# Welcome to the Powder Mill Corridor Community Forum

#### **WE WILL BEGIN SHORTLY**

Please note that the webinar will be recorded. (if you do not want to be recorded, please turn off video and mute)

Folks will also be muted upon entry.

If you have questions, during the webinar, please ask them in the zoom's chatbox, there will also be time for a Q&A at the end.



## Tonight's Agenda

- Welcome from the Powder Mill Road Team
- Where is Powder Mill Road? (Video)
- What do we know about Powder Mill Road?
  - Results of Marketing Analysis
  - Results of Zoning Study
- What's next for Powder Mill Road?
  - River recreation opportunities
  - Opportunity sites along the corridor
- Q+A



## WELCOME FROM THE TEAM

#### **MAYNARD**

Bill Nemser, Planning Director Megan Zammuto, Assistant Town Administrator Katie Young, Assistant Town Planner and Conservation Agent

#### **ACTON**

Kristen Guichard, Interim Planning Director Robert Hummel, Assistant Town Planner Matthew Selby, Economic Development Director

#### **MAPC**

Ralph Willmer, Principal Planner
Jenn Kaplan, Economic Development Planner
Carolina Prieto, Community Engagement Manager







#### WELCOME FROM THE TEAM

#### MAYNARD EDC

Jack MacKeen, Chair
Dick Downey
Sarah Cressy
Kate Hogan
Lynda Thayer
Rosalind Greenstein
Jerry Beck
Bill Nemser, Planning Director
Megan Zammuto, Assistant Town Administrator

#### **ACTON EDC**

Lawrence Kenah, Chair
Jon Benson, Selectmen Liaison
Mike Majors
Derrick Chin
David Didriksen
Josh Fischel
Ann Chang
Shirley Ming
Peter Daniel
Dan Malloy
Catherine Usoff







# TIMELINE FOR POWDER MILL ROAD CORRIDOR STUDY

#### **WE ARE HERE!**



NOVEMBER 2019: KICK-OFF

DECEMBER 2019 -SEPTEMBER 2020: MARKET STUDY AND ZONING ANALYSIS OCTOBER DECEMBER 2020:
COMMUNITY
OUTREACH

DECEMBER 2020: PUBLIC FORUM

MARCH 2021: FINAL REPORT COMPLETED

#### WHAT IS A CORRIDOR PLAN?

# From the American Planning Association "PAS QuickNotes No. 76 Corridor Planning"

- Defined geographic extent
- Includes analysis of existing conditions, goals and objectives, a set of recommendations to guide land-use decisions making and public investment
- Established vision guiding the corridor built from stakeholder and public feedback

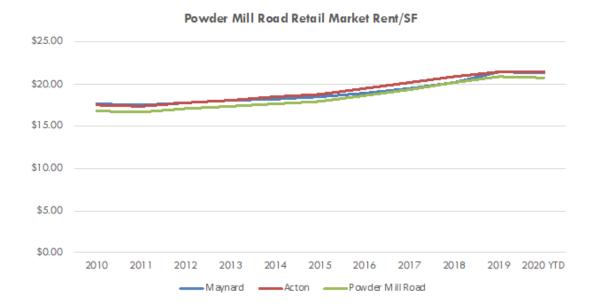
## WHERE IS POWDER MILL ROAD?



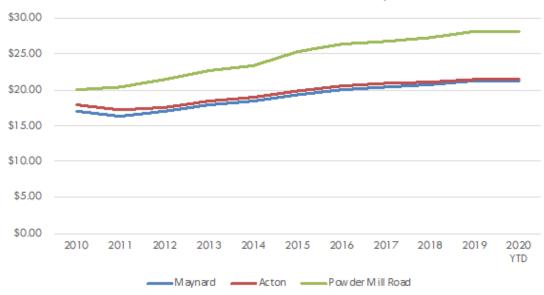


## Market Study: Results

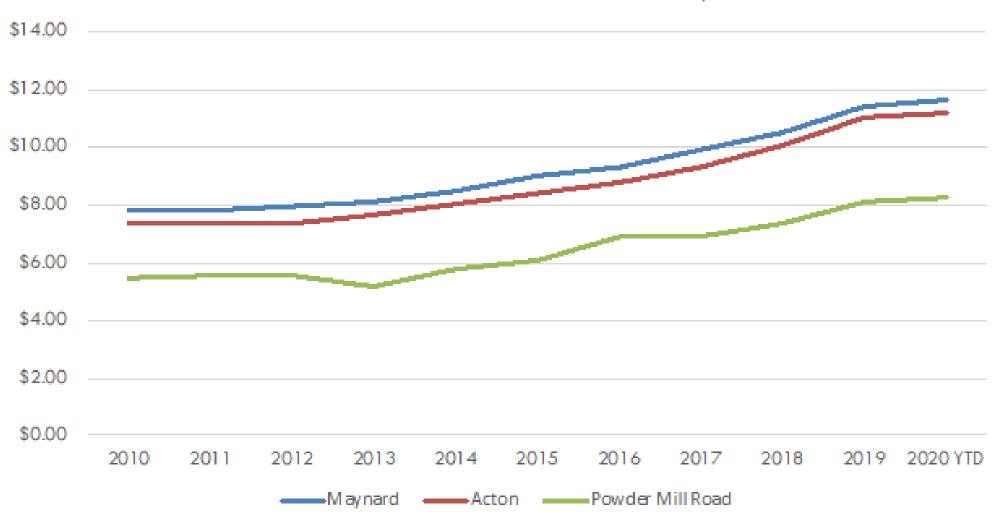
- Two parts: real estate analysis and trade area analysis
- This analysis was partially conducted during the COVID-19 pandemic, which has so far resulted in a large-scale shutdown and a dramatic drop in retail activity. This crisis will undoubtedly be reflected moving forward and depending on its duration may influence some of the future recommendations of this report.

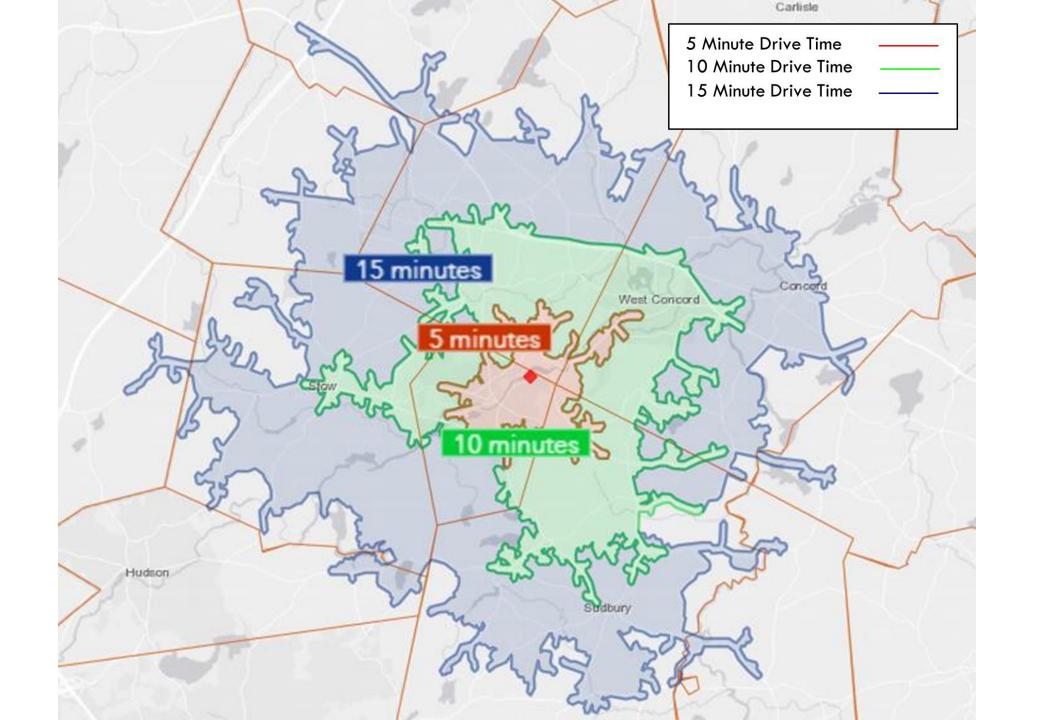


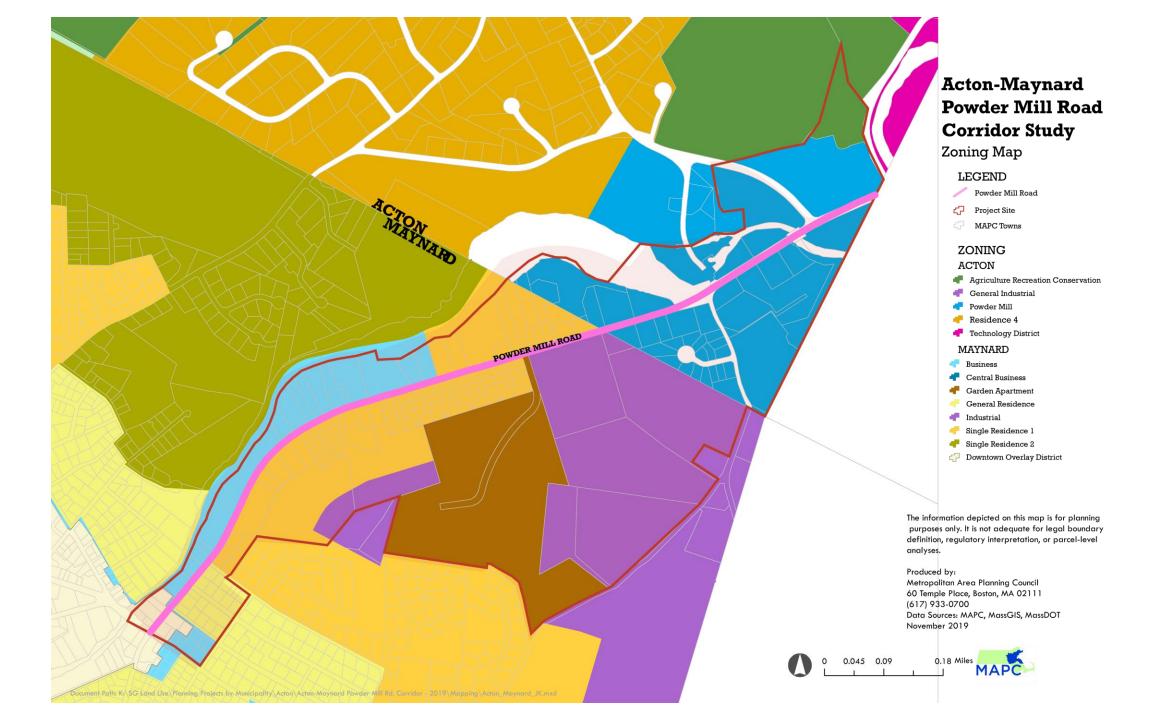


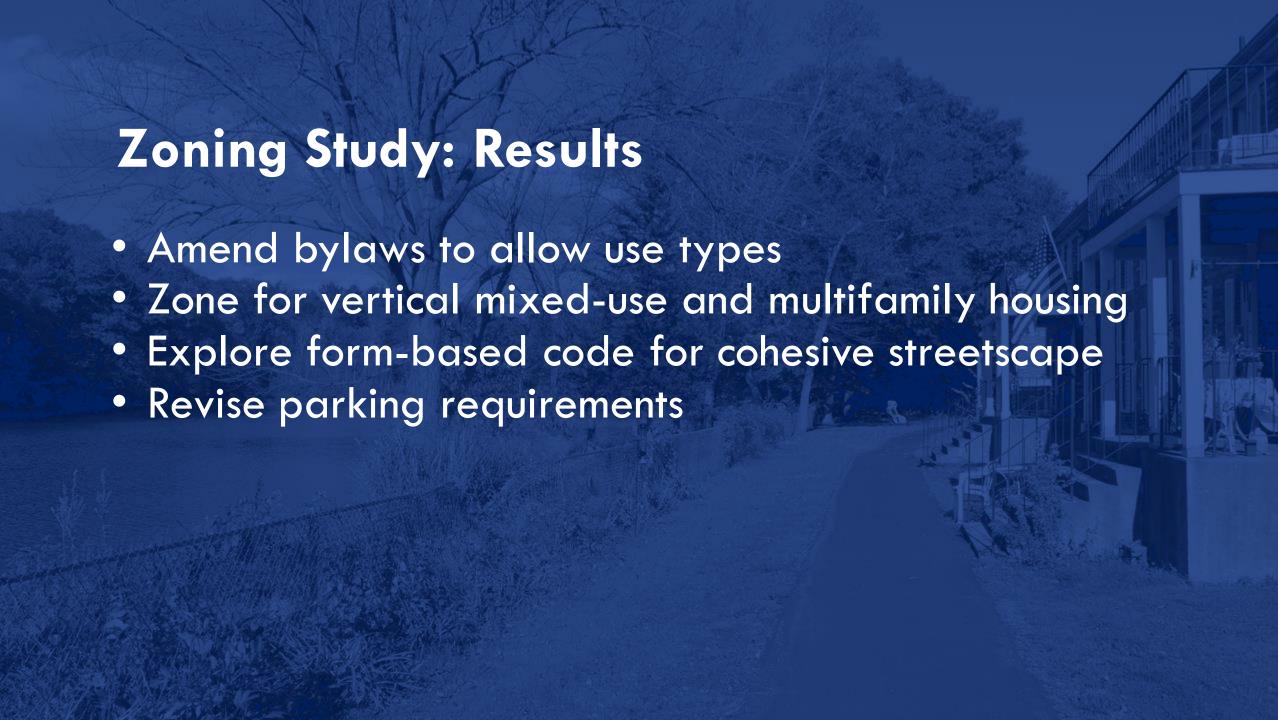


#### Powder Mill Road Industrial Market Rent/SF



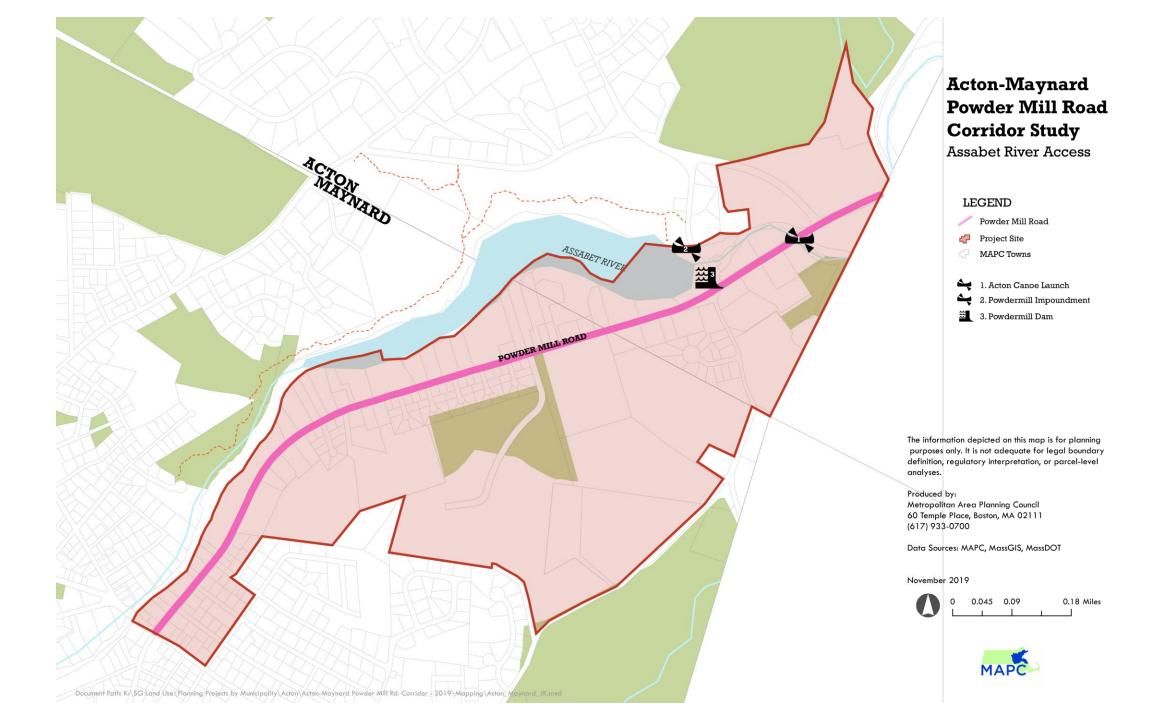












## Reconnecting to the Assabet River

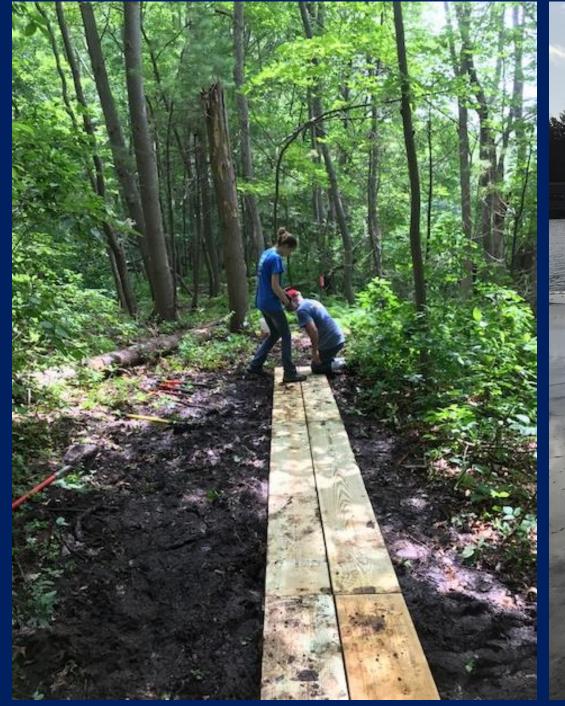
#### Five goals for river reclamation:

- 1. Preservation/conservation
- 2. Creating recreational opportunity
- 3. Enhancing property values
- 4. Maximize commercial values
- 5. Improvement of town aesthetics

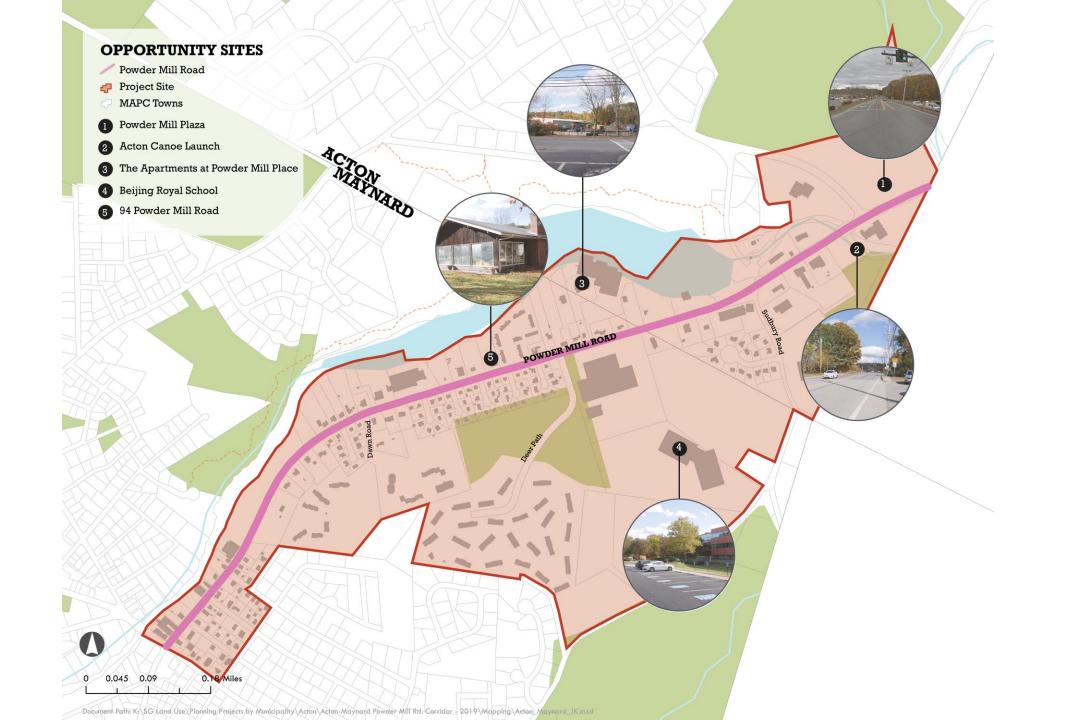










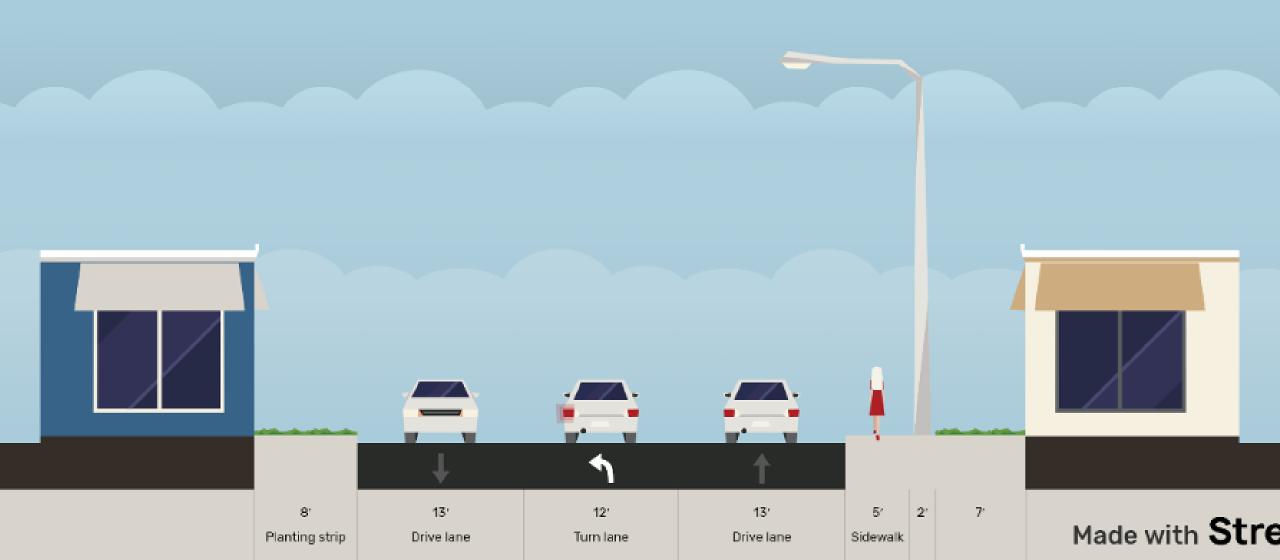








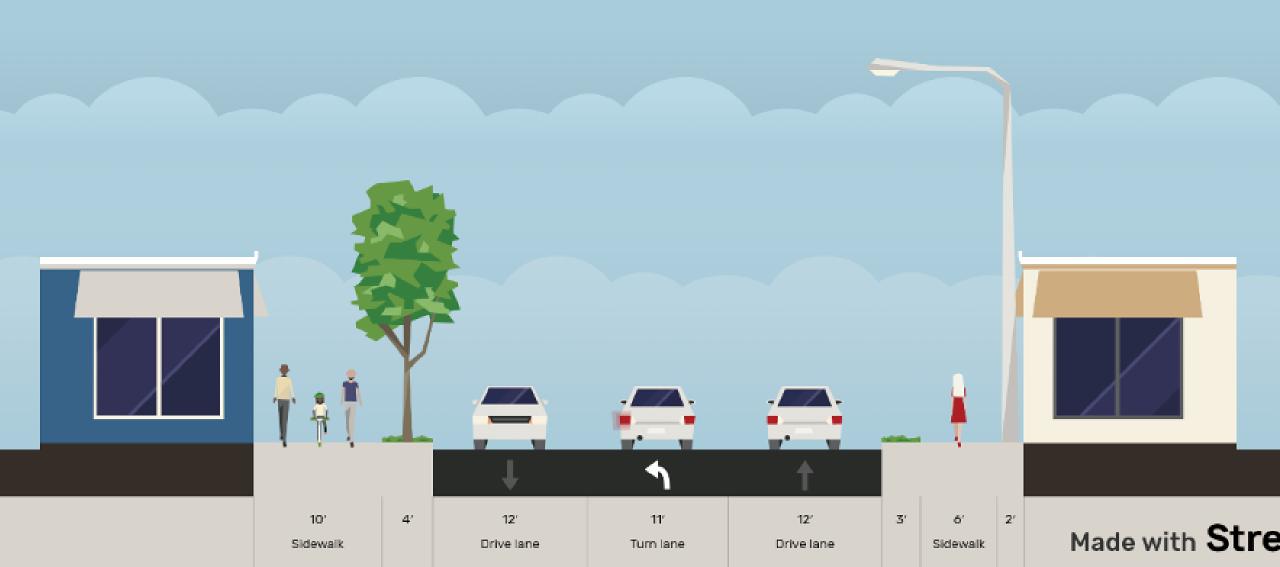
# Route 62 Acton - Current Condition



# Route 62 Acton - Option 1 - Restriping



## Route 62 Acton - Option 2 - Reconstruct





## Streetscape modification options

- 1. Short-term options which would include sidewalks on both sides and striped bike lanes
- 2. Long-term options which would include reconstruction of sidewalks and protected bike lanes or shared use a path



#### MassWorks Infrastructure Grant

- Awarded \$2.75 million to support Powder Mill Place
- Funds intersection, sidewalk and streetscape improvements to allow for better traffic flow and improved pedestrian and motorist safety
- Funds upgrades to Middle Fort Pond Wastewater Treatment Facility







# **POLL:** What do you think is the most important change that could be made to the Powder Mill Road Corridor?

## **Our Next Steps:**

- 1. Evaluate input from community forum
- 2. Continue outreach to property owners and business owners
- 3. Finalize report to address streetscape infrastructure, river recreational access
- 4. Finalize a set of zoning recommendations
- 5. Second public forum

## Your Next Steps:

- Share the community forum with at least 10 of your neighbors
- 2. Reach out to us if you are a business owner or property owner interested in sharing your experience on the corridor Jenn Kaplan <a href="mailto:ikaplan@mapc.org">ikaplan@mapc.org</a>
- 3. Sign up for our email list!

