



Kelley's Corner

The Corner that Connects Us

Frequently Asked Questions

Kelley's Corner Improvements - Capital Request \$277,000

What will be accomplished with these funds?

- Analysis of existing conditions: infrastructure, commercial / residential real estate market & projections, town center case studies, etc.
- Creation of implementable design vision including recommendations for town center zoning changes & design guidelines
- Preliminary engineering plans for public infrastructure improvements such as not limited to traffic signals, underground utilities, drainage, sidewalks, crosswalks/ramps, public transit support, bike lanes.
- This work will enable Acton to submit a competitive Mass Works grant application, leveraging as much as \$3 million of public investments.

Why do we need a new study, we already have several former studies?

- The 1995 & 1997 studies will be used as much as possible but a lot has changed in Kelley's Corner: a new public sewer system, single family homes converted into multi-family condos, Old High School converted into apartments, property ownership, & traffic patterns.
- Visualization software is available to help translate zoning language into visual graphics.

How do we know change will happen this time?

- Momentum is strong from the Acton 2020 process to succeed with the next step at Kelley's Corner.
- Acton 2020 Committee has pledged full support and continued robust public outreach process.
- State funding for construction is available to fund public infrastructure improvements.

Why now?

- Investments in public infrastructure are crucial for leveraging private investments.
- If the Town does not invest now, then when? There are always competing priorities.
- State funding is awarded to projects that are consistent with current & relevant community plans.
- Every year delayed may mean missed opportunities: a private redevelopment decision inconsistent with Acton's vision for a transformed Kelley's corner, or missed opportunity to access State grants.

How will the traffic problem be solved?

- This question can be best answered after the analysis and preliminary engineering plans are completed.
- The appropriate focus is on traffic, transportation, & circulation improvements to support Kelley's Corner as a Town Center.

Will the Town use eminent domain, & take property?

- The Town's strong preference is to avoid use of eminent domain. This capital request will fund preliminary plans with rights-of-way & property lines, allowing the evaluation of project constraints.

How are we going to deal with K-Mart?

- The Town's best chance at improving the K-Mart site is by developing appropriate zoning & design guidelines which supports our vision for a town center. Then we can influence redevelopment and development before it is defined for us.

Why can't developers take on the public infrastructure improvements in Kelley's Corner?

- This can work well for big projects where one or few parties control large land areas for significant private development and redevelopment; or small projects with small public improvements. Property ownership is too fragmented to support & finance cohesive public infrastructure improvements at a large scale. For a Town Center transformation, Kelley's Corner needs public stimulus.