

Factor illustrated in presentation

Most important advantage for each factor

Paramount Advantage - most important advantage from all advantages

Feasibility Study - Selecting 1 New and 1 Renovation Alternatives		Alternatives: New Construction				Alternatives: Renovation of Existing Building(s)											
		N2 - New Single Story		N3.1 New - Two Story		R1 - Renovation Vertical Lobby		R3 - Renovation Save 1910									
General																	
1	Factor	Universal Design		Attrib.:	no stairwell, no elevator	Attrib.:	2 stairs, 1 elevator		Attrib.:	2 stairs, 1 elevator							
	Criterion	Fewest level changes with stairs, ramps & elevators		Advant.:	Best	IMP.:	40	Advant.:	Better		IMP.:	30					
Functionality																	
2	Factor	Program Adherence to Space Option 4		Attrib.:	New construction: right-sized rooms in configuration for maximum flexibility		Attrib.:	New construction: right-sized rooms in configuration for maximum flexibility		Attrib.:	Addition/ Renovation construction allows best match to program (larger Fitness and COA areas) and flexibility						
	Criterion	Matches desired program requirements & flexibility		Advant.:	Good	IMP.:	75	Advant.:	Better		IMP.:	85					
3	Factor	Advantageous Adjacencies		Attrib.:	CoA abuts main gathering, One level so no overhead noises, Parks & Rec next to entry		Attrib.:	CoA has separate area, away from noises, Parks & Rec next to entry		Attrib.:	CoA distinct area, but accessible, no overhead noise, Parks & Rec next to entry						
	Criterion	Most qualities: CoA near Community Room, Good Separation of Noisy Activities, Parks & Rec near entrance		Advant.:	Good	IMP.:	60	Advant.:	Best		IMP.:	85					
4	Factor	Compactness / Optimized for Expansion		Attrib.:	Footprint is least compact, but still has space for expansion		Attrib.:	Footprint is most compact. Most space for expansion		Attrib.:	Footprint is very compact. Less room to south of Recreation for expansion						
	Criterion	The most compact building is best, ability to expand a large program space is best		Advant.:	Better	IMP.:	85	Advant.:	Best		IMP.:	95					
5	Factor	Relation of entry and drop-off / Accessible parking		Attrib.:	Medium-sized forecourt and limited view of Entry		Attrib.:	Large forecourt and clear view of Entry		Attrib.:	Smallest forecourt but clear view of Entry						
	Criterion	Largest forecourt & best view to main entrance		Advant.:	Better	IMP.:	70	Advant.:	Best		IMP.:	75					
6	Factor	Visual Control of entry (ies)		Attrib.:	Central Location separate from main parks & rec offices (same level)		Attrib.:	Central Location separate from main parks & rec offices (2nd floor)		Attrib.:	No Central Location and separate from main parks & rec offices (lower level)						
	Criterion	Central control point nearest to Parks & Rec Offices		Advant.:	Better	IMP.:	70	Advant.:	Good		IMP.:	60					
Experiential (user experience)																	
7	Factor	Creates heart of community		Attrib.:	One level and one heart, but will be darker central space due to deep floorplate		Attrib.:	Two levels, one heart (good proportions for lighting). COA upstairs (remote)		Attrib.:	Three levels and two hearts This option lacks a central meeting place.						
	Criterion	Quality and connectivity of central space (fewer hearts & fewer levels are better)		Advant.:	Better	IMP.:	75	Advant.:	Good		IMP.:	60					
8	Factor	Daylighting, ventilation & connection to outdoors		Attrib.:	All new window openings, but deep floorplate limits solar penetration.		Attrib.:	Best ratio perimeter to program spaces, all new window openings and most spaces with southern exposure		Attrib.:	Existing windows well sized (2nd floor), but minimal southern exposure. Lots of eastern exposure (bad)						
	Criterion	Largest ratio of perimeter to program space with windows & largest size of windows		Advant.:		IMP.:	0	Advant.:	Best		IMP.:	80					
Community																	
9	Factor	Town Center		Attrib.:	Low pancake massing, unlike 2 story construction of other buildings in Town Center.		Attrib.:	2 Story massing responds to Town House and engages with Springdale Ave.		Attrib.:	2 Story responds to Town House and saves 1910 building, does not engage Springdale Ave.						
	Criterion	Building Massing (height) Consistent with Town Center, Orientation engages Springdale Ave.		Advant.:		IMP.:	0	Advant.:	Better		IMP.:	80					
Sustainability																	
10	Factor	Resiliency: Co-location of shelter spaces		Attrib.:	No elevator required, COA/ Kitch/ Comm Room/ Meeting & Flex are contiguous		Attrib.:	Elevator required as COA is upstairs. Kitch/ Comm Room/ Meeting are contiguous (Flex is upstairs)		Attrib.:	Elevator optional. COA next to Meeting, but separate from Kitch/ Comm Room (Flex upstairs)						
	Criterion	Adjacency of COA suite, Community Room, Kitchen, Meeting and Flex Rooms to run efficiently		Advant.:	Best		IMP.:	50	Advant.:	Good		IMP.:	35				
		Total Importance of Advantages (IoAs)				Total IOA		525				Total IOA		685			
										Total IOA		75		Total IOA		705	