

A-2. Executive Summary

The Archstone-Smith Operating Trust is grateful for this opportunity to participate in redevelopment of such a marquee property. As such, we have invested much effort into creating an initial development program that meets the Town's specified objectives as well as our own fiscal criteria. What follows is a brief summary of our development program and key reasons why we feel most qualified to partner with you to get this project built.

Development Summary

Please refer to Alternative Form C for a detailed break down of land uses, unit mixes and square foot allocations.

Land-Use	Proposed Density
Open Space	12.2 Acres (67.5 % of Subject Property)
Multi-Family Rental Units	179
For Sale Active Adult Units	51
Wellness Center (Medical Office)	31,000 sf
Fitness Center (Aquatic Center)	25,000 sf

The Unique Qualities of Archstone-Smith Operating Trust

As stated earlier, Archstone-Smith is the most well qualified development team to partner with you on this project. The following are key attributes we want to convey. Each will be explored in greater detail throughout the proposal.

1. Ability to finance entire project in-house.
2. Proven track record in the marketplace.
3. Engaged independent design team to assist in initial programming.
4. Deep rooted commitment to Arlington and the Northeast.