

BOXBOROUGH FIRE STATION - SITE SELECTION MATRIX - ROUND 1 FINAL

Date: 11/21/2024			FSBC Scoring			502 Mass Ave			72 Stow Road			700 Mass Ave		
EVALUATION CRITERIA	Definitions	Weight %	New Bldg	Weighted Score	Notes	New Bldg	Weighted Score	Notes	New Bldg	Weighted Score	Notes			
Initial Review Round 1 No Testing Required														
Land Acquisition Cost	Cost to acquire the site.	10	5	50	Owned	1	10	\$1.2M	1	10	\$1.5M			
Sight Lines - Visual only	Observation of clear sight lines for fire apparatus entering onto street based on visual review only. No traffic study.	10	5	50	Clear	4	40	Stone wall	2	20	Hills curves			
Test Fit/Lot Size	How well the footprint of the conceptual design, based on the Space Needs Study, fits onto the site including parking, landscaped areas and circulation.	10	3	30	Apron length, PD	5	50	Large area	3	30	Tight			
Temporary Operations During Construction	Whether site requires temporary facilities during construction; increase to overall Total Project Cost. Least cost is best.	10	1	10	Cost TBD	5	50	NA	5	50	NA			
Supports Program/Dual Access	Delivers the type, quantity, size and layout of spaces, as well as site features required by the program. Provides for dual access to FS	10	4	40	Dual access	5	50	Dual access	4	40	Dual access			
Topographics/Wetlands/Streams	Grade of site and presence of wetlands/streams. Visual only.	8	4	32	Wetlands	5	40	Majority level	2	16	Wetlands; well zones			
Site History	Provided history of site including former uses which may impact soils or unknown/latent conditions; historic value.	8	4	32	Known history	3	24	No history provided. Residence	3	24	No history provided. Residence			
Proximity of Neighbors	Relative distance of neighboring structures from property line and building site. Neighbor opposition.	7	5	35	None	2	14	Yes neighbors	4	28	Enclave			
Long Range Town Planning - Master Plan	Impact of the proposed use of the site on other current or future planning initiatives within the community and development opportunities.	7	4	28	Slight PD expansion impact	4	28	Community Center site	5	35	None			
Permitting	Requires "atypical" permitting, above and beyond typical (e.g., MassDOT).	6	4	24	MA DOT	5	30	Normal	1	6	MA DOT; ZBA			
Municipal Presence/Visibility	Located near Town center or other Town facilities. Allows for a municipal street presence and clear wayfinding to public entry.	6	5	30	Fully	3	18	Off Mass Ave	5	30	Mass Ave			
Available Utilities	Required building utilities proximate to the site (i.e. water, power, sewer, gas, fiber, cable).	2	5	10	Existing well; septic	4	8	Need new well, septic	4	8	Need new well, septic			
SCORE		94	49	371		46	362		39	297				

