

Site Analysis Chart Berlin Community and Senior Center		Summary
Site	Site Name	Score
1	0 Patterson Way (Berlin High School)	280
2	1567 Berlin Turnpike (Sage Park)	240
3	240 Kensington Road (Town Hall)	213
4	600 Spruce Brook Road (Pistol Creek)	200



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Site Analysis Chart Berlin Community and Senior Center		0 Patterson Way (Berlin High School) Site Number 1		Site Acreage = 12.24	
Item		Factor	Value	Score (FxV)	
1	Is the site large enough to accommodate senior center and parking?	5	5	25	
2	Are sanitary sewers accessible?	5	5	25	
3	Is the site town owned?	5	5	25	
4	Is the site centrally located?	5	5	25	
5	Is there arterial access to the site?	5	5	25	
6	Is there safe access to the site for vehicles and pedestrians?	5	5	25	
7	Are there significant town financial responsibilities, demolition costs, or site development costs?	5	4	20	
8	Are there existing site uses to be relocated?	4	5	20	
9	Does topography impact design options?	4	4	16	
10	Is the proposed use consistent with the neighborhood characteristics? (Synergy)	4	5	20	
11	Are public utilities (water, gas, electric, etc.) available?	3	5	15	
12	Is the site accessible by public transportation?	3	3	9	
13	Is the site located at least 10 feet outside of the 500 year flood plain or have significant wetland impact?	3	3	9	
14	Is there any indication of contaminated site conditions either on-site or nearby?	3	N/A	N/A	
15	Are the subsoil conditions satisfactory for economical construction, i.e. without excessive ledge removal or deep foundations?	3	N/A	N/A	
16	Is the site adjacent to recreation?	3	5	15	
17	Are there adjoining residential properties?	2	1	2	
18	Is the site compatible to site/ zoning regulations?	2	2	4	
Factor Scale: (1-2) Minimum Impact, (2-3) Moderate Impact, (4-5) Maximum Impact Value: (0-2) Major Impact, (3) Neutral Impact, (4-5) Positive Impact		TOTAL		280	

Site Analysis Chart		1567 Berlin Turnpike (Sage Park)		Site Acreage = 4.17	
Berlin Community and Senior Center		Site Number 2			
Item		Factor	Value	Score (FxV)	
1	Is the site large enough to accommodate senior center and parking?	5	5	25	
2	Are sanitary sewers accessible?	5	5	25	
3	Is the site town owned?	5	5	25	
4	Is the site centrally located?	5	2	10	
5	Is there arterial access to the site?	5	4	20	
6	Is there safe access to the site for vehicles and pedestrians?	5	3	15	
7	Are there significant town financial responsibilities, demolition costs, or site development costs?	5	4	20	
8	Are there existing site uses to be relocated?	4	1	4	
9	Does topography impact design options?	4	2	8	
10	Is the proposed use consistent with the neighborhood characteristics? (Synergy)	4	5	20	
11	Are public utilities (water, gas, electric, etc.) available?	3	5	15	
12	Is the site accessible by public transportation?	3	1	3	
13	Is the site located at least 10 feet outside of the 500 year flood plain or have significant wetland impact?	3	5	15	
14	Is there any indication of contaminated site conditions either on-site or nearby?	3	N/A	N/A	
15	Are the subsoil conditions satisfactory for economical construction, i.e. without excessive ledge removal or deep foundations?	3	N/A	N/A	
16	Is the site adjacent to recreation?	3	5	15	
17	Are there adjoining residential properties?	2	5	10	
18	Is the site compatible to site/ zoning regulations?	2	5	10	
Factor Scale: (1-2) Minimum Impact, (2-3) Moderate Impact, (4-5) Maximum Impact Value: (0-2) Major Impact, (3) Neutral Impact, (4-5) Positive Impact		TOTAL		240	

Site Analysis Chart		240 Kensington Road (Town Hall)		Site Acreage = >8.0	
Berlin Community and Senior Center		Site Number 3			
Item		Factor	Value	Score (FxV)	
1	Is the site large enough to accommodate senior center and parking?	5	2	10	
2	Are sanitary sewers accessible?	5	5	25	
3	Is the site town owned?	5	5	25	
4	Is the site centrally located?	5	4	20	
5	Is there arterial access to the site?	5	4	20	
6	Is there safe access to the site for vehicles and pedestrians?	5	5	25	
7	Are there significant town financial responsibilities, demolition costs, or site development costs?	5	0	0	
8	Are there existing site uses to be relocated?	4	1	4	
9	Does topography impact design options?	4	0	0	
10	Is the proposed use consistent with the neighborhood characteristics? (Synergy)	4	5	20	
11	Are public utilities (water, gas, electric, etc.) available?	3	5	15	
12	Is the site accessible by public transportation?	3	1	3	
13	Is the site located at least 10 feet outside of the 500 year flood plain or have significant wetland impact?	3	5	15	
14	Is there any indication of contaminated site conditions either on-site or nearby?	3	N/A	N/A	
15	Are the subsoil conditions satisfactory for economical construction, i.e. without excessive ledge removal or deep foundations?	3	N/A	N/A	
16	Is the site adjacent to recreation?	3	5	15	
17	Are there adjoining residential properties?	2	3	6	
18	Is the site compatible to site/ zoning regulations?	2	5	10	
Factor Scale: (1-2) Minimum Impact, (2-3) Moderate Impact, (4-5) Maximum Impact Value: (0-2) Major Impact, (3) Neutral Impact, (4-5) Positive Impact		TOTAL		213	

Site Analysis Chart		600 Spruce Brook Road (Pistol Creek)		Site Acreage = 9.92	
Berlin Community and Senior Center		Site Number 4			
Item		Factor	Value	Score (FxV)	
1	Is the site large enough to accommodate senior center and parking?	5	3	15	
2	Are sanitary sewers accessible?	5	5	25	
3	Is the site town owned?	5	5	25	
4	Is the site centrally located?	5	1	5	
5	Is there arterial access to the site?	5	2	10	
6	Is there safe access to the site for vehicles and pedestrians?	5	5	25	
7	Are there significant town financial responsibilities, demolition costs, or site development costs?	5	1	5	
8	Are there existing site uses to be relocated?	4	1	4	
9	Does topography impact design options?	4	2	8	
10	Is the proposed use consistent with the neighborhood characteristics? (Synergy)	4	5	20	
11	Are public utilities (water, gas, electric, etc.) available?	3	5	15	
12	Is the site accessible by public transportation?	3	1	3	
13	Is the site located at least 10 feet outside of the 500 year flood plain or have significant wetland impact?	3	5	15	
14	Is there any indication of contaminated site conditions either on-site or nearby?	3	N/A	N/A	
15	Are the subsoil conditions satisfactory for economical construction, i.e. without excessive ledge removal or deep foundations?	3	N/A	N/A	
16	Is the site adjacent to recreation?	3	5	15	
17	Are there adjoining residential properties?	2	4	8	
18	Is the site compatible to site/ zoning regulations?	2	1	2	
Factor Scale: (1-2) Minimum Impact, (2-3) Moderate Impact, (4-5) Maximum Impact Value: (0-2) Major Impact, (3) Neutral Impact, (4-5) Positive Impact		TOTAL		200	