

Planning Department

Services: Kelley's Corner 100% Design Plans
(Priority 1) +/- \$756,000

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Overview

1. Project Scope
2. Illustrative Plan
3. Cost breakdown
4. History of original concept plan
5. Original concept plan vs. current preliminary plan
6. Construction costs & potential funding sources
7. Design requirements for funding sources
8. Value proposition

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Kelley's Corner Improvement Initiative 100% Infrastructure Design:

- Funds all remaining engineering design phases for the intersection at Mass. Ave. & Main St. & Community Ln. extending outward.
- Funds construction ready plans which includes consultant services for permitting.

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- \$756,000 estimate by GPI Inc. (includes 20% contingency)
- Based on, "MassDOT Standardized Scope of Services Guidance for Preparing Work Hour Estimate Forms"



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About \$190,000 from the 2013 ATM appropriation funded the traffic study and the current 10% design.

- The original concept plan estimated a \$2-\$3 million construction project;
- The project has grown in scope & complexity;
- The construction project is now estimated at \$9-\$12 million*;
- An additional \$318,000 is needed to complete the 25% design plans;

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The project has grown due to identified infrastructure needs:

2012 Concept Plan

(Based off existing ROW plans & map overlays)

- +/-3,750 feet of linear roadway work
- Essentially stays within the existing footprint
- +/-7,500 feet of sidewalk & granite curbing
- Project excludes Community Lane
- Replacement of traffic lights at Main St. and Mass Ave.

2015 Preliminary Plan

(Based off ROW survey, traffic counts, signal timing etc.)

- +/- 4,300 feet of linear roadway work
- +/- 81,600 sf of roadway widening
(Includes turning lanes, landscape islands, bike lanes, sidewalk, right-of way acquisitions etc.)
- +/-9,430 feet of sidewalk & granite curbing
- Project **includes** Community Lane
- Replacement of traffic lights at Main St. & Mass Ave.
- New traffic light: Community Lane & Main St.

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Construction cost estimates have increased:

2012 Concept Plan Initial assumptions	2015 Preliminary Plan Estimates based off 10% engineering design
<u>Construction Cost:</u> <u>\$3 Million</u>	<u>Construction Cost:</u> <u>\$9-\$12 Million*</u>
<ul style="list-style-type: none">Total project was within MassWorks program funding.	<ul style="list-style-type: none">Total project exceeds MassWorks program funding allocation for typical projects.
	<ul style="list-style-type: none">Cost aligns with larger funding sources such as Transportation Improvement Program (TIP)

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Completed infrastructure plans will allow the Town to make decisions on construction funding by dividing the project into components or phases.

Potential Construction Funding Sources:

1. MassWorks
2. TIP
3. Acton Funding

Massachusetts Avenue



- \$5.4 M
- State Owned
- TIP

Community Lane



- \$600,000
- Privately Owned
- Local Funds

Main Street Approaches & New Signals



- \$2 M
- Acton Owned
- MassWorks

Cost of components does not include soft costs or contingencies.

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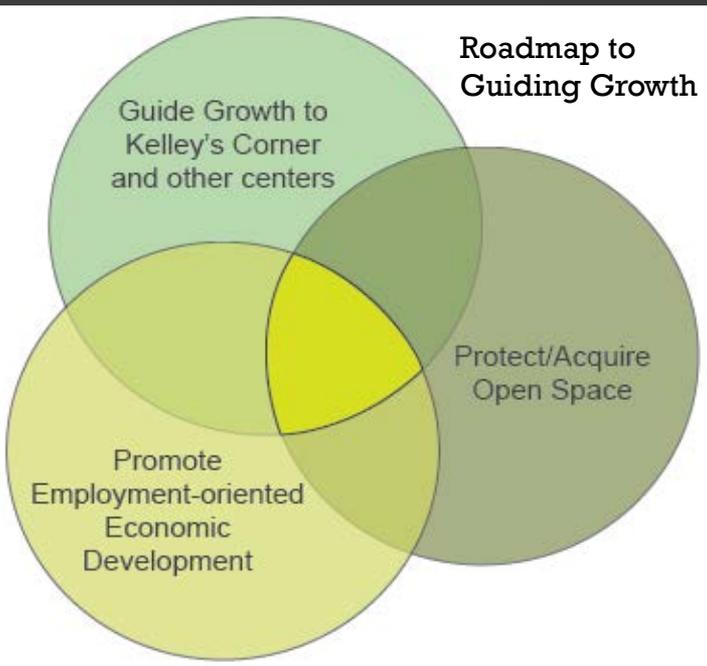
**To secure construction funding we need
completed plans.**

100% Complete Design Plans

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The Acton 2020 plan directs the Town to:



- “Concentrate Town Investments in Kelley’s Corner”. This is categorized as a *highest* priority.
 - “Sidewalks, landscape & streetscape improvements”
 - “Traffic calming, more pedestrian friendly... & to serve as a gateway”
- “Promote economic development that supports other Acton 2020 planning goals.”

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Value Proposition

Total Town Investment: \$1,033,000

\$277,000 ('13 TM Appropriation)

\$756,000 (proposed '16 TM)

Acton's Investment could yield:

\$ 9-12 million for infrastructure construction

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Estimated Private Property Investment

Assessed Value: \$5 million
Annual Taxes: \$69,767

Estimated Investment: \$40 million



Example Property:
Kmart site



Example of Redevelopment:
Wellesley Linden Hills Redevelopment

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The Town should continue moving the infrastructure Plan forward:

- Strong public advocacy for Kelley's Corner
- Implements major components of Acton 2020
- First Complete Streets project
- Leverages private property investments
- Property owners & Developers have begun to engage in the process

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