

Choose Your Acton: Evaluation of Alternatives

| Key Numbers (Percentage differences are relative to Alternative 1) | 1. Continue Current Policies and Trends | 2. Limit Residential Growth and Expand Commercial Tax Base | 3. Guide Growth to Villages |
|--|--|---|--|
| Population in 2030 | 24,100 - | 23,100 -4% | 24,900 +3% |
| School Age Population | 4,670 - | 4,480 -4% | 4,580 -2% |
| Population 65 and over | 4,030 - | 3,860 -4% | 4,360 +8% |
| Additional Housing Units Built over Next 20 Years | 1,000 - | 600 -40% | 1,300 +30% |
| Residential Land Developed over 20 years | 500 acres - (1000 units @ .5 acre per unit) - | 300 acres -40% (600 units @ .5 acre per unit) | 510 acres +2% (700 units @ .3 acre per unit and 600 units @ .5 acre per unit) |
| <u>Additional</u> Residential Water Consumption (gallons per day) | 190,000 gpd - (190 gal /unit) | 114,000 gpd -40% (190 gal/unit) | 234,000 gpd +23% (180 gal/unit) |
| Impact on Tax Rate | [In progress] | [In progress] | [In progress] |

Evaluation of Alternatives

| Goals/Objectives: | 1. Continue Current Policies and Trends | 2. Limit Residential Growth and Expand Commercial Tax Base | 3. Guide Growth to Villages |
|--|---|---|--|
| 1. Town Character | | | |
| Village | Similar to existing | Similar to existing | Historic character enhanced by compatible redevelopment directed to non-residential village areas |
| Rural | Loss of some rural landscapes to development | Relies on acquisition of open land, but housing development of some large open parcels remains likely | Uses incentives to encourage shift of housing development from large open parcels to village redevelopment |
| 2. Environmental Sustainability | | | |
| Carbon Footprint | Follow current trend to encourage sustainable practices | More driving-related impact than 3 | Improves carbon footprint due to walkable mixed use with smaller housing units** |
| Water Resources | Follow current trend to protect resources | Less water use than 1 and 3, but larger on-site septic systems for larger homes | More water use but concentrated in areas with sewers/package treatment |
| Habitat and Agricultural Land | Follow current trend in land protection and stewardship | Opportunity to acquire more open land | Opportunity to protect land by shifting development to villages |
| 3. Improve Connections | | | |
| Walking and Biking | Follow current trend | Less emphasis on sidewalk construction | More emphasis on walking and biking improvements |
| Traffic Circulation | Follow current trends | Emphasizes traffic improvements for increased traffic | Emphasizes public transportation |

***Note: Objectives abbreviated. Some are combined; others excluded if not relevant to differences among alternatives.**

**** Compact mixed use villages have smaller housing units and require less driving.**

Evaluation of Alternatives, continued

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|--|--|---|--|
| Goals/Objectives: | 1. Continue Current Policies and Trends | 2. Limit Residential Growth and Expand Commercial Tax Base | 3. Guide Growth to Villages |
| 4. Opportunities for Community Gathering and Recreation | Depends on opportunities offered by development | Similar to 1; could direct some revenues to community/senior center | More opportunities created by village mixed use development |
| 5. Inclusion and Diversity | Continue current efforts | Much of new housing may be high cost and in separated developments | More housing of smaller size and in villages suitable for seniors, people with disabilities |
| 6. Preserve Town Assets | | | |
| Open Space | Continue current trends in stewardship, protection/acquisition | More acquisition of open space than 1, but also more development of large parcels | Less development of open land than 1 and 2 (many units are in village redevelopment) |
| Schools | Continue current trend of slow enrollment decline | Lower school-age population than 1 and 3 due to <u>fewer</u> new housing units | Lower school-age population than 1 due to <u>smaller</u> new housing units |
| 7. Fiscal Well-Being | | | |
| Commercial & Economic Dev | Continue current trend, could increase recruitment of desired commercial development | Strong emphasis on large employment-related (office/R&D) development; however, market is uncertain | Emphasis on multiple small-scale commercial uses, including some offices, in villages; thus more dependable than 2 |
| Balance Taxes and Services | Continue current trend | Generates budget surplus if commercial development successful; some to be used for open space acquisition | Beneficial, as smaller new housing units reduce school-age population, and more efficient to provide services to compact development |
| Ability to Stay in Acton for Life | As currently, too costly for many | May increase cost of available housing | Makes more housing available in small units for empty nesters and seniors |