

Dear Arlington Resident:

In February 2001, a citizen's committee was formed to educate Arlington residents about the benefits to the town if it were to control the 18-acre parcel of land known as the Symmes Property. In March of 2001, the Board of Selectmen adopted a resolution, endorsing the acquisition of the Symmes Property and placed on the ballot, a referendum asking the people of Arlington to vote to finance the acquisition through a debt exclusion. The Selectmen also put forth policy positions for the Town, guiding the contemplated uses of the property. Their mandate, in summation, is as follows:

- 1. Ensure responsible development to benefit the entire town.**
- 2. Ensure that the revenue will be neutral or positive for the town.**
- 3. Commit to maintaining a large, open space footprint.**
- 4. Commit to protecting the neighborhood character through appropriate use of the property.**
- 5. Support residential use, including affordable housing.**
- 6. Encourage additional medical, as well as office use of the site.**

At the general town election on March 31, 2001, the town supported the referendum by a 2 to 1 vote. In January, 2002, Town Meeting voted overwhelmingly to approve the purchase of the site.

Subsequent to that vote, Town Meeting voted to create the Symmes Advisory Committee (SAC). With the Selectmen's mandate as its guiding principle, the committee's purpose is to gather and prepare data for community decision-making concerning the best use, to the town and its citizens, for the Symmes property. Your input is very important to the committee. Please take a few minutes to complete the attached questionnaire and tell us how you think the site would be best used. The types of usage have been divided into 4 categories that reflect the Selectmen's mandate (see reverse side for complete mandate). Please indicate your preferences in each category.

The results of this questionnaire will be collated and used as valuable input in the decision making process. A plan for a balanced mixed use of the Symmes site, as stated by the Selectmen, will be developed based on community input, professional town and third party resources, and financial feasibility.

We thank you for your thoughtful response.

Please use the self-addressed envelope to return your questionnaire to the Board Of Selectmen.

The Symmes Advisory Committee
Community Outreach Group

Following the mandate issued by the Board of Selectmen, please take a few moments to give us your ideas for how you would like to see the space utilized within the following categories:

I. Medical/Health Related Uses

Example: Physician's Offices

- A. _____
- B. _____
- C. _____
- D. _____

II. Commercial Uses

Example: Research Space

- A. _____
- B. _____
- C. _____
- D. _____

III. Public Uses

Example: Open Space

- A. _____
- B. _____
- C. _____
- D. _____

IV. Residential Uses

Example: Affordable Housing

- A. _____
- B. _____
- C. _____
- D. _____

We'd love your help! Join one of the Symmes Working Groups by calling the Board Of Selectmen's Office at 781-316-3023.

Arlington Board of Selectmen

Mandate regarding the use of the Symmes Property

1. *The Town commits* to a balanced mixed-use redevelopment of predominantly general office and some medical uses, with a limited residential component that includes affordable housing.
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2. *The Town commits* to a redevelopment that is at least self-supporting, generating income (after a three to four year startup period) sufficient to offset the costs of acquisition, renovation and maintenance. We will apply all net income to reduce and eventually eliminate the added tax burden authorized by the debt exclusion. Any income available after satisfying this commitment will be available at the discretion of Town Meeting to help fund Town services.
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3. *The Town commits* to maintaining the parcel's present proportion of open space, and to increasing its density of development only to gain limited affordable housing.
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4. *The Town commits* to promoting expanded health care services on the site. With Lahey Clinic expecting to remain as a tenant, we will seek the recommendations of Arlington medical professionals and work with area health care institutions to promote additional outpatient services and other medical services.
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5. *The Town commits* to an open planning process in which citizens and neighbors can participate in a visioning process, working with the Arlington Redevelopment Board (as the statutory "owner" of the parcel), the Town's Planning Department, and real estate management consultants to develop a final plan to be recommended to Town Meeting in Spring of 2002.