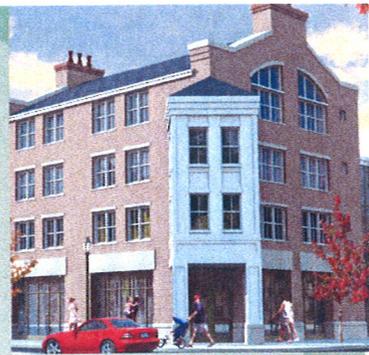


*A Site Assessment for:*  
*The Town of Simsbury*



PREPARED FOR: \_\_\_\_\_

The Town of Simsbury  
933 Hopmeadow Street  
Simsbury, CT  
May 2012  
*Rev. Aug. 2012*

Submitted by:



QUISENBERRY ARCAR  
ARCHITECTS LLC



QUISENBERRY ARCARI  
ARCHITECTS LLC

## Site Assessment for a New Simsbury Senior Center

Assessment of Possible Locations

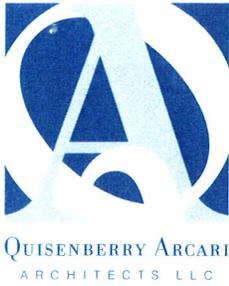
August 31, 2012

<u>Rank</u>	<u>Recommended Project Site</u>	<u>Rating</u>
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A.	Performing Arts Center	92
B.	Bushy Hill / Stratton Brook	89
C.	Iron Horse Boulevard	85
D.	Library	71
E.	International Skating Center	71
F.	Drake Hill Place	62

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Site Summary

May, 2012

<b>Site Program Space</b>	<b>Associated Net Area</b>
Building Footprint - Approximate	22,200 sf
Building Footprint – Future Growth	5,000 sf
Parking (100 Cars @ 320sf)	27,000 sf
Bus Parking (1)	750 sf
Vehicular Drop Off	2,400 sf
Circulation	In net to gross
Recreation / Front Yard	2,500 sf
Patios	2,500 sf
Game areas – Bocce, Shuffleboard, Croquet	In Recreation / Front Yard
Walking / Jogging Trails	In net to gross
Planters and Gardens	2,500 sf
Picnic Pavilion - Optional	750 sf
Dumpsters	300 sf
Generator	300 sf
Chiller	300 sf
Transformer	150 sf
<b>Total Net Site Space Needs</b>	<b>66,650 sf</b>
Net to gross Calculation (including future expansion space)	x 1.3
<b>Total Gross Site Space Needs</b>	<b>86,645 sf</b>
<b>Minimum Ideal Site Area Required</b>	<b>(1.99 Acres)</b>



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# Site Assessment for a New Simsbury Senior Center

## Site Evaluation

May 7, 2012

1 – Simsbury Library

Hopmeadow Street  
Simsbury, CT



*Location Map/ Photos*

Characteristics	Value	Complies / Comments	Points
Owned By the Town	10	Yes	10
Current Zoning		Residential	
Buildable Area > 1.99 acres	No	Actual usable space is less (1.38)	
Size(BA)	10	Better if Greater	2
Utilities:	10	Yes	10
Sewer		Yes	
Gas		Yes	
Water		Yes	
Topography/Site Work	5	Heavily Wooded Area	5
Wetlands	5	Yes, but usable	3
Flood Plain	5	None	5
Environmental Issues/Sustainability	10	Partially Undeveloped Site	10
Proximity to Business Dist./ Main St	10	Close	7
Access Convenience	5	Directly off Main St.	9
Future Growth Potential	5	No	0
Neighborhood Impact	5	Minor	5
Impact on Tax Base	10	None	10
Recreation Available	10	Library / Public Park	2
<b>Total Ranking</b>	<b>100</b>		<b>78</b>

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# Site Assessment for a New Simsbury Senior Center

**Site Evaluation**

**May 7, 2012**

2 – Drake Hill Place

Drake Hill Road  
Simsbury, CT



*Location Map/ Photos*

<b>Characteristics</b>	<b>Value</b>	<b>Complies / Comments</b>	<b>Points</b>
Owned By the Town	10	No/ Cost Effective	4
Current Zoning		Residential '	
Buildable Area > 1.99 acres	No	Actual usable space is less (1.20)	
Size(BA)	10	Better if Greater	4
Utilities:	10		10
Sewer		Yes	
Gas		Yes	
Water		Yes	
Topography/Site Work	5	Mild	3
Wetlands	5	None	3
Flood Plain	5	None	3
Environmental Issues/Sustainability	10	Partially Undeveloped Site	8
Proximity to Business Dist./ Main St	10	Close	6
Access Convenience:	5	Off of a main road	9
Future Growth Potential	5	Yes	1
Neighborhood Impact	5	Minor	4
Impact on Tax Base	10	None	10
Recreation Available	10	School / Public Park	3
<b>Total Ranking</b>	<b>100</b>		<b>68</b>

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## Site Assessment for a New Simsbury Senior Center

**Site Evaluation**

May 7, 2012

3 – Performing Arts Center

Iron Horse Blvd.  
Simsbury, CT



*Location Map/ Photos*

Characteristics	Value	Complies / Comments	Points
Owned By the Town	10	Yes / Shared functions	8
Current Zoning		Residential	
Buildable Area > 1.99 acres	Yes	(2.11)	
Size(BA):	5	Better if Greater	8
Utilities:	10		7
Sewer		None / available	
Gas		None / available	
Water		Yes	
Topography/Site Work:	5	Mild	4
Wetlands:	5	None	4
Flood Plain:	5	None	4
Environmental Issues/Sustainability	10	Partially Undeveloped Site	10
Proximity to Business Dist./ Main St	10	Close	8
Access Convenience:	5	Secondary Roads	9
Future Growth Potential	5	Yes	5
Neighborhood Impact	5	Minor	5
Impact on Tax Base	10	None	10
<u>Recreation Available:</u>	10	School / Public Park	10
<b>Total Ranking</b>	<b>100</b>		<b>92</b>

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# Site Assessment for a New Simsbury Senior Center

## Site Evaluation

May 7, 2012

4 – Iron Horse Parking Lots ( A, **B**, C)

Iron Horse Blvd.  
Simsbury, CT



*Location Map/ Photos*

Characteristics	Value	Complies / Comments	Points
Owned By the Town	10	No / To be acquired	8
Current Zoning		Residential	
Buildable Area > 1.99 acres	Yes	(4.21 combined)	
Size(BA):	10	Better if Greater	8
Utilities:	10		8
Sewer		Yes	
Gas		None / available	
Water		Yes	
Topography/Site Work:	5	Mild	5
Wetlands:	5	None	5
Flood Plain:	5	None	4
Environmental Issues:	10	Parking Lot	8
Walking Distance to Main St:	10	Centrally located	9
Access Convenience:	5	Secondary Roads	9
Future Growth Potential	5	Yes	5
Neighborhood Impact	5	Minor	5
Impact on Tax Base	10	None	10
Recreation Available:	10	School / Public Park	5
<b>Total Ranking</b>	<b>100</b>		<b>89</b>

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# Site Assessment for a New Simsbury Senior Center

**Site Evaluation**

**August 31, 2012**

5 – International Skating Center

Route 10  
Simsbury, CT



*Location Map/ Photos*

Characteristics	Value	Complies / Comments	Points
Owned By the Town	10	No / To be acquired	8
Current Zoning		Business	
Buildable Area > 1.99 acres	Yes	(5.5 combined)	
Size(BA):	10	Not all buildable due to gradient	8
Utilities:	10		8
Sewer		Yes	
Gas		Yes	
Water		Yes	
Topography/Site Work:	5	Significant Gradients	1
Wetlands:	5	None	5
Flood Plain:	5	None	5
Environmental Issues:	10	None – wooded lot	10
Walking Distance to Main St:	10	Remotely located	2
Access Convenience:	5	Primary Roads, but north of town	4
Future Growth Potential	5	NO	1
Neighborhood Impact	5	Minor	5
Impact on Tax Base	10	Minimal	9
Recreation Available:	10	Skating Center Adjacent	5
<b>Total Ranking</b>	<b>100</b>		<b>71</b>

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## Site Assessment for a New Simsbury Senior Center

**Site Evaluation**

**August 31, 2012**

6 – Bushy Hill / Stratton Brook Rd

Simsbury, CT



*Location Map/ Photos*

<b>Characteristics</b>	<b>Value</b>	<b>Complies / Comments</b>	<b>Points</b>
Owned By the Town	10	Yes	10
Current Zoning		Residential	
Buildable Area > 1.99 acres	Yes		
Size(BA):	10	Not all buildable due to gradient	10
Utilities:	10	Some distance issues	7
Sewer		Yes	
Gas		Yes	
Water		Yes	
Topography/Site Work:	5	Significant Gradients	4
Wetlands:	5	None	5
Flood Plain:	5	None	5
Environmental Issues:	10	None – wooded lot	10
Walking Distance to Main St:	10	Remotely located	6
Access Convenience:	5	Secondary Roads, but density central	4
Future Growth Potential	5	Yes	5
Neighborhood Impact	5	Yes	5
Impact on Tax Base	10	Minimal	9
Recreation Available:	10	Room on site	9
<b>Total Ranking</b>	<b>100</b>		<b>89</b>

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