

Rochester DPW Facility Study
Site Selection Matrix

Update December 04, 2017

Site 1	45 Old Dover Road (Existing DPW Site)
Site 2	22 Phillips Lane
Site 3	58 Pickering Road
Site 4	442 Pickering Road
Site 5	163 Haven Hill Road
Site 6	162 Chestnut Hill Road
Site 7	72 Lafayette (Fairgrounds)

Criteria	Factors	Site 1 Score	Site 2 Score	Site 3 Score	Site 4 Score	Site 5 Score	Site 6 Score	Site 7 Score
1. Location (15 points)								
	Distance to Service Area (5 = less than 1 mile; 0 = more than 5 miles)	4	3	3	1	1	3	5
	Appropriateness of Neighborhood (5 = Industrial or otherwise; 1 = Residential)	3	3	3	3	2	3	2
	Site Access (5 = Good Access 1 = Poor Access)	5	2	2	2	3	3	3
2. Physical Site Features (15 points)								
	Size of Site (10 = Greater than 15 acres; 0 = Less than 7 acres)	0	10	10	10	5	10	7
	Shape of Site (5 = Favorable Shape; 0 = Restrictive Shape)	4	3	3	3	2	4	5
3. Site History (15 points)								
	Favorability of Past Use (5 = Residential/Agricultural; 0 = Heavy Industrial)	2	4	2	4	4	4	3
	Favorability of Existing Use (5 = Residential/Agricultural; 0 = Heavy Industrial)	2	4	4	4	4	4	4
4. Zoning Consistency (15 points)								
	Consistency with Allowed Zoning Use (5 = Zoned Industrial; 1 = Zoned Residential)	5	3	5	3	3	3	2
	Site Usability within Setbacks (5 = Not Restrictive 1 = Restrictive)	4	4	5	5	2	3	5
	Site Usability Allowed Area Coverage (5 = Not Restrictive 1 = Restrictive)	4	5	5	5	5	5	5
5. Environmental Impacts (15 points)								
	Presence of Receptors (5 = No Receptors 0 = Significant Receptors)	4	2	1	2	3	2	2
	Endangered Wildlife Area (5 = No Impact 0 = Significant Impact)	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown
	Wetland (5 = No Wetlands 0 = Wetlands Onsite)	4	1	4	0	3	2	4

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6. Access to utilities (15 points)								
	Availability of Sewer or Septic (3 = Public Sewer; 0 = No Sewer)	3	2	3	0	0	0	3
	Availability of Electric Power (3 = 3-Phase Available; 0 = New Service Req'd)	3	2	3	3	1	3	3
	Availability of Telecom (3 = Service Available 0 = New Service Req'd)	3	2	3	3	1	1	3
7. Permitting (5 points)	Availability of Water (3 = Public Water Available; 0 = New Well Req'd)	3	2	3	0	1	1	3
	Availability of Gas Service (3 = Service Available 0 = New Service Req'd)	3	0	3	0	0	0	2
8. Traffic Impacts (5 points)	Permit Requirements (5 = Bldg. Permit only 0 = Variance Req'd)	4	2	3	2	2	2	2
9. Cost of site development (15 points)								
	Traffic Impacts (5 = No Impact 0 = Significant Impact)	5	3	2	3	4	3	2
10. Cost of construction (5 points)	Cut and Fill Necessity (5 = Flat Site; 0 = Significant Slope)	5	4	4	2	3	4	5
	Site Clearing (5 = Clear Site; 0 = Heavily Wooded Site)	3	0	4	0	1	4	5
	Soils/Groundwater Suitability (5 = Good Soils/Low GW; 0 = Bad Soils/High GW)	3	0	3	2	2	2	3
	General Site Restrictions Affecting Cost (5 = No Restrictions; 0 = Heavily Restricted)	2	4	2	3	3	3	4
Total Raw Score (out of 120 total possible points)		81	68	80	64	59	73	85
Total Percentage Score		68%	57%	67%	53%	49%	61%	71%