

Does the project support transit-oriented developments (that is, developments located within one-half mile of a transit station; further, transit station is defined as a subway or rail station, or a bus stop serving as the convergence of two or more bus fixed routes that serve commuters)?*

Yes No

Does the project support the redevelopment of a previously developed site?*

Yes No

Does the project support a development containing a mix of residential and commercial uses, with a residential density of at least four units to the acre?*

Yes No

Does the project support the development of new housing (or a mix of uses including housing) with a residential density of at least four units to the acre?*

Yes No

Is the project regionally significant and supported by two or more communities?*

Yes No

If yes, please attach letters of support from each community. At least one letter, from a community other than yours, is required.

Is the project located in a Gateway City? *

Yes No

Is the project consistent with MassDOT's Complete Streets design guidelines that call for appropriate accommodation of all transportation modes (See the MassDOT Highway Division Project Development and Design Guide, Chapter 5)?*

Yes No

If no, please explain.

Is the project consistent with a local Master Plan?*

Yes No

Is the project consistent with a regional growth plan?*

Yes No

If yes, please identify the plan.

MetroFuture

Is the proposed project expected to support future growth, within the next five years, in and around the project area?

✓ Yes No

Is the municipal zoning in place to support the desired housing or economic development project?

✓ Yes No

If no, please explain.

The Acton 2020 Master Plan recommends as high priority action items additional zoning initiatives to support housing and economic development in Kelley's Corner.

To answer the following questions, the Planning Ahead for Growth Online Mapping Tool can be utilized. The Planning Ahead for Growth Online Mapping Tool allows users to interactively display a number of geographic districts, as well as overlay multiple districts at one time. The Online Mapping Tool is available on the Massachusetts Permit Regulatory Office website under the MassWorks Infrastructure Program page:

http://maps.massgis.state.ma.us/map_ol/eohed_mapping.php

Does this project fall within an Expedited Local Permitting District/Chapter 43D District?

Yes ✓ No

If yes, what is the name of the Chapter 43D District?**Does this project fall within a Growth District?**

Yes ✓ No

Does your municipality have a Chapter 40R district?

Yes ✓ No

Is the proposed project located within a Chapter 40R district?

Yes ✓ No

Is the project located within the South Coast Rail Corridor region or the 495/MetroWest Development Compact region?

Yes ✓ No

If yes, does this project fall within a state identified Priority Development Area or a Priority Preservation Area?

Priority Development Area

Priority Preservation Area

If yes, what is the name of the Priority Area?**Please explain how the proposed project is consistent with the South Coast Rail Corridor Plan or the 495/MetroWest Development Compact Plan. If it is not consistent, please explain how it is inconsistent with the plan and why your community is pursuing the project.**

Kelley's Corner is identified as a local priority development area in the 495/MetroWest Development Compact Plan. The proposed project is consistent with the three overarching categories of the state's priority development areas. This project is also consistent with the Acton 2020 Master Plan, the State's smart growth Sustainable Development Principles, GreenDOT Policy Directive and the goals set forth in the MetroFuture Plan. The Town of Acton strives to follow these goals by focusing growth in the established business center at Kelley's Corner and relieve development pressures from limited open space.

The Town identified the redevelopment of Kelley's Corner as one of the highest priorities in the Acton 2020 Master Plan. Kelley's Corner is ripe for redevelopment; this existing mixed-use center contains areas zoned for the highest permitted multi-family housing density in Acton. It continually attracts new businesses. Kelley's Corner is capable of supporting additional high density development due to the availability of public sewer and predictable permitting. The present pedestrian environment is unsafe, especially for school children, persons with disabilities, and persons with baby strollers. Infrastructure, such as pedestrian ramps, push buttons and signals, are old and tired. These conditions make it difficult for people to access the businesses across the street and to navigate through the intersection toward the South Acton Train Station. This improvement project will foster alternative transportation means and safer pedestrian and bicycle travel thus reducing auto usage and accidents. Regional impact is small but not insignificant as these investments will bring benefit to a broader group of municipalities. Kelley's Corner serves as a destination shopping area to many in the surrounding communities. The Route 27 and Massachusetts Ave (State Route 111) is a major arterial intersection in Acton. According to Acton 2020, 79.5% of Acton jobs are retail trade, held by residents of surrounding cities and towns. These improvements will open opportunities for "last mile" connections to the South Acton Train Station to one of the main retail job centers in Acton.

Has your community received a Green Community Designation from the Executive Office of Energy and Environmental Affairs?

✓ Yes No

Will the proposed project impact or involve (directly or indirectly) a state owned highway or roadway?

✓ Yes No

If yes, what is the name of the state owned highway or roadway that will be impacted. If multiple highways or roadways will be impacted please list them.

Rt. 111/Mass Ave.

If yes, have you reviewed the project with your local MassDOT District Office?

Planning Ahead for Growth

✓ Yes No