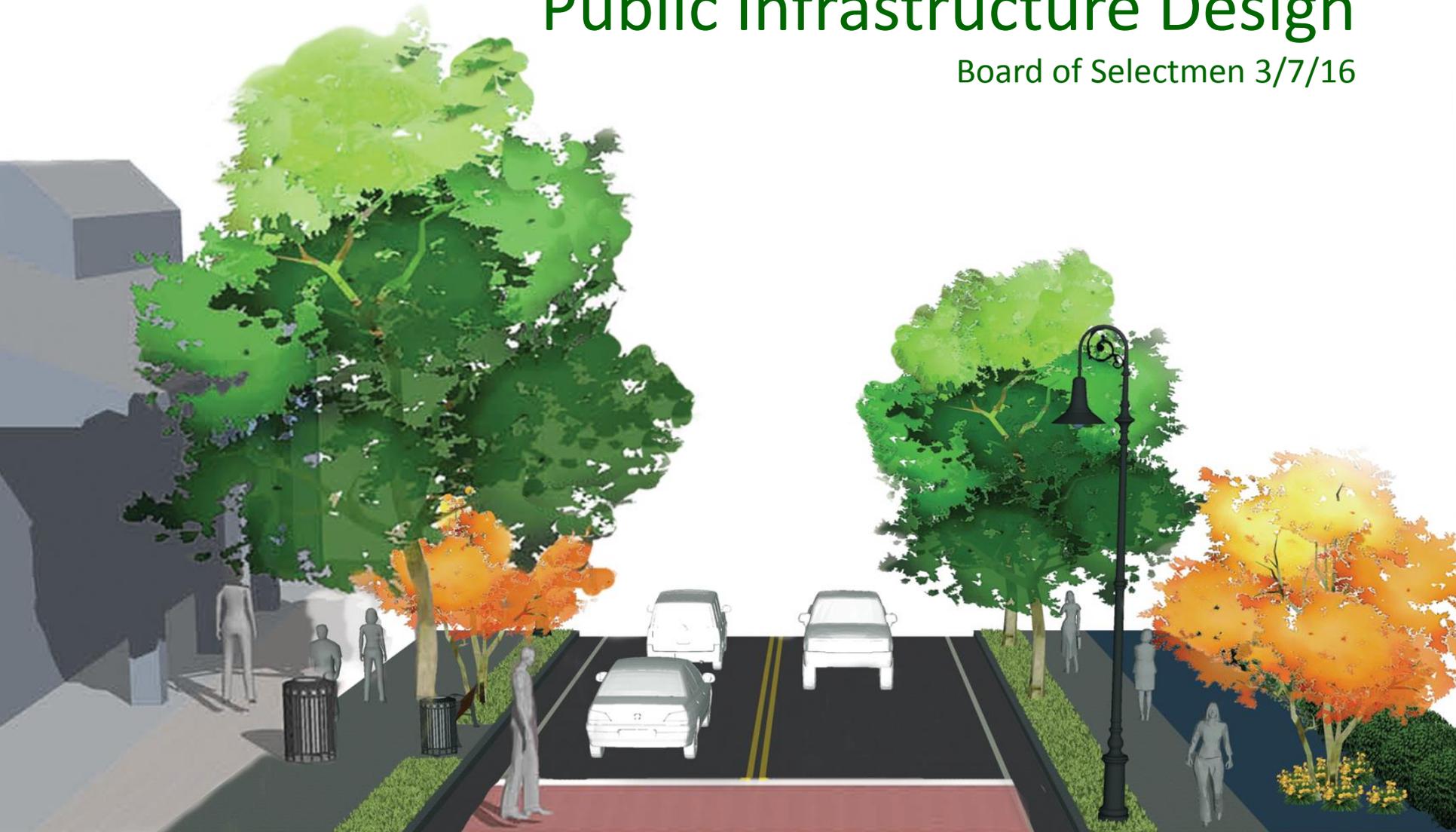


Kelley's Corner Improvement Initiative

Zoning Amendments

Public Infrastructure Design

Board of Selectmen 3/7/16



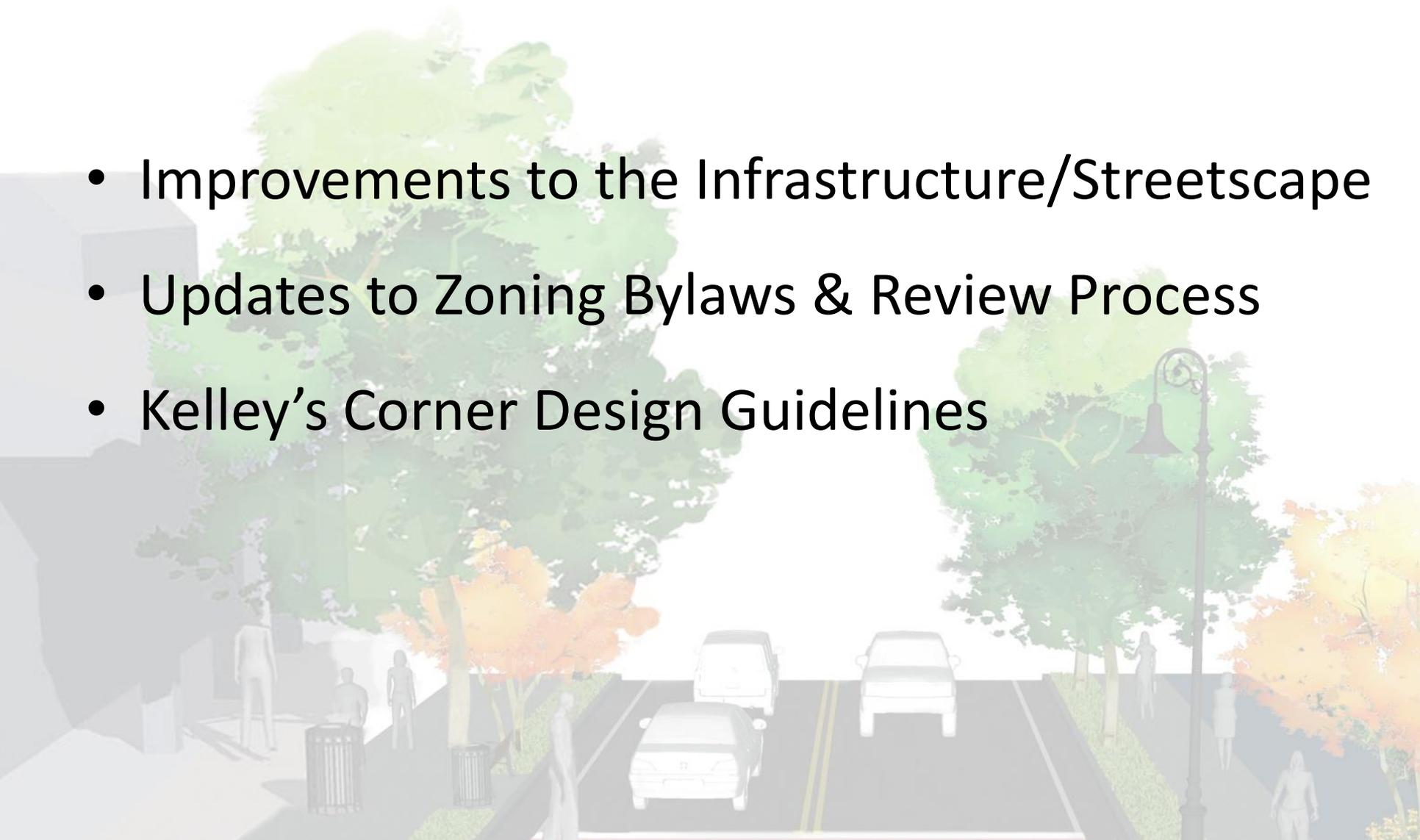
Kelley's Corner Improvement Initiative Plan Accomplishments

- Promotes development that will create an attractive and coherent town center
- Improves traffic flow
- Provides safe & social connections for bikers and walkers
- Beautifies public spaces

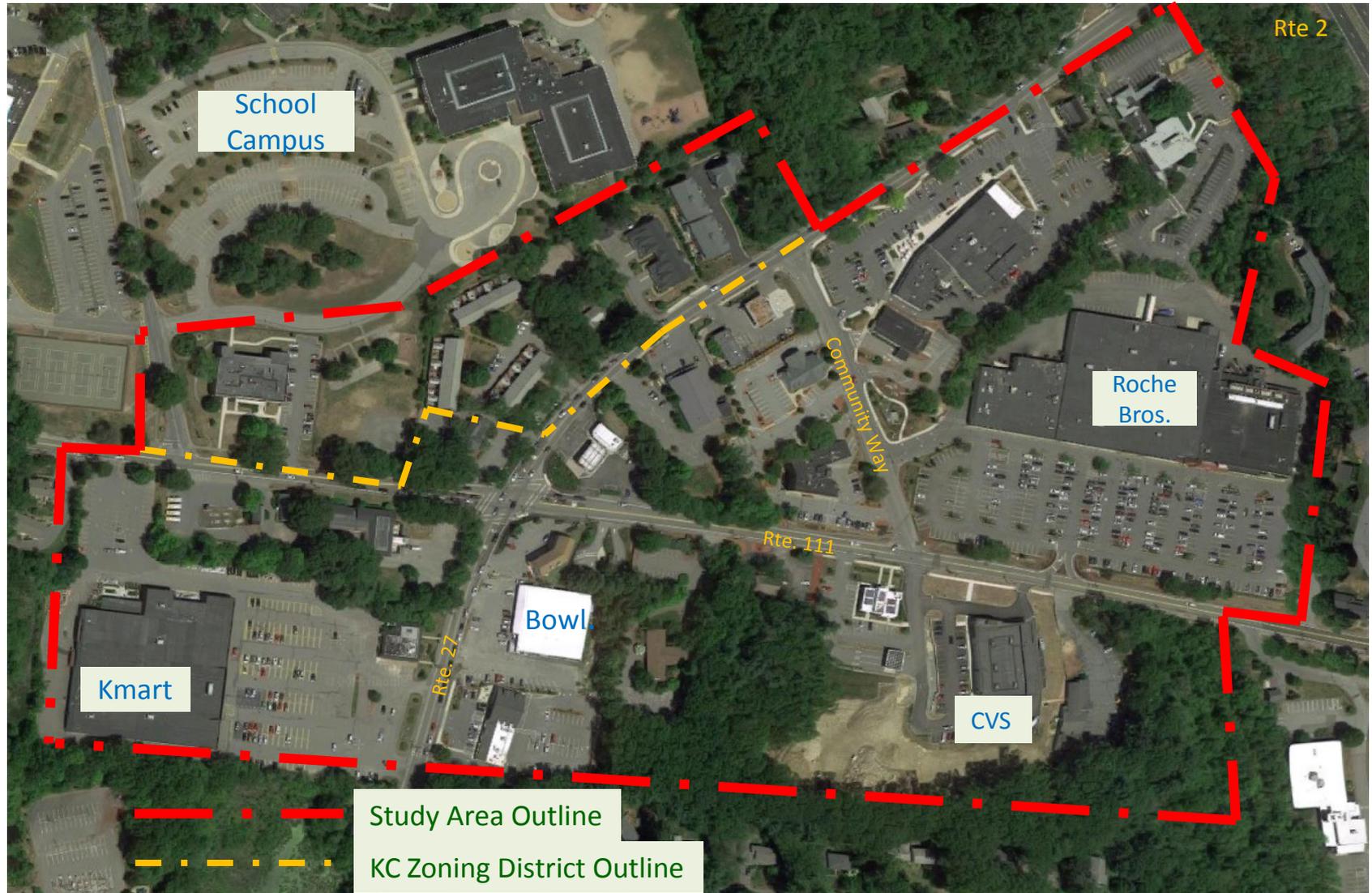


How will these goals be achieved?

- Improvements to the Infrastructure/Streetscape
- Updates to Zoning Bylaws & Review Process
- Kelley's Corner Design Guidelines



Aerial Photo of Kelley's Corner



Public Infrastructure and Streetscape Improvements







Existing Curb Cuts

(Locations where cars turn on/off roads)



Red lines designate size and location of curb cuts

What are some solutions?



Overall Streetscape Concept Plan



School Campus

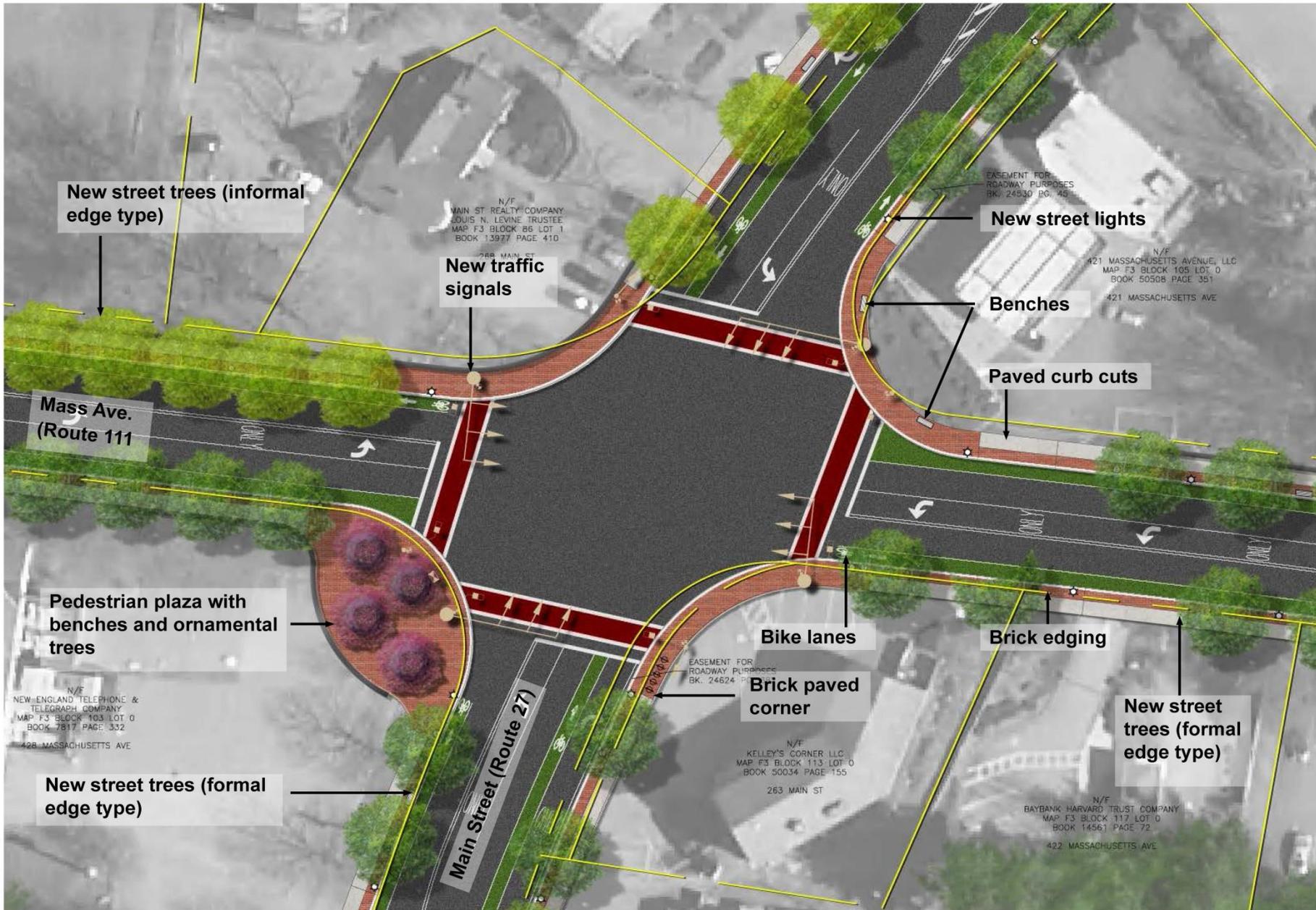
Roche Bros.

Kmart

Bowl.

CVS

Streetscape Concept Design: Main Street at Mass Ave.



Streetscape Illustration

Looking North on Rte. 27



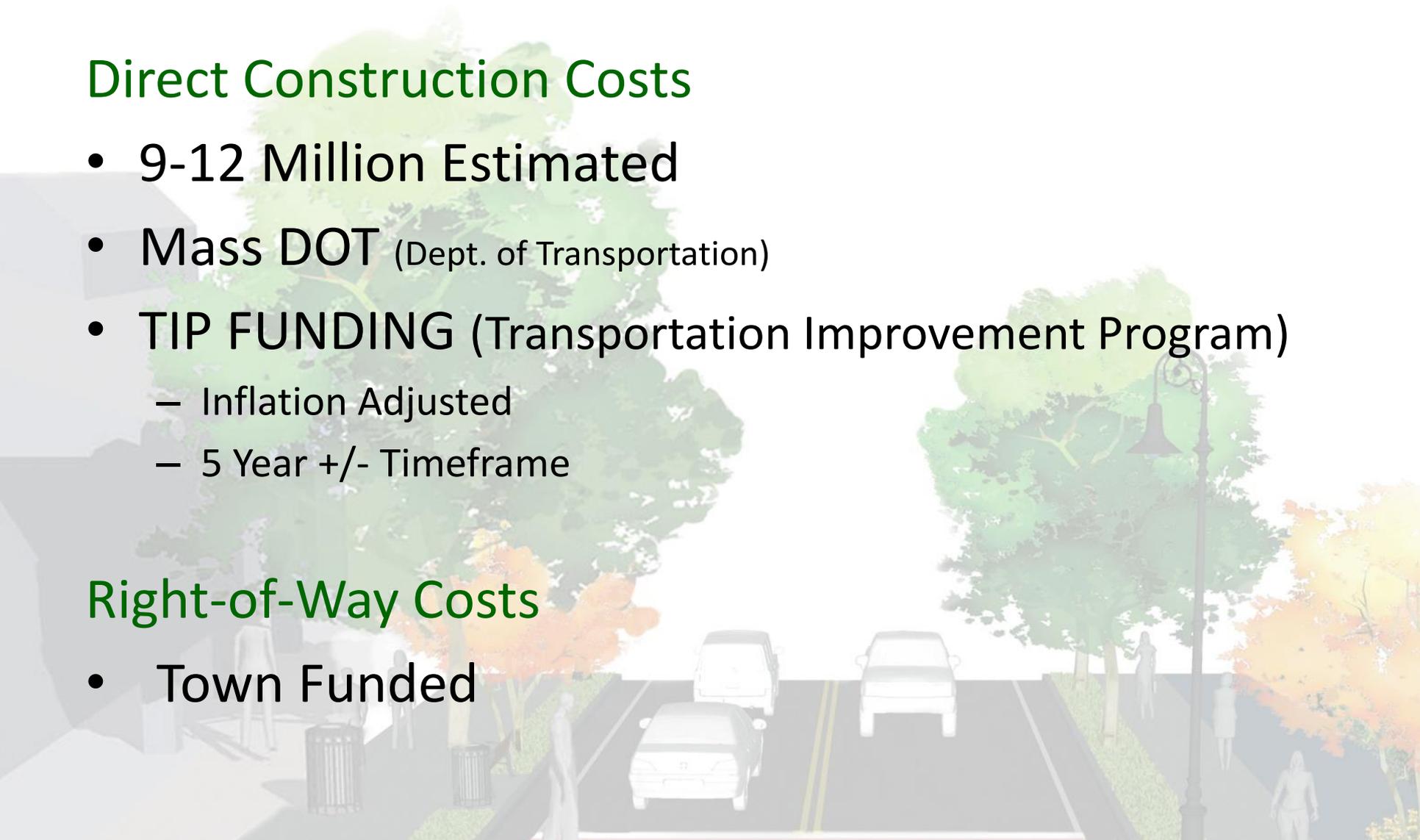
Construction Costs & Funding

Direct Construction Costs

- 9-12 Million Estimated
- Mass DOT (Dept. of Transportation)
- TIP FUNDING (Transportation Improvement Program)
 - Inflation Adjusted
 - 5 Year +/- Timeframe

Right-of-Way Costs

- Town Funded



Project Design Costs

25% MA DOT Design: \$318,000

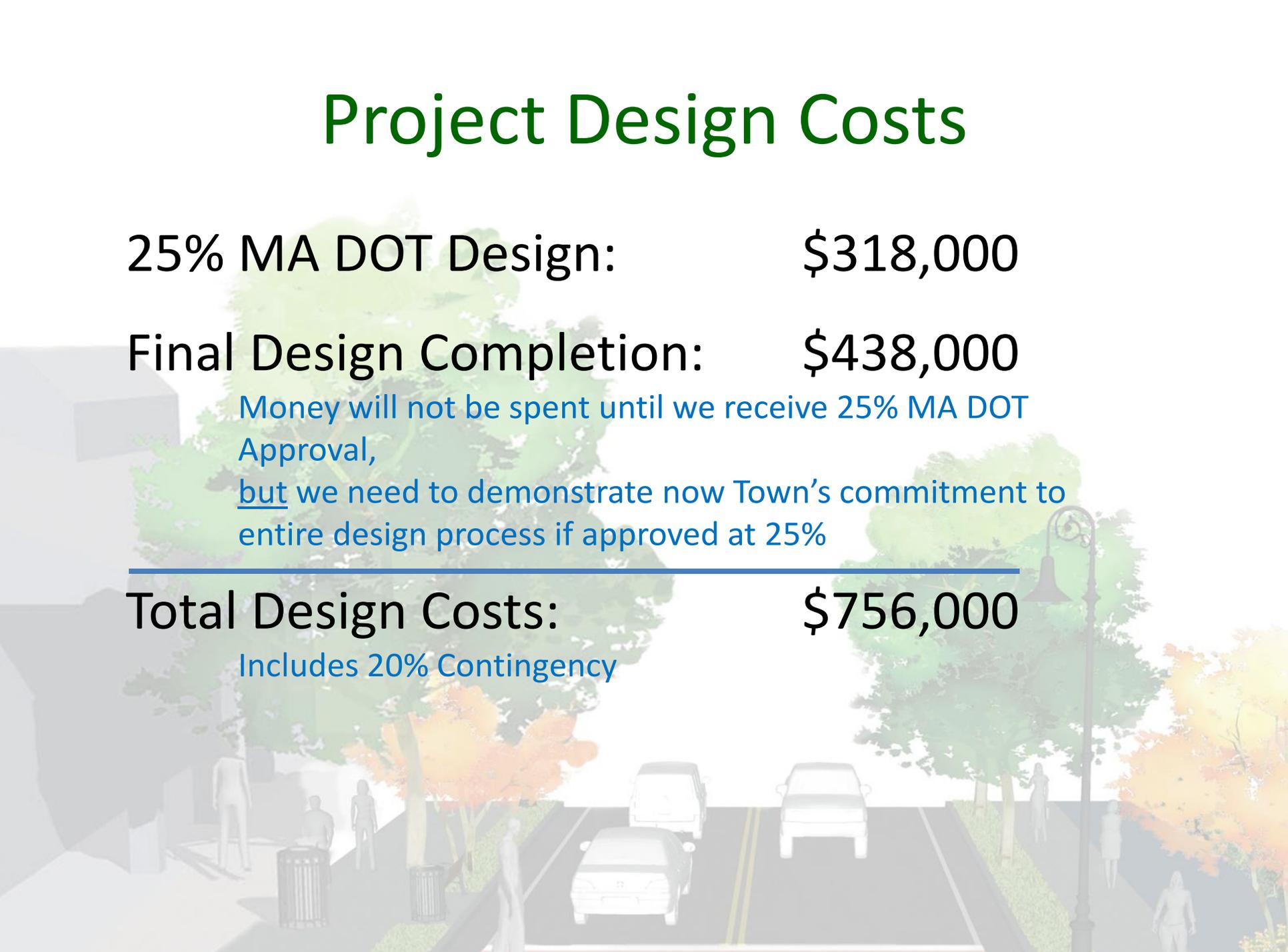
Final Design Completion: \$438,000

Money will not be spent until we receive 25% MA DOT Approval,

but we need to demonstrate now Town's commitment to entire design process if approved at 25%

Total Design Costs: \$756,000

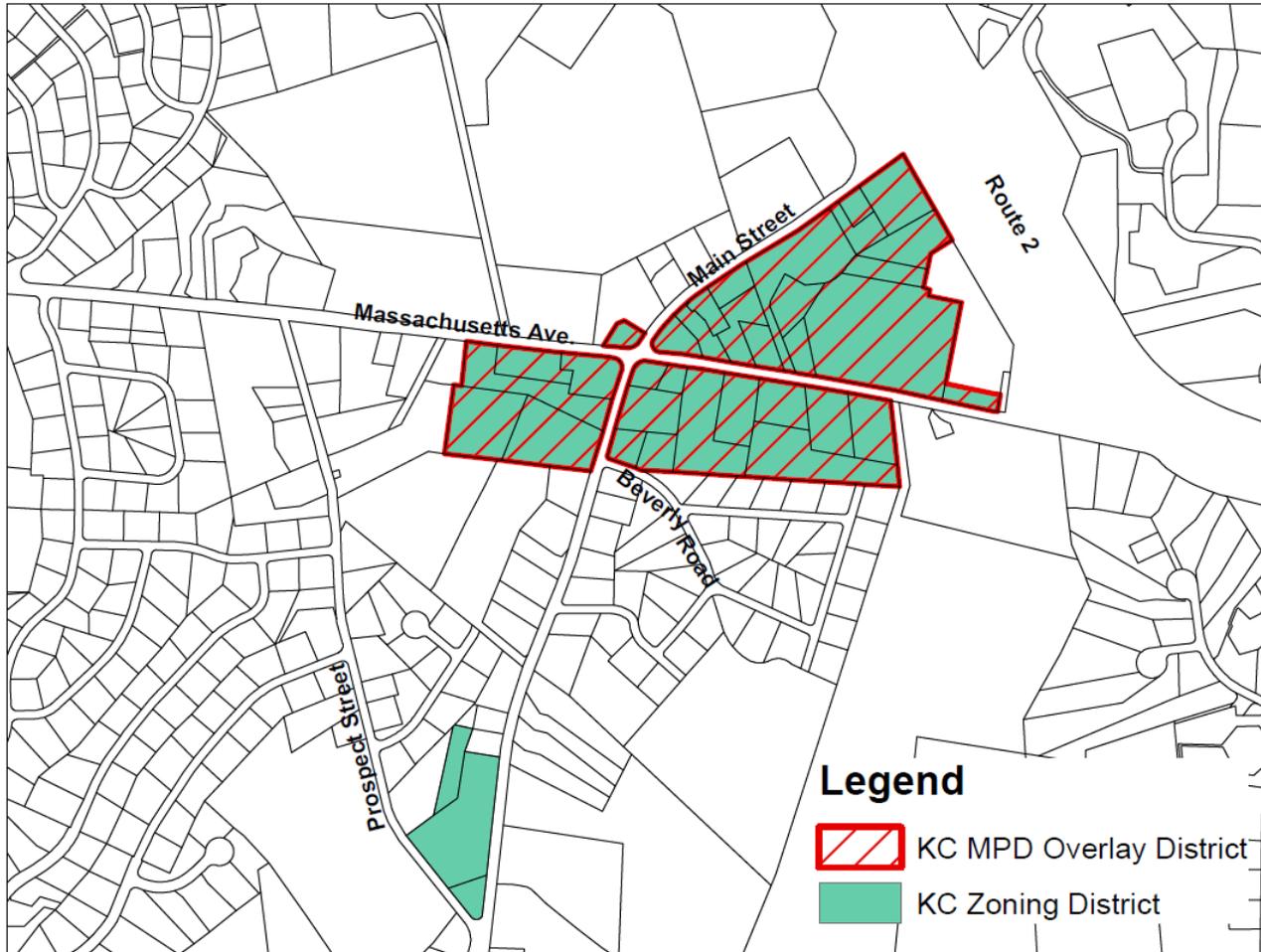
Includes 20% Contingency



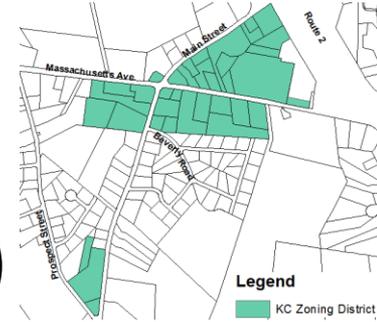
Zoning Updates

- Work in conjunction with infrastructure improvements
- Encourage and support concept of Town Center through Mixed-Use Retail/Residential Development
- Used real estate financial analysis to aid in creation of zoning amendments that will achieve results expressed through the public outreach process
- Kelley's Corner Underlying Zoning District (KC District)
- Kelley's Corner Master Plan Development Overlay District (KC-MPD Overlay District)
- More rigorous review process for Master Planned Developments

Kelley's Corner - Underlying KC District & KC-MPD Overlay District



(KC) District Changes



- Maximum FAR 0.20 (reduced from 0.40)
 - Recent redevelopment has not exceeded FAR 0.20
- Minimum front setback 25' (reduced from 30')
- Maximum front setback 30' (new)
 - Front setback coordinates with infrastructure plan
- Updated Kelley's Corner site design standards
 - For all new development, redevelopment & additions
 - Currently only for developments exceeding FAR 0.20
 - Neighborhood buffers
- Existing non-conformities managed per Statute
- Public works projects exemptions

Site Design Standards





SIG X

HIGHLIGHTS BACK

New KC – MPD Overlay District (Master Permit)

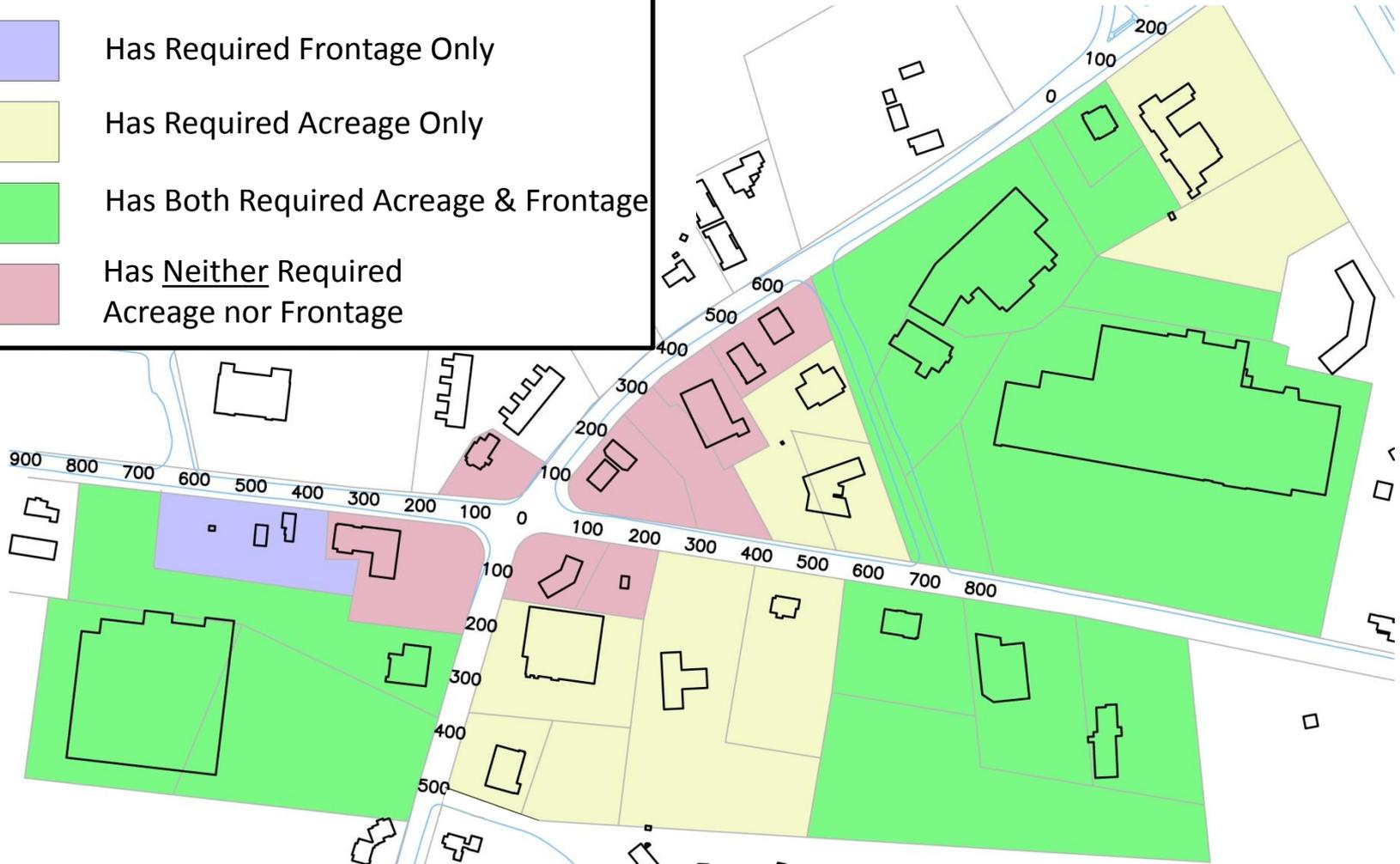
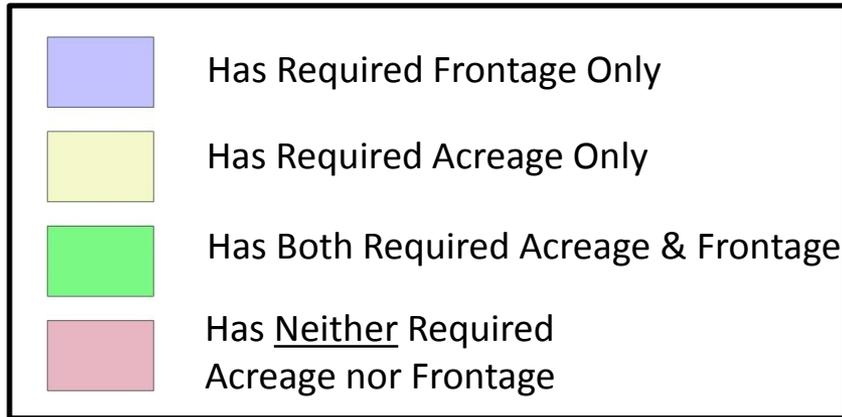


- All developments by Master Permit
 - Planning Board (DRB, Design Guidelines)
 - Public Hearing
- MPD gives Town greater and earlier say in the final outcome
- Allows more development, height, and mixed-use retail/office and residential
- Public Works Project Exemptions
- Not all sites are eligible
 - Only sites that are large enough with sufficient street frontage

KC-MPD Eligibility (Master Permit)

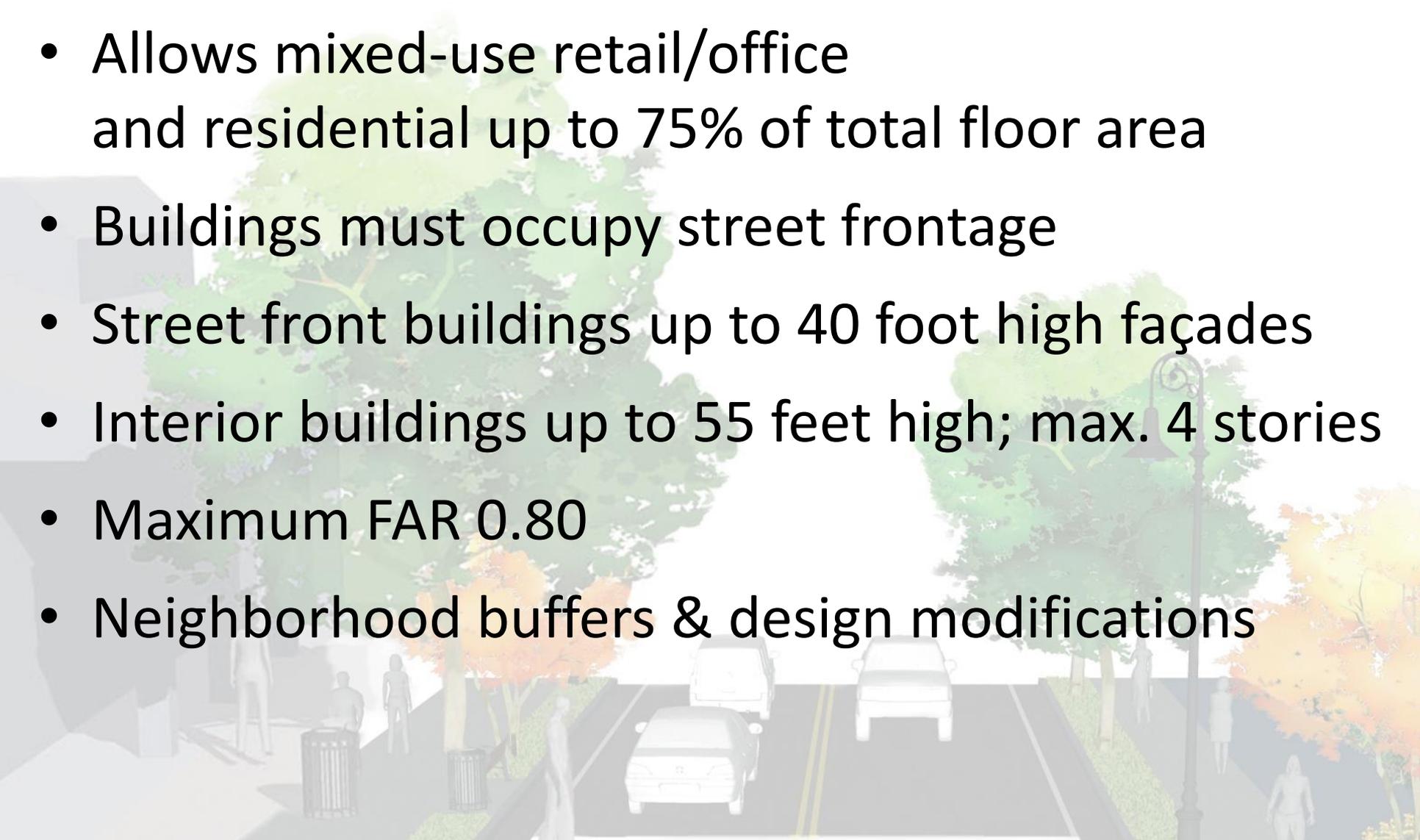
Min. Lot Size: 50,000 sf
(cohesive project plan)

Min. Contiguous Frontage: 300 ft
(access management)



KC – MPD Overlay District (Master Permit)

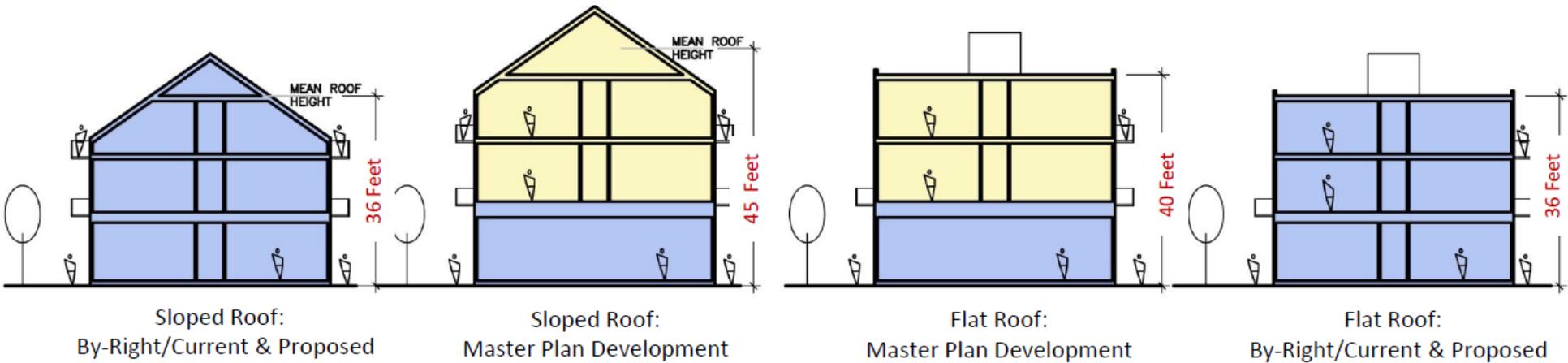
- Allows mixed-use retail/office and residential up to 75% of total floor area
- Buildings must occupy street frontage
- Street front buildings up to 40 foot high façades
- Interior buildings up to 55 feet high; max. 4 stories
- Maximum FAR 0.80
- Neighborhood buffers & design modifications



Site Design Standards

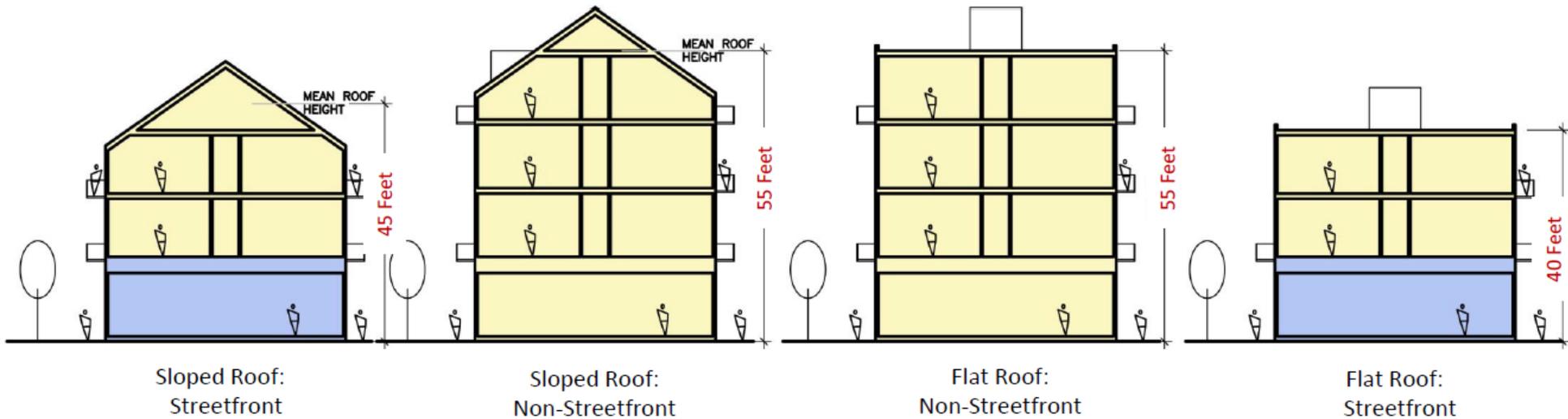


Allowable Building Heights and Use Diagrams: By-Right and Master Plan Development Comparison



Streetfront Buildings

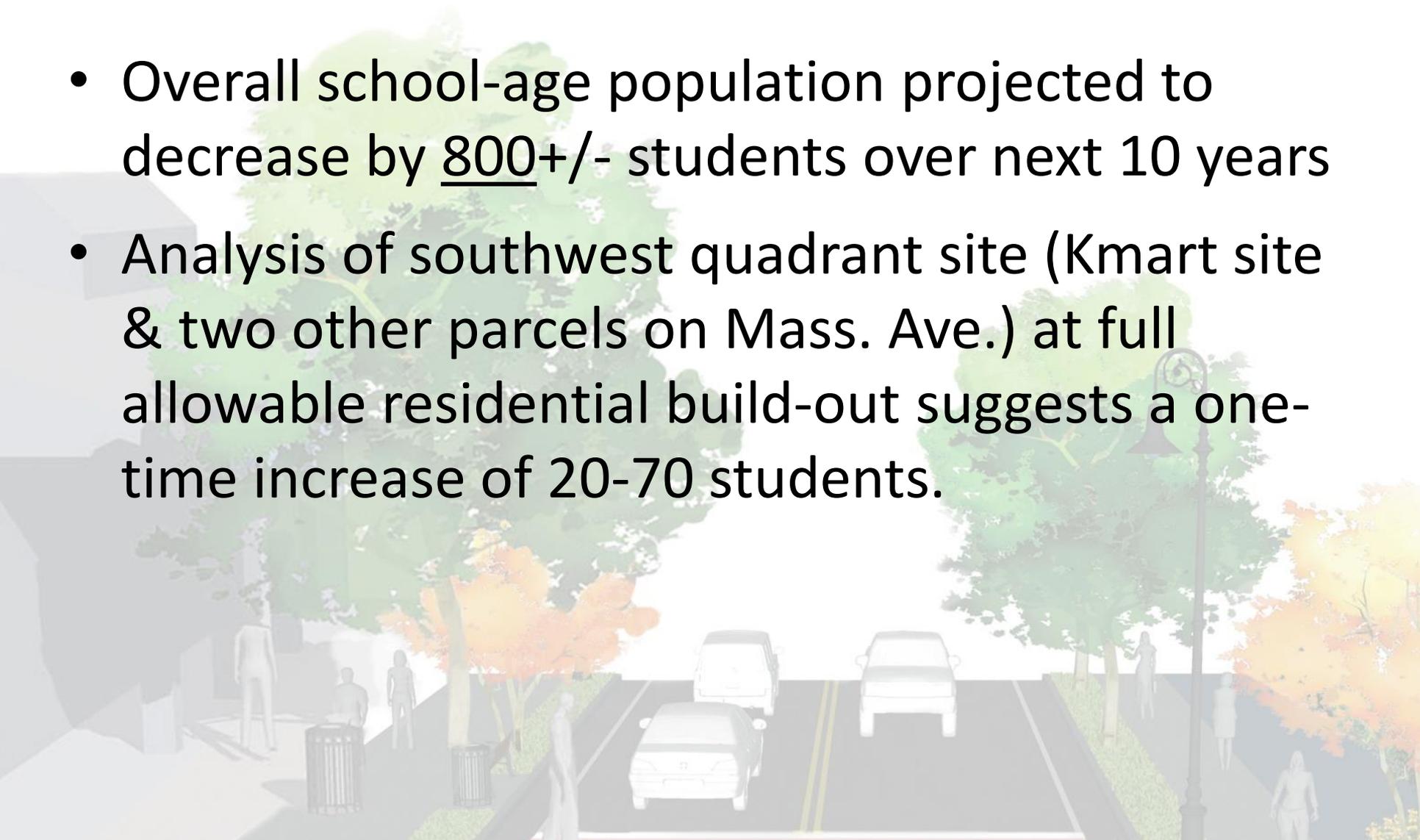
Commercial/Retail Only Allowed
 Residential & Commercial /Retail Allowed



Master Plan Development Buildings

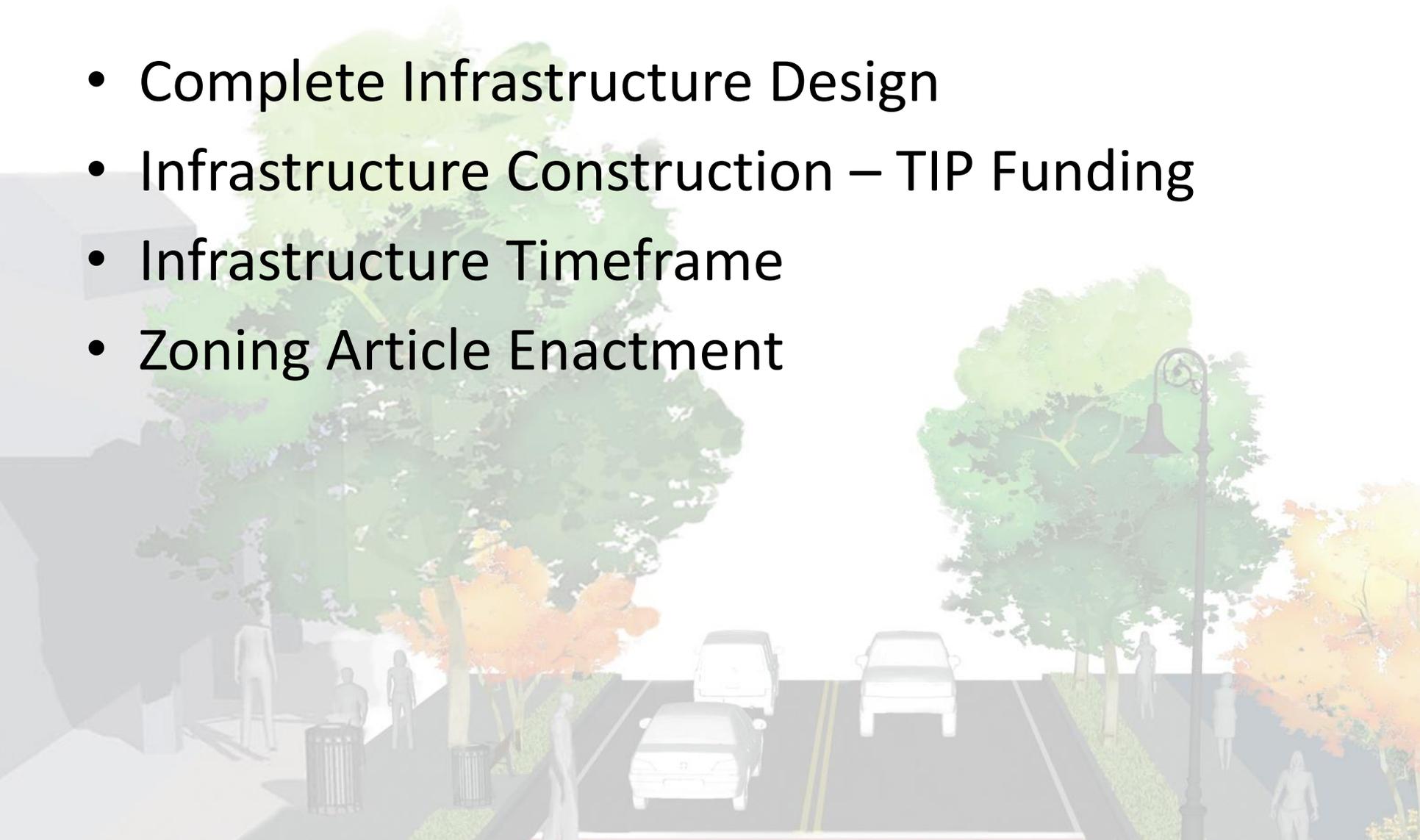
Impact on Schools

- Overall school-age population projected to decrease by 800+/- students over next 10 years
- Analysis of southwest quadrant site (Kmart site & two other parcels on Mass. Ave.) at full allowable residential build-out suggests a one-time increase of 20-70 students.



Implementation

- Complete Infrastructure Design
- Infrastructure Construction – TIP Funding
- Infrastructure Timeframe
- Zoning Article Enactment



Immediate Next Steps

- March 30: LWV Warrant Meeting
 - Come with questions
- April 4-5: Town Meeting
 - 2/3rd Approval needed for both Zoning Articles and Infrastructure Funding (bonded)
- Report Available on Town's Website – DocuShare
- Report Available at Library



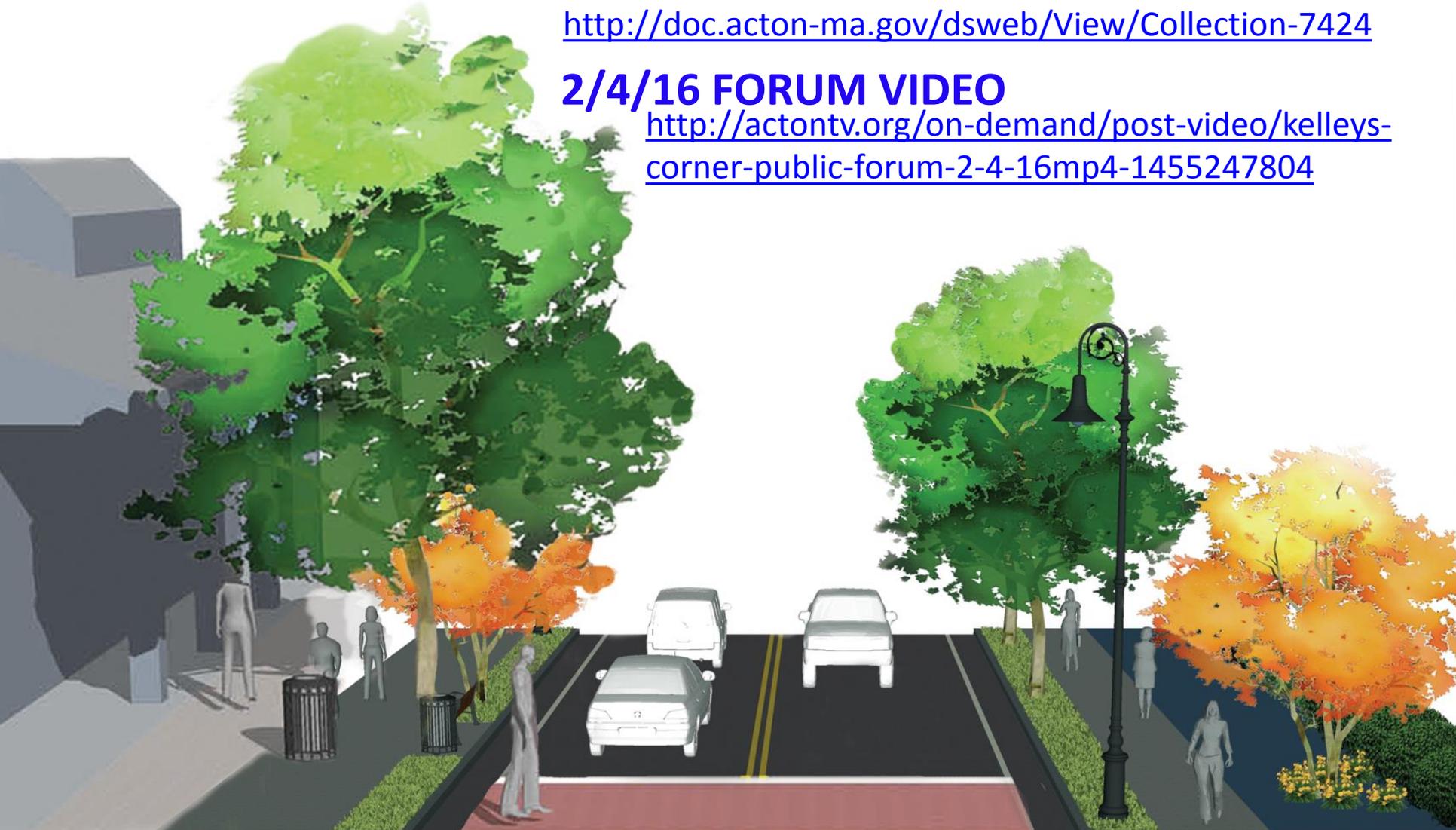
Kelley's Corner Improvement Initiative

PLAN

<http://doc.acton-ma.gov/dsweb/View/Collection-7424>

2/4/16 FORUM VIDEO

<http://actontv.org/on-demand/post-video/kelleys-corner-public-forum-2-4-16mp4-1455247804>





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Priority Mail
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POSTA

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STARBUCKS COFFEE

COTTAGE

LINDEN SQUARE

South on 27 at 111 Intersection



A little Further South



South on 27 (Street furniture & seating areas)



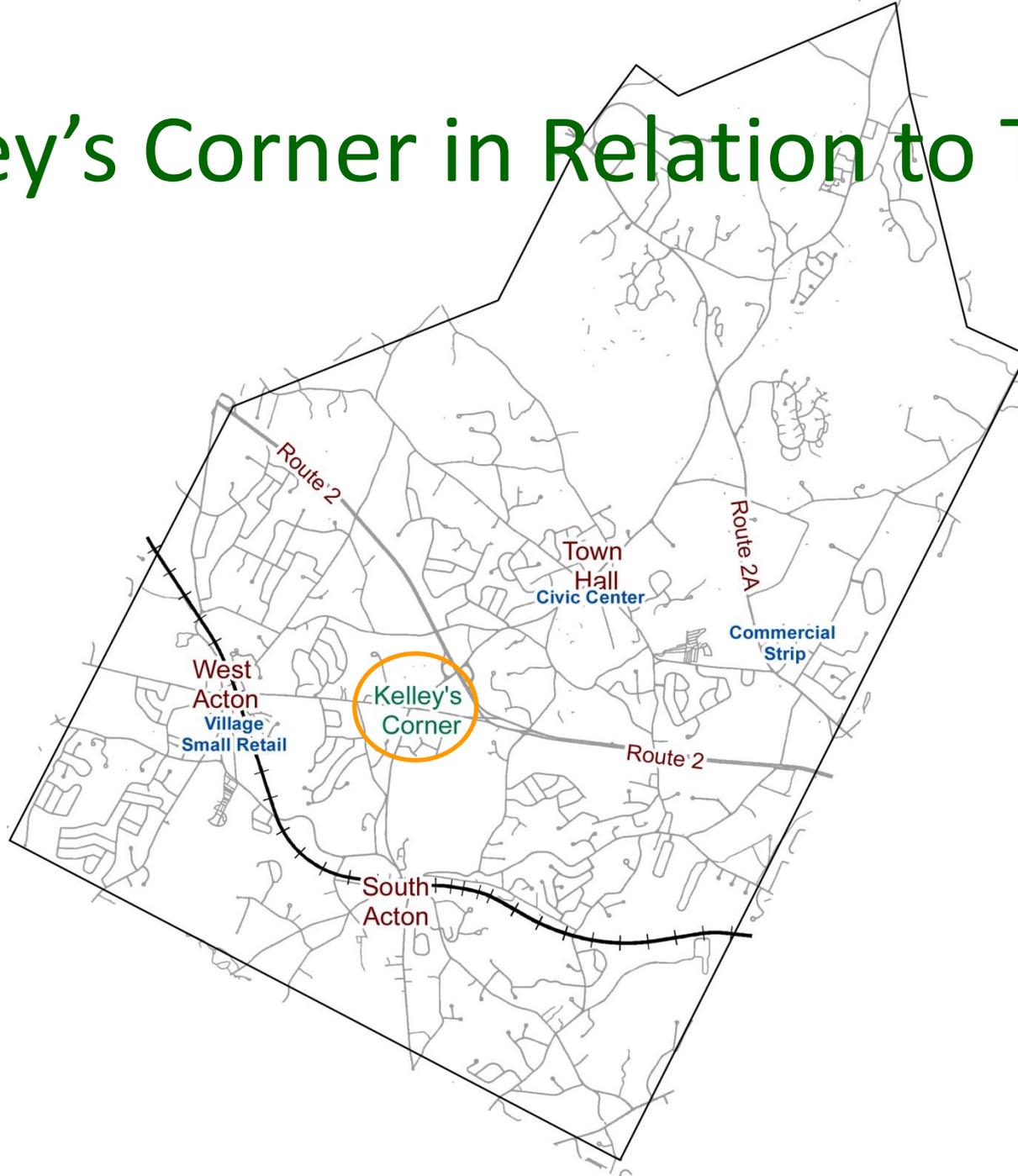
North on 27 from Beverly Road



North on 27 (with Orange Leaf/Subway on right)



Kelley's Corner in Relation to Town





Bueno Y Sano



♿



217





SUBWAY

orange leaf

SUBWAY



N NORTHERN
BANK & TRUST
COMPANY





STARBUCKS COFFEE

STARBUCKS COFFEE

411

KOELLMAN
CHIROPRACTIC

411 Mass. Ave.

CLEARANCE 7'0"



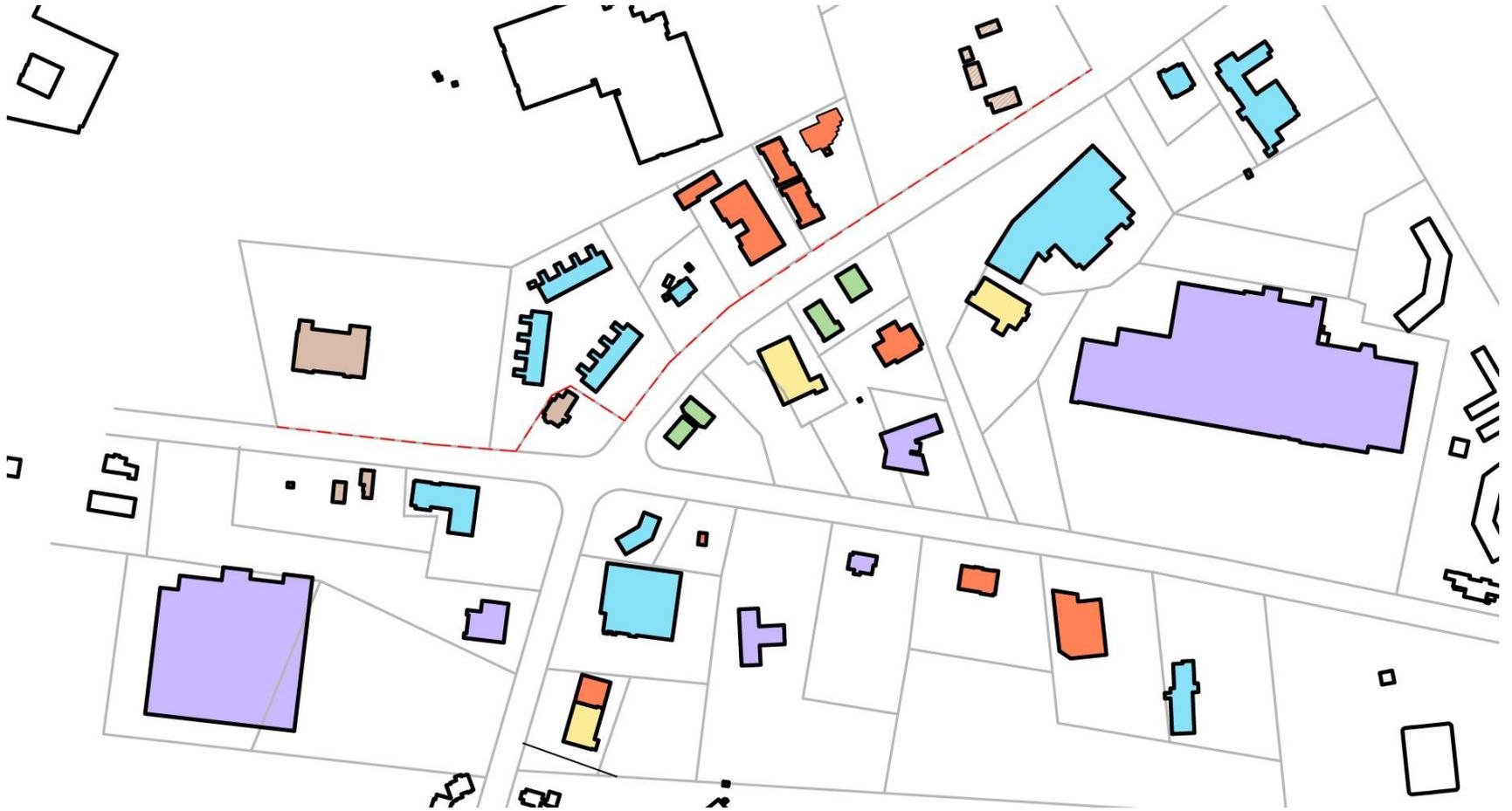




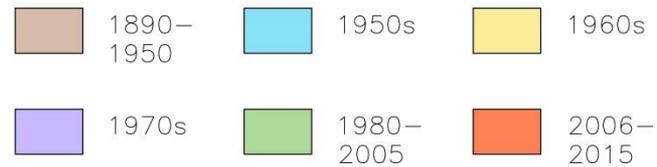
SIG X

HIGHLIGHTS BACK

Development History

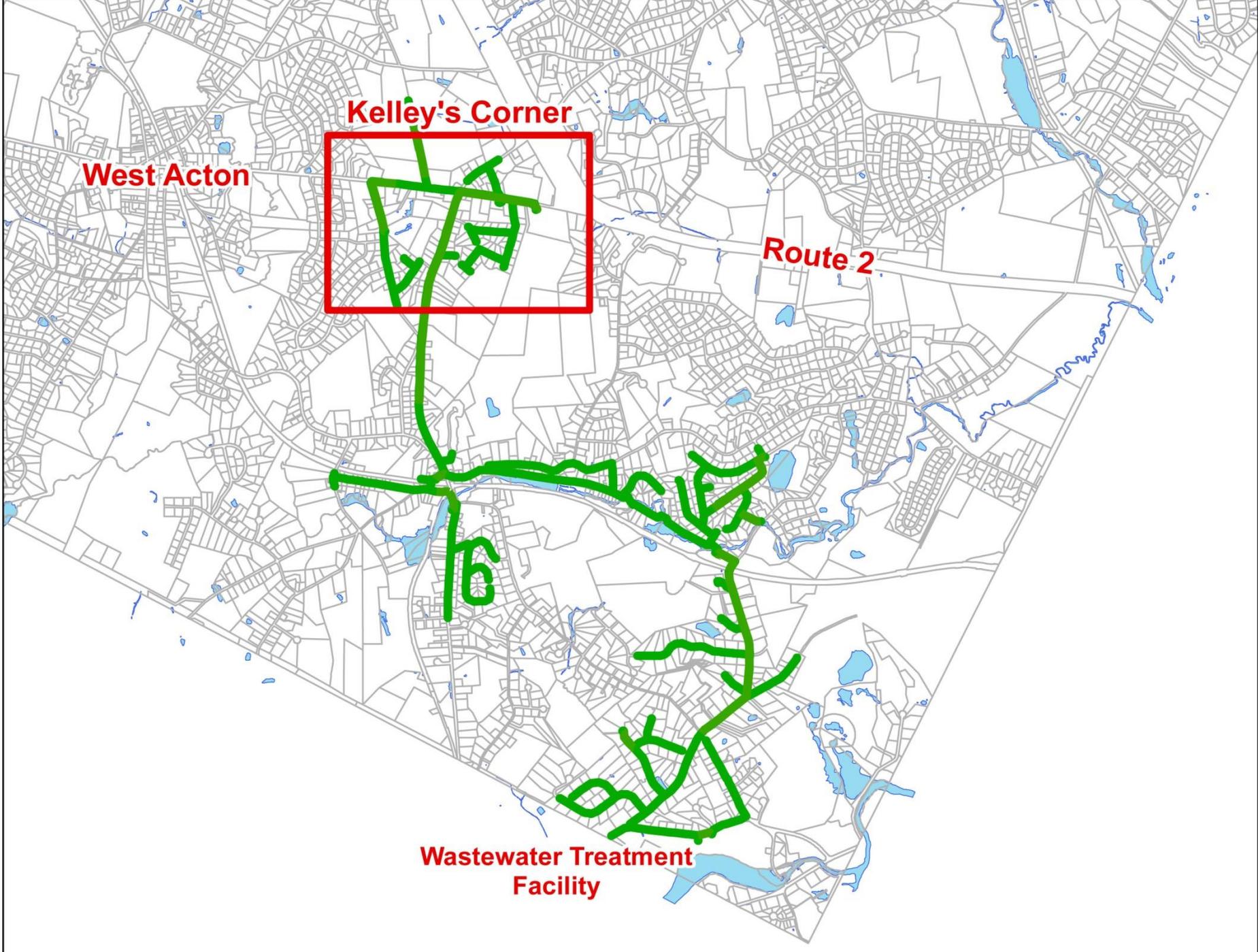


DEVELOPMENT HISTORY: YEAR INITIALLY BUILT



Existing Parking & Access





Kelley's Corner

West Acton

Route 2

**Wastewater Treatment
Facility**



EXISTING FAR

- LESS THAN 0.20 FAR
- MORE THAN 0.20 FAR
LESS THAN 0.40
- MORE THAN 0.40 FAR



MASTER PLAN SPECIAL PERMIT APPLICABILITY

LOT SIZE: 50,000 SF

FRONTAGE: 100 LF

-  HAS REQUIRED FRONTAGE ONLY
-  HAS REQUIRED ACREAGE ONLY
-  HAS BOTH REQUIRED FRONTAGE & ACREAGE



