Needham Senior Center Site Feasibility Study
Needham, MA
June 18, 2010

SITE DATA MATRIX

Data Category	Greene's Field	Remarks	Rosemary Hill	Remarks	Ridge Hill	Remarks
0 Zoning & Dimensional Data						
District	SRB	Single Residence	SRB	Single Residence	SRA / APD	Single Residence / Aquifer Protection District
flood plain district	no		no		no	
aquifer protection district	no		no		yes	has restrictions, see below
use allowed	yes	municipal structure allowed	yes	municipal structure allowed	no	SC use is not allowed in APD. Existing "municipal use" can be continued if more than 50% of the existing House is retained (Town attorney interpretation of limit). Total demolition with construction of new building is not allowed.
zoning change required for use	no		no		yes	Town Meeting would have to approve a zoning change to build a new "municipal use" building (i.e. senior center) on the site. This would not be required if the project were an addition to the existing building but this option creates cost and functionality compromises.
front yard setback	25'		same		35'	setback is not an issue given parcel location
rear yard setback	25'		same		same	
side yard setback	25'	relief from this requirement to align with adjacent buildings would improve the site layout	same		same	
site area	109,316 sf	2.5 acres	385,495 sf	Merged lot because Pool Building sits within required side yard set back and is thus non-conforming.	9,709,882 sf	222 acres
			297,917 sf	Merged lot area with "water area" taken out for lot coverage calculation.		
FAR limitations	0.3		same		same	
allowable buildable area	32,794 sf		115,649 sf		2,912,964 sf	
proposed buildable area	20,000 sf	surface parking scheme complies	63,325 sf	complies (includes pool support building)	28,987 sf	complies (includes barn and garage)
	39,864 sf	structured parking scheme exceeds allowable				
allowable lot coverage	15%	4.2.1 footnote f	same		same	
maximum allowable lot coverage	16,397 sf		44,688 sf	"Water area" of site is deleted from "lot area" for lot coverage calculation.	1,456,482 sf	
proposed lot coverage	10,000 sf	Complies	23, 325 sf	complies	15,662 sf	complies
area available for expansion	6,397 sf		21,363 sf		1,440,000 sf	rounded
max building height (stories)	3	4.2.2 for municipal buildings only	same		same	
max building height (feet)	40	4.2.2 for municipal buildings only	same		same	
other buildings on site	yes	SPH site is non-compliant with regards to lot coverage and FAR of the existing building. Per zoning bylaws, it is automatically merged with the adjacent town owned site in order to rectify the non-compliance. Construction of the senior center would result in two structures on a single site.	yes	SC lot is "merged" with adjacent pool site by zoning bylaws due to non-conformance of pool building on its site (it encroaches on the side yard setbacks). Construction of the senior center will result in two buildings on a single site.	yes	Existing house/SC, garage and barn are on site;

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zoning change required for multiple buildings on a single site	yes	Town Meeting will have to vote on a zoning change to allow for two buildings on a single site. The alternative is to have Town Meeting vote on moving the property line so that the SPH site becomes compliant but this alternative results in greater encroachment of the SC on Greene's Field.	yes	Town Meeting will have to vote on a zoning change to allow for two buildings on a single site. Land area is not available to rectify the pool facility non-compliance through adjustment of the property line. The alternative that will not require Town Meeting vote is to incorporate the pool support building into the new SC (at additional cost).	no	The garage and barn will be used by the SC programs such that they are considered accessory uses. (If they are not programmed as accessory use, a zoning change will be required at Town Meeting to allow two buildings on a single site.)
Parking Requirements						
number of parking spaces required	-	no specific category applies to SC	same		same	
handicapped parking required	5	101 - 150 spaces require 5 hc spaces 151 - 200 spaces require 6 hc spaces	6	larger parking lot due to pool parking requirement being met by sc parking area	5	
size of spaces	9' x 18.5'	Zoning regulations 5.1.3.e: maximum of 50% of spaces can be compact spaces (8' x 16')	same		same	
parking set back requirements	10 4	feet from front lot line & street side feet from rear and side lot lines	same		same	
parking green space requirements	planted 10% 25% 1 per 10 40 sf	parking setback treatment parking area to be landscaped landscape area within parking area tree per spaces unpaved area per tree	same		same	
off street loading requirement	required	adequate off-street loading facilities and space with unimpeded access req'd, sized and arranged that no trucks are parked on a public way while loading or unloading or waiting	same		same	

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1 Natural Site Conditions						
Available Site Survey	no	Town GIS maps available	yes	boundary and topographic survey obtained in 2002	no	Town GIS maps available
Available Soil Report	no	general data available	yes	soil borings taken in 2002 with geotechnical report	no	general data available
Soil Conditions	buildable	Soils on the site are classified as Merrimac Urban Land Complex and have no assigned hydrologic group.	buildable	Dense to very dense granular soil and glacial till, suitable for supporting structures bearing on shallow spread footings.	buildable	The ridge is a glacial remnant and contains granular soil and glacial till in addition to bedrock. It is reported that the soils do not percolate well and that drainage is poor at the top of site. The soil type changes to a more sandy soil where the main house seepage pits and barn leaching field are located just north of the entry to the gravel lot.
Water Table	potential issue with garage option	No testing data but Merrimac soils in general are hydrologic group A with water tables greater than 6 feet. The Stephen Palmer Senior Center located in the basement of the building has had water, so one could expect to see water at depths of 7 to 8 feet which may require de-watering for underground garage option.	does not present an issue	Groundwater range from 14 ft to 19 ft below the ground surface (observed during geotechnical investigation in October of 2001).	does not present an issue	No testing data available but with no subsurface spaces ground water should not be an issue during construction
Topography	flat		very steep	building site is very steep and as such presents issues for construction, operations and maintenance; see "access" below	flat	building site is flat; see "access" below
Vegetation	none	cleared site	none	cleared site	some	protected vegetation at western edge and center of buildable area; mature vegetation could be in line of future additions; proposed building footprint is unvegetated
Orientation, N-S-E-W	south	building can face due south which is good from a solar perspective (heat gain in winter and minimizing gain in summer) with roof line capable of accomodating active solar collectors	south	building can face south which is good from a solar perspective (heat gain in winter and minimizing gain in summer); flat roof provides opportunity to accomodate twice the area of active solar collectors as the other two sites	south	building can face due south as other sites; however, site plan shows building on N/S axis as being preferable for 1) retention of character of cultural landscape, 2) reducing apparent "bulk" of building on approach road from meadow below, 3) maintaining view corridors to meadow from SC site and, 4) accomodates future additions to east (and west); these issues (in our opinion) outweigh the benefits of solar orientation on this site since issue of summer heat gain on east/west exposures will be mitigated by existing vegetation

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2 Environmental Issues: Conservation						
Flood Considerations	no		no	Rosemary Lake is labeled as a Q3 Flood Zone and is labeled as a Zone A (inundated by 100-year flooding for which no BFEs have been determined). The building location is significantly above the lake and no flooding would be expected.	no	Wetland area to the east of the buildings is labeled as a Q3 Flood Zone and is labeled as a Zone AH (inundated by 100-year flooding for which no BFEs have been determined). Flood depths range from 1 - 3 feet. The building location is significantly above the wetland and no flooding would be expected.
Wetlands	no		yes	at lake's edge but sufficiently removed from parking area	no	adjacent to site but conservation commission "Transfer Area" is not within buffer.
River or "Water Body" Setbacks	no		yes	100' setback from lake high water line	no	
Vernal Pools	no		no		no	certified vernal pool is approximately 1,000 feet of site; vernal pond setback is 500 feet.
3 Environmental HAZMAT						
Sub-Surface Soil Contamination	yes	wood playground equipment likely has contaminated the adjacent soil. It is "tbd" if this soil will be removed or uncontaminated when the play structure is removed.	no	none identified	no	none identified
Building Asbestos	no		no		yes	Asbestos is on piping and boiler insulation which are to be removed when the existing structure is demolished. The abatement cost is reflected in the estimate. After demolition there will not be a continued hazard from lead paint.
Building Lead Paint	no		no		yes	Paint on surfaces in the existing house to be demolished likely contain lead. The cost for disposal of this material in an approved manner is reflected in the estimate. After demolition there will not be a continued hazard from lead paint.

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4	Permitting						
	Town Meeting Vote	yes	To change from "park and recreation purposes" to "general municipal or SC purpose" and to allow two structures on a single lot	yes	To change from "for municipal purposes and specifically for recreational purposes" to "general municipal or SC purpose" and to allow two buildings on one lot.	yes	To allow building new structure (instead of adding onto the existing house) per restrictions of Aquifer Protection District (addition option could proceed without this vote)
	Environmental Impact Statement	not req'd		not req'd		not req'd	
	Planning Board Required	yes	Site Plan Review for Major Project involving construction of 10,000SF or more. (By-Laws Section 7.4.3)	yes	Site Plan Review for Major Project involving construction of 10,000SF or more. (By-Laws Section 7.4.3)	yes	1. Site Plan Review for Major Project involving construction of 10,000SF or more (By-Laws Section 7.4.3). 2. Special Permit under APD for any enlargement or alternation of any of the three structures (By-Law Section 3.4.6(c)) and or introducing impervious more than 15% or 2,500 SF of any lot, whichever is greater (By-Law Section 3.4.6(c)(6)).
	Conservation Commission Required	no		yes	For construction within 100ft buffer zone and for stormwater management plan.	yes	For work outside of the "Transfer Area": widening of the driveway and modification to site entry including turn in lane and moving existing stone wall.
	Permitting Surcharge in design fees	no		yes	permitting of this site is complicated due to stormwater regulation and presence of the Lake. There will be a site engineering surcharge including wetland delineation for this permitting above and beyond what is required of the other sites. May impact schedule (60 days, 2 hearings).	yes	construction on this site will involve work with the historic commission and conservation commission resulting in a minor permitting surcharge. Wetland delineation if sewage connection does not follow driveway.
5	Site Access						
	Major street access is from	Great Plain Avenue or Pickering Street	Pickering Street for north option; Great Plain and/or Pickering for the sourth option;	Rosemary Street		Charles River Street	
	Pedestrian & Vehicle Conflict	yes	Pedestrians, in the form of students from St. Joseph's School who walk home from school and users of Greene's Field, present potential pedestrian/vehicle conflcts with SC users and service vehicles who enter the site off of Pickering Street (for the schemes with the building located at the north end of the site).	yes	Pedestrians in the form of users going to the pool in the summer present potential pedestrian/vehicle conflicts with SC users and service vehicles.	no	pedestrians are not an issue at this site; new road design eliminates conflict betweem pedestrians and vehicles in the entry road/parking lot as well as separating service vehicle access from the parking lots.
	Vehicule & Parking Conflicts		access to Pickering Street parking lot can be congested at after school pick-up periods; access from or egress onto Great Plain is considered challenging to some;		back-up of traffic up to rail road tracks is not likely due to distance; access and egress in summer will be influenced by pool traffic entering and exiting the site throughout the day (morning classes, afternoon open pool)		sufficient space between street entry and parking to avoid back-up on Charles River Street
	Entry and Exit from Site		exit from parking areas either onto Great Plain Avenue and Pickering Street has visiblity limitations due to on-street parking that will require mitigation such as reomoving on street parking on either side of entry curb cut for an appropriate distance for sight lines		exist from sloping driveway to sloping street can be considered challenging to some; moving the driveway further down the hill makes the right hand turn onto Rosemary Street greater than a 90 degree turn which can be difficult for visibility of on-coming traffic.		view corridor at entry needs to be widened out by removal of vegetation and slight adjustment of wall

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Off-Street Loading & Service provision	passable	service deliveries would be off of Pickering Street which can be congested; this can be mitigaged by widening street as shown on drawing and creating a service only parking zone; trash can be managed off of parking lots.	difficult	due to slope of access road and congestion at entry to parking garage; trash pick-up and deliveries will be more difficult given single entry point. This needs to be studied further.	good	service is well accommodated at rear of building to be hidden from view and provide good access for trash pick-up and deliveries to kitchen.
Construction Vehicle Access	very good	flat site site two sided street access; some mitigation on the streets may be required including possibly more police detail work than for the other sites due to downtown location	passable	vehicles can easily get to the site but the steep slope within the site will present challenges especially during the winter	very good	flat site with easy access in an uncongested area
Contractor Parking	poor	construction personnel will park in public spaces taking space away from local business and users	passable	construction personnel will have to park on Rosemary Street as existing parking lot will be lay down space for construction	very good	construction personnel can park in existing lot on site
Pedestrian Access	yes	location is more conducive to potential pedestrian access	some	steep grades and location may deter pedestrian access	no	no sidewalks on Charles River Street
Bicycle Access	yes		difficult	steep grades	difficult	remoteness with road not conducive to bikes
Bus/Van Drop Off	yes	at street level	yes	at street or garage level	yes	at grade level
Public Transportation	yes	MBTA bus and commuter rail stop within two blocks of site	yes	MBTA bus stop at library, one block from site	no	
Auxiliary transportation required	yes		yes		yes	
6 Emergency Vehicle Access						
Police Department response time	1 min	estimated by police chief	3 min	estimated by police chief	5 min	estimated by police chief
Police Department patrol	good	all sides of building visible from patrol car	acceptable	one side of building not fully visible from patrol car	good	all sides of building visible from patrol car
Fire Department response time	1.5 min	estimated by fire chief	4 min	estimated by fire chief	6 min	estimated by fire chief
Fire Department Access requirements	workable	coverage of two sides of building from road acceptable; other sides readily accessible; building location at north end of site is not ideal from FD access due to congestion on street at certain time that could inhibit response vehicles; building at south end of site does not present FD access issue; driveways at north end scheme provide FD access to two building sides and allow egress without backing out;	workable	coverage of two sides of building from road acceptable; steep slope for fire truck; emergency response vehicles can reach building entry from Rosemary Street	good	coverage of all four sides of building and emergency response vehicles can easily get to SC entry

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7 Parking						
projected total parking for site	100-120	anticipate this site to have more pedestrian access than other sites; 100 cars required by SC at central location for day to day operations; on-street parking and use of SPH lot with 17 dedicated spaces to handle surge requirements. Underground garge option shows 100 cars to accommodate all parking in garage once users enter the garage to avoid conflicts and frustration at entry/exit;	175	100 cars required by SC at central location for day to day opetations; assume minor amount of pedestrian access; 75 additional spaces required to accommodate pool users with shared parking factor considered due to non-overlap of peak uses of pool and SC programs;	130	remote location increases parking requirement; sloping site is not conducive to seniors parking in lot at lower level; conservation landscape is a deterrent to overflow parking being along entry road or on grass, thus additional spaces are provided;
existing parking available at site	37 spaces	17 spaces in existing SPH parking lot and 20 dedicated on street spaces will remain; assume that some on-street spaces will be used by others despite signage and that staff parking will be on the existing SPH lot and that on-street parking is not always used during snowy periods;	75	two partially paved lots, used by swim patrons in summer will be utilized during construction and re-built as part of new work	30 spaces	existing unpaved lot can be used; 16 foot grade change from lot to SC entry grade makes this not ideal for senior use, therefore assume it becomes staff parking
new on-grade parking available & feasible	depends on option	surface area is available for on-grade parking however, it may be undesirable; to maintain Greene's Field open space, parking may have to be located below grade garage with minimal parking remaining at grade	yes/partial	75 spaces of surface parking is possible through reconstruction of existing lots;	yes	surface area available to accommodate all parking
number of off street parking provided	75 with surface parking scheme or 100 with underground garage	reduction factor for surface lot assumes that some on-street spaces will be used by non SC users despite the signage and that staff parking will utilize the SPH lot; below grade garage has 100 spaces due to geometry of entry ramp and to avoid needless entry and exit if garage is full	175 spaces	100 spaces required for daily SC functions; 125 spaces are required for lake/pool users in summer during afternoons; reduction factor uses shared parking to arrive at 175 spaces since the peak pool use coincides with lower use periods at SC	100 spaces	100 spaces are provided at the approximate entry grade level of the SC; significant overflow or staff parking would utilize existing lower lot that accomodates 30 cars.
Structured Parking Required	depends on option	to reduce coverage of Greene's Field but inclusion of garage results in non-compliance relative to FAR	yes	buildable site area is too small and steep for surface parking	no	
handicapped parking provided	10	exceeds minimum requirement	same		same	
Expansion capability	yes	12,794 sf expansion available within FAR limitation but only with surface parking scheme	yes	34,353 sf available within FAR limitation	yes	virtually unlimited within FAR limitation to the east and west of new SC
Shared uses, Alternate parking sources	yes	other on street parking in town	yes	swimming pool parking used by SC during off-season	yes	share existing lot used by trail users

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8 Utility Connections						
Storm Drainage	yes	Existing Drainage Line located along the West Property Line. Line Flows North to South to Great Plan Avenue which abuts the site to the South. Site Drainage could tie into the System as needed. Stormwater treatment devices required on-Site.		Existing Drainage Line enters site in the NE corner from the Railroad Easement. Line runs East to West across the NE portion of the site into Rosemary Street. Line discharges into Rosemary Lake via the Spillway, located on North side of Lake. Site Drainage could tie into the System as needed. Stormwater treatment devices may be required on-Site. it was noted that a headwall drains onto the site and into a detention pond in the Northeast corner of the site.		No existing Drainage Infrastructure on-site or adjacent to site entrance on Charles River Street. Stormwater treatment devices required on-Site due to additional development.
Gas	yes	Gas Line located within Great Plain Avenue and along the West Property Line. The Line that runs along the West Property Line was installed as a system improvement in 1993 and ties into a stub on Pickering Street from the Line within Great Plain Avenue. Service connection necessary for SC.	yes	gas in street	yes	Line located within Charles River Street; no service connection to site. Existing line to be tapped and a valve will need to be installed. Shut off and clearing required before the line could be tapped for connection to site (gas service shut down in the area while the connection is made). New line would need to be installed onto the site, as well as any necessary appurtenances required by the gas service. Proposed Length of Line will be approximately 1,800 L.F.
Water	yes	Water Lines located within both Great Plain Avenue and Pickering Street. Three service connections from the Pickering Street Line, which run to a hydrant and Sprinkler System Well at Greene's Field. Some of these service connections may need to be removed or re-routed. A new service connection would be necessary.	yes	water line located within Rosemary Street, to the North of the Site. Bath House has a service connection on the North Side of the Building. A new service connection necessary.	yes	Water line within Charles River Street, enters site near entrance. Line runs from the street to the North (through the Field on the West of the entry drive) to the buildings, that have individual service connections.
Sewer	yes	Existing Sewer Lines are located within Great Plain Avenue and Pickering Street. The Pickering Street Line runs from North to South and ties into the system at Great Plain Avenue, which then runs away from the Site, heading from the East to the West. Assuming there is enough capacity and the inverts are feasible, the SC could tie into the System.	yes	The Bath House at Rosemary Lake has an Existing Sewer Service Connection that ties into the Existing Sewer Line located within Rosemary Street, in the Northwest corner of the Site. Assuming there is enough capacity and the inverts are feasible, the SC could tie into the System.	no	No sewer lines located within Charles River Street adjacent to the Site entrance. On-site, there are currently 3 subsurface sewage disposal systems that will not be reused. Existing Sewer Line stops at Whitman Road within Charles River Street, which is approximately 600 L.F. from Site. Assuming that necessary inverts could be achieved for gravity connection, an additional 1,600 lf of line is required with new Sewer Manholes as well.
Electric, Telephone, Data & Cable	yes	Electric, Telephone, and Cable services are available in the downtown area. Service connections necessary for the SC..	yes	Electric, Telephone, and Cable connections available on-site or within Rosemary Street. Service connections would be necessary for SC.	yes	Electric, Telephone, and Cable connections available on-site. Service connections necessary for SC, as well as a potential for equipment upgrades in order to facilitate development.

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9 Capacity for Expansion						
area available for expansion	yes	only with surface parking scheme	yes	20,000 sf could be added as a second floor above SC taking into account that accomodations at grade are required to maintain 3 story, 40 foot tall structure	yes	FAR allows virtuall unlimited expansion if desired, envisioned to east and west; if compatible with conservation commission, this site could be expanded to house other community center type functions
quantify area	12,794 sf	allowable w/in bylaw FAR limitations	34,353 sf	allowable w/in bylaw FAR limitations	2,880,000 sf	allowable w/in bylaw FAR limitations
impact of expansion on traffic	some	adds congestion to congested area	minor		none	
impact of expansion on parking	negative	would use more of Greene's Field open space	negative	would require additional structured parking	possible	parking feasible within allowable development zone but at the expense of existing vegetation
impact on system requirements	acceptable	systems can support additional building	acceptable	systems can support additional building	acceptable	systems can support additional building
10 Abutting Properties						
Impact on Abuttors	some	SC construction and traffic will have impact on abuttors	minimal	minimal impact due to lack of immediate abuttors	minimal	minimal impact due to lack of immediate abuttors
11 Adjacencies/Neighbors						
Neighborhood Context		educational, recreational, residential and business		commercial and recreation		conservation and residential
List Adjacent Uses		YMCA & residential abut site w/businesses across Pickering Street		residential abutter to south, town recreation to north, library, business and retail across street		residential
Conflicting Adjacent Uses	yes	Saint Joseph's School has drop-off and pick-up needs that take place on Pickering Street making use of this street difficult; use of fields for recreation is compromised by building	yes	potential conflict with parking for swimming in summer needs to be mitigated with larger parking capacity	no	
Negative impact on Landscape	yes	loss of fields and play area depending on scheme	no	improves on a poor condition	no	potential to improve on a poor condition
Adjacent Proposed Construction	no		no		no	
12 Impact on Existing Use						
Impact of SC on existing use	negative	Reduces open space of Greene's Field by 50% to 60% with surface parking scheme and less than 20% with underground parking.	positive	positive impact on parking for pool but building changes context of pool site by creating a rather large development	positive	plan can enhance current accessory uses by improving parking and circulation and providing program activity that can help sustain the buildings
		playground and/or baseball field will be eliminated with surface parking scheme; can remain with structured parking scheme		impact on library or other traffic is not deemed significant		see next item below re: demolition
13 Impact on Existing Buildings						
	no		no		yes	1. demoiltion of existing house is not seen by all as a positive development 2. SC is part of site containing two other existing structures which require significant restoration
14 Possibility for Shared Use						
	yes	With the typical schedule of use and programming, SC parking should be available for the recreational user of Greene's Field for afternoons and weekends.	yes	Shared parking opportunity for SC and Lake/pool user by virtue of the plan providing additional parking. This advantageously provides additional parking for SC during pool off-season for SC large events.	yes	With those using conservation area and with those accessing or dropping off at the Rec. Dept garage building especially for summer camp.

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15 Location						
Proximity to Town Center / Downtown	yes	in center of town	yes	walking to adjacent sites is up a steep road	no	site is 3 miles from town hall
Proximity to outdoor rec spaces	yes	proximity to field & play areas	yes	adjacent to lake, pool and trail; library	yes	proximity to conservation area
Unique characteristics of location	yes	Greene's Field	yes	dramatic views of Lake	yes	cultural value as one of last remaining "summer estates" now conservation land
Travel distances	in center		near center		remote	
16 View Corridors						
impact on view corridors	yes	impacts Great Plain Ave view corridor	no		no	site currently disturbed
17 Constructability						
construction staging		on Greene's field		on existing lower parking lot	good	multiple options on site
construction vehicle access	acceptable	downtown location; near town hall currently under construction demonstrates capability	poor	due to steep slope	good	
disruption of adjacent uses	yes	abutters	none		none	
note observed construction cost surcharge	none		highest		none	
18 Single Level or Multi Level						
	2 story	impact of single story building is to leave less open space at Greene's Field, thus only two story scheme considered	1 story	opportunity for single story construction above structured parking; two story construction would create a four story structure that does not comply with zoning bylaws requiring grade mitigation at building edge	2 story	two story building due to limited allowable buildable area within site
19 Other Outdoor Activities						
	yes	open field; limited site available for gardens w/in setbacks.	yes	trail, lake and pool but no site adjacent to building for gardens	yes	trails and conservation area; significant area available for gardens
20 Intergenerational Activities						
Teen Volunteers	yes	current site has teen volunteers	yes	near high school	yes	would require significant driving
Rec Dept summer day camp	no		no		yes	could be complimentary to SC programming.
21 Sustainability						
Reduction in automobile use	yes	Access to public transportation	yes	Access to public transportation	no	need to drive to site
feasibility of solar	yes	open site.	yes	open site	yes	retention of tree canopy will shade collectors
feasibility of wind	29	Building mounted wind turbines provide minimal electricity generation. Large scale wind turbine not likely. Need community approval.	maybe	Building mounted wind turbines provide minimal electricity generation. Large scale wind turbine not likely. Need community approval.	maybe	Possibility for pole mounted wind turbine. Need wind study and likely Con Com approval.
rainwater reuse	yes	Evaluate underground vs. above ground cistern. Use for toilet flushing.	yes	same	yes	same
geothermal	yes		yes	geothermal field or use of Lake for heat exchange	yes	potential optimal geothermal field outside of "Transfer Area" requires Con Com approval
Significant Stormwater Impact	no		yes	potential to vastly improve existing stormwater condition on site.	no	
Adaptive reuse	no		no		yes	If retaining existing Morse Bradley house.
LEED certification feasible	yes		yes		yes	

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22 Operational Considerations						
		Garage option: irrigation of field above garage.		snow clearing for parking areas & drive		snow clearing for long driveway
		Garage option: water table dewatering		cleaning & maintenance of garage		additional landscape to maintain
		Garage option: cleaning & maintainance of garage		difficulty maintaining site (landscape) due to slope		maintenance of accessory structures
				expansion or addition of related community space can be accomodated with a new level above SC but this will compromise use of SC during such construction		maintain sewage forced main
23 Other Benefits						
		additional parking for downtown & rec use of fields during hours when SC is closed pending method for controlling use by SC during hours of operation		additional parking provided for pool users		best expansion capability for expansion of the sites for SC or related community spaces on site without acquisition of other land or construction of new floor on top of an operational building as would be required at Rosemary Lake
		business use will have access to onstreet parking due to sufficient parking being provided for SC		opportunity to remedy existing stormwater and environmental issues at site; the option funds a project that the Town will ultimately need to address even if SC is not located on the site		restoration of accessory structures and on-going use for accessory structures
		at such time that the future of the SPH is clarified, the site has potential for expansion or addition of related community space on SPH site		cleans up a "run down" site that is going to require improvement at some point regardless of SC		Town at some point will have to address condition of existing buildng on site and this option funds said renovation
		at such time that the YMCA's future is determined, the site could be available for expansion or additon of related community space on YMCA site				outdoor space for community garden with place to store gardening supplies or equipment
						enhancement of conservation area through clean up of filled areas and general enhancement of site

Abbreviations

APD	Aquifer Protection District
BFE	Base Flood Elevations
SC	Senior Center
SPH	Stephen Palmer House