

<b>S1</b>	<b>SITE</b>	# of Uses - 3 uses are desired but only if project quality is maintained. Otherwise 2 uses with a high quality is preferred.	Very Advantageous	2 or 3 uses of high quality
			Advantageous	2 uses, one judged to be of high quality
			Non-Advantageous	1 use of high quality or 2 of average quality
			Unacceptable	Project of average or poor quality
<b>S2</b>	<b>SITE</b>	Synergy of facilities on the site and their uses.	Very Advantageous	Proposed uses fit together and make efficient use of the site as well as shared uses of common facilities.
			Advantageous	Proposed uses fit reasonably together and make less efficient use of the site as well as shared uses of common facilities.
			Non-Advantageous	Proposed uses generally fit together.
			Unacceptable	Combined uses are independent and do not easily merge together.
<b>S3</b>	<b>SITE</b>	Town Management of Development - The town prefers to not be involved with management of the development process of the site. Preference shall be given to a single organization that develops the property as well as a single developer and a sub-developer.	Very Advantageous	No town management of project development.
			Advantageous	Minimal town management of project development.
			Non-Advantageous	Some town management of project development required.
			Unacceptable	Town oversight and management required.
<b>S4</b>	<b>SITE</b>	Town Management of Operations - The town prefers to not be involved with the operation of the site. Preference shall be given to a single organization that operates the properties as well as a single organization that manages a sub-operator.	Very Advantageous	No town management of project development.
			Advantageous	Minimal town management of project development.
			Non-Advantageous	Some town management of project development required.
			Unacceptable	Town oversight and management required.
<b>S5</b>	<b>SITE</b>	Lighting – Outdoor lighting	Very Advantageous	Maximize use of dark sky lighting programs and minimal impact on abutters. Minimize impact after 9PM.
			Advantageous	Reasonable use of dark sky lighting programs and reasonable impact on abutters. Minimize impact after 10PM.
			Non-Advantageous	Some use of dark sky lighting programs and some impact on abutters. Minimize impact after 11PM.
			Unacceptable	Minimal use of dark sky lighting programs and minimal impact on abutters
<b>S6</b>	<b>SITE</b>	Neighborhood impact -	Very	Minimal potential for noise that would

		Potential noise	Advantageous	impact the neighbors.
		Noise is more troublesome late at night through early in the morning. Noise includes things such as trash pickup, car doors closing, talking, mechanical systems.	Advantageous	Slight potential for noise that would impact the neighbors
			Non-Advantageous	Moderate potential for noise that would impact the neighbors
			Unacceptable	Definite potential for noise that would impact the neighbors
<b>S7</b>	<b>SITE</b>	Parking - Parking shall be based on best practices for facilities such as these.	Very Advantageous	>100% of required parking during peak hours located on property.  100% of required parking for special events located on property. Ability to accommodate buses in parking lot (parking and shuttling).
			Advantageous	>100% of required parking during peak hours located on property.  >80% of required parking for special events located on property. Ability to accommodate buses in parking lot (parking and shuttling).
			Non-Advantageous	>100% of required parking during peak hours located on property.  <80% of required parking for special events located on property. Ability to accommodate buses for shuttling.
			Unacceptable	<100% of required parking during peak hours available.  Not able to accommodate buses.
<b>S8</b>	<b>SITE</b>	Traffic - Traffic considerations shall be based on the site study as well as requirements resulting from the Project of Significant Impact (PSI) evaluations.	Very Advantageous	
			Advantageous	
			Non-Advantageous	
			Unacceptable	
<b>S9</b>	<b>SITE</b>	Pedestrian Safety and Circulation (including bicycles). Minimum requirements shall be based on the site study (Gale) as well as requirements resulting from the Project of Significant Impact (PSI) evaluations.	Very Advantageous	
			Advantageous	
			Non-Advantageous	
			Unacceptable	
<b>S10</b>	<b>SITE</b>	Environmental and	Very	

		Sustainability Considerations. Minimum requirements shall be based on the site study (Gale) as well as requirements resulting from the Project of Significant Impact (PSI) evaluations.	Advantageous	
			Advantageous	
			Non-Advantageous	
			Unacceptable	
<b>T1</b>	<b>TOWN</b>	Compensation for the land lease.	Very Advantageous	At or above market rates
			Advantageous	Near market rates
			Non-Advantageous	Below market rate
			Unacceptable	Significantly below market rate.
<b>T2</b>	<b>TOWN</b>	Advantages for Wellesley Residents and in-town organizations - number of hours available.	Very Advantageous	Substantial time available.
			Advantageous	Reasonable time available.
			Non-Advantageous	Some time available.
			Unacceptable	Minimal time available.
<b>T3</b>	<b>TOWN</b>	Advantages for Wellesley Residents and in-town organizations - preference of hours for use.	Very Advantageous	Substantial scheduling preference.
			Advantageous	Reasonable scheduling preference.
			Non-Advantageous	Some scheduling preference.
			Unacceptable	Minimal scheduling preference.
<b>T4</b>	<b>TOWN</b>	Impact for Wellesley Residents - # of Wellesley residents that shall see the benefit of the project.	Very Advantageous	Uses available for substantial number of Wellesley residents. Inclusion of multigenerational activities and accessibility.
			Advantageous	Uses available for reasonable number of Wellesley residents. Inclusion of multigenerational activities and accessibility.
			Non-Advantageous	Uses available for some of Wellesley residents. Limited multigenerational activities and accessibility.
			Unacceptable	Uses available for minimal number of Wellesley residents.
<b>T5</b>	<b>TOWN</b>	Quality of the Proposed Construction - Both the design and construction.	Very Advantageous	
			Advantageous	
			Non-Advantageous	
			Unacceptable	
<b>T6</b>	<b>TOWN</b>	Design elements and integration of facility with surrounding abutters and neighborhood.	Very Advantageous	
			Advantageous	
			Non-Advantageous	
			Unacceptable	

<b>T7</b>	<b>TOWN</b>	Sustainability, energy efficiency, LEED certification or considerations	<i>Very Advantageous</i>	
			<i>Advantageous</i>	
			<i>Non-Advantageous</i>	
			<i>Unacceptable</i>	
<b>D1</b>	<b>DEVELOPER AND OPERATOR</b>	Experience of Developer	Very Advantageous	Developer has a significant number of years developing similar types of facilities.
			Advantageous	Developer has a reasonable number of years developing similar types of facilities.
			Non-Advantageous	Developer has some years developing similar types of facilities.
			Unacceptable	Developer has a minimal number of years developing similar types of facilities.
<b>D2</b>	<b>DEVELOPER AND OPERATOR</b>	Experience of Operator	Very Advantageous	Operator has a significant number of years developing similar types of facilities.
			Advantageous	Operator has a reasonable number of years developing similar types of facilities.
			Non-Advantageous	Operator has some years developing similar types of facilities.
			Unacceptable	Operator has a minimal number of years developing similar types of facilities.
<b>D3</b>	<b>DEVELOPER AND OPERATOR</b>	Financials	Very Advantageous	Excellent financial rating.
			Advantageous	Very good financial rating.
			Non-Advantageous	Good financial rating.
			Unacceptable	No financial rating.
<b>D4</b>	<b>DEVELOPER AND OPERATOR</b>	Financials - Certainty of project funding.	Advantageous	100% certainty of project funding.
			Non-Advantageous	Less than 100% certainty of project funding.
<b>U1</b>	<b>USES</b>	Rink - As ranked by sub-	Very	Project ratings determined by the use

		committee.	Advantageous	sub-committee.
			Advantageous	
			Non-Advantageous	
			Unacceptable	
<b>U2</b>	<b>USES</b>	Aquatics - As ranked by sub-committee.	Very Advantageous	Project ratings determined by the use sub-committee.
			Advantageous	
			Non-Advantageous	
			Unacceptable	
<b>U3</b>	<b>USES</b>	Fields - As ranked by sub-committee.	Very Advantageous	Project ratings determined by the use sub-committee.
			Advantageous	
			Non-Advantageous	
			Unacceptable	