

## **Executive Summary**

Our Team is proud to submit what we believe to be a convincing and compelling re-use program for the former Symmes Hospital site. We are essentially proposing the development of a new residential neighborhood that is multi-dimensional in all aspects of the program. The program includes the following features:

### Physical

- We propose 313 homes and apartments, including both for-sale and rental opportunities.
- Our vision takes advantage of the topography to blend the buildings into the natural landscape with a minimum impact on the environs.

### Economic

- We are prepared to enter into a ground lease with the Town for a period not to exceed 10 years from the date of developer designation. The total ground lease payments would total \$12,150,550 and is further detailed in the pro-forma financial analysis.
- We will serve a range of ages, incomes, and household sizes in a multi-generational village.

### Environmental

- We will develop our proposed program using the US Green Building LEED criteria for the site and buildings.
- We will recycle at least 80% of the materials from the demolition of the existing hospital buildings for future use.

### Community

- We will return some of the most valuable real estate on the site back to the broader Arlington community in the form of an integrated, yet varied, open and recreational space program.
- We will support a program for public art to enhance the new park and recreational system.

### Medical Care

- We propose an Alzheimer's Care Facility in the former Nurses Residence.
- We are working to identify a sponsor for doctors' offices and possible ambulatory surgery center.

The development program provides 313 units of housing, including 166 units for sale and 147 for rent, which includes the 24-bed ALZ Facility. Our plans include the historic rehabilitation of the

Nurses Residence for an Alzheimer's facility, a new wellness center and medical office building on site along with a recreational park system that will feature three main areas, a landscape program for the existing wooded areas, walking trails and bicycle paths to enliven and encourage the public use of the open space on over 8 acres of property.

We will develop this program adhering to, if not exceeding, so-called "green building" standards. Several of our Team Members have been part of similar sustainable design programs, locally and around the country. Our commitment is to think, design, develop and manage in sustainable terms, which is not only environmentally sound but also good business. Our master plan works with, rather than against, the natural topography including the use of green roofs as some indication of the direction we are committed to pursue.

Our core Team represents more than 75 years combined experience in developing housing solutions for all segments of our communities. The three senior development partners, Robert Kuehn, Paul Ferreira, and Jerry Pucillo, will be involved in all day-to-day development decisions for the Symmes site. This Team leadership is committed to being directly responsible and responsive to the community. Oftentimes we collaborate with local non-profits to better address affordability and other community needs, and are pleased to be working with the Arlington Housing Corporation in this capacity.

In summary, our Team has prepared a response to the Town of Arlington's RFP that we believe provides an exciting mixed-use, mixed-income program within a compelling master plan. Our response also demonstrates the capacity of our Development Team to execute similar complex undertakings in cooperation with town officials and community groups.