



# Kelley's Corner Improvement Initiative

Warrant Article 17.A

**This funding request is the first step to achieving Kelley's Corner goals identified in the Acton 2020 Plan.**

## **The scope of work includes:**

- Analysis of existing conditions: infrastructure, commercial and 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 traffic signals, underground utilities, drainage, sidewalks, crosswalks/ramps, public transit support, bike lanes

## **Robust public outreach is essential through the entire planning process:**

- The Acton 2020 Committee will work diligently to encourage community participation to best understand the needs and desires for Kelley's Corner.

**A vote for the Kelley's Corner Improvement Initiative - Article 17. A equips the Town with the following assets :**

- Viable community driven design standards and zoning bylaws
- An engineering plan outlining overdue and needed infrastructure improvements to support redevelopment in Kelley's Corner



**These assets will position the Town to leverage State, Federal and private investments in Kelley's Corner:**

- Enables the Town to implement overdue infrastructure improvements
- Positions Acton to submit a competitive MassWorks grant application, leveraging as much as \$3 million of public investments for final design plans and construction costs. The Acton 2020 Community Plan calculates infrastructure improvements in Kelley's Corner as a major capital expense which the Town would have to bear.
- As a result of zoning changes, property values will increase and developers will begin to invest in Kelley's Corner





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## A holistic approach is crucial for a successful transformation:

- The Kelley's Corner Improvement Initiative is a holistic approach. Rather than address issues in piecemeal, this approach incorporates all interlocking components in an efficient, cohesive manner. Significant Infrastructure improvements and maintenance need to be dealt with in the next few years and funding would be the sole responsibility of the Town.
- State funding for construction is available to fund public infrastructure improvements.
- Momentum is strong from the Acton 2020 process to succeed with the next step at Kelley's Corner.

## Addressing the traffic problem:

- The analysis and preliminary engineering plans will help guide solutions for mobility and connectivity in and around Kelley's Corner.
- The appropriate focus of this initiative will be on traffic, transportation, and circulation improvements designed to support Kelley's Corner as a town center for Acton residents, businesses, and anybody who wants to enjoy, shop, gather or do business in the area.

## Former Kelley's Corner studies will be utilized to their fullest extent:

- 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.

## Examples of successful community transformations:

Before

After



Blue Back Square  
West Hartford, CT

Before

After



Linden Square  
Wellesley, MA

## What are design concept plans?

A design concept plan helps shape zoning and design guidelines in relation to:

- Types of uses
- Density
- Scale
- Height
- Orientation of parking, windows and doors
- Building setbacks
- Streetscape design

