

To: Symmes Advisory Committee
From: Brattle Hill Neighborhood Association
Date: August 21, 2001

Subject: Our Thoughts about the use of the Symmes site

This is a synthesis of the input from email, paper surveys and face to face meetings.

What we would like to see on the Symmes site:

- ◆ As much green/open space as possible – especially in the upper parking lot.
- ◆ Medical facilities and offices in the existing building, including traditional and alternative medicine, walk in clinics etc.
- ◆ Business offices in the existing main hospital building.
- ◆ Small businesses on the first floor – like dry cleaner, sandwich shop, health club to serve both employees working in the building and the neighborhood.
- ◆ A nice restaurant on a higher floor with views of the city.
- ◆ ~~_____~~
- ◆ Office space for non-profit organizations in town.
- ◆ Create a loop access road or two pronged access road on the front of the property, with another exit out to Summer St. parallel to the Hospital Road exit.
- ◆ Closure of the exit to Woodside St.
- ◆ Smaller scale residential development, which is a combination of market rate and affordable housing, by a private developer such as the Archdiocese on a section of the site such as the nurses residence.
- ◆ That a human scale is reflected in everything renovated or built.
- ◆ That enough parking is created on site to supply all the parking needed by users/residents of the site to eliminate overflow to surrounding neighborhoods.
- ◆ A garden/nursery business.
- ◆ Day care center.
- ◆ A Swimming pool for the town

What worries us – What we don't want

- ☞ Increased traffic flooding our streets, (which we maintain privately), contributing to increased safety issues.
- ☞ Increased noise.
- ☞ Property devaluation.
- ☞ Degradation of our quality of life.
- ☞ High rise building development beyond the existing main building.
- ☞ Loss of existing wooded areas & tree cover.
- ☞ High density commercial or residential development.
- ☞ Blasting at the site, damage to homes, dumping of blast material
- ☞ Impact of construction, lots of large trucks on the neighborhood streets, noise.
- ☞ Recurrence of past problems with the site including rodents coming from the dumpsters, very noisy generators/shipping docks/boiler rooms.
- ☞ Loss of privacy.
- ☞ Parking overflow into our neighborhood streets.

light pollution

Key elements important to us:

- A commitment that all plans for the site be noise and traffic neutral – minimizing traffic and noise.
- A buffer of parkland/open space behind the houses abutting the Symmes property on Brattle Street.
- Closure of the back exit onto Woodside Street and creation of a parkland/open space buffer there or putting an emergency access only gate there.
- No or minimal building on the upper parking lot – restore the woods that used to be there.
- Having a height cap (3 stories) and density cap, so both residential and commercial uses can co-exist but not overwhelm each other or our adjoining neighborhoods.