



Programming Study for the Proposed New  
Berlin Community and Senior Center

Site Assessment Summary

June 9, 2020

<b>Building Program Space</b>	<b>Associated Net Area</b>
Building Footprint – (includes recreation/therapy pool)	70,000 sf
Building Footprint – future growth / expansion	15,000 sf
Parking (150 Cars @ 320sf) – (includes pool and middle school demand)	48,000 sf
Parking (50 Cars @ 320sf – future)	16,000 sf
Parking (overflow or growth parking in lawn areas)	In net to gross
Van / Car Parking (4) – covered by canopy	2,000 sf
Vehicular Drop Off	3,000 sf
Circulation	In net to gross
Recreation / Yard – (min)	5,000 sf
Patio Space (s) – or picnic area	1,500 sf
Game areas – Bocce, Shuffleboard, Croquet	2,500 sf
Walking / Jogging Trails	In net to gross
Planters and Raised Garden Beds	5,000 sf
Dumpsters	250 sf
Generator	500 sf
Chiller	750 sf
Transformer	500 sf
Total Net Site Space Needs	170,000 sf
Net to gross Calculation	x 1.25
<b>Total Gross Site Space Needs</b>	<b>212,500 sf</b>
<b>Minimum Buildable Site Area Required – (Rounded)</b>	<b>(4.5 - 5.0 Acres)</b>

Note: This site area program is to be considered a “guideline program”. Minimum buildable area requirement is influenced by many factors including, but not limited to, site conditions, topography, building configuration / number of stories, right of ways, and environmental / natural conditions. Each potential site will have to be evaluated specifically as to the viability of development.