. A corner lot shall have minimum street yards with depths which shall be the same as the required front yard depths for the adjoining lots.

b. At each end of a through lot, there shall be a setback depth required which is equal to the front yard depth required for the district in which each street frontage is located.

Section 6.18 - Setback of Accessory Buildings and Other Structures

ART. 15, ATM 5/91

In "R" districts, a detached accessory building or structure shall conform to the provisions set forth in the following schedule:

District	Distance from lot line, ft* Front	Side and rear
R0	25	6
R1	25	6
R2	20	6
R3	10	6
R4	25	6
R5	20	6
R6	20	10
R7	20	10

*Private detached garages need not conform to side yard and/or rear yard setbacks, but shall be governed by the following table. No garage shall be constructed in the front yard.

Construction type[1]	Setback required from Side lot line: Garage located entirely within rear yard	Side lot line: Garage located within side yard	Rear lot line
Type 1 and Type 2 with a Type 3B roof	0 ft	10 ft	None
Type 3	6 ft	10 ft	6 ft

ART. 44, STM 3/82; ART. 9, ATM 4/93

An accessory building attached to the principal building shall be considered as an integral part thereof and shall be subject to front, side, and rear yard requirements applicable to the principal building. In "R" districts, an accessory building, such as a doghouse, or toolshed, shall be exempt from the preceding dimensional regulations if said building dimensions result in a floor area not more than eighty (80) square feet and a building height of not more than seven (7) feet. Accessory buildings in the "B", "H" and "I" districts shall be located on the lot so as not to violate the minimum yard, height, and open space requirements set forth in the Table of Dimensional and Density Regulations. An accessory private swimming pool shall be completely enclosed by a fence the top of which shall be at least (5) feet in height above the pool, having a self-closing gate with a latch. Above-ground pools less than 24 inches in depth, or with walls four feet or greater in height and a removable may be unfenced at the decision of the Building Inspector.The above table when applied to accessory private pools only shall consider the unnumbered side of a corner lot as a side yard for the purposes of establishing minimum setback requirements. Other accessory structures except fences shall be governed by the regulations for accessory buildings unless specifically exempt by the ZBA as a special permit.

[1] Defined by the Massachusetts State Building Code .ART. 6 ATM 4/98

ART.14, ATM 4/01

Accessory buildings in the OS district shall be located on the property so as to maintain the harmonious relationship to the neighborhood, and so as not to detract from the primary goal of the open space use.

Section 6.19 - Projections into Minimum Yards

ART. 81, ATM 4/80; ART. 77, ATM 3/85; ART. 24, ATM 4/97; ART. 7, ATM 4/98

Projecting eaves, chimneys, bay windows, balconies, open fire escapes, and enclosed entrances not more than 25 square feet in floor area or more than one story high which do not project more than three and one-half (3 1/2) feet beyond the line of the foundation wall may extend beyond the minimum yard regulations otherwise provided for the district in which the structure is built. Enclosed entrances larger than that allowed above may extend into the minimum yard regulations otherwise provided for the district by special permit.

Unenclosed steps, unroofed porches and the like, which do not project more than ten (10) feet in the front yard, or more than five (5) feet in the side yard beyond the line of the foundation wall may extend beyond the minimum yard regulations otherwise provided for the district in which the structure is built. Unenclosed steps, unroofed porches and the like which do not project more than ten (10) feet into the required rear yard and are not closer to the lot line than half the size of the required yard, may extend beyond the minimum yard regulations otherwise provided for the district in which the structure is built

Second story additions within the required front yard setback may extend no more than one foot beyond the existing building wall.

Section 6.20 - Exception to Minimum Front Yard - Average Setback

Where the required lot frontage of developed residential lots along a block amounts to more than fifty (50) percent of the block frontage, and where said development has an average setback less than that required by this bylaw, then any vacant lot setback for a residential use may be reduced to said average of the existing development.

Section 6.20a - Minimum Lot Width in R0, R1 and R2 Districts

ART. 6, ATM 4/92; ART. 7,ATM 4/88; ART. 15, ATM 5/91

In R0, R1 and R2 districts, each lot shall have a width of not less than fifty feet at all points between the front lot line and the front line of the nearest building wall, except that such minimum lot width shall not apply (1) to any lot excepted under the provisions of Section 6.06, or (2) in connection with the restoration of any principal building on any lot on which either such building exists or for which a building permit has been issued prior to the date of the first advertisement of this section in February, 1988. Such width shall be measured along lines parallel to the front lot line.

Section 6.21 - Dimensional Requirements for Courts

a. Inner courts shall be permitted in any building. Where an outer court is enclosed by apartment wings, a distance equal to twice the required side yard as specified in Section 6.00 shall be provided between the wings, but not less than twenty-five (25) feet.

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*b. When two townhouse structures are placed face to face or back to back and are parallel or within 45 degrees of parallel, they shall be separated by a distance not less than the sum of the minimum front and rear yards specified for the district in which they are located.

***Section 6.22 - Traffic Visibility Across Corners**

Between the property lines of intersecting streets and a line joining points on such lines twenty (20) feet distant from their point of intersection or in the case of a rounded corner, the point of intersection of their tangents, no building or structure in any residence district may be erected and no vegetation other than shade trees may be maintained between a height of three (3) feet and seven (7) feet above the plane through their curb grades.

Section 6.23 - Traffic Visibility for Driveways

A fence, hedge, wall, sign or other structure or vegetation may be maintained on any lot provided that in the front yard area, no such structure or vegetation shall be over two and one-half (2-1/2) feet in height above the adjacent ground within five (5) feet of the front lot line unless it can be shown that such vegetation or structure will not restrict visibility in such a way as to hinder the safe entry of a vehicle from any driveway to the street.

Section 6.24 - Accessory Underground Structures

Any accessory structure or any part of a main structure or building which is located entirely beneath the surface of the ground at the natural grade level may extend into a required front, side, or rear yard except that in any situation where Landscaped Open Space is required, no underground structure or building shall be located beneath more than fifty (50) percent of the required Landscaped Open Space, nor nearer to any lot line for more than seventy-five (75) percent of the length of that lot line.

***Section 6.25 - End Yards for Town House Structures**

One town house structure shall be separated from the end of another town house structure by a distance not less than two times the minimum side yard specified in Section 6.00 for the district in which the site is located.

Section 6.26 - Buildings of Uneven Height or Alignment

*a. Where a building is not of the same height throughout its length parallel (or within 45 degrees of parallel) to any lot line, but where it is in one alignment along said length, required yards and setbacks shall be either $(H^1 + L^1)/6$ or $(H^2 + L^2)/6$ whichever is greater, where:

H^1 = the height of the taller portion of the building;
H^2 = the height of the lower portion of the building;
L^1 = the length of the taller portion of the building; and
L^2 = the entire length of the building.

Where the formula 10 + L/10 applies, L shall be defined as L^2 above.

*b. Where a building is of the same height throughout its length parallel (or within 45 degrees of parallel) to any lot line, but where it is not in one alignment along said length, required yards and setbacks shall be $(H + L^1)/6$ for the portion of the building nearer the lot line; and $(H + L^2)/6$ for the portion of the building further from the lot line, where:

H = the height of the building;
L^1 = the length of the portion of the building nearer the lot line; and
L^2 = the entire length of the building.

Where the formula 10 + (L/10) applies, the required yards and setbacks shall be $10 + (L^1/10)$ for the portion of the building nearer the lot line; and $10 + (L^2/10)$ for the portion of the building further from the lot line, with L^1 and L^2 defined as above.

c. Where a building is not of the same height throughout its length parallel (or within 45 degrees of parallel) to any lot line, and where it is not in one alignment along said length, required yards and setbacks shall be calculated as follows:

*1. Where the taller part of the building is nearer to the lot line required yards and setbacks shall be
$(H^1 + L^1)/6$ for the portion of the building nearer to the lot line; and $(H^2 + L^2)/6$ for the portion of the building further from the lot line, where:

H^1 = the height of the taller part of the building;
H^2 = the height of the lower part of the building;
L^1 = the length of the taller part of the building; and
L^2 = the entire length of the building.

2. Where the formula 10 + (L/10) applies, required yards and setbacks shall be $10 + (L^1/10)$ for the portion of the building nearer the lot line; and $10 + (L^2/10)$ for the portion of the building further from the lot line, with L^1 and L^2 defined as above.

*3. Where the taller part of the building is further from the lot line, required yards and setbacks shall be $(H^1 + L^2)/6$ for the portion of the building further from the lot line; and $(H^2 + L^1)/6$ for the portion of the building nearer the lot line, where:

H^1 = the height of the taller part of the building;
H^2 = the height the lower part of the building;
L^1 = the length of the lower part of the building; and
L^2 = the length of the entire building.

Where the formula 10 + (L/10) applies, the required yards and setbacks shall be $10 + (L^1/10)$ for the portion of the building nearer the lot line; and $10 + (L^2/10)$ for the portion of the building further from the lot line, with L^1 and L^2 defined as above.

Section 6.27 - Yards or Setbacks for Lots Adjoining a Street or Public Open Space
ART. 22, ATM 4/97

In cases subject to Section 11.06 Environmental Design Review, the Redevelopment Board in evaluating the proposal may by Special Permit adjust the required setbacks set forth elsewhere in this Bylaw to account for specific conditions unique to the proposal.

Section 6.28 - Planned Unit Development Yards and Setbacks

ART. 3, ATM 4/89

In Planned Unit Developments the buildings upon the land may be built to any street line provided the street exceeds sixty (60) feet in width or the zoning on the opposite side of the street is not R2. In all other areas, the buildings shall be set back one-quarter of the height of the average of principal buildings along the lot line but not less than twenty-five (25) feet from all front, side, and rear lot lines.

OPEN SPACE REGULATIONS

Section 6.29 - Balconies and Roof as Portion of Usable Open Space

ART 12, ATM 5/91

The ZBA, or in cases subject to Section 11.06, the ARB may authorize by special permit that private balconies with a least dimension of six (6) feet and open space on a roof not more than ten (10) feet above the level of the lowest story used for dwelling purposes may be counted up to 50 percent of the usable open space requirement. The application shall include drawings which depict surface materials, planting areas, fences, railings, benches, access, and other similar items.

Section 6.30 - Open Space Regulations for Planned Unit Developments

The minimum open space regulations for planned unit developments are as follows:

Apartments - 10 percent landscaped, 10 percent usable.

Hotels and motels - 10 percent landscaped.

Retail stores - None required around the building if an enclosed wall or arcade is provided facing each retail store. Without an enclosed wall or arcade, a minimum landscaped area of 10 percent shall be required.

Office and professional buildings - 10 percent landscaped.

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ARTICLE 8

OFF STREET PARKING AND LOADING REGULATIONS

Section 8.01 - Off-Street parking Requirements

It is the intent of this section to encourage and promote off-street motor vehicle parking in the Residence Districts and to allow the use of a front yard for such off-street motor vehicle parking only under exceptional circumstances. It is further the intent to preserve, insofar as possible, the landscaped front yard on each lot. After the effective date of this Bylaw, off-street parking space shall be provided for every new structure, the enlargement of an existing structure, the development of a new land use or any change in an existing use in its entirety in accordance with the Table of Use Regulations (see Article 5), the Table of Off-Street Parking Regulations, and the other requirements contained herein.

TABLE OF OFF-STREET PARKING REGULATIONS

Use	Number of off-street parking spaces per unit
Dwelling, one-, two-, and three-family units.	Two (2) per dwelling unit.
Apartment house.	One per efficiency, one and fifteen hundredth (1.15) per one bedroom unit, one and fifty hundredth per two bedroom unit, two per three or more bedroom units, one per five units of publicly assisted elderly housing.
ART. 2, STM 12/98 Assisted Living	Four tenths (0.4) parking spaces for each dwelling unit
ART. 13, ATM 5/91 Lodging house, bed and breakfast, bed and breakfast home, dormitory, fraternity, sorority, YMCA, YWCA, and similar types of group quarters	One per rental or sleeping unit. Any bedroom or group of two (2) beds in a single room constitutes a sleeping unit.
Theater, restaurant, gymnasium, auditorium or similar place of public assembly with seating facilities.	One for each four (4) seats of total seating capacity.
ART. 5, ATM 4/94 Health Club	One per three hundred (300) sq ft of floor space

TABLE OF OFF-STREET PARKING REGULATIONS (Continued)

Use	Number of off-street parking spaces per unit
Automotive retail and service establishment and other retail and service establishments utilizing extensive display areas, either indoor or outdoor, which are unusually extensive in relation to customer traffic.	One per thousand (1,000) sq ft of gross floor space. In the case of outdoor display areas, one for each one thousand (1,000) sq ft of lot area in such use.
Hotel, motel, tourist court.	One for each sleeping room, plus one for each four hundred (400) sq ft of public meeting area and restaurant space.
Other retail, service.	One per each three hundred (300) sq ft of floor space.
ART. 100, ATM 3/87 Office use including professional, business, medical and dental	One per five hundred (500) sq ft of floor space.
Wholesale establishment, warehouse or storage establishment	One per each one thousand (1,000) sq ft of gross floor space.
Manufacturing or industrial establishment	One per each six hundred (600) sq ft of gross floor space OR seventy-five hundredths (0.75) per each employee of the combined employment of the two (2) largest successive shifts, whichever is larger.
Medical/dental office building.	Four (4) spaces per doctor or dentist.
Medical/dental clinic.	Four (4) spaces per doctor or dentist on duty during busiest shift.
Hospital.	Two and twenty-five hundredths (2.25) per bed at design capacity.
Nursing home.	One per four beds at design capacity

Appendix to SAC Recommendations May 5, 2003

TABLE OF OFF-STREET PARKING REGULATIONS (Continued)

Use	Number of off-street parking spaces per unit
Business, trade or industrial school or college, country clubs.	One for each two hundred (200) sq ft of gross floor area in classrooms and other teaching stations, plus space for gymnasium or auditorium, whichever has the larger capacity.
Other school.	Two (2) per classroom in elementary and junior high school; four (4) per classroom in a senior high school, plus space for auditorium or gymnasium, whichever has the larger capacity.
ART. 70, ATM 3/77 Community facility (town building, recreation, etc.).	One per each three employees on the largest shift.
Public utility.	One for each four hundred (400) sq ft of gross floor area devoted to office use. One for each eight hundred (800) sq ft of gross floor area per other use.
Transportation terminal establishment.	One for each six hundred (600) sq ft of gross floor area.
Mixed use.	Sum of various uses computed separately.
Any use permitted by this Bylaw not interpreted to be covered by this schedule	Closest similar use as shall be determined by the Inspector of Buildings.

Section 8.02 - Off-Street Loading and Unloading Requirements

ART. 101, ATM 3/87

For every building hereafter erected for retail; personal, consumer, & business services; eating &drinking; light industry; utility, transportation, & communications; commercial, & storage; wholesale business and storage; institutional, & educational; public, recreational, & entertainment; or office uses as specified in the Table of Use Regulations and for every such use hereinafter established in an existing building or area, the off-street loading and unloading requirements presented in the Table of Off-Street Loading Regulations shall apply. In the case of uses which require a Special Permit, the Special Permit Granting Authority may reduce the loading requirements, including the size of the loading space, if it finds that so doing will not be detrimental to the structure or surrounding uses.

TABLE OF OFF-STREET LOADING REGULATIONS

Use	Number of loading spaces per square feet of gross floor area
1. Retail, Personal, Consumer, & Business Services, Eating & Drinking,	5,000 - 20,000 = 1 20,001 - 50,000 = 2 50,001 - 100,000 = 3 plus one for each 100,000 (or fraction) over 100,000
2. Light industry, Utility, Transportation, & Communications, Commercial & Storage, Wholesale Business, & Storage,	5,000 - 20,000 = 1 20,001 - 40,000 = 2 40,001 - 120,000 = 3 120,001 - 200,000 = 4 plus one for each 100,000 (or fraction) over 200,000
3. Institutional & Educational, Public, Recreational, & Entertainment, Office Uses,	5,000 - 50,000 = 1 50,001 - 100,000 = 2 100,001 - 150,000 = 3 plus one for each 150,000 (or fraction) over 150,000

Section 8.03 - Existing Spaces

ART. 82, ATM 4/80

Parking or loading spaces being maintained in any district in connection with any existing use on the effective date of this Bylaw, or any spaces subsequently provided in accordance with this Bylaw, shall not be decreased or in any way removed from service to the use originally intended to be served so long as said use remains, unless a number of parking or loading spaces is constructed elsewhere on property under the same ownership, provided: this regulation shall not require the maintenance of more parking or loading spaces than is required according to the tables.

Section 8.04 - Computation of Spaces

When the computation of required parking or loading spaces results in the requirement of a fractional space, any fraction of one-half or more shall require one (1) space.

Section 8.05 - Combined Facilities

ART. 12, ATM 5/91

Parking required for two or more buildings or uses may be provided in combined facilities on the same or adjacent lots, by special permit from the ZBA, or in cases subject to Section 11.06, the ARB where it is evident that such facilities will continue to be available for the several buildings or uses.

Section 8.06 - Location of Parking Spaces

ART. 12, ATM 5/91

Required off-street parking spaces shall be provided on the same lot as the principal use they are required to serve or when practical difficulties as determined by the ZBA, or in cases subject to Section 11.06, the ARB prevent their establishment upon the same lot, they shall be established no further than three hundred (300) feet from the premises to which they are appurtenant. Such spaces may be located out of doors or within a structure designed as a public or private garage.

Section 8.07 - Parking in Residential Districts

ART. 70, ATM 3/77

a. For single, two-family or duplex, and three-family dwellings, off-street parking shall not be permitted in the area between the front lot line and the minimum front yard setback except on a driveway not exceeding twenty (20) feet in width leading to the required parking space(s). Off-street parking is permitted in (1) the side yard and rear yard on a paved driveway, or in the case of a corner lot of less than six thousand (6,000) square feet in the longer of the two front yards up to a maximum of 24 feet in width, or (2) in an attached or detached garage, or (3) within the foundation of a dwelling provided the garaging is specifically designed for that purpose. A space designed for parking within an existing garage is determined to meet the requirements of an off-street parking space.

ART. 7, ATM 5/91; ART. 15, ATM 5/91

b. For single-, two-family or duplex, and three family dwellings in R0, R1, R2, R3 and R4 districts, not more than one driveway is permitted, unless there is a finding by the special permit granting authority that a second driveway or a driveway that makes more than one intersection with the street, may be added in such manner as to avoid an undue concentration of population, allow adequate provision of transportation, and conserve the value of land and buildings in the vicinity. In no case may a second driveway for a single-, two-family or duplex, or three family dwelling violate any other dimensional or density regulations for the district in which it is located.

ART. 15, ATM 4/93

c. For single-, two-family or duplex, and three-family dwellings in R0, Rl, R2, R3, and R4 districts, not more than two driveways are permitted.

Section 8.08 - Parking of Commercial Vehicles

The parking of commercial vehicles shall be in accordance with the Table of Use Regulations in Article 5.

Section 8.09 - Location of Loading Spaces

The loading spaces required for the uses listed in the Table of Off-Street Loading Regulations shall in all cases be on the same lot as the use they are intended to serve. In no case shall the required loading spaces be part of the area used to satisfy the parking requirements of this Bylaw.

Section 8.10 - Pavement of Parking Spaces

ART. 3, ATM 4/89; ART. 11, ATM 4/93

Parking areas with five (5) spaces or less shall be surfaced with a permanent material or binder such as bituminous cement, concrete, concrete brick, paving stones, bluestone, stone dust, star pack, or similar stable gravel materials, or other material which shall be nonerosive material.

Section 8.11 - Public Parking Lots

ART. 78, ATM 3/85; ART. 86, ATM 3/78; ART. 12, ATM 5/91

The ZBA, or in cases subject to Section 11.06, the ARB by special permit may allow the substitution of space within Public Parking Lots in lieu of parking requirements of this article, provided they are located within one thousand (1000) feet of the building which is intended to be served.

Section 8.12 - Parking and Loading Space Standards

ART. 6, ATM 4/94

A parking space may be inside or outside a structure and shall be for the exclusive use of one motor vehicle. Those entered from the front or rear, and stacked spaces, shall have minimum dimensions of eight and one-half by eighteen feet. Compact car parking spaces permitted in accordance with Section 8.12 (11) shall be at least seven and one-half by fifteen feet. For parallel parking, a space shall have minimum dimensions of eight feet by twenty two feet, except that such spaces which are open and unobstructed at one end may be only eighteen feet in length. In conforming one and two-family residential side yards, or nonconforming pre-existing one and two-family residential side yards, the width of a parking space may be the width of the side yard, but in no case less than seven and one half feet."

a. All parking and loading areas containing over five (5) spaces, including automotive and drive-in establishments of all types, shall be paved and subject to the following:

(1) The area and access driveways thereto shall be surfaced with bituminous or cement concrete material and shall be graded and drained so as to dispose of all surface water accumulation in accordance with acceptable engineering practices and shall be subject to approval by the Town Engineer. The location of spaces shall be suitably marked by painted lines or other appropriate markings.

(2) A substantial bumper of masonry, steel or heavy timber, or a concrete curb or berm curb which is backed, shall be placed at the edge of surfaced areas except driveways in order to protect abutting structures, properties and sidewalks and screening materials.

(3) Each required off-street parking space shall have direct access to an aisle or driveway having a minimum width of twenty-four (24) feet in the case of two-way traffic or the following widths in the case of one-way traffic only:

Angle of parking	Minimum aisle width
Parallel	12 ft
30 deg	11 ft
45 deg	13 ft
60 deg	18 ft
90 deg	24 ft

(4) Any fixture used to illuminate any area shall be so arranged as to direct the light away from the street and away from adjoining premises used for residential purposes.

(5) There shall not be any business operation for vehicle repair or gasoline or oil service facilities or any repair made to any motor vehicles, except on a lot occupied by a permitted automotive use. Any accessory gasoline or oil facilities shall be at least twenty-five (25) feet from any lot line.

(6) There shall not be any storage of materials or equipment or, with the exception of duly authorized yard sales, display of merchandise within the required parking area.

(7) Any portion of any entrance or exit driveway shall not be closer than fifty (50) feet to the curb line of an intersecting street.

(8) Any two (2) driveways leading to or from a street, or to or from a single lot, shall not be within thirty (30) feet of each other at their intersections with the front lot line for an interior lot and forty (40) feet from the intersection of the lot line with the street right-of-way for a corner lot.

(9) Any entrance or exit driveway shall not exceed twenty-four (24) feet in width at its intersection with the front lot line except for automotive service stations and fire stations, in which cases the width may be increased to forty (40) feet.

(10) The ZBA, or in cases subject to Section 11.06, the ARB may grant a special permit to allow the reduction of the parking space requirements to eighty (80) percent of that required in the Table of Off-Street Parking Regulations where conditions unique to the use will reasonably justify such a reduction.

(11) The ZBA, or in cases subject to Section 11.06, the ARB, may grant a special permit allowing up to 40 percent of the spaces in a parking lot or garage to be sized for compact cars.

b. All parking and loading areas containing over five (5) spaces which are not inside a structure shall also be subject to the following.

(1) The surfaced area shall be set back at least ten (10) feet from front lot lines and from all lot lines of abutting property used for residential purposes; however, for side and rear lot lines the setback need only be five (5) feet if the setback includes a solid wall or fence, five (5) to six (6) feet in height complemented by suitable plantings. In no case shall the paved area be set back from the front lot line a distance less than the minimum front yard setback for the district, nor from a side or rear lot line a distance less than the minimum buffer width required by Section 6.16(a).

(2) The area shall be effectively screened with suitable planting or fencing on each side which faces abutting lots used for residential purposes. Such screening shall be within the lot boundaries, and at least five (5) feet and not more than six (6) feet in height. Parking areas and access driveways accessory to any multi-family dwelling shall be separated from said building by a buffer strip of green open space not less than five (5) feet in width and suitably planted. The area within the setback from the front lot line shall be landscaped and shall contain a compact hedge, fence, or berm at least three (3) feet high, placed parallel to the street except within ten (10) feet of driveways.

(3) Parking shall not be located within the required front yard area in any district.

(4) Parking and loading spaces other than those required for single- and two-family dwellings shall be so arranged as not to permit backing of vehicles onto any street.

(5) Parking areas providing more than twenty-five (25) spaces shall include landscaped area which is at least eight (8) percent of the total paved portion of the parking area. Minimum required landscaped setbacks and buffers at the perimeter of the parking area shall not be counted toward the landscaping requirement of this paragraph. Individual strips of landscaping shall be at least four (4) feet in width.

c. The standards of Section 8.12 may be modified to increase capacity for parking lots if both of the following conditions are satisfied as findings of a special permit:

(1) Reasonable alternative measures have been taken to meet the intent of these standards which is to minimize traffic congestion entering and within parking lots, separate parking from pedestrian spaces, provide adequate drainage, screen parking lots from adjacent, residential uses and from street frontages (preferably with landscaped spaces), and facilitate snow removal and storage;

(2) All landscaped space required by section 8.12 is provided at some location in the parking lot, including required landscaping which may be lost in setbacks reduced in size by the provisions of this subsection.

The special permit for this subsection shall be heard and decided by the ZBA, except for petitions before the ARB in accordance with Section 11.06, in which case the modification of parking standards shall be heard and decided by the ARB.

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ARTICLE 9

NONCONFORMING USES, STRUCTURES, AND LOTS

Section 9.01 - Nonconformity by Initial Enactment or Amendment

The provisions of this section apply to actions in connection with nonconforming uses, structures and lots as created by the initial enactment of this Bylaw or by any subsequent amendment. It is the purpose of this Bylaw to discourage the perpetuity of nonconforming uses whenever possible. The lawful use of any building or land existing at the time of the enactment of this Bylaw may be continued, except as otherwise provided.

Section 9.02 - Extension and Alteration

a. Any nonconforming use, except for agriculture, horticulture, or floriculture, of any open space on a lot outside a structure, or of a lot not occupied by a structure, shall not be extended.

b. Any nonconforming principal use of a structure shall not be extended.

c. Any nonconforming accessory use of a portion of a structure or any conforming accessory use of a portion of a nonconforming structure may be extended up to a maximum of forty (40) percent of the floor area of the existing structure.

ART. 103, ATM 4/87; ART. 4, ATM 4/89; ART. 8, ATM 5/91; ART. 30, ATM 4/97

d. Any nonconforming structure may be altered and the conforming use extended throughout the altered portion, provided that any resultant alteration shall not cause the structure to further violate the dimensional and density regulations of the district in which it is located.

A single or two-family residential structure may be altered and the conforming use extended throughout the altered portion provided that the resultant alteration does not increase the nonconforming nature of the structure. An alteration that is completely within the existing foundation walls shall be deemed not to increase the nonconforming nature of the structure.

The alteration of any single or two-family structure which is not otherwise permitted as a matter of right by the above paragraphs in this section 9.02 d., may be allowed providing that no such alteration shall be permitted unless there is a finding by the special permit granting authority that the alteration shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure. In making such a finding, the special permit granting authority shall assess the dimensions and proposed setback of the alteration in relationship to abutting structures and uses.

e. Any nonconforming structure or portion thereof which has come into conformity shall not again become nonconforming.

Section 9.03 - Residential Lot of Record

ART. 74, ATM 3/85

Any lot lawfully laid out by plan or deed duly recorded which complies (at the time of recording) with the minimum area, frontage, width, and depth requirements, if any, of the zoning bylaw then in effect, may be built upon for residential use provided it has a minimum area of five thousand (5,000) square feet,

with a minimum front footage of fifty (50) feet, and is otherwise in accordance with the provisions of the fourth paragraph of Section 6 of the Zoning Act.

Section 9.04 - Reduction or Increase

ART. 72, ATM 3/77; ART. 103, ATM 3/87

a. Any lot or open space on a lot including yards and setbacks shall not be reduced or changed in area or shape so that the lot, open space, yard, or setback is made nonconforming or more nonconforming unless the Special Permit Granting Authority has permitted an alteration to the property pursuant to Section 9.02 d. This section, however, shall not apply in the case of a lot a portion of which is taken for a public purpose.

b. No building area or floor area, where already nonconforming, shall be increased so as to be in greater non-conformity.

c. Any off-street parking or loading spaces, if already equal to or less than the number required to serve their intended use, shall not be further reduced in number.

Section 9.05 - Change

ART. 105, ATM 3/87

a. Any nonconforming use of structure may be changed to another nonconforming use by Special Permit provided the new use is not a substantially different use as determined by the ZBA.

ART. 105, ATM 3/87

b. Any nonconforming use which has been once changed to a permitted use shall not again be changed to another nonconforming use.

c. Any nonconforming lot which has come into conformity shall not again be changed to a nonconforming lot.

Section 9.06 - Restoration

ART. 86, ATM 3/78; ART. 12, ATM 5/91; ART. 6, ATM 4/93; ART.31, ATM 4/97

a. Any nonconforming structure or any structure occupied by a nonconforming use, which is damaged by fire or other natural cause may be repaired or rebuilt according to the dimensions and floor area limitations of the original structure and used for its original use or a conforming use.

b. If restoration under a. above is not started within one (1) year of the cause of the damage, the repaired structure shall not be used except for a conforming use.

Section 9.07 - Abandonment

ART. 72, ATM 3/77

Any nonconforming use of a conforming structure and lot which has been abandoned for a continuous period of two (2) years or more shall not be used again except for a conforming use. For agriculture, horticulture or floriculture, the abandonment period shall be five (5) years.

A nonconforming use shall be considered abandoned when the premises have been devoted to another use, or when the characteristic equipment and the furnishing of the nonconforming use have been removed from the premises and have not been replaced by similar equipment within two (2) years unless other facts show intention to resume the nonconforming use.

Section 9.08 - Moving

Any nonconforming structure shall not be removed to any other location on the lot or any other lot unless every portion of such structure, the use thereof, and the lot shall be conforming.

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Section 9.09 - Unsafe Structure

ART. 32, ATM 4/97; ART. 9, ATM 5/91

Except as covered under Sections 9.06 and 9.07, any structure determined to be unsafe may be restored to a safe condition, provided such work on any nonconforming structure shall be completed within one (1) year of the determination that the structure is unsafe and it shall not place the structure in greater nonconformity. A structure may be exempted from this provision by a special permit granted by the ZBA, or in cases subject to Section 11.06, the ARB.

Section 9.10 - Special Permit Uses: Repair, Reconstruction, Extension, Addition.

ART. 102, ATM 3/83

Special permit uses are a special class of uses not existing as of right. Except as hereinafter provided, whenever a structure or lot is occupied by a use such as would require a special permit pursuant to Section 5.04, and Section 11.06 when applicable, if such activity were to commence as a new use thereon, then any reconstruction, alteration, addition or extension of such use or of an existing or destroyed structure shall be undertaken only pursuant to special permit(s) issued therefore, except when or for:

1. A damaged or unsafe structure occupied by a use under previously granted special permit(s) may be repaired or reconstructed for such use in accordance with the same terms and conditions, if any, attached to such permit(s).

2. A damaged or unsafe structure occupied by a use not under previously granted special permit(s) may be repaired or reconstructed for such use without such permit(s) provided that the cost of such repair or construction does not exceed fifty (50%) percent of the physical replacement value of the previously existing structure(s).

3. Interior renovations are done without any addition to the gross floor area of the existing structure(s).

ART. 3, ATM 4/89

4. Reconstruction, alteration, or additions to a structure occupied by a use under previously granted special permit(s) for such activity provided that the addition does not exceed the lesser of 500 square feet or twenty-five (25%) percent of the gross floor area in existing structure(s) and that no such activity violates any condition(s) attached to such permit(s).

None of the foregoing exceptions shall exempt any construction undertaken thereunder from compliance with all dimensional, density, parking, landscaping or other provisions of this bylaw.

ARTICLE 11

SPECIAL REGULATIONS

Section 11.01 - General

ART. 86, ATM 3/78

In addition to the general conditions set forth in Section 10.11 of this Bylaw for all special permits, the following special conditions shall apply to the following uses in this article listed as special permits in various districts in the Table of Use Regulations.

Section 11.02 - Environmental Performance

No new building or part thereof shall be constructed or used, and no premises shall be used, and no building or part thereof shall be altered, enlarged, reconstructed or used as follows:

a. For any purpose which by the emission or discharge of fumes, vapor, gas, dust, offensive odors, chemicals, poisonous fluids, or substances, refuse, organic matter or excrement, the causing of noise or vibrations, or by unduly increasing the risk from fire or explosion, or otherwise, would be dangerous or injurious to the public health or safety.

b. For any purpose which would be for any reason injurious to the health, safety, morals or welfare of the community or harmful to property therein.

Section 11.03 - Removal of Sand, Gravel, Quarry or Other Earth Materials

ART. 12, ATM 5/91

No sod, loam, sand, gravel or quarry stone shall be removed for sale (except when incidental to and in conformity with the construction of a building for which a permit has been issued in accordance with the Building Laws), except by permission of the ZBA.

Section 11.04 - Floodplain District

a. OBJECTIVES. The objectives of this District are to promote:

1. The health and safety of the occupants of lands subject to seasonal or periodic flooding in the Mill Brook, Alewife Brook, Mystic River, and Mystic Lakes floodplain, as shown on the zoning overlay map of the Town of Arlington.

2. To prevent the reduction of the water-carrying capacity of streams, brooks, rivers, and drainage courses by prohibiting the destruction or alteration of their natural character, and by preventing encroachment by future development, both public and private, in the floodway. A floodway includes the normal channel of a river or stream and those portions of the floodplains adjoining the normal channel which are reasonably required to carry off the flood flow.

3. The preservation of the natural flood control characteristics and the water storage capacity of the floodplain.

4. To protect the public from hazard and loss through the regulation of future development of lands adjoining such watercourses.

5. The safety and purity of water; control and containment of sewage; safety of gas, electric, fuel, and other utilities from breaking, leaking, shortcircuiting, grounding, igniting, electrocuting or any other dangers due to flooding.

ART. 47, STM 3/82

b. DEFINITION. The Floodplain District is superimposed over any other district established by this Bylaw. The 100-year floodplain is defined as the relatively flat lowland which adjoins a watercourse or other body of water and which is subject to seasonal or periodic flooding by the watercourse or water body at a storm frequency of 100 years. Specifically, the Floodplain District includes those areas along the Mill Brook, Alewife Brook, Mystic River, Spy Pond, Arlington Reservoir, and Mystic Lakes which are in the 100-year floodplain as established by the flood elevations indicated on the Floodplain Overlay Map. The Floodplain Overlay consists of the Flood Insurance Rate Map and the Floodway Boundary/Floodway Map as published by the Federal Emergency Management Agency for the Town of Arlington, July 5, 1982, as amended.

ART. 46, STM 3/82; ART. 6, ATM 4/98

c. INTERPRETATION AND APPLICATION. Any proposed use, structure, development, filling, grading, or excavation within the Floodplain District shall be governed by all regulations of this Section 11.04 and the Massachusetts State Building Code, and shall require a building permit. The extent of the Floodplain District shall be determined by the Inspector of Buildings under Section 3.04 of the bylaw.

ART. 46, STM 3/82; ART. 4, ATM 5/91

d. PERMITTED USES. Mobile homes shall not be permitted at any location in the Floodplain District, and no construction, development, or filling shall be permitted in the Floodway as defined on the Wetland and Floodplain Overlay Map. Certain uses may be permitted in the Floodplain District as follows:

1. As a Right

(a) The following outdoor uses shall be permitted as a right subject to the further provisions of this Section 11.04(d) and provided no buildings or structures are erected: From Section 5.04: Uses 3.01, 3.02, 4.01, 4.08; also, foot, bicycle, and/or horse paths.

(b) For single family detached dwellings, two-family dwellings, or duplex houses existing at the time this Section is advertised (August 1975), the expansion of these (or their accessory) uses to a maximum of fifteen (15) percent of the lot coverage existing when this section is enacted, provided that such expansions conform to Section 6.00, and do not constitute substantial improvement of a structure. Substantial improvement means any repair, reconstruction, or improvement of a structure, the cost of which exceeds 50 percent of the actual cash value of the structure either (a) before the improvement is started, or (b) if the structure has been damaged and is being restored, before the damage occurred. Structures erected or expanded under this subsection 11.04(d)(1) shall use construction materials and utility equipment that are resistant to flood damage, and construction methods and practices that will minimize flood damage.

2. By Special Permit.

ART. 4, ATM 5/91; ART. 46, STM 3/82

No structure or building shall be erected, constructed, substantially improved, enlarged (except as provided in 11.04(d)(1)(b)), or otherwise created or moved, no earth or other material dumped, filled, excavated, or transferred, unless all the following conditions are found to exist as part of the granting of a Special Permit by the ZBA:

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2.1 The proposed use, including filling or excavating, when combined with all existing uses, will not increase the water surface elevation of the 100-year flood more than one (1) inch at any point;

2.2 In zones A1 to A30, new construction or substantial improvements (as defined in 11.04(d)(I.b) of residential structures have the lowest floor (including basement) elevated to or above the level of the 100-year flood.

New construction or substantial improvements of nonresidential structures within the Floodplain District have the lowest floor (including basement) elevated to or above the level of the 100-year flood or, together with attendant utility and sanitary facilities, to be floodproofed up to the level of the 100-year flood in accordance with the Massachusetts State Building Code.

2.3 In AO zones, new construction or substantial improvements of residential or nonresidential structures have the lowest floor (including basement) elevated above the crown of the nearest street to or above the depth number specified on the Floodplain Overlay Map; however, nonresidential structures may alternatively be floodproofed to this elevation.

2.4 When floodproofing is used in lieu of elevation, the floodproofing methods shall be certified by a registered professional engineer or architect as being adequate to withstand the forces associated with a 100-year flood, and such certification shall be submitted to the town.

The provisions of this subsection 11.04(d)(2) shall not apply to the reconstruction or repair of a structure, unless it constitutes substantial improvements as defined in 11.04 (d)(1.b), existing at the time of advertisement of this section (August 1975) after a fire or other casualty as provided in Section 9.06 of this Bylaw. However, major repairs shall use construction materials and utility equipment that are resistant to flood damage, and construction methods and practices that will minimize flood damage.

ART. 10, ATM 4/88

e. PERMIT AND PROCEDURE. Any person(s) desiring such a permit shall submit an application to the ZBA which shall comply with the conditions and submittal requirement as listed in the following subsections. (Such conditions shall include, where applicable, approval by the Conservation Commission, the Massachusetts Department of Environmental Quality Engineering,and the Massachusetts Department of Public Works under Chapter 131 of the General Laws, Acts Relating to the Protection of the Inland Wetlands of the Commonwealth.) The application procedure shall be the same as for special permits. Copies of the application for Special Permit to the ZBA with accompanying plans shall also be sent to the Inspector of Buildings, Board of Health, the Conservation Commission, Town Engineer, and the ARB for their recommendations to the ZBA as to their approval, disapproval or appropriate recommendations.

f. REQUIRED SUBMITTALS

1. Submission of a location plan at the scale of 1 " = 600' showing the lot(s) to be developed, lot lines within which the development is proposed, and tie-in to the nearest road intersection.

2. A site plan at a scale of 1" = 50' shall be prepared by a registered land surveyor or registered professional engineer. The site plan shall be submitted to the ZBA and shall show at least the following:

(a) The location, boundaries, and dimension of each lot in question.

(b) Two-foot contours of the existing and proposed land surface.

(c) The location of existing and proposed structures, watercourses, and drainage easements, means of access, and drainage.

g. BOARD OF APPEALS PROCEDURE.

1. The ZBA shall not take final action on an application for a special permit hereunder until it has received a report thereon from the Inspector of Buildings, the Board of Health, the Conservation Commission, Town Engineer, and the ARB or until 30 days have elapsed after receipt of such plan without submission of a report.

2. The ZBA may, as a condition of approval, require that effective notice be given to prospective purchasers, by signs or otherwise, of past flooding of said premises, and the steps undertaken by the petitioner or his successor in title to alleviate the effects of the same.

h. OCCUPANCY PERMIT. No occupancy permit shall be issued for special permit uses under subsection 11.04(d)(2) until the Inspector of Buildings, and the Board of Health, the Conservation Commission and the ARB have received a certified plan showing the foundation and flood elevations, elevations of the completed construction, and until all requirements of all permits are satisfied.

i. AREAS, OPEN SPACE, AND YARD REGULATIONS. The portion of any lot within the Floodplain District may be used to meet the lot area, open space and yard requirements for the District in which the remainder of the lot is situated.

j. EXEMPTIONS IN THE FLOODPLAIN DISTRICT. Where a proposed use is determined to fall within the limits of the Floodplain District, but the applicant for the proposed use determines that the location for his proposed use is not included in the definition of the Floodplain District, said use may be exempt by the ZBA from the provisions of this section if the applicant provides sufficient evidence for the ZBA to clearly determine that the land in question should not be subject to the provisions of this Section.

If it is determined that an area of significant size should no longer be included within the Floodplain District due to a natural or man-made event which has altered the boundary, the floodline determining the boundaries of the Floodplain District may be changed subject to the provisions of Section 12.01 of this Bylaw provided the new floodline to be adopted has been established in accordance with accepted engineering practice and certified by a registered professional engineer.

Section 11.05 - Inland Wetland District

a. PURPOSE. The purpose of this district is:

1. To preserve and protect the streams, water bodies, and other watercourses, including wetlands and marshlands, in the Town of Arlington.

2. To protect the health and safety of persons and property against the hazards of flooding and contamination.

3. To preserve and maintain the groundwater table for potential water supply purposes.

4. To protect the community against the detrimental use and development of lands adjoining such watercourses.

5. To conserve the watershed areas of the Town of Arlington for the health, safety, and welfare of the public.

ART. 4, ATM 5/91

b. DEFINITION. The Inland Wetland District is superimposed over any other district established by this Bylaw and includes the following areas:

1. All lands within the elevations shown on the Wetland and Floodplain Overlay Map of the Zoning Map and designated as wetlands. These include lakes, ponds, swamps, and marshes.

2. All land area along all rivers, brooks, and streams for a horizontal distance of 25 feet from the center line thereof are included in the Inland Wetland District.

3. All lands designated on the zoning map as having a shallow depth to water table. These lands are the poorly and very poorly drained mineral soils, and very poorly drained soils formed in organic deposits. Poorly drained mineral soils have a water table at or near the surface for 7 to 9 months during the year. The water table remains at or close to the surface of very poorly drained mineral and organic soils throughout most of the year.

c. INTERPRETATION AND APPLICATION. Any proposed use to be located within the limits of the Inland Wetland District as determined by the Inspector of Buildings under Section 3.05 of this Bylaw shall be governed by all regulations of this Section as well as all other applicable provisions of this Bylaw.

d. PERMITTED USE. Municipal use, such as waterworks, pumping stations, and parks, is permitted under this section. Land in the Inland Wetland District may be used for any purpose otherwise permitted in the underlying district except that:

1. No structure intended for human occupancy or use on a permanent basis having water and sewerage facilities and no other building, wall, dam or structure (except flagpoles, signs, and the like) intended for permanent use shall be erected, constructed, altered, enlarged, or otherwise created or moved for any purpose unless a Special Permit from the ZBA is issued. However, a structure existing at the time this Bylaw becomes effective may be reconstructed or repaired after a fire or other casualty, as provided in Section 9.06 of this Bylaw.

2. Dumping, filling, excavating, or transferring of any earth material within the district is prohibited unless a Special Permit from the ZBA is issued. However, this paragraph does not prohibit ordinary gardening activities in lawn or garden areas which are used for such purposes at the time this Bylaw becomes effective.

3. No ponds or pools shall be created or other changes in watercourses, for swimming, fishing, or other recreational uses, agricultural uses, scenic features, or drainage improvements or any other uses unless a Special Permit from the ZBA is issued.

ART. 10, ATM 4/88

e. PERMIT AND PROCEDURE. Any person(s) desiring such a permit shall submit an application to the ZBA which shall comply with the conditions and submittal requirement as listed in the following subsections. (Such conditions shall include, where applicable, approval by the Conservation Commission, the Massachusetts Department of Environmental Quality Engineering, and the Massachusetts Department of Public Works under Chapter 131 of the General Laws, acts relating to the protection of the inland wetlands of the Commonwealth.) The application procedure shall be

the same as for special permits. Copies of the application for special permit to the ZBA with accompanying plans shall also be sent to the Inspector of Buildings, Board of Health, the Conservation Commission, Town Engineer, and the ARB for their recommendations to the ZBA, as to their approval, disapproval or appropriate recommendations.

f. REQUIRED SUBMITTALS

1. Submission of a location plan at a scale of 1" = 600' showing the lot(s) to be developed, lot(s) lines within which the development is proposed, and tie-in to the nearest road intersection.

2. A site plan at a scale of 1" = 50' shall be prepared by a registered land surveyor or registered professional engineer. The site plan shall be submitted to the ZBA and shall show at least the following:

(a) The location, boundaries, and dimension of each lot in question.

(b) Two-foot contours of the existing and proposed land surface.

(c) The locations of existing and proposed structures, watercourses, and drainage easements, means of access, drainage, and sewage disposal facilities.

(d) The elevation of the basement and first floor.

(e) The area and location of leaching fields.

g. DEVELOPMENT CONDITIONS. For the development of land within the Inland Wetland District, the following conditions shall apply:

1. If the lot(s) is to be served by a public sewerage system, the following conditions shall apply:

(a) A minimum of six test borings to a minimum depth of eight (8) feet shall be taken; three of which shall be within the area of the proposed structure and three within 25 feet of the outside walls of the structure, but not closer than 10 feet. A report by a soil scientist or qualified engineer shall accompany the test data.

(b) The floor level of areas to be occupied by human beings as living or work space shall be four (4) feet above the seasonal high water table and not subject to periodic flooding.

(c) If the basement floor level is below the seasonal high water table and affords the possibility of human occupancy at some future date, although not originally intended, adequate perimeter drainage and foundation shall be installed to withstand the effect of pressure and seepage. Furnace and utilities are to be protected from the effects of leaching.

(d) Safe and adequate means of vehicular and pedestrian passage shall be provided in the event of flooding of the lot(s) or adjacent lot(s) caused by either the overspill from water bodies or high runoff.

2. If the lot(s) is to be served by an on-lot septic system, the following conditions including those listed previously shall apply:

(a) The leaching area designed for use, as well as a reserved area for future expansion or total future use, shall be plotted with dimensions on the site plan.

(b) A minimum of two percolation tests per leaching area shall be performed. The maximum groundwater table shall be determined during the last two weeks of March or the first three weeks of April.

At least two observation pits at least six (6) feet in depth shall be dug to determine soil profiles. The observation pits may be dug during other times of the year, and shall be accompanied by a detailed report compiled by a soil scientist or qualified engineer.

(c) The leaching areas shall not be constructed in areas where the maximum groundwater elevation is less than 4 feet below the bottom of the leaching areas.

3. The developer shall show that the proposed development will not endanger health and safety, including safety of gas, electricity, fuel, and other utilities from breaking, leaking, shortcircuiting, grounding, igniting or electrocuting; obstruct or divert flood flow; substantially reduce natural floodwater storage capacity; destroy valuable habitat for wildlife; adversely affect groundwater resources or increase stormwater run-off velocity so that water levels on other land are substantially raised or the danger from flooding increased.

h. BOARD OF APPEALS PROCEDURE.

1. The ZBA shall not take final action on an application for a special permit hereunder until it has received a report thereon from the Inspector of Buildings, the Board of Health, the Conservation Commission, Town Engineer, and the ARB, or until 30 days have elapsed after receipt of such plan without the submission of a report.

2. The ZBA may, as a condition of approval, require that effective notice be given to prospective purchasers, by signs or otherwise, of past flooding of said premises, and the steps undertaken by the petitioner or his successor in title to alleviate the effects of the same.

i. OCCUPANCY PERMIT. No occupancy permit shall be issued until the Inspector of Buildings and the Board of Health, Conservation Commission, Town Engineer, and the ARB have received a certified plan showing the foundation and flood elevations, grading of the premises, elevations of the completed construction, and all elevations of the various elements that make up the sewage disposal system, and until all requirements of all permits are satisfied.

j. AREAS AND YARD REGULATIONS. The portion of any lot within the Inland Wetland District may be used to meet the lot area, open space and yard requirements for the District in which the remainder of the lot is situated.

k. EXEMPTIONS IN THE INLAND WETLAND DISTRICT. Where a proposed use is determined to fall within the limits of the Inland Wetland District, but the applicant for the proposed use determines that the location for his proposed use is not wet or subject to periodic flooding and should not, therefore, be included in the definition of the Inland Wetland District, said use may be exempt by the ZBA from the provisions of this section if the applicant provides sufficient evidence for the ZBA to clearly determine that the land in question should not be subject to the provisions of this Section.

Section 11.06 - Environmental Design Review

a. PURPOSE. The purpose of this section is to provide individual detailed review of certain uses and structures which have a substantial impact upon the character of the town and upon traffic, utilities and property values therein, thereby affecting the public health, safety and general welfare thereof.

The environmental design review process is intended to promote the specific purpose listed in Section 1.03 of this Bylaw. For the purpose of implementation of this Section, the ARB is designated as the Special Permit Granting Authority in accordance with the provisions of Chapter 40A, Section 1.

b. APPLICATION.

ART. 8, ATM 4/94; ART. 74, ATM 3/77; ART. 11, STM 5/97; ART. 80, ATM 4/80; ART. 9, ATM 4/98

1. In any instance where a new structure, or a new outdoor use, or an exterior addition or a change in use a) requires a building permit, b) is subject to a special permit in accordance with Section 5.04, Table of Use Regulations, or alters the facade in a manner that affects the architectural integrity of the structure, and c) is one of the uses included in subparagraphs (a), (b), (c), (d), (e), (f), (g), or (h) below, the aforementioned special permit shall be acted upon by the Arlington Redevelopment Board in accordance with the environmental design review procedures and standards hereinafter specified.

(a) Construction or reconstruction on a site abutting
Massachusetts Avenue
Pleasant Street
Mystic & Medford Streets between Massachusetts Avenue and Chestnut Street
Broadway
Minuteman Bikeway

ART. 16, ATM 4/01

(b) Six or more dwelling units on the premises, whether contained in one or more structures.

(c) Gasoline service stations.

ART. 13, ATM 5/91

(d) Lodging house, bed and breakfast, bed and breakfast home or a rehabilitation residence with more than 5,000 square feet of gross floor area or with 10 or more parking spaces.

(e) Nonresidential uses and hotels or motels in a nonresidential district with more than 10,000 square feet of gross floor area or with 20 or more parking spaces.

(f) Nonresidential uses in a residential district with more than 5,000 square feet of gross floor area or with 10 or more parking spaces.

ART. 6, ATM 4/02

(g) Outdoor uses.

ART. 11, STM 5/97

(h) Wireless communication facility.

2. Any use permitted as a right or by special permit in the Planned Unit Development District shall be subject to the environmental design review procedures and standards hereinafter specified.

*c. PERMIT AND PROCEDURE.

1. Uses subject to the provisions of this section may be allowed by special permit. Any person desiring such a permit shall submit an application to the ARB in accordance with the application procedure for special permits.

_____

*See enclosed flow chart

A copy of the application with the accompanying plans, photographs, and sign permit application shall be submitted at the same time to the Department of Planning and Community Development.

2. Planned Unit Development District. Every developer in a Planned Unit Development district shall file an application for an environmental design review. The application shall include the material listed in 11.06(d), as well as the following:

   (a) The plans shall be certified by the land surveyor doing the boundary survey and the professional engineer or architect on the location of the building(s), setbacks, and all other required dimensions, elevations, and measurements and further that the plan be signed under the penalties of perjury.

   (b) The corner points of the lot (or lots under common ownership) and the change of direction of lines to be marked by stone monuments, cut in stone, stake and nail, iron pin, or other marker, and shall be so marked.

The ARB shall review the plans and model and may grant a special permit subject to the conditions and safeguards listed in Section 10.11(b). The ARB for stated reasons may deny approval of a special permit or may approve a special permit without a finding of hardship.

The site plan shall be subject to the standards listed in Section 11.06(f) and the ARB shall make a determination that the project meets these standards.

ART.102, ATM 3/83

Before granting a special permit, the ARB shall hold a public hearing, notice of which shall be given in a local newspaper once in each of two successive weeks with the first publication to be not less than fourteen (14) days before the date of hearing, and to owners of all property abutting the proposed development or land in the same ownership or contiguous ownership, and to all property owners deemed by the ARB to be affected thereby. The ARB shall make a copy of the site plan, the model, the application and any other supporting material submitted, immediately available to the Department of Planning and Community Development and they shall have an opportunity to prepare written reports with recommendations to be submitted to the ARB before or at the public hearing. The failure of the Department of Planning and Community Development to submit written reports or to give an oral report at the public hearing shall not invalidate action by the ARB. A favorable decision by the ARB shall require the votes of at least four members of said Board.

d. REQUIRED SUBMITTALS. In addition to the site plan required for special permits in Section 10.11(c) of this Bylaw, the application shall be accompanied by the following:

   1. Model. An inexpensive study model or final presentation model at a minimum scale of 1" = 40' showing the tract, abutting streets, proposed contours, proposed buildings, and the massing of abutting buildings. (Not required for additions, alterations, or changes in use which increase gross floor area by less than 100 percent.)

   2. Drawing of Existing Conditions. A drawing (at a minimum of 1" = 20' unless another scale is found suitable by the Department of Planning and Community Development) showing the location, type, size, or dimension of existing trees, rock masses, existing topography at two (2) foot contours, and other natural features with designations as to which features will be retained. In order to meet the conditions for approval of a special permit, all existing trees, rock masses, and other natural features shall be retained until a special permit is approved.

   3. Drawing of Proposal.

      (a) Structure: a drawing including color and type of surface materials showing front and rear elevations, and side elevations where there are no adjoining buildings, and floor plans.

      (b) Landscape: a drawing showing the location, dimensions, and arrangements of all open spaces and yards, including type and size of planting materials, color and type of surface materials, methods to be employed for screening, and proposed topography at two (2) foot contours.

   4. Photographs. Photographs showing the proposed building site and surrounding properties, and of the model (if required). Applications for alterations and additions shall include photographs showing existing structure or sign to be altered and its relationship to adjacent properties.

   5. Impact Statement. Statement by applicant with explanation of how each of the environmental design review standards is incorporated into the design of the proposed development. Where a particular standard is not applicable, a statement to that effect will suffice. An environmental impact statement prepared in accordance with state or Federal regulations may be accepted as a substitute in lieu of this statement.

   6. Application for permit and accompanying plans as specified under Section 10.05 for each sign that is to be erected on the proposed structure(s).

e. ARLINGTON REDEVELOPMENT BOARD PROCEDURE. The ARB shall within 10 days refer the proposal and model thereof to the Department of Planning and Community Development which for the purposes of this section shall serve in an advisory capacity to the ARB. The Department of Planning and Community Development shall evaluate the proposed use on the basis of the standards set forth in paragraph f. of this section and Section 10.11(a), using outside consulting services when appropriate, and shall submit its findings and recommendations in a design review report to the ARB which specifically addresses each standard individually.

The ARB shall not take final action on an application for a special permit under this section until it has received the design review report or until 30 days have elapsed after submittal of said proposal to the Department of Planning and Community Development.

The ARB shall not deny a special permit required by this section unless it finds that the proposed use does not comply with the standards listed in paragraph f. to such a degree that such use would result in a substantial adverse impact upon the character of the neighborhood in which the use is proposed, or of the town and upon traffic, utilities and public or private investments therein, thereby conflicting with the purposes of this Bylaw.

f. ENVIRONMENTAL DESIGN REVIEW STANDARDS. The following standards shall be utilized by the Arlington Redevelopment Board and the Department of Planning and Community Development in reviewing all site and building plans. These standards are intended to provide a frame of reference for the applicant in the development of site and building plans as well as a method of review for the reviewing authority. These standards shall not be regarded as inflexible requirements. They are not intended to discourage creativity, invention and innovation. The specification of one or more particular architectural styles is not included in these standards. The standards of review outlined in subsections (1) through (11) below shall also apply to all accessory buildings, structures, free-standing signs and other site features, however related to the major buildings or structures.

1. Preservation of Landscape. The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

2. Relation of Buildings to Environment. Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of existing buildings in the vicinity that have functional or visual relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing so as to reduce the effect of shadows on abutting property in an R0, R1 or R2 district or on public open space.

ART. 15, ATM 5/91

3. Open Space. All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility, and facilitate maintenance.

4. Circulation. With respect to vehicular and pedestrian circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of parking areas that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.

5. Surface Water Drainage. Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Stormwater shall be removed from all roofs, canopies and paved areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic, and will not create puddles in the paved areas.

6. Utility Service. Electric, telephone, cable TV and other such lines and equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.

7. Advertising Features. The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties.

8. Special Features. Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.

9. Safety. With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police, and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed as to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.

10. Heritage. With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures, or architectural elements shall be minimized insofar as practicable, whether these exist on the site or on adjacent properties.

11. Microclimate. With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard-surface ground coverage, or the installation of machinery which emits heat, vapor, or fumes, shall endeavor to minimize, insofar as practicable, any adverse impact on light, air, and water resources, or on noise and temperature levels of the immediate environment.

Section 11.07 - Filling of Any Water or Wet Area

For the filling in of any pond, lake, swamp, or other existing body of water or wet area, and the filling in of any swale, valley, or other area or depression, where such filling in requires an amount of fill equivalent to five hundred (500) cubic yards or more, or where the area to be filled in exceeds ten thousand (10,000) square feet and where such filling has received prior approval of the appropriate state officials under the applicable provisions of Chapter 131 of the General Laws, the following conditions apply:

a. A location plan at a scale of one (1) inch equals six hundred (600) feet showing the area to be filled in, property lines within which the filling is proposed and tie-in to the nearest road intersection shall be submitted.

b. A site plan shall be submitted to a scale of one (1) inch equals forty (40) feet of the premises and surrounding area within one hundred (100) feet showing, in addition to a. above, existing and proposed contour lines at intervals of not more than two (2) feet resulting from the proposed filling in, in relation to the topography of the premises, said plan to be prepared by a registered professional engineer or registered land surveyor.

c. Provision shall be made for temporary and permanent drainage of the site.

d. Fills shall be limited to terrace fills which are not to exceed ten (10) feet at any one (1) time nor be within ten (10) feet of an adjacent property line or any cut.

e. Regrading of all parts of the slopes resulting from such fill shall be carried out.

f. At least four (4) inches of topsoil shall be replaced over all filled or otherwise disturbed surfaces with seeding with a perennial cover crop, reseeding as necessary to assure uniform growth and soil surface stabilization.

g. A plan for lighting if night operation is contemplated shall be submitted.

h. Where any fill will have a depth of ten (10) feet or more and create a slope of more than one in two, there shall be a substantial fence enclosing the fill at least six (6) feet in height with suitable gates. Such fence shall be located ten (10) feet or more from the edge of the fill.

i. The planned filling in shall be consistent with any recreation, conservation and open space plan as prepared by the ARB or the Department of Planning and Community Development.

j. Documentation shall be submitted as to the effect of such filling in on drainage both within the immediate area and sufficiently far downstream as required by the Building Inspector and in accordance with Section 11.04.

Section 11.08 - Affordable Housing Requirements
ART. 16, ATM 4/01

a. PURPOSE. The purpose of these requirements is to promote the public health, safety and welfare by encouraging the expansion and upgrading of the Town's housing stock, especially its affordable housing; to provide for a full range of housing choices for households of all incomes, ages, and sizes; to minimize the displacement of lower income Arlington residents; and to increase the production of affordable housing to meet employment needs.

b. APPLICATION. The provisions of this Section 11.08 shall apply to all new Residential projects, including Phased or Segmented Developments, with six or more Units subject to Environmental Design Review pursuant to Section 11.06(b).

c. DEFINITIONS. The following definitions shall apply only to Section 11.08:

Affordable Units:
Residential Units for which the rent (including utilities) shall not exceed 30% of the income of the renting eligible household; or, for which the annual debt service on a mortgage plus taxes, insurance, and condominium fees (assuming a 10% down payment) shall not exceed 30% of the income of the purchasing eligible household.

Eligible Household:
A household whose total income does not exceed 80% of the Median Income of households in the Boston Standard Metropolitan Statistical Area, adjusted for household size.

Fair Market Rent:
An amount determined by the U.S. Department of Housing and Urban Development, and used by the Arlington Housing Authority to determine the maximum rental payment to be paid to an owner under the Section 8 program. Said amount is adjusted for unit size and an allowance for utility costs.

Median Income:
The income set forth in or calculated based on U.S. Department of Housing and Urban Development regulations, as amended.

Phased or Segmented Project:
A project on one lot, or two or more adjoining lots in common ownership or common control for which special permits or building permits are sought within a period of two years from the first date of application for any special or building permits for the Project.

Project:
Developments subject to the requirements of Section 11.08.

Residential:
Use items 1.03, 1.04, 1.05, 1.07, 1.10, and 1.13 listed in Table 5.04.

Units:
Dwelling Units, Lodging Units or units within Assisted Living facilities.

d. REQUIREMENTS

1. Fifteen percent (15%) of the Residential Units in new Projects shall be Affordable Units. In determining the total number of Affordable Units required, calculation of a fractional unit of .5 or more shall be regarded as a whole unit.

2. Affordable Units shall be priced to be affordable to Eligible Households.

3. Affordable Units shall be located on the Project site.

(a) In exceptional circumstances the ARB may allow the developer to make a financial contribution to the Affordable Housing Trust Fund in lieu of providing Affordable Units, if it finds that:

(i) it is in the best interest of the Town to do so, or

(ii) the provision of Affordable Units would result in a hardship such as rendering the Project economically infeasible.

(b) The financial contribution for each Unit shall be equal to the difference between the fair market value of a market-rate unit and the price of an Affordable Unit, and shall be payable in full prior to issuance of a final occupancy permit.

(c) Affordable Units shall be dispersed throughout the project and shall be comparable to market-rate units in terms of location, quality and character, room size, number of bedrooms and external appearance.

e. INCENTIVE

1. Notwithstanding the special permit requirement in Section 8.12(a)(10), the applicant shall have the option to reduce the number of spaces required in the Table of Off-Street Parking Regulations by up to 10%.

f. ADMINISTRATION

1. The ARB shall be charged with the administration of this Section 11.08 and may promulgate rules and regulations to implement its provisions.

2. Occupancy permits may be issued for fair market rate units prior to the end of construction of the entire project provided that occupancy permits for Affordable Units are issued simultaneously on a pro-rata basis according to the formula set forth in section d, paragraph 1.

3. Sales prices, resale prices, initial rents and rent increases for Affordable Units shall be restricted to ensure long-term affordability to eligible households, to the extent legally possible.

4. The Affordable Units in Projects shall be subject to a marketing plan approved by the Director of Housing, consistent with Fair Housing laws and the Town's approved Fair Housing policy.

5. Condominium documentation shall provide the owners of the Affordable Units with voting rights sufficient to ensure an effective role in condominium decision-making.

6. All legal documentation shall be reviewed by and subject to approval of legal counsel to the Town.

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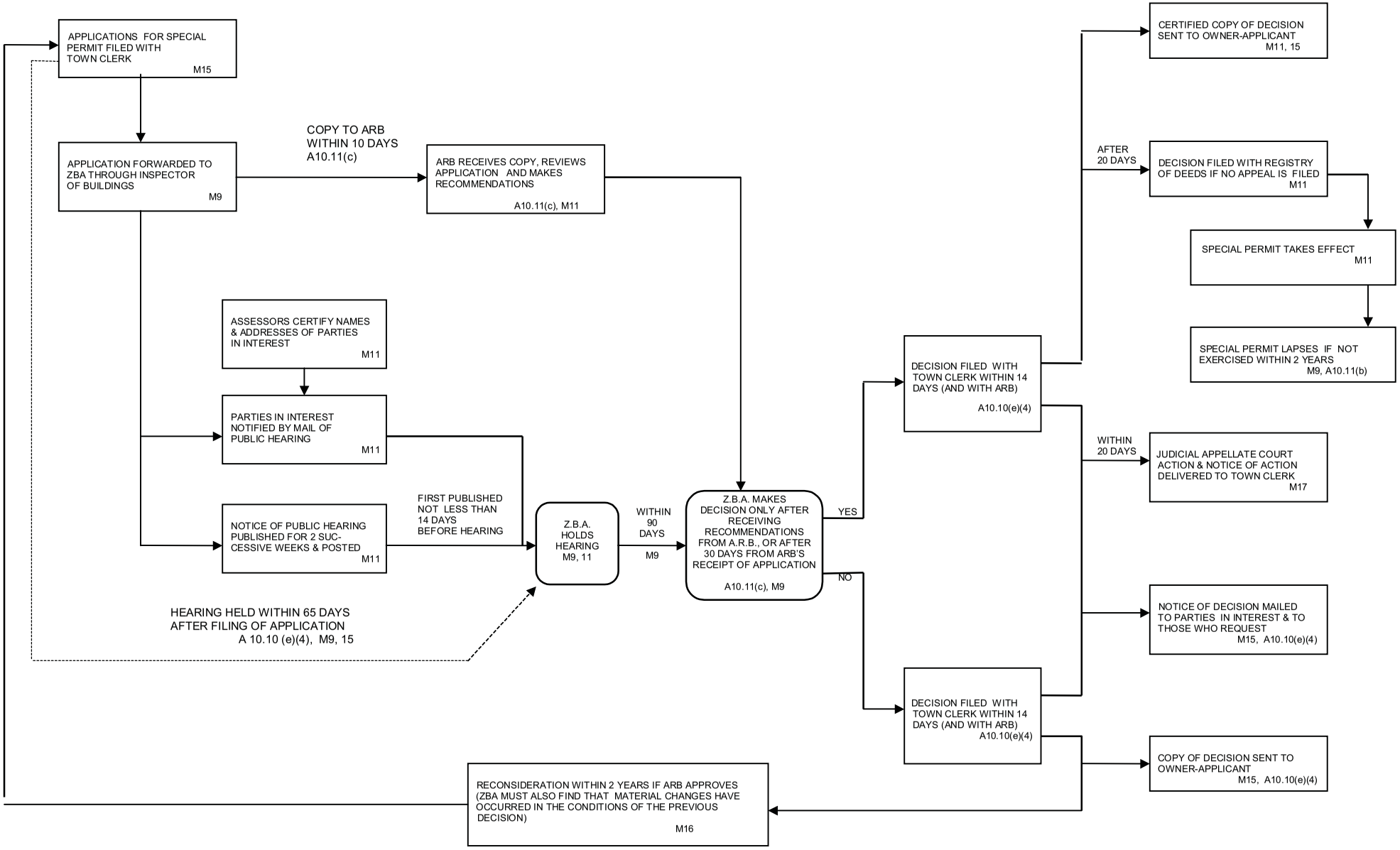
Special Permit Process

STEPS AND SCHEDULING AS REQUIRED BY THE
ARLINGTON ZONING BYLAW AND CHAPTER 40A
OF THE MASSACHUSETTS GENERAL LAWS

NOTE: REFERENCES TO SECTIONS IN THESE TWO LAWS ARE CITED AS FOLLOWS:
A10.10(a) - SECTION NUMBER IN THE ARLINGTON BYLAW
M-15 - SECTION NUMBER IN CHAPTER 40A OF MASS. GENERAL LAWS
AS AMENDED BY CHAPTER 808 OF THE ACTS OF 1975.

"This diagram is included for illustrative purposes only
It is not part of the Arlington Zoning Bylaw."



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Symmes Campus Redevelopment: Alternative 3

Distribution of Medical Uses	Type	% Distribution	SF	Const Cost/SF	SF/Employee
	Medical Office	62%	40,000	$ 200.00	400
	Wellness Center	38%	25,000	$ 175.00	1200
	Bio-tech	0%		$ 200.00	600
	Other	0%		$ -	0
	Other	0%		$ -	0
	Other	0%		$ -	0
	Total	100%	65,000		
Year Developed		4			
Land Price/SF Land Area	$ 10.19			Marketing & Soft Costs	22.0%
Land Price/SF of Building Area:	$ 9.52	4%	of construction costs		

Distribution of Office Uses	Office Class	% Distribution	SF	Const Cost/SF	SF/Employee
	Class A	50%	-	$ 170.00	250
	Class B	25%	-	$ 135.00	450
	Class C	25%	-	$ 110.00	500
	Other	0%	-	$ -	0
	Other	0%	-	$ -	0
	Other	0%	-	$ -	0
	Total	100%	-		
Year Developed		5			
Land Price/SF Land Area	#DIV/0!			Marketing & Soft Costs	22.0%
Land Price/SF of Building Area:	#DIV/0!	6%	of construction costs		

Distribution of Public Uses	Type of Use	% Distribution	SF	Const Cost/SF	SF/Employee
	Community Center	100%	-	$ 175.00	1000
	Recreation Center	0%	-	$ 175.00	10000
	Columbarium	0%	-	$ -	1000
	Perfomance Center	0%	-	$ -	1000
	Other	0%	-	$ -	0
	Other	0%	-	$ -	0
	Total	100%	-		
Year Developed		5		Marketing & Soft Costs	15.0%
Supportable Land Value		5%	of construction costs		

Fiscal Impact Assumptions	
Incremental Municipal Revenues Per Resident	$ 581
Incremental Municipal Revenues Per Employee	$ 268
Incremental Costs For Municipal Services Per Resident	$ 1,019
Incremental Costs For Municipal Services Per Employee	$ 470
Net Locally Funded Cost per School Aged Child	$ 5,626
Annual Levy Increase	2.5%
Initial Property Tax Rate	$ 13.85

Minimize Infrastructure Cost Scenario

Development Characteristics		Residential Summary	
Total Building SF	377,900	Residential Land Price/Permitted Unit	$ 41,883
Total Development Cost	$ 110,491,184	Residential Land Price/Market Unit	$ 43,316
Building Density/Developable Acre	46,654	Estimated Average Sale Price Market Units:	$ 480,653
Building Density/Gross Acre	20,994	Assumed Avg. Sale Price Affordable Units:	$ 219,845
FAR/Net Developable Area	1.07	Resident Population	404
FAR/Gross Acre	0.48	Number of School Children	55

Land Value Summary		Fiscal Indicators	
Total Real Estate Sale Proceeds	$ 10,072,892	Total Assessed Value At Completion (Year 8)	$ 109,284,457
Average Sale Price/Net Developable Acre	$ 1,243,567	Total Project Cost to Town (Including Debt):	$ (8,663,058)
Average Sale Price/ SF Developable Area	$ 28.55	Total Net Fiscal "Benefits" Over 25 Years:	$ 23,086,029
Average Land Price/SF Building Area	$ 26.65	Net Cumulative Project Impact (25 Years):	$ 14,422,971

Symmes Campus Redevelopment: Alternative 3
Minimize Infrastructure Cost Scenario
Projected Cash Flow from Redevelopment

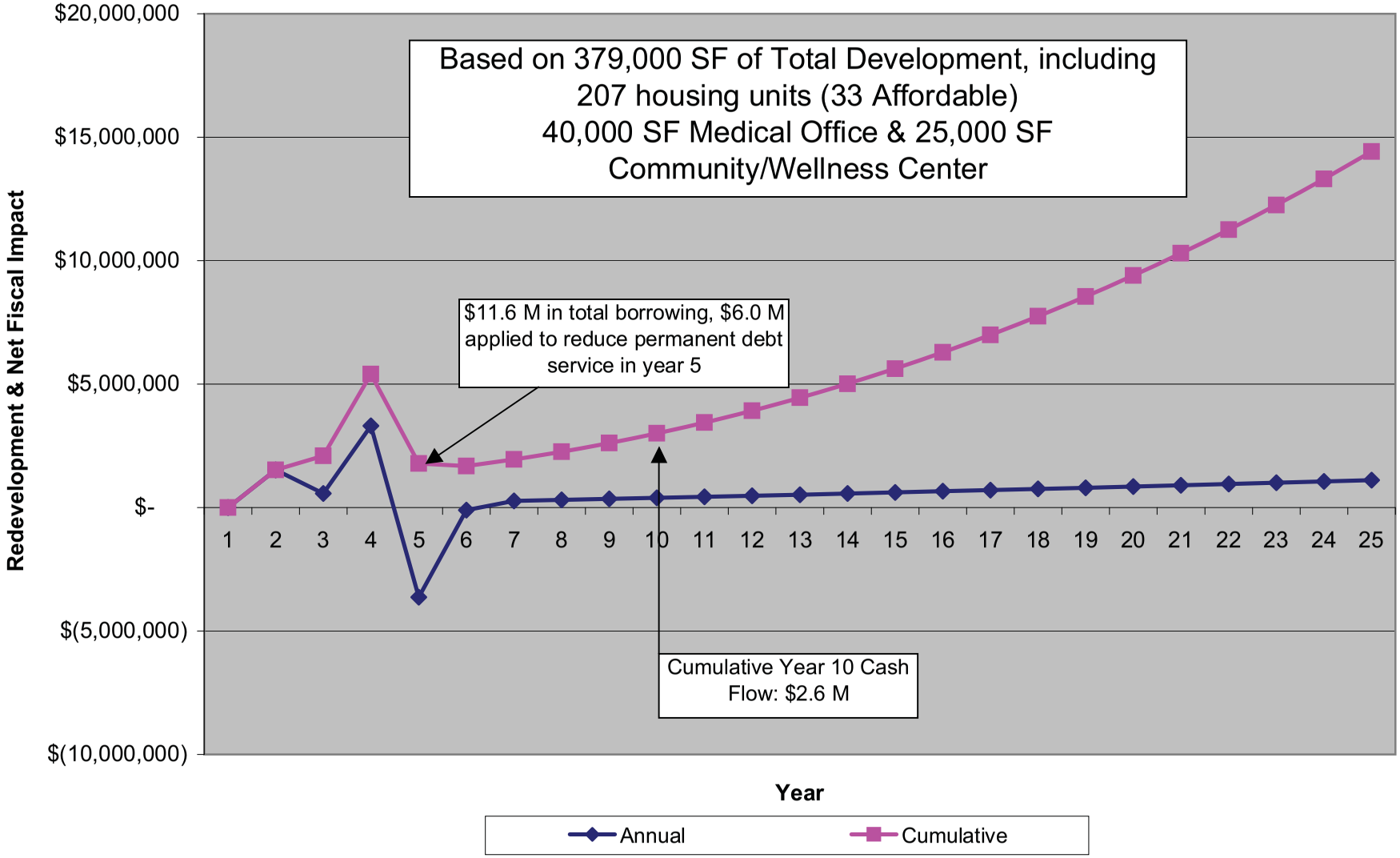
Revenues From Redevelopment Activities			1	2	3	4	5	6	7	8	9	10	11
Original Bond Proceeds			$ 9,000,000										
New Borrowing Proceeds			$ -	$ 2,600,000	$ -	$ -	$ -						
Rent Receipts for Existing Symmes Leases			$ 332,500	$ 665,000									
Property Sales													
Residential			$ -	$ -	$ 2,010,388	$ 4,020,776	$ 2,658,344	$ -	$ -	$ -	$ -	$ -	$ -
Medical			$ -	$ -	$ 618,586	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Office			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Public			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Ground Leases													
Residential			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Medical			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Office			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Public			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Available Subsidy for Housing													
Other													
Other													
Transactional Costs		2.5%	$ -	$ -	$ (65,724)	$ (100,519)	$ (66,459)	$ -	$ -	$ -	$ -	$ -	$ -
Total Cash Receipts			$ 9,332,500	$ 3,265,000	$ 2,563,250	$ 3,920,257	$ 2,591,885	$ -	$ -	$ -	$ -	$ -	$ -
Operating Expenditures From Redevelopment Activities													
Property Operation and Maintenance			$ 1,000,000	$ 800,000									
Legal			$ 85,000										
Planning			$ 225,000										
Debris			$ 25,000										
Bonding			$ 50,000										
Contingency			$ 350,000										
Miscellaneous		5.0%	$ 86,750										
Public Park & Infrastructure	$ 1,950,600		$ -	$ 487,650	$ 1,462,950	$ -							
Purchase of Property			$ 7,100,000										
Operating Deficit for Public Uses													
Capital Cost Deficit for Public Uses													
Park Maintenance						$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000
Other Public Infrastructure													
BAN Interest			$ 324,000	$ 370,800	$ 417,600	$ 417,600	$ 309,600						
Total Expenditures			$ 9,245,750	$ 1,658,450	$ 1,880,550	$ 517,600	$ 409,600	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000
Infrastructure cost Phase In		100.0%	0.0%	25.0%	75.0%								
Cash Flow From Redevelopment Before Debt Service													
Current Year			$ 86,750	$ 1,606,550	$ 682,700	$ 3,402,657	$ 2,182,285	$ (100,000)	$ (100,000)	$ (100,000)	$ (100,000)	$ (100,000)	$ (100,000)
Cumulative			$ 86,750	$ 1,693,300	$ 2,376,000	$ 5,778,657	$ 7,960,942	$ 7,860,942	$ 7,760,942	$ 7,660,942	$ 7,560,942	$ 7,460,942	$ 7,360,942
Debt Balance and Annual Debt Service Calculations													
Debt Balance													
Prior Outstanding Debt			$ 9,000,000	$ 9,000,000	$ 11,600,000	$ 11,600,000	$ 11,600,000	$ 5,600,000	$ 5,320,000	$ 5,040,000	$ 4,760,000	$ 4,480,000	$ 4,200,000
New Debt				$ 2,600,000				$ -	$ -	$ -	$ -	$ -	$ -
Principal Payments			$ -	$ -	$ -		$ (6,000,000)	$ (280,000)	$ (280,000)	$ (280,000)	$ (280,000)	$ (280,000)	$ (280,000)
Balance Debt Outstanding	$ 9,100,000		$ 9,000,000	$ 11,600,000	$ 11,600,000	$ 11,600,000	$ 5,600,000	$ 5,320,000	$ 5,040,000	$ 4,760,000	$ 4,480,000	$ 4,200,000	$ 3,920,000
Debt Service:													
Elective Principal Payments			$ -	$ -	$ -	$ -	$ 6,000,000						
Scheduled Principal Payments			$ -	$ -	$ -	$ -		$ 280,000	$ 280,000	$ 280,000	$ 280,000	$ 280,000	$ 280,000
Total Principal Payments			$ -	$ -	$ -	$ -	$ 6,000,000	$ 280,000	$ 280,000	$ 280,000	$ 280,000	$ 280,000	$ 280,000
BAN Interest Payments		3.0%	$ 324,000	$ 370,800	$ 417,600	$ 417,600	$ 309,600						
Bond Interest Payments		4.5%						$ 294,840	$ 279,720	$ 264,600	$ 249,480	$ 234,360	$ 219,240
Total Interest Payments			$ 324,000	$ 370,800	$ 417,600	$ 417,600	$ 309,600	$ 294,840	$ 279,720	$ 264,600	$ 249,480	$ 234,360	$ 219,240
Total Debt Service			**$ 324,000**	**$ 370,800**	**$ 417,600**	**$ 417,600**	**$ 6,309,600**	**$ 574,840**	**$ 559,720**	**$ 544,600**	**$ 529,480**	**$ 514,360**	**$ 499,240**

Symmes Campus Redevelopment: Alternative 3
Minimize Infrastructure Cost Scenario
Projected Fiscal Impact and Municipal Cash Flow/Profitability

	1	2	3	4	5	6	7	8	9	10	11
Fiscal Impact Projections (Excluding Debt Service)											
Net Fiscal Impact - Residential	$ -	$ -	$ -	$ 7,979	$ 46,960	$ 425,818	$ 774,539	$ 793,902	$ 813,750	$ 834,094	$ 854,946
Net Fiscal Impact - Medical	$ -	$ -	$ (24,408)	$ (15,841)	$ 228,942	$ 234,666	$ 240,533	$ 246,546	$ 252,710	$ 259,027	$ 265,503
Net Fiscal Impact - Office	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Net Fiscal Impact - Public	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Less Former Tax Value	$ (85,000)	$ (85,000)	$ (85,000)	$ (85,000)	$ (85,000)	$ (85,000)	$ (85,000)	$ (85,000)	$ (85,000)	$ (85,000)	$ (85,000)
Annual Net Fiscal Impact Excluding Debt Service	$ (85,000)	$ (85,000)	$ (109,408)	$ (92,862)	$ 190,903	$ 575,484	$ 930,072	$ 955,448	$ 981,460	$ 1,008,121	$ 1,035,449
Cumulative Fiscal Impact Excluding Debt Service	$ (85,000)	$ (170,000)	$ (279,408)	$ (372,270)	$ (181,367)	$ 394,116	$ 1,324,188	$ 2,279,636	$ 3,261,096	$ 4,269,217	$ 5,304,666
Municipal Cash Flow/Profitability											

Sample Only

Annual and Cumulative Profitability to the Town of Arlington
Alternative 3: Minimize Infrastructure Costs



Example Only

4/23/2003

K - 3

Alternative Financial Comparison

Conceptual Development Alternatives	I: Mixed Income Housing	II: Commercial/ Medical Development	III: Infrastructure Reuse	Range: Low to High
Development Program Summary		**Gross Building Area (SF)**		
Distribution of Uses				
Residential	300,000	205,000	312,900	107,900
Medical	40,000	40,000	40,000	-
Community/Wellness	25,000	25,000	25,000	-
Class A Office	-	140,000	-	140,000
TOTAL:	365,000	410,000	377,900	45,000
Distribution of Residential Units		**Dwelling Units**		
"Luxury" Units	10	10	10	-
Market Rate (Family) Housing	128	79	103	49
Retirement/Senior Living Units (Market)	-	-	61	61
Affordable Family Housing	24	16	18	8
Affordable Senior Living Units	-	-	15	
Total	162	105	207	118
Total Affordable Units	24	16	33	17
Real Estate Impacts		**Millions of 2002 Constant Dollars**		
Total Public Redevelopment Expense (Public Park/Open Space)	$ 18.2	$ 18.5	$ 15.7	$ 2.8
Net Real Estate Sales Proceeds	$ 10.2	$ 8.0	$ 10.1	$ 2.2
Net 25-Year Redevelopment Costs to Town (Including Debt Service)	$ 8.1	$ 10.5	$ 5.6	$ 4.9
Average Residential Selling Price (Market Rate Housing)	$ 609,122	$ 626,261	$ 480,653	$ 145,608
Fiscal Impacts		**Millions of 2002 Constant Dollars**		
Estimated Total Project Construction Cost	$ 88.5	$ 100.3	$ 87.2	$ 13.1
Total Taxable Assessed Value at Build Out (Year 8)	$ 109.7	$ 115.3	$ 109.3	$ 6.0
Cumulative 25-Year Net Fiscal Impact from New Development	$ 21.6	$ 31.2	$ 21.4	$ 9.8
Cumulative 25-Year Net Proceeds to Arlington Taxpayers	$ 9.0	$ 14.8	$ 12.7	$ 5.83

Example Only