

Scoring Criteria			210 CENTRAL STREET (TOWN HALL)	45 BARE COVE PARK DR	1-49 BURR ROAD (CRONIN FIELD)	Scoring 2 = very positive, 1 = positive, 0 = neutral, 1 = negative, -2 = very negative (see multiplier when applicable for significance)
Town Ownership			Owned	Owned	Owned	
Item	Criteria	Multiplier	4.3 Acres	4.8 Acres**	3.9 Acres**	Description
A	Adequate Buildable Area	2	-2	4	4	Is the buildable area adequate after applying site constraints?
B	Adequate Parking Capacity	2	-4	4	0	Is there available land area to support required parking facilities?
C	Quality of Outdoor Activity Space	1.5	-1.5	3	0	Will the outdoor amenity area support the goals of the facility?
D	Site Configuration + Layout	2	-4	4	4	Do the site components fit together in an effective/efficient way?
E	Permitting Complexity + Appropriate Use		0	-2	-2	Is the site zoning appropriate for the intended use? Will additional permitting be required
F	Proximity to Public Institutions/Resources		2	1	2	Is the site close proximity to other town institutions?
G	Site Visibility		2	1	1	Does the site have a desirable site presence in town? Ease of wayfinding to the site?
H	Vehicular Access/Traffic	1.5	-3	3	1.5	Is there suitable and appropriate road access (sight lines, turning lanes, traffic flow, etc.)? If road work is needed, does the town have authority or would coordination with the others be necessary for curb cuts and paving?
I	Public Safety/Security		1	0	0	Is there a level of safety to the site. Is the frequency of localized calls for service to law enforcement more prevalent?
J	Future Expansion Potential		-2	2	-1	Does the site have adequate space for expansion in the future?
K	Environmental Impacts		0	-1	0	Are there existing environmental challenges to development on the site ?
L	Construction Phase Facility Impacts	2	-4	2	-2	Are there existing building or site programs that would be relocated or affected by an ongoing construction project. Will the project require swing space to temporarily accommodate the existing use?
M	Topography		0	-1	1	Does the topography of the site compromise the buildable area or present other challenges?
N	Relative Site Development Cost/Complexity	2	0	0	1	Relative estimated expense of site development
O	Potential Neighborhood Support	1.5	-1.5	3	-3	Will abutters to the property likely support the proposed use?
P	Wetlands Restrictions		0	-1	0	Does the site have wetland restrictions that impact the buildable area? Is there known flooding on the property?
Q	Water Service		1	1	1	Ready water utility access
R	Sewer Service		1	0	1	Ready sewer utility access
S	Gas Service		1	0	1	Ready gas utility access
T	Electric Service		1	1	1	Ready electric utility access
U	Storm Service		1	0	1	Ready storm utility access
<b>GRAND TOTAL</b>			-12	24	12	

\*\* SF base on approximate project limits (Final acreage T.B.D.)

**PROGRAM SIZING FRAMEWORK:****BUILDING**

SENIOR CENTER = 28,000 SF

**PARKING**

SR CENTER = 185-200 SPACES

**OUTDOOR PROGRAMMING SPACE**

SR CENTER = 10,000 SF