

## **Recommendations:**

### **Arlington Transportation Advisory Committee on the Symmes Property**

With respect to the future redevelopment of the Symmes property, the Arlington Transportation Advisory Committee wishes to bring the following considerations to the attention of the Symmes Advisory Committee.

- 1) The geometry of the compound intersection of Summer Street with Brattle Street, Brattle Place, Hemlock Street and Hospital Road is, at present, problematic. It follows that if any significant increase in traffic volume is to result from redevelopment of the Symmes site, a traffic study would be warranted and configuration modifications may be required.
- 2) Any traffic study for the Symmes property redevelopment must be inclusive of the site's second means of egress, currently at Woodside Lane. This portion of the study would focus on the concerns of the immediate residential neighborhood.
- 3) Appropriate public and commercial uses for the property include residential, office, and small scale service/retail that serves the immediate area. Office use is attractive because, unlike Arlington's existing commercial centers, the Symmes site has space for all-day parking. It also has direct access to a through route (Summer Street), and is already served by a public transit route that can easily be used by reverse commuters from Alewife Station.
- 4) Depending on the property's proposed redevelopment, the town may wish to request alterations to the schedule of the existing MBTA bus route (#67) to service the property's prospective users. Location and configuration of the bus stop on Summer Street will also need to be considered.
- 5) Regardless of the property's future use, safe pedestrian and cyclist access must be provided to and within the site, with special consideration given to the Summer Street intersections.
- 6) The Transportation Advisory Committee respectfully requests inclusion in all stages of the review process for the site's redevelopment. Inevitably, different redevelopment proposals will generate different transportation issues, and a better plan will be the result of thorough preparation.