

## **EXECUTIVE SUMMARY**

---

Diversified Funding, Inc. in partnership with The Congress Group, Inc. proposes to establish a single purpose entity, herein called the “Developers” to collectively redevelop the Symmes Hospital site into a mixed-use commercial/residential property. The partnership will be formed with Prudential Real Estate Investors as the limited liability equity partners. Diversified Funding, Inc. has extensive experience as a residential & single-family home condominium developer having constructed or marketed nearly 7,000 units in the New England area over the last 25 years. Additionally, Diversified, in conjunction with the Mirak family, worked closely with the Town of Arlington to develop The Legacy, a successful 134- unit residential project completed in 2001. The Congress Group, Inc., as a principal of the partnership, has significant development experience with most comparable notable projects such as Museum Towers and EF Center located in Cambridge, Ma. A complete listing of the development depth of Diversified Funding, Inc. and The Congress Group, Inc is further described as part of the Development Team and Experience section. Also, included in the Appendix are detailed description sheets of The Congress Group’s most notable property developments providing additional supporting documentation to the depth of development and construction experience for the firm.

The significant development experience of the partnership provides a positive and open philosophy as part of the permitting process. The Congress Group has significant experience with redevelopment authorities and zoning boards having permitted and developed over 6 million square feet throughout the Greater Boston area. The Developer believes in addressing and maintaining the goals of the Town and surrounding neighborhood at all times whenever possible. The Developer intends to bring this same philosophy to this project and commits to working closely with the zoning officials to address the goals and desires of the community to ultimately ensure a timely and successful project.

Projects similar to the subject property such as the North Point Project in Cambridge, Ma permitted, developed, and constructed by The Congress Group and The Legacy in Arlington, Ma, developed by Diversified Funding, are examples of a successful outcome from an open and positive land development process. Both of these projects had land development challenges that were addressed in an open forum and cooperatively resolved on the part of the developer and the related zoning board. As a further testimony to the strength of the Team presented in this response is the architect, The Architectural Team. The significant residential design experience of the firm’s principal and senior designer for the project ensures the success for delivering a well thought out land development project. The firm’s notable projects such as Admiral Hill in Chelsea, Ma, provide an example of a successful adaptive re-use of existing historic buildings with the addition of a variety of new building types to complement and enhance the historic character of the site. This is the ultimate goal of the Team and we feel confident that the strength of the track record provided in detail, herein, will ensure the success of the subject property.

The Developers expect to retain the current medical use at the site as well as retain portions of the hospital and re-establish the viability of other portions of the hospital deemed inhabitable. The development program will be constructed in two separate phases in order to ensure the least interruption to the current commercial tenants and minimize any impact to the neighborhood. The residential portion of the property will consist of attractive townhouses and condominium buildings with a full compliment of amenities including open landscape and playground areas.

The project will consist of a 30,000 square feet medical office building which will be constructed from the former nurses' building. The building will be rehabilitated and expanded during the first phase of the project to accommodate the existing medical tenants. It will have a separate and dedicated parking area. An additional 4,000 square feet will be constructed as part of the new medical facility. The present medical tenants will be able to remain in the existing facility during the reconstruction of the nurses' quarters to ensure uninterrupted medical services to the Arlington community. Additionally, two acres surrounding the medical facility will remain as open space.

Also to be constructed during the first phase will be the initial portion of the residential community. There will be 38 townhouses and the first mid-rise condominium building of 70 units, which will be part of a total of 248 residential units on the site. The residential units planned for the project will be on average 1,200 square feet with the townhouses being larger at approximately 1,400 square feet. The unit mix is anticipated to be two- and three-bedroom units. With the larger unit sizes, the Developer believes that the units will offer an opportunity for homeownership of quality housing to families in the area.

The townhouses and mid-rise building are located at the rear of the property, closest to the abutting neighborhood providing a consistent architectural blend to the area. All the residential units will be developed "for sale" properties, not rental. Additionally, the project will be developed to include 10% affordable units for sale at affordable levels in accordance with HUD regulations.

The remaining residential units will be constructed in the second phase over a 15 month period. The first building to be developed will incorporate the original hospital structure. This program will consist of 14 units. This is the first part of the hospital developed in 1909 and The Developer believes has the most historic value to this portion of the site. Also, during the same period the remaining two mid-rise buildings consisting of 122 units will be developed along with a 4,000 square foot community center.

The balance of the space surrounding the residential development will be open landscaped and playground area. A total of almost 10 acres surrounding the residential portion of the project will remain as open space. There will also be approximately 5 acres of open public space located at the entrance to the property that the Developer proposes will remain undeveloped and deeded back to the city as open space and conservation land.

The Developer believes that its proposed project addresses the goals and objectives set forth by the Town of Arlington as mandated in the resolution adopted by the community. Further the Developer's proposal will include no costs to the Town through the acquisition of the land in two phases. The mixed use of the project addresses the commercial medical needs in the area and provides additional affordable and quality housing for the area while maintaining extensive open space.

The proposed form of Land Disposition Agreement ("LDA") appears to generally be acceptable subject to clarification of several points such as: determining how the necessity to obtain various permits and zoning approvals might impact various closing and submission deadlines; review of title, survey and environmental matters; determining how matters beyond the Developer's reasonable control might impact its Good Faith Deposit; determining how a casualty loss might impact the Developers ongoing maintenance obligation; and other matters and questions of a similar nature.

We are confident that the LDA can be expeditiously clarified and resolved to the mutual satisfaction of the Applicant and the Town of Arlington.