

**1. How frequently do you utilize the post office, retail offerings/commercial and professional services in the Village Center?**

**If you answered monthly or never, why?**

There's not enough reason to drive there versus other town centers
Limited needs and limited offerings-though definitely like having PO something special and Donelan's. Missing the restaurant, banking now all remote.
Currently work from home and don't commute in daily. Precocious, there daily
Most of the things I need are not there. Also, Donelan's is outrageously expensive so that is an emergency stop only.
COVID-19
I gave up on the donnelans and rarely use Usps when 20% of my mail and packages are late or lost. The other current retail stores, although charming are not functional for me in the 21st century.
Donelan's is expensive compared to Market Basket in Waltham. I don't eat out though I visit the Twisted Tree every now and then.
No need
use bank only
Donelan's is more expensive than other grocery stores and they have a small selection of organic food. They are good for a quickly needed item like toilet paper. Sometimes I use the post office if I need a money order.
The Center is the Center in name only, not in function. Other than the grocery store, there's nothing there to draw me over there. And I get my groceries while I'm out on other errands/activities. Going to the center doesn't eliminate a trip elsewhere, so I head to areas I can get more things done at once. Plus, everything over there closes so early. Real made it worth going, as the closest quality take-out.
I buy stamps monthly and I mail bills twice a month.
I mostly go to the post office, occasionally the grocery store. I would love more small shops, restaurants, or local coffee places to support.
Besides having to go to the post office, there's nothing interesting to visit-VERY boring!!!
Donelan's is expensive. The woman mail clerk is mean sometimes
no diversity of available stores
limited options
Shop elsewhere
Live on Sandy Pond Road nearer to Rt 2, so Concord is closer to us for groceries, dry cleaning, CVS. Prefer Whole Foods which has better organic options than Donelans
Aside from Donelan's and the hairdresser, Lincoln offers very few options to go out and run errands. I take my business to our towns but I would prefer to come to Lincoln.
Few amenities
(Weekly presumes supermarket is commercial)
Go for specific purchases, or to the Post Office
Rare use of post office.
No need
I do not require the postal service more than that, I use it to mail when I can not use my normal mail delivery

Less interested in what is available. Do most of my grocery shopping at largery grocery chains that are less expensive for bigger trips. I probably use something every 2-3 weeks.
I shop at other towns
Actually, mine is somewhere between daily and weekly!
I use the post office, but I use the grocery store rarely, and the gift store when I'm there for something else
Get what I need at Codman or elsewhere typically
Convenience
Bans on items
Don't shop Donalons (low quality); bank online, postal services online. Would support restaurant if met our standards.
Not enough offerings
There should be a choice in between daily and weekly . . . I visit a few times a week.
Options are scarce. Town anti-franchise anti-immigrant policy (because yes most franchises are owned by immigrants) has left us with overpriced stores. What is the point? Just drive down to Waltham and get what you need without Lincoln premium.
I live at Battle Road Farm, north side and rarely get to center except periodically for post office. Travel to Brookline for work and Bedford for groceries.
buy a lot of stamps at once.
Not enough things
I only frequent the supermarket, post office, bank and gift store. The lack of a drug store forces me to often shop elsewhere.
Not much of interest there
Get them elsewhere
live in north lincoln
NA
no need to be there more often.
Commute north
Minimal options. I prefer other shops, grocery stores, restaurants, and cafes elsewhere.
Don't have a need
I only go to the grocery store for additional items, as I get the majority of my groceries delivered. I use the post office occasionally as well. There simply isn't that much in Lincoln Center - no hardware store or CVS even.
not enough there to keep me coming back
I do most of my grocery shopping in Bedford or Lexington. I get takeout from Concord or Lexington as there are no restaurants in Lincoln. I do go to the post office regularly. I do go walking on the trails behind the parking lot.
I cannot run some of my errands there (bank, pharmacy, hardware store)
I live on the north side of town and am not in that area of Lincoln very often. I used to frequent it more when my kids were at Lincoln/Sudbury.
Not family friendly - restaurant prices too expensive.
No important destinations for me.
I mostly use the post office. But that's not frequent.
dinner and takeout dinners typically in Concord

Not enough variety
Only when needed for quick errands
Most food shopping is done at larger grocery stores. Occasional use of post office.
I go every 2-3 weeks, you didn't offer that option, and weekly was too frequent.
There is not much to visit beyond the post office. A restaurant would be lovely, perhaps an antique shop, book shop; more commerce to help our town thrive.
Not convenient
limited retail offerings
Little need. Do grocery elsewhere
Not enough other reasons to go to center due to lack of broader offering, we use bank and post office
I don't need things available there more frequently
Don't have a need for Post Office; Retail Space not very inviting
have a closer post office to work
Lexington is closer
We live closer to Lexington center
I use the old PO, Donelons quality went downhill, the restaurants were overpriced.
I live in Lincoln North and usually go to Lexington
The only place I visit every so often is the supermarket to get quick groceries I forgot. I use the post office once a year as well as something special since I don't have a need for these places.
No dining options besides Twisted Tree (and they close by 3:00pm). Donelan's is overpriced. I grocery shop in other towns. I'll occasionally use the post office if I need to ship something.
Occasionally use Lincoln PO and Donelans
My spouse goes more often
Nowadays, everything can be done online.
There is no reason to go there
Perform limited errands
No need, for the most part. The stores are way too expensive and I rarely need postal services.
Overpriced, poor selection
I don't need those services that often, and the grocery store is expensive, I prefer to shop in Market Basket
I live on the Concord line -- too far a drive
Not needed
Covid - online grocery shopping
I want to add that there needs to be a choice between 7 times a week and 1 time a week.
There is nothing there to access regularly
I live north of rt 2 so the mall area is not convenient for me.
Don't live near L. Station
Shop at costco
Lexington is more convenient - I live in North Lincoln
I work full time and don't have time
We grocery shop elsewhere...and rarely have need for other shops or post office.
grocery store isn't great and not much else offered

health
Funny question. Am I supposed to use it more frequently? I don't need it is why. Email. Home deliveries. Fedex/UPS drop boxes... life in 2021 is very amenable to not needing to go into the post office.
we grocery shop elsewhere and can do most post office things at home
Maybe once every two weeks, I am not in need and am very content with Lincoln station offerings, other developments would increase traffic and clutter taking away from existing buisnesses
I live north of route 2 so I rarely have to go into town
Not much on offer except Donelan's and Twisted Tree.
During covid it was weekly and was an amazing resource to the town to have donelans available as an option. And we supported twisted tree more frequently. But usually it is not where we go for our errands given Waltham is closer and cheaper for all services including drycleaning. Post office Has been a great resource but I only have to go monthly not more
Shopping in other towns is better.
I go to post office on occasion. I don't ride the train. I don't shop at Donelans: Limited variety, low quality, high price. Retail is struggling everywhere as people have shifted to shop on line. Only personal services (PO, salon, dry cleaner) and fresh items will draw shoppers. Seems better to make the Village Center a place for Community activities (CoA, Events, Lectures, Meetings, After-School Programs, etc.)
Because you did not have the option of sometimes or not often.
seldom need to utilize those services.
Donelan's is pricey. Not convenient to get to post office during its hours bc of my own work hours.
post office 2x/year, Donelan's 1x/month if I run out of something, other retail never
I'm there 3-4 times weekly
Limited in-person mail needs
I don't need to go to the post office as often. I prefer getting my groceries from stores like Trader Joe's and Market Basket which are cheaper and have a greater variety of merchandise.
I only use services and do not shop in the village center
I mail a 2-day envelope about once a month.
I only use services and do not shop in the village center
Senior citizen living at the other end if town
do not drive
Don't get out much.
my answer would probably be daily but for legacy pandemic changes that will fade
We tend to shop at our preferred retailers on the way to and from work, so we don't have much need for the local shops.
I have little need for the post office and prefer to shop elsewhere.
Monthly satisfies my requirements.
I use Donelan's 2-3 times/week and the Post Office less often than that.

**2. Do you frequently shop at any of the following commercial areas?**

**Other answers:**

Burlington
acton
Acton - Great Rd area. Lots of shops and restaurants
Acton and Sudbury
Acton has a lot of retailers I frequent
Acton trader Joes
Acton, Sudbury
Acton, Sudbury
Acton, Sudbury
Acton, Sudbury
Acton. Bedford
Acton/Idylwilde Farms
Acton-Trader Joe's
Amazon
And Sudbury
Any of the above, except Cambridge, depending upon the errand.
Arlington
Arlington
Arlington
Arlington (Whole Foods, Quebrada Bakery, Shattucks Hardware)
Arlington, belmont
Arlington, belmont
Arlington, Newton
at whole foods in various towns
Bedford

Bedford
Bedford & Burlington
Bedford & Sudbury
Bedford and burlington
Bedford and Framingham for larger commercial establishments + whole foods
Bedford and Sudbury WF
Bedford or Cambridge for Whole Foods
Bedford Whole Foods
Bedford, Burlington
Bedford, Burlington, Maynard, Sudbury
Bedford, Carlisle, Acton, Sudbury
Bedford, sudbury
bedford, burlington, sudbury
Belmont
Belmont
Belmont
Belmont, Burlington
Belmont, Burlington
Belmont, Sudbury
Boston
Boston
Boston and Westwood and others
Boston, New York City, Paris, London
Burlington
Burlington
Burlington

Burlington
Burlington & Bedford
Burlington for Clothes
burlington ma
Burlington Mall or Natick/Framingham area
Burlington, Bedford
Burlington, Natick, Framingham
Burlington, Newton
Burlington, Somerville
Burlington, Sudbury
Burlington, Watertown
Burlington/ Bedford
burlington, bedford
Costco in Waltham
CVS, Ace Hardware, Vintage Wines, Cambridge Trust, etc.
Debra's Natural Gourmet in West Concord
delivery/online
Donelans. Funny this wasn't a choice. Why?
Donolans, Lincoln, While Foods Bedford, Trader Joes Acton
For CVS, Rocky's Hardware
Framingham
Framingham (near work), Maynard (Market Basket)

Framingham and Natick
Framingham and Natick
Framingham natick
Framingham or Burlington
Framingham, Natick
Framingham, Stoneham, Acton, Bedford
Framingham, sudbury
Framingham, Sudbury
Home Depot, Star Marnket, Green Papaya
I like Lincoln. Sometimes a few errands around nine acre corner.
I love DeMoulas/Market Basket and Costco
I often go to West Concord - for grocery and restaurants as well as shops.
I shop on my way places in Sudbury and Wayland
I shop online.
I use Lincoln.
Lexington and Bedford
Lexington center is closer to us and I go to stop n shop there weekly
Lincoln stores are over-priced and have terrible selection
Market basket in Maynard, sometimes Sudbury
Market Basket -Waltham
Maynard
Maynard
Maynard, Framingham
Maynard, Somerville, Burlington
Mostly online. We do very little shopping in person, if so go to mall - Burlington
Natick (Aldi's)
Natick and Burlington
Natick and Burlington
Natick and Framingham
Natick/ Framingham
Natick/Framingham
Newton
Newton, Framingham/Natick
None
Occasionally Trader Joe's in Acton
Occasionally Trader Joe's in Acton
online



Sudbury, Bedford
Sudbury, Bedford
Sudbury, Bedford
Sudbury, Bedford
Sudbury, Bedford, Acton
sudbury, do errands after HS drop off sometimes
Sudbury, Framingham, Marlborough
Sudbury, Natick, Boston
Sudbury, West Concord
things we need are in Maynard and Hudson
Trader Joe's Arlington, Burlington, Acton
Trader Joes burlington, Gas in Lexington, Pizza in Concord
Trader Joes, Acton
Walt
Waltham
Watertown
Watertown, just over Waltham line...
wegmans, burlington mall area
Wellesley, Sudbury, Wayland, Bedford
West Concord, Sudbury
Whole Foods in Bedford
Whole Foods in Bedford. They had curbside pick up and delivery to our doorstep during covid.
Whole Foods Market, Bedford
Winchester
Woburn, Burlington, Maynard, Arlington (pretty much every other town except Lincoln)

**Question 3. How would you characterize each of the following goals for the Village Center?**

**Other Responses:**

I feel that it is very important to consider Lincoln as part of the whole metropolitan area and do our part to help alleviate the housing crisis, create transit oriented housing in compliance with the Housing Choice Act, create sustainable commercial and housing for the station area, and promote diversity and inclusion in Lincoln.
COVID had changed my work pattern.
Lincoln center is not very attractive now. I have been seeing information about this group, yet nothing has changed. There needs to be police presence and tickets given to those who speed through the center. It is not safe for pedestrians.
I don't know how many people board the MBTA at Lincoln station. If it is only a few, then I would eliminate the station.
Public FREE EV stations, Dockable bikes at village center and places like Gropius Drumlin DeCordova
Place greater emphasis on Lincoln's historical role.
I guess I'm tired of hearing about The Lincoln Way.
At least another small interesting restaurant needed. A bookshop would be great!
Please do not add apartments/other large housing developments. Please do not cut down trees. Please reduce traffic on Lincoln road. Please Increase town-wide pedestrian/bike access to Lincoln rail station by adding crosswalks at dangerous locations around town.
The main parking lot is a barren, windswept wasteland. Commercial spaces, as built and then re-built, all seem like they're designed to minimize random human interaction. The shops all seem as though you're looking at and entering a back door. There's dead space at every turn. This, and Wells Road, we're done by Lincoln's best and brightest. Given this history, I support development with trepidation. If there's diversity, I'd want to see housing for all sorts of people, not just a Metco-like focus on one group.
A restaurant in the area would be fantastic.
I am one of the few residents living near the center and wish we were asked more specific questions about what's it like to live here. It's very noisy sometimes and adding more might increase that. I also agree we need more to make it worth living here.
I think mixed uses, such as housing over retail, are time-honored town center format.
The cost of commuter rail is not inexpensive. I am not sure higher density housing near commuter rail will support persons with modest incomes to live in Lincoln as commuter rail schedules/fees are not aligned with all needs/income levels of workers.
More for teens to do like a diner
With Codman Farm doing so well, it would be fantastic to bring in some other shops/services that attract families and individuals interested in looking for green/healthy food and gifts
There should be just one train stop that has a real station including handicapped accessibility.
It will be important to maintain the fiscal condition of the RLF, which depends on a healthy mall for revenue to support their mission
New upscale condo development
I am confused re the question on landscaping. If we make changes we need more but right now level is fine evm tjough in general I think more landscaping is good
Bring more businesses/ restaurants to lincoln center
I want minimal changes to the Village Center
Housing near the center is key. More diversity is key. More affordability is key.

I have seen some bonehead decisions made in the name of green/sustainability. It should not be an "at any cost" thing, but only if it makes sense. Case study: First Parish in Lincoln put in a costly and more challenging to maintain septic system which helps irrigates the lawn... but the church is closed in the summer. No flushed toilets, no irrigation.
This question is confusing on whether 1) encourage development (that is green) or 2) any development that happens should be green.
Sidewalks along Sandy Pond Road would be so helpful. We would walk or bike to the library and school of we felt safer along Sandy Pond. It's too curvy and some folks go too fast for us to feel like it's a safe place to walk, run, or bike.
Hardware, bookstore, bicycle store, pharmacy
Don't spend any taxpayer money on changing the town center. Leave it alone. We just spent \$93 million dollars in schools.
Every incremental "improvement" leads to other [perceived "needs" that become more important than the open, untouched areas of Lincoln. If this goes through, I move out.
Your survey seems slanted to development in Lincoln Center. For example you say create a pedestrian and bike friendly center but why not ask if we think it already is friendly to bike and pedestrians. By the way you ask the question you are going to get a lot of important though "create" might not be what is important to the respondent. They might just be glad it already is that way. They won't click not important (like I did). walking and biking IS important but I/we already can do that. You also say maintain a commercial businesses but if I say important you will use that to propose development. You don't say something like keep the businesses we have without increasing.
Landscaping should eliminate the need for mowing and leaf-blowing.
The promote sustainable development survey buttons may not give you a clear action item via responses - I would prefer no development but if you have to develop of course it should be green/sustainable.
Calling south Lincoln the village center is stupid since Lincoln center is on Lincoln Road near the library and town offices.
Higher density housing brings more diversity. This town pretends to be all for diversity until not rich and not white wants to move in.
Please help allow businesses in Lincoln center that offer services towards all residents. There are few family friendly areas for people with kids
Need family friendly moderately-priced restaurant that serves lunch AND dinner and is long term!
none
Support at least one "family accessible" restaurant that stays -- very important
It would be nice to have more options for casual dining/drinking.
Update/ renovate current buildings
I would like a successful restaurant and if it means lowering the rent or enlarging the space that would be worth it.
Inbound commuter rail is not handicap or elderly accessible
Just look at Concord or West Concord MBTA areas for models
Traffic is already issue. Don't make it worse. Great idea to reconfigure the train station so people don't have to walk across Lincoln Road.
I believe it's possible to achieve all of the goals I marked above. They are not mutually exclusive!

I want to discourage further growth in Lincoln. I'm perfectly happy to travel to other towns to keep Lincoln small and rural. If I wanted a town with more development, I would move to one. There are plenty of those, Lincoln is the unique exception
We don't have alot of choices in town
Pave residential parking lot
Add commercial businesses esp restaurants, food service
keep rural, low key nature of Lincoln
We need better restaurants and cafes at the town center!
more benches. More greenery/trees/flowers
Do not add housing. Maintain Lincoln Woods.
If Lincoln can meet more commercial needs of its residents, then fewer trips will be needed to surrounding communities, therefore lessening traffic in the area.
WRT Adding to the town's tax revenue I would have to ask - at what cost; WRT increase diversity: of course I want a diverse town but this could be achieved in other ways than development in the Village Center (e.g., lower current taxes to allow a more diverse population).
none
Changing the town, in which homeowners have chosen to buy property based on the rural, undeveloped character, in order to promote the political goals of a few, is problematic.
We can't have all of the good things and none of the less attractive. It will always be a balancing proposition.
I think there are seating areas and nice green spaces already, there's a sidewalk already so it's easy to walk and bike to. Isn't there a big new affordable housing project already in the works elsewhere in Lincoln?
have a bike and car-free open and safe area for play, relaxation, dining, etc
It should be noted that the blue parcel covers Lincoln Woods, an existing private housing complex, and most of the rest of the parcel is wetland. How realistic is this option?
Many people who live in Lincoln and near the village center chose this town because of its rural character. If you want to develop a big housing project, go to Lexington or Concord.
Keep lincoln simple and rural. Do not make it a Lexington or Concord. No more lights, paths and parks. It's authentic, quiet and more rural for a reason. That is what makes it special and why we chose it over those other highly suburban towns
Encourage restaurants to come
Expansion of diverse housing options is my most important issue.
I did not put an "other" response.
Lincoln does not seem to have a population large enough to sustain a vibrant, bustling, town center.
Create a central, noncommercial, public space such as a public square or pedestrian plaza.
DO NOT affect any conservation land!!!
I'm opposed to developing Lincoln in any way similar to nearby towns. I'm opposed to having developers drive the character of the town. I would rather explore ways to promote ride share and electric vehicles to bring people to the train, grocery, and post office, not to build more housing or businesses..
Consider the landowners / renters
I would like to see local banking options.
Town Pub, Art Gallery, affordable restaurants

Restaurants are desperately needed.
It is essential that Lincoln broaden its population by including affordable one or two bedroom apartments in a dense and sustainably constructed housing development that is within walking distance of the MBTA and the Mall. The DPW should move to the current site of the Transfer Station.
Integrate local food production to small scale food system: farm to table restaurant and retail
Make sure development does NOT harm Codman Fram
Anything that would increase my taxes more than they are is anathema to me!
A good restaurant that lasts and has general appeal re menu
Questions seem skewed toward development and don't permit answers balancing costs/benefits.
Affordable diverse housing is my top priority
keeping the town's rural character and minimizing traffic in town and on the trails is important to us
No more development
I feel that sustainability concepts must include sustainable means for residents/taxpayers of ALL abilities to be able to remain in town, and thus environmental sustainability needs to be clearly focused on that aspect, as well as the impact of any new development on the living environment.
Lincoln is a rural community. Small and beautiful with open land and trails near the train station.
Some of these question are difficult, as they imply that the current reality is something that doesn't exist already. "Concentrate housing near public transportation" (it already is!); "create a pedestrian / bike-friendly center with connections to the rest of town." Also, aren't "neutral" and "not important" the same thing?!
I'm not sure I want the center to change much. Is just like the businesses there to flourish. I'd really like a restaurant like Real to come in/back. It would be nice to have more retail options and a grocery store that way more consistent - I feel that when I find a product that I like, donelans soon stops carrying it.
I want INCOME diversity; if other kinds of diversity come with it that's good too.
Could be green Public space. I do not want more housing because that leads to more people and more traffic and will ruin the rural look of Lincoln.
I WANT change to the village center
I believe if we want commercial businesses to thrive, we need more activity in the village center.
I want the rural town I bought into. Edifice complex
how about less tarmac and more trees?
LEAVE IT ALONE!! WE do not need a denser, more built-up, more trafficky area in S. Lincoln by mall/train station. LEAVE AS IS!!ore built-up area in S. Lincoln aroundbuilt-up area in sS
Make the Village Center a place for Community activities (CoA, Events, Lectures, Meetings, After-School Programs, etc.)
Your survey does not articulate the questions well. Your survey is only as good as the questions you ask. For example, increasing diverse housing opportunities is important, but what will that really look like, what impact will this have on our water supply and how exactly would this minimize traffic. Not enough information to answer questions appropriately. I suggest a redo.
no change that destroys rural character
I wish no changes at all to Lincoln center.
I would love if our town center had more character and were a better looking space (like most of our surrounding town)
Turn the village into community / town use
village center is useless to me even when I am driven there except for Donelan's

Find a viable restaurant serving hearty plentiful 'let's not bother making dinner at home' food. suggest Italian

Thank you for doing this. I think that we need to consider eliminating the straightaway through Lincoln Center, in order to improve pedestrian friendliness.

**Question 3. How would you characterize each of the following goals for the Village Center?**

**Comments**

Really am not sure why a small group of development minded people keep pushing for these changes...as with so much planning in Lincoln, it seems completely ill advised and a project that the next generation will regret for years to come.
I like the town center as is. The train layout and parking could be improved. Bike connections could be improved and they don't need to follow road. Don't need more housing there is too much traffic already. Don't want area overdeveloped. The DPW area could be elsewhere. . A bed and breakfast could be cute.
Wayland, for example, has destroyed the rural nature of their town by encouraging development. I do not want to live in Wayland. I can get everything I want in nearby towns. Why would I need this in my own backyard? If I wanted to live in Wayland or Waltham I would move there. Urban sprawl is one of the biggest concerns that Lincoln should address.. Diversity/low income to comply with state mandates is fine, no problem. High end, high density condos??? For what purpose????????????? Encouraging traffic to and through Lincoln??? For what purpose ??? I moved here to get away from all that.
The items marked Neutral above are because I feel there already are enough of those elements at Lincoln Station (walkability, bikeability, etc.). There is DEFINITELY a need for a playground in this part of town, especially with all the kids in the condos and apartments in the area.
The only way I would support high density housing in the town center is if it were relatively hidden through landscaping and if the number of units was small (like 10-20 units max). Lincoln Woods is already there and it is a total eyesore. (Can we use landscaping to hide it from view?) It's also a very inefficient use of space because it is all one story. My point is: I would not support anything resembling Lincoln Woods going up in Lincoln center.
We live at one of the houses near the town center. We have more road frontage and buildable land than just about any buildable lot. We were not included in the special planning zone. It was impossible to get anyone to listen/consider that we should be included.
Lincoln property taxes are high and should not be used to subsidize improvements.
The rural character of Lincoln is of major importance. That is why Lincoln was even created. A small village center that is accessible is important. What amount of mixed housing is there already near the RR? Seems like a lot of condos in that area.
This survey should have been put out way before the day before Town meeting! There is too much information to digest in one day. What about costs?
I believe we can find balance between maintaining the charm and quaintness of a rural New England town whilst encouraging growth of our downtown that diversifies the town's tax base and creates a vibrant center for cultural, artistic and economic exchange.
Stuck in the 18th century?
The architecture/planning of the town center is so drab and boring. I am always surprised that a town that seems values interesting architecture would let that center be built... poorly written questionnaire.
I am most interested in housing and encouraging diversity.
I do not support a large housing development at the station. Adding some is good, but not too much.
Multi family "by right" zoning is very important to me.

The above question is flawed. Respondents can agree that, if changes are to be made, many of the goals listed are important but still strongly disagree that changes should be made. This is a particularly insidious example of writing a survey question to ensure you get the responses you want.
One of my worries is that increased density will require municipal sewer and/or force us to join the MWRA for water. Lincoln's rural character is maintained in part by the need for sufficient acreage per dwelling so that the land can support the burden we put on it. Municipal sewers would make out current zoning no longer justifiable and could threaten the rural. character of the town.
I think it is possible to build a small town center that retains its rural feel while also offering additional (and affordable) housing options, local retail and restaurant options, and green space. I don't necessarily see these options as either or.
The architecture has no charm, nor is there any variety of shops available, nor is there green space.
Putting all the commercial outlets in one spot maintains the rural feel of the town.
"This town has way too much money to be as boring as it is"
If we don't change something, we will keep losing businesses and the town center will be a shell of itself.
I live at Ryan Estate, so am interested in the future of this area.
With other commercial areas very close, it will take a great deal of effort to keep the mall alive
The physical facilities and entities seem rather disjointed and disconnected, with some modest exceptions. It might be helpful to have some integration of the physical plan and access to the stores, offices, residences, and services through more linkages.
We enjoy the Center but encouraging diversity through more affordable housing would be good. It would also be nice to have a youth center or community gathering place that is more central and updated.
Bring more businesses to lincoln center
Many of these goals are interactive, or overlapping - making it hard to answer anything but "important"! Was that intentional?
The Town of Lincoln must develop a larger commercial base for the town. The taxes charged for residential homes are becoming unsustainable. While some have wanted to maintain the rural character of Lincoln, it is at the detriment of the people who live in this town, who are paying ever higher taxes for ever fewer services. Since we bought our house in 2008, our taxes have more than doubled while the value of the home has not. The town needs to seriously think about its future. People who take the initiative and want to establish a business in Lincoln should be encouraged to do so. Unfortunately, the town has discouraged many who have tried.
More arts, events would be attractive. More attractive transition to trails, conservation land
The focus on trying to get/build more retail is 20th century thinking. Towns with much higher populations (Arlington, Sudbury, Concord) are seeing more vacant store fronts. More people and more stores is bad math. Just look around. Retail is waning.
As someone who grew up in Lincoln (I am now back living with my parents temporarily before starting grad school) but could not afford to live here now, I would love to see more affordable housing options with easy access to the MBTA Station for work purposes.
Supporting Donelan's in my mind the #1 thing the that this committee should be doing as we saw how painful it was when their roof collapsed.
I have heard concerns that some rezoning proposed could have the unintended effect of incentivizing owners/developers to tear down the modest housing on Ridge Road to create more units with higher rents. It achieves higher density but potentially at the expense of other objectives

<p>My family and I have been in Lincoln for over 30 years, we have seen Lincoln grow to where it is at today. I am always supportive for change and growth, but what I would hate to see is;</p> <ol style="list-style-type: none"> <li>1. Trees being cut down to build, if that were to happen there should be a plan to replant as many trees.</li> <li>2. Concord Center may seem diverse and a lively center. But if you take a closer look. It has 2 to 4 banks, 6 to 8 real estate office and many open spaces. If commercial rent is too high we will not see diversity.</li> </ol> <p>A focus should be made to enhance the area in the center so children can play safely. It would take a few hours of observation on a Wednesday. On a half day at school, a massive amount of children pour into the center, they bring in a lot of business to the town center; Donelans, Country Pizza, and Twisted Tree. Once they are done they run off to sit down some where to chat and eat. The areas to sit down with benches and nice grass space is limited, so a park area would be utilized well.</p>
<p>We visit the shops at Lincoln a few times a week. Twisted tree is a great example of businesses we could use more of. I go to the USPS office in Concord because of the long lines, strange hours and poor service at the Lincoln USPS</p>
<p>I'm strongly in favor of changes to the center to increase housing density and shopping options even if it means more vehicle traffic- and I live on Lincoln rd</p>
<p>It's not clear from the survey what trade offs need to be made.</p>
<p>I'm not sure I understand the rationale for rezoning Lincoln Woods, but not e.g. Ridge Condos. It's hard to see how Lincoln Woods could be made denser, given that it's surrounded by wetland, so what's the purpose of rezoning it? There are open fields nearby that seem better sites for the development of the new denser housing options.</p>
<p>It would be great to have a pharmacy and other useful retail, and sustainable restaurant options</p>
<p>Codman Farm has become my biggest shopping destination, especially during the pandemic, for the safety of low traffic and the 24/7 access</p>
<p>Increase critical mass in order to maintain commercial town center. Allow more flexibility for commercial/ retail uses.</p>
<p>Active, lively, friendly, more like Concord Center</p>
<p>A lot of these things seem like a good ideas, but don't necessarily apply to me or my family. And a lot depends on the cost/benefit of them.</p>
<p>We have plenty of bike and pedestrian sidewalks. We don't need more development in house or commercial activity. Development always has a negative impact on nature and of course increases traffic and congestion..</p>
<p>I want housing in the center to support local businesses and to increase living options for people. I want it lively and fun! We will die as a town and our real estate values will go down if we lose our businesses and we don't change and live in the past.</p>
<p>Build no more flat-roof boxes, but build up, not out.</p>
<p>The town center is already pedestrian and bike friendly. I do both all the time. Not sure why you say "create" you should ask if respondents already think it's bike and pedestrian friendly - otherwise this comes across as pro-development.</p>
<p>The look of the new development in Maynard and Wayland would overwhelm the characher of Lincoln.</p>
<p>Lincoln needs more supportive and interesting stores and diverse restaurants. It's so second rate now.</p>
<p>Rural character/land preservation is and has been Lincoln's defining characteristic and the primary reason people choose to live here. Commercialization has never been a primary objective except for the post office and grocery store. Commercial expansion has almost always been opposed. As important as how residents feel is the fact that most businesses cannot survive in Lincoln because of its location and small population.</p>

Diversity should happen as societal progress happens. Lincoln is expensive not racist.
I think there should be a big year round farmers market
Some Section 8 housing in village center could be a benefit also.
Some of questions appear to be required by law already if changes are made.
Ideally there would be a good mix of stores, but particularly restaurants with eat-in and take-out options.
Diversity should happen as societal progress happens. Lincoln is expensive not racist.
I do NOT support changing residential zoning in the town center.
all the development we would ever need is supplied elsewhere and convenient
The town is great, diverse, characteristic, and has great amenities as is, there is no need to fix non existing problems with buzz words, and projects being pushed by private developers for commercial gain.
It is already very crowded in that area.
Sustainability has to be addressed from the beginning and needs to be focused on net zero by 2050. I think diversity, public transportation, viable commercial area are all important, but most important is Lincoln maintaining its rural character.
It would be nice to revitalize the village center but I don't not want it to increase my taxes and I do not want to create more low income housing and all the traffic and stress that would cause on our police and fire services & schools.
Just look at Concord or West Concord MBTA areas for models
Seems like a small contingent of residents are pushing for changes that affect the entire town. How long will it be (if ever) before commuting by train is a preferred work option?
A poorly designed survey. No column for "opposed".
Minimize signs, too many temporary signs now, very tacky.
Ask existing businesses what their needs are
More affordable housing is needed but not in center or very rural or historic places
It is difficult to weigh the importance of retaining the unique rural character of a sleepy Lincoln versus achievement of social equity and financial concerns. Both are extremely important but I refuse the notion that it is a binary option. Is blending possible?
High density housing development will not increase diversity but will ruin the precious rural character of Lincoln. Only a small percentage of new housing would be at an affordable rate, Lincoln exceeds 40B requirements.
Thank you!
There are plenty of more developed towns near Lincoln and a large development is underway nearby. These developments degrade the natural environment, increase traffic and increase demands on infrastructure. The potential increase in tax revenue is not worth the cost.
Please no change its nice the way it is more stuff more congestion
none
Change is hard for people...But change is important for the future of Lincoln
How about if we put resources toward affordable housing in towns that already have a more developed character? If we wanted to look like Lexington or Concord, we could add density to the town center, but then we have a different set of problems. Look at the banks and salons in Lexington, hardly vibrant. Concord has a number of vacancies- we'd be competing against already established downtown areas. Not to belabor the point, but people do not buy in Lincoln in order to have a dense town center. Please, please do not meddle with what is not broken, and in fact, works quite well.

I don't think much needs to change. I love Lincoln Center. I couldn't live without Donelans or some grocery store. I don't want any new chains going in....
I am not a fan of more pavement. I am opposed to the changes at Codman Farm in regards to new sidewalks, as it is a rural quadrant of the town center that we voted to preserve the character of. Current sidewalks ok.
I am excited by the possibilities
By checking "not important" I am saying that I don't agree with the conclusions embedded in the question.
This project is silly; some people's wish fulfillment divorced from reality
If we wanted to continue to live in Cambridge, we would have stayed in Cambridge. We chose to live in Lincoln because of the way it is now. Why do people want to replicate Cambridge in Lincoln? Cambridge is already available. Let people choose where and how they want to live. Don't force your priorities on others: they have a right to determine how to live their own lives. You don't.
For me these questions are really too broad to know how I feel.
I would like to see greater housing choices in the station area so that retirees and young people have more affordable places to rent or own where they can walk to the grocery store, restaurant, and post office, and to take the train into Cambridge and Boston or Concord.
I think it is really important that new development be transit/bike/pedestrian oriented
My definition of minimizing environmental impact is to provide new, carbon-neutral, denser housing in a relatively small footprint while protecting open space. Any development or renovation of the area must get rid of fossil fuels for heating/cooling. Minimal parking spaces and consideration of first mile/last mile are part of minimizing car traffic. Foot and bicycle traffic should be encouraged. Work with other towns to get people shuttled to the train station from new developments.
Transit oriented housing with net zero impact is very important to me, as are viable commercial ventures that service our community!
I want more young yuppies to increase the town tax base, plus they are more interesting people.
I remain uncertain about these plans as the best way to increase housing and population diversity, mostly due to traffic concerns along roads that already have morning/evening congestion issues that are very likely to increase with the large development under way on North Road in Sudbury. It is not clear that residents in any new housing near Lincoln Station would drive less than other residents. It seems reasonable to assume that increased density will come with an increase in cars, especially in a town like Lincoln that simply cannot provide enough resources within walking distance to anyone. Everyone in town lives near a train, but most of us drive to work, to shopping, to activities. Our family has, for years, tried to use a combination of biking and Commuter Rail to get to places (we chose Lincoln, almost 10 years ago, in equal parts for its rural beauty/values/train station), but the entire MBTA system is too limited in range, and too unreliable to replace driving. It seems the town may be required to increase housing near the station, but I would like to see a smaller-scale housing development in the town center (at least at first), and more flexibility for multi-family homes throughout town, to provide for a more economically diverse population spread town-wide. It may be a very, very long time before the MBTA commits to providing the service necessary to fight traffic and address climate change, and in the meantime, we will just have a town with traffic problems. It is also not clear to me that a more dense development will increase local spending enough to support expanded retail at Lincoln Station.
Thanks for asking. I love the rural, small town feel, that is why we live here.
Some of the details about traffic, environmental impact etc are more nuanced than just "minimize them". I'd say the goal is more like "minimize them subject to achieving our other goals, like increasing housing options and business vitality.

Increase reasons to go there : eg bakery, Whole Foods, Trader Joe's, ice cream, restaurants, Coffee shop
I AM CONCERNED THAT DISAGREE IS NOT AN OPTION. THIS SEEMS DEVELOPMENT LEANING.
The Village Center feels a little like a strip mall. Probably because, with the exception of the nice pedestrian alley with a half-dozen cafe tables, the buildings seem designed around car parking lots.
I've often lived near small (e.g. quarter acre?) public plazas that end up becoming a community focal point. Physically they often contain tables, benches, planters, drinking fountains, shade, public art, a map kiosk, and the like. They're often surrounded by cafes, shops, offices, and apartments. Functionally they provide a place to meet someone, eat lunch, have a craft fair with booths, sell girl scout cookies, hold outdoor town meetings, play music, hold rallies, etc.
Examples: Broadway Plaza, Arlington: <a href="https://goo.gl/maps/KQpyURzzjAhG4xg57">https://goo.gl/maps/KQpyURzzjAhG4xg57</a> Hinds Plaza, Princeton: <a href="https://goo.gl/maps/1mqBdNMG3khDZHVa7">https://goo.gl/maps/1mqBdNMG3khDZHVa7</a> Piazza Plebiscito, Citta Della Pleve <a href="https://goo.gl/maps/vY2bdxPvBzUorbLf7">https://goo.gl/maps/vY2bdxPvBzUorbLf7</a> Schenley Plaza, Pittsburgh: <a href="https://goo.gl/maps/VHWwEoJ7nwzzA8XY6">https://goo.gl/maps/VHWwEoJ7nwzzA8XY6</a> Market Square, Pittsburgh: <a href="https://goo.gl/maps/pNXSwZm5XbDNd9yj8">https://goo.gl/maps/pNXSwZm5XbDNd9yj8</a>
Taxes are crippling this town. After the school expense we can't afford anything else. Stop spending
Maintaining natural open spaces is CRITICAL!!
I'm opposed to developing Lincoln in any way similar to nearby towns. I'm opposed to having developers drive the character of the town. I would rather explore ways to promote ride share and electric vehicles to bring people to the train, grocery, and post office, not to build more housing or businesses..
same
Anything that will decrease the tax load on the lower income or elder population is very important.
Allow a Dunkin Donuts franchise.
Would not ever support additional low to moderate and/or large housing project at Lincoln Center
No need to encourage dense development that results in added costs for school system. And definitely no need to build paved path to Codman.
As a longtime town resident I do not support any projects to add housing to the Village Center area or change it significantly. It serves its purpose well. I will vote no in Town Meeting for any such projects and encourage all my friends to do the same.
Quality restaurant presence is important to me. We can support the MBTA station all we want, but until it's cheaper and more convenient to take the rail/T than it is to drive and park, I won't be taking it. MBTA from Lincoln costs \$25 a day as is. Schedule is unworkable
Donelan's and Real are / were legit gathering places in town. We need that if we want to be a community, where you run into neighbors and friends. So, whatever we need to do to achieve that, I am for it. Also, Lincoln has a moral responsibility to contribute housing solutions to address the regional housing shortage. Maybe it is best to distribute multi-unit dwellings throughout town, rather than primarily near the station, so all neighborhoods share in this communal effort.
We should develop the area in a way consistent with speeding achievement of net zero carbon emissions statewide. So we should build higher-density housing that (1) supports more reliance on MBTA and bike and less on cars and (2) is 'net zero' with regard to global warming gases.

<p>Please take the time to study what the choices Weston made in the redesign of their town center, which is currently underway. The intent is to slow traffic and make the center much friendlier and hospitable to pedestrians. Another goal is to support the local retail, medical, and commercial entities. Areas have been created to sit outside of retail establishments as gathering places.</p> <p>The upshot: Instead of mitigating traffic from Route 20, Weston chose to accommodate it. Granite curbs are used to squeeze and hence slow the traffic to make crossing the street in the center safer. The granite is so heavy and sharp edged, that it imposes a Wellesley/Newton citified element departing from the rural character.</p> <p>The best: Utilities and electrical wires are now underground (or will be shortly). New sidewalks replaced paths that were in such disrepair neither bike, stroller, nor pedestrian could navigate safely for the last twenty years. Parking was so dangerous - backing out from anywhere in town was simply one accident waiting to happen. Very few more parking spaces were added, to minimize more black top and asphalt. A careful study managed to redistribute parking, making it far more efficient, safer, and accessible.</p> <p>Lost opportunities: The town failed to provide any provisions for families to be able to ride to town safely on their bicycles (most likely, they deemed the bike path sufficient investment in biking.) Weston is one of the few towns without a single painted pathway for riding on any road in the entire town - and the lack is most profound in the town center.</p>
<p>So, learn the potential downsides of blue-sky planning; be careful what you wish for...</p>
<p>I'm in support of providing services to the existing Lincoln town, but not when it comes at the cost of additional traffic, impacting the environment, destroying the rural character of the town and at a larger impact to the already economically diverse group that lives in this area compared to the rest of Lincoln.</p>
<p>I support increasing economic and racial diversity, but would rather these qualities be spread throughout Lincoln, rather than concentrated in one area that becomes known for that demographic.</p>
<p>The restaurant REAL added an important dimension to the community of Lincoln. Finding a tenant for that space would be a huge contribution to Lincoln Station.</p>
<p>Donelan's is great.</p>
<p>We need to be friendlier to new businesses interested in opening in town. We need the \$ and it will make the town more attractive.</p>
<p>I would love to see a coffee shop with outdoor seating</p>
<p>I used to live in Waltham. Why do you want to turn Lincoln into Waltham?</p>
<p>see above.</p>
<p>There's enough congestion already. Not fair to current residents to add more.</p>
<p>We need to fill the vacant properties we have in South Lincoln before we begin to expand commercial/multi-use development. In expanding available housing units, is there a proven, commensurate uptick in local commercial patronization? Aside from shopping for groceries, what are the proportions of increased units to increased commerce?</p>
<p>We're a small town, and when I hear the word vibrancy, that suggests having much higher level of activity than I am comfortable with.</p>
<p>If your vision is to construct a large residential development of expensive condos along the train tracks, I will fight tooth and nail against turning Lincoln into Waltham!</p>
<p>Please fill the open restaurant space - we were so sad the last tenants fell through.</p>
<p>This is a very slanted survey and does not allow for many opinions between Important and not important. You can support diversity without wanting large changes I. The Town Center.</p>

<p>I'd welcome more places to dine, shop etc within Lincoln. I've lived in Lincoln my whole life, from an early age I'd spend a lot of time in Concord center, Lexington center and Cambridge with my friends, but I would have preferred to mostly stay in Lincoln (I think my parents would have preferred that as well). Now I have a family and I'm thinking about the same things for my children... how nice it would be to drop them off in Lincoln Center to hang out. (in my day - it was just the Whistle Stop... which I did love and still miss). Ice Cream shops, cafes, restaurants, more centralized family friendly places -- all of that is great. I like Concord center because of some of the unique shops they have that you can't find elsewhere like the Cheese Shop, Antique shops, and a few of their cafes. I picture Lincoln having the same vibe. I am pro-development, I think it is good for people of all ages. That said, the stores you add are extremely important - what would make me furious is a downtown with a bunch of real estate companies holding up rent with store fronts advertising their houses for sale. I see this happen in a lot of new developments - these companies pay the rent but add absolutely no value to the people in town. If I find out that you plan to have a Sotheby's, Caldwell Banker and other real estate companies come in to fill up space - I will be the first to organize and protest this, in town meetings and elsewhere.</p>
<p>I moved to Lincoln for the quiet rural character. Why are you trying to turn it into Lexington or Concord? Please stop.</p>
<p>Lincoln has a small town look and feel. Erecting housing developments and apartments/condos will destroy the character of the town. Do we want to become a transient community? Do we want to destroy the rural character? NO!</p>
<p>I own a retail business in West Concord village. I love West Concord Village! I also love Lincoln. There's a reason why me (and my diverse family) moved to Lincoln. Yup, Lincoln "attracted diversity" by being... Lincoln! And Lincoln does not need to be West Concord, and it should not strive to be. The sheer charm of a gas station with a picnic table and flowers! Oh my goodness. The picnic tables outside Codman. The benches in the mall area. The stone wall to sit on in front of the shopping area. Who would ever want to supplant that with a planned and engineered park? I also believe very sincerely that there isn't enough critical mass of foot/car traffic to support most retail businesses in the center, no matter how much we try to attract them. Grocery, yes. Barely. A gift and general goods store with high margins and almost no overhead... Barely. A cafe. Barely. But this isn't Field of Dreams where "if you build it, they will come." Not retail business, at least. Let's not tear apart something beautiful to make room for businesses that -- I can say with a fair degree of confidence -- will not come.</p>
<p>Would love a couple of restaurants and a space to walk around after dinner and shop at a couple of boutique shops.</p>
<p>I would love to see greater density/diversity of housing stock around Lincoln station with an extension as needed of public paths, benches, modest lighting etc... Much of what is there is great -- Lincoln Station, Flying Nuns, etc.. filling in the gaps with additional housing options, some commercial growth (again, we can barely sustain businesses at Lincoln Station so more commercial does not seem the best first step), and really thinking about how diverse groups will utilize these spaces</p>
<p>I certainly don't want the center to change a lot, but I would like a few more retail and eating options. Key is a nice restaurant to go out to with adults that is also kid friendly and has food kids like</p>
<p>My comment is above.</p>
<p>The Town Center is wonderful as is.</p>
<p>I want the rural town I bought into. Just b/c someone got their MS in town planning doesn't mean we have to change out the town to stroke their edifice complex. Biased questions - should have a column for Leave what we bought into alone. I'd check them all. Sorry but that's my view</p>
<p>I picked Lincoln because it is uniquely rural and close to the city. There is diverse housing already. I am not interested in developing a town center. It is already beautifully developed as a rural town.</p>
<p>See above. LEAVE THE S. Lincoln mall-train station area as is!!</p>

Lincoln is Long over due to add business and cultural opportunities and help reduce the tax burden on its residence. Soon only the ultra rich will be able to afford living in Lincoln. Zoning for residential land owners should also be looked at and allow more residence to use their land to help provide more income opportunities from home as well. This can be done in a way to keep Lincoln values intact. Lincoln is quickly becoming unavailable to even its current upper middle class residence.
I feel these questions are skewed and very suggestive of new town development
Beware: Lower income residents near the mall will be pushed out if the area is gentrified
The options on this question are so leading that it's almost impossible to answer. South Lincoln is already the town's most diverse population. Why impose high density housing on the existing diverse population if you value them so much? This was clearly written by people who have an end result of high density housing in mind. And I bet they live in 2-acre lots with no congestion, noise or light pollution. How disingenuous and hypocritical. Very Frustrating.
I find the last question "I want no change to the Village Center area" confusing. This is not a goal, as stated at the start of this series of questions. If the intention of this question is to measure my interest in changes to the Village Center, my response is "it depends". I'm not opposed to any change, so long as it maintains the rural character of the town, has minimum environmental impact (given this area is surrounded by woodlands and wetlands), and does not increase traffic.
See above.
The development will drain town's water supply, and school system. Increase traffic, pollution and sewage load. Also will increase town costs which in turn increase our real estate tax , in order to subsidize the development.
find ways other than development to increase diversity, access, etc.
There is no need for development in South Lincoln
A dog park, is that a joke? I do want to see more diversity in Lincoln but at the same time I don't want to increase housing in the Village Center, there has to be a better way. When it comes to sidewalks and lighting, those already exist, I have used them and the crosswalks work just fine. I am curious what these questions are trying to achieve, when you ask about supporting the Village Center business, I do but have you noticed that we can't seem to keep a restaurant in town and what about all the other signs for retail and business space for rent, why not address why businesses have not been successful?
I moved to Lincoln because of its unique, rural character and I deeply cherish our open land and natural resources. I've come to think of the taxes I pay, which are significantly higher than what I've paid elsewhere, as the cost of living in our beautiful environment. In fact, I consider my taxes to be the cost of my "stay-cation", since I don't feel the need to go anywhere on vacation.
The whole questionnaire seems designed as a virtue signaling exercise, leading to the case for development. If I wanted to sell something in Lincoln, I would frame it as an environmentally friendly venture to advance social justice. I feel like completing this form is just telling someone how to market to me.
These are poorly worded and biased choices

<p>(no particular order--can't tell what questions are next or when I will be able to make more comments) RR station should all be on one side of Lincoln Rd and be more of a real station.</p> <p>More parking for it needed for Lincoln residents. The mall needs to be profitable, preferably by having businesses that are popular, and a huge housing development is not the answer. There needs to be enough parking for all businesses if and when there are more businesses, or more popular businesses, and a housing development would use up parking space, as would other "activities." People can already bike and walk to the center, and will continue to need to drive there if buying any quantity of groceries or driving a family or friends to a restaurant. Why is the gas station left out of the zoning change proposals. The DPW seems like ideal housing space. I prefer small increases in housing density spread around the area, 2-3 stories max. Do not jeopardize conservation land or encourage over use.</p>
<p>Quadrant II looks appropriate for development.</p>
<p>People live and move to Lincoln for its rural feel and not for shopping. People are fine with shopping outside of town in order to maintain the current Lincoln landscape. Creating a condo complex certainly helps town revenue from a tax perspective but that is not what we need. Expanding parking at the train station with better lighting would certainly be more worthwhile so that folks will always know they can get a space. I am against building the condo complex in the heart of town. It seems folks on the planning board recommending this change do not live near the heart of town and would not be impacted. They may want to consider how their lives would be impacted if they did live around the center.</p>
<p>Bad survey. Too many motherhood/apple pie questions.</p>
<p>See restaurant suggestions</p>
<p>It would have been helpful to have an answer option that was 'uncertain' or 'unsure'</p>
<p>Building more housing is not the right move. It will turn Lincoln into just another cookie cutter Boston suburb. It will lose its character, charm, and rural feel.</p>
<p>It would be nice to have at least two evening restaurants. Thank you for doing this. I think that we need to consider eliminating the straightaway through Lincoln Center, in order to improve pedestrian friendliness. At a minimum, we need speed table crosswalks.</p>
<p>We love Lincoln, pretty much as it is. We considered other communities in the area before choosing this one, but loved the rural, uncommercialized nature of the place.</p> <p>Let's not turn our community on its head to enable commercial interests that residents weren't really looking for when they chose Lincoln. By pressing for further housing in the center, the town would be pushing further density on those most densely housed already. Perhaps we're the ones in the best position to decide if a makeover of our neighborhood is what's needed or not since we would be the most impacted.</p>
<p>Supermarket is essential. Fill up current retail space before building additional space. Focus improvement of amenities on seating, landscaping and playgrounds. Limit building height to 3 stories.</p>
<p>Instead of marking not important it should read do not change</p>
<p>Thoughtful townwide planning important</p>
<p>Would like to see a good established restaurant in Lincoln such as Giacomo's (Wayland) or Fiorella's (Concord). How about a Starbucks in the Clark Gallery space with benches along the edges of the green space? ( I guess that is not the "Lincoln Way.") This would provide a meeting place for residents.</p>
<p>A viable restaurant (Italian?) would be welcome</p>
<p>We should be, must be coming to people of color. Yellow, red, brown and black. And limit units per acre via town houses and accessible apartments.</p>

Due to the many vacant spaces available, I do not foresee a need for additional space, we are unable to find tenants for existing space.

I think currently available housing opportunities provide robust diversity in Lincoln already.

I believe the current housing available provides for various residential opportunities.

I am happy with South Lincoln the way it is today. That is why I moved here!

**Question 4. Please indicate your level of support for each of the following types of development/offerings to be available in the Village Center.**

**Other Responses**

I would like to increase parking options for train users and decrease the number of parking spots associate with new residential development to encourage the use of transit. I would like the train station to be ADA compliant. I would like the MBTA to restore weekend service on the Fitchburg line.
I would only support additional housing in Lincoln center if it were hidden from view through landscaping and if it were a small quantity. There isn't any space for more, largely because Lincoln Woods uses space so inefficiently (sprawling one story structure). Could we modify Lincoln Woods and add units that way?
Beer Garden with food truck area or other similar family friendly environment.
Neighboring towns (Lexington, Sudbury, Concord, Waltham) offer enough other services. Lincoln should focus on building its tax base.
Keep it small...not a place to draw crowds.
Support additional parking if needed for new development. There's enough as is.
Again, this question is biased. Asking whether these things are important is a very different question than asking whether additional development should occur
Parking for train and there needs to be EV chargers.
No subsidized projects.
Attracting businesses that offer sustainable and healthy products would be fantastic
Can the overall space be expanded to accommodate greater development and a more integrated master plan?
The additional park space is difficult to answer. Bottom line we have a ton of green space so we don't need more but if we add housing/stores we would want to landscape around it. I wasn't sure what you were really asking
We mainly go out of town for 3 things: pharmacy, ice cream, and bagels! I would support an agri-business incubator (e.g., commercial kitchen facility).
Affordable... Only if they really are affordable. Oriole Landing is a joke... Not affordable for so many.
I don't support a much larger parking footprint. A deck or garage would nearly double the spaces or create parking under new construction
We shop at Donelan's weekly. Wouldn't want more banks than the one. Wouldn't particularly want a lot of office space. Is parking a problem? Seems like there's a really big lot. The area beyond that seems unused. Could be good for a playground.
A pharmacy seems to be the obvious type of store missing from Lincoln Station, especially given the number of older people in the neighborhood.
One thing we noticed when living in North Cambridge along Mass Ave was that when a retail space became available, it was inevitably taken up by a salon or bank. We didn't have any coffee shops and few restaurants along our stretch, so it was always disappointing for that to happen. While I'm not opposed to these establishments, it would be nice for there to be a limit on the number so that there is a nice distribution of services/amenities available.
Leave it be- it's a nice center for a small community.
I'm in big favor of mixed use units !!!
Lincoln needs drug store badly.

Diverse eating options; good vegetarian, healthy food; farm to table; Thai; Ethiopian; lunch like Salt Box Kitchen; health food store
I support banking, but does BoA need such a massive space? It seems like one of the bigger spaces in Lincoln and even though I bank w BoA for my personal and business, I only use it once every other year. Everything else is online. I'd rather utilize that space for something we can all enjoy.
Post office is ESSENTIAL. Center of town location is ideal for me. I don't want to have to go to Concord for a PO box.
We have more vacancies in this town than businesses, once we run out, we can consider re-zoning and introducing more commercial properties.
Support shared parking to minimize need to create more parking. Support lowering or eliminating parking requirements in zoning for the village district.
Just look at Concord or West Concord MBTA areas for models
I suppose additional parking would be necessary if the area truly became developed and more popular. But right now it's not necessary.
I'm presuming that you mean growth or change rather than continuing the status quo. Raised platforms etc should be paid by MBTA
how about a bicycle shop?
Lincoln is a special place -- multiple services are readily available in nearby towns
WRT: Affordable rental units - we already have these.
Again, it puzzles me to be asked if we need recreation in the center, when we have lovely facilities just down the road. Additional parking?? When is there ever a lack of parking? This survey is looking to justify development in the town. Please avoid the urge to develop.
Rather than thinking about the proposed housing as 'affordable' housing, is it possible to think about such housing as contemporary 'starter' homes. The idea being they might be homes more in the spirit of Farrar Pond Village, than Lincoln Woods. Part of the idea could be that, they are space limited so a young family starting out might have enough room to start, but then need to move out to get more space as kids arrive. Such units also don't lend themselves to 'investments' to enlarge or in the land as a teardown.
We have 2 dry cleaners, a bank, a gym, and a post office that's enough for our town. In fact we have 2 post offices... is the question do we need more of these? Is there really room for fields and/or a music venue?
In general, the town is lacking meeting space, and it seems to make sense to have some in the center. However, not sure about a new structure here.
concern about the height of buildings and overall density; while there is a lot that I would like to see, limits are needed to maintain the rural atmosphere
Hard to answer because the question isn't phrased clearly. Are you asking do I support having something that is already there or do I support developing more of what is already there.
Why no affordable ownership units? I have to say it looks as if this survey is slanted toward putting as much program into the South Lincoln area as possible, so the rest of Lincoln can remain free of density, air pollution, idling vehicles, garbage smells, and noise pollution. When there's a function at Codman Farm or Codman House, very loud music plays well into the night and is definitely audible around Lincoln Crossing. Not sure we need more live music venues here.
Keep as is
A community center would be welcome.

Having additional housing choices, mixed use development, additional businesses, and a parking garage for commuter parking to promote the use of the train would be excellent. Creating zoning to promote net zero development would also be excellent.
I support Donelan's, Something Special, and Twisted Tree and do not desire any development or new buildings or construction to add to the current selection.
More frequent train service.
Parking in the area should be more flexible for commuter/shopper/resident use. Need to install charging stations.
I did not put an "other" response.
If there is a need then I am in favor of building subsidized housing for people, but much less enthusiastic about building more subsidized parking for cars. If we feel the need to offer public space to store people's private vehicles then I'd prefer to make any additional parking market rate so that people choosing other modes (foot, bike, train) don't have to subsidize drivers.
Stop spending our money. You will kill this town with more taxes.
DO NOT touch any of the conservation land
Additional parking would only interest me if changes attract more cars
It seems that parking is more than adequate.
Need to know more about residential units.
I think most of these things would be good for the town, in spite of the fact that I don't use them.
Market rate rental units: Why missing here? Why stigmatize renting? Mix of both market rate and affordable seems ideal. I do not support kicking out current renters to build new affordable rental units. Adding rental units, fine.
Maker spaces to encourage arts and other creative work. Explore a land trust model to enhance accessibility for residential spaces: long-term leasehold vs. rental
The above questions are traps. I don't support the "Village Center" at all and now I have to answer these questions as if I support the "Village Center." Let Lincoln be Lincoln - rural with lots of conservation land and current farms. No further commercial development/pollution.
A playground would be good to have in town. The one that was dismantled on Lincoln Road would be a great spot for that.
These are difficult questions to answer with the above format. I would encourage certain development under certain conditions and not others. I would be against high rises, for example. I would LOVE to see more parking for commuters but would be opposed to non-Lincolnites using the spaces.
I like having grocery market and post office but I do not support further development of anything. I like Lincoln rural.
Support and improve what we have without further development
Biggest need is a good restaurant, bring back Real!
Leave it alone.
My answers in support to the above questions assume that the existing businesses/green spaces/benches/parks remain intact. I do not see a need to increase such businesses/spaces, given they are patronized reasonably already and spaces remain unoccupied for further undertakings. Do we have the data to assert that we can sustainably attract and rent space to additional commercial enterprises or are we as a town too expensive? What does the post-COVID landscape tell us and what do we still not know?
I would like to improve the existing commuter lot without adding more parking.

parking situation seems good - especially with the back lot beyond donelans. we already have a post office which is why I remain neutral on that question
At the moment additional parking does not seem necessary? Some of this -- ie parking -- should be driven by demand. There is a playground behind the parking lot, an underused open green space behind donnelans -- it seems to make sense to better use these spaces before constructing new? The playspaces at the schools are used by the community, the woods and open spaces for walking and recreation, I don't see the need to duplicate but, as development goes in, yes there needs to be additional parking, green space and benches etc..
I like having Bank of America, but I wouldn't like any more banks to be added. Then Lincoln would be Lexington, which I don't find desirable.
I want to maintain the rural look of Lincoln.
what are the options that would reduce my property taxes but keeping rural feel?
S. Lincoln is fine as it is now. Keep our small, quiet town as is!!
I like the idea of a playground but fear that sports or music will annoy the neighbors
No 5 over 1
Absolutely no need for additional parking in Lincoln & town center is perfect the way it is now
Additional parking is not necessary now, but if you add a bunch of stuff it will be.
You can ask about development OR offerings, but not both in the same polling question. The question worded in this manner is devious.
There already seems to be a lot of space dedicated to parking.
Let's wake up, Lincoln, and make smarter choices. Our future is not about shopping centers! Just look at the empty storefronts and units in "mixed use" developments in Wayland, Waltham, Natick -- even Cambridge, where they clearly have the population density to support it.
If parking is available or expanded, please separate it from the businesses and green spaces. Parking should be in one place, pedestrian enjoyment in another
small scale piecemeal improvements, not major disruptive overhauls
Do not support any development in South Lincoln
Again, have you not noticed the signs for open retail and business space, its not that I don't care but the space is there and no one seems to be using or succeeding in that space, are the rents too high or is there simply not a need.
My husband commutes to Boston every day on the train when we're not in a pandemic.
We have so many empty commercial spaces now. Why build more? Why not turn them into rentals?
Do not increase noise and night time lighting. I am concerned about what "entertainment" might mean.
I think that with a more vibrant town center, well-managed mixed-use and affordable units can become revenue positive.
No entertainment - restaurants only. Support current Station Park for green, park space with seating. No raised platform - covered waiting area only.

**5. Please select one of the following statements regarding affordable/moderate housing.**

**Comments:**

We should have a choice that adds "I support the development of additional affordable/moderate income housing in the Village Center AND throughout the rest of Lincoln."
Too many apartments and condos already
I think Lewis St. would be a great place for redevelopment.
There doesn't seem to be space in the Village Center for more housing. I would rather see Lincoln Woods redeveloped to have more units through a more efficient use of space (and to be much much more appealing to look at).
I strongly support additional affordable/moderate income housing. We are already in compliance with state mandates, but it isn't working. It is nearly impossible for a "working family" to move in to Lincoln. Lincoln should not only be a town for the wealthy and elite.
Again, I pay high taxes and would prefer they not increase further.
I would like to understand how many affordable/moderate income housing Lincoln already has and how many it needs in order to meet state regulations.
You have to understand that "moderate income" in our area is not actually "AFFORDABLE".
All depends on bulk, design, impact.
I wonder whether additional housing will conflict with other goals, such as music venue and outdoor activities that may interfere with sleep/peace of mind of nearby residents or residents may want to impose limits on open hours/schedule of other activities.
Housing should be spread out
The town's rural feel is important, but not at the expense of stagnation. We need more people, particularly younger families. And with how the real estate market has been trending, Lincoln is not going to be attractive to younger families, either because of the price of homes, the tax burden, or both. In light of the school overhaul project, I feel it is important that we actually attract people who will have children to attend the new school. Spending the better part of 100 million and having 15 kids per grade would be a terrible return on investment.
Small new development in center focused on affordable/moderate, not a large development
I do not support the use of data from a biased survey to justify development in Lincoln or anywhere.
We already have more than most MA towns, and adding more kids in schools whose families are paying less than single homes are driving seniors and others of moderate income out of town!!
If it had been an option I would have answered: "I do not know enough about the impact of additional affordable housing on the town: character, environment, demand for services, finances etc.
I support additional affordable housing - moderate or low income - in Lincoln. If it is opposed in the town center, I hope there are alternate sites that are identified and acted upon.
I'm am concerned about an increase in traffic if affordable housing is located in the village center.
Is there something being proposed that is the raison d'etre of this survey?
I abut this zone and LOVE the plans for a dense, small eco village especially if it is heated and cooled with a geo micro district system. It will increase diversity and allow people to downsize from huge houses. I also think we should allow some of the large houses outside of this zone to be turned into multi family condos.
I see numerous benefits of increasing affordable/moderate income housing in the Village Center and I'm aware of few downsides that matter to me.
There are questions of degree and kind, and this addresses only the latter.

<p>We say we promote diversity - if that is true we must support building of affordable housing. Historic Boston area zoning policies like that in Lincoln deliberately created whites-only socially exclusive areas and so we must make deliberate moves to rebalance.</p>
<p>It would be lovely to have affordable housing options near the MBTA Station as well as close to a variety of shops and services so that a car is not required as it is a large expense. Having more affordable housing options within walking distance of a number of things including the school could also help create a more diverse population in Lincoln, which would greatly benefit the town.</p>
<p>Only want enough affordable housing to meet state requirements</p>
<p>TOTALLY support this (as an aging single-family homeowner outside of the Village Center district).</p>
<p>BOTH in AND/OR not in Lincoln Station area. BTW, where did "Village Center" come from? It's Lincoln Station we're talking about.</p>
<p>It would be lovely to have affordable housing options near the MBTA Station as well as close to a variety of shops and services so that a car is not required as it is a large expense. Having more affordable housing options within walking distance of a number of things including the school could also help create a more diverse population in Lincoln, which would greatly benefit the town.</p>
<p>Housing density should only be increased near public transit</p>
<p>Those A-frame units seem like a very inefficient use of the space and land.</p>
<p>I don't really understand where the development of housing could be happening on the map (as opposed to commercial activity, possibly mixed use, in Lincoln Station) - seems like a larger area needs to be included, encompassing green field sites, to create the possibility of any substantial new development, which I would support. Could conservation land not be rezoned with the permission of the state? It doesn't seem like a denser town center is possible without some rezoning of existing conservation land.</p>
<p>I'm not opposed to affordable housing for those who truly need it. Our experience in Cambridge was that the affordable housing program (involving purchased units) wasn't working well. We had a Harvard student (Caucasian) with family take advantage of the program, and shortly after, he graduated and started pulling full salary. They will always pay 1/6 of the condo fees and assessments compared to market value condos, and their property taxes remain less than \$200/yr since the affordable housing value (\$110K) combined with the resident's exemption put their property tax at almost nothing. This is for life. Between the couple, they made sure to always have a presence on the Board of Trustees, and they would try pushing through major budgetary items that were contrary to the condo docs and generally benefited them. It often failed, but it was worth it to them to try because they paid so little into the association. They truly had it made, with prime location in Cambridge at almost no cost. It is a huge fail, and kept someone who had a legitimate need from having that unit. To say the least, it changed our view of affordable housing and it's one reason we are no longer there, as they lived directly next to us. Once he graduated, they started living extravagantly, and too often, we realized we were angry about the situation. I don't know how a program can be devised where it truly benefits those in long term need, because there seems to be no room for really looking into a candidate's qualification.</p>

<p>Right now South Lincoln has a big concentration of affordable/moderate income housing, and the living is humane, with good open space and decent light in each unit. The idea of adding more units suggests the construction of high-density multi-story buildings, which a) emphatically do not fit the rural character of Lincoln and b) will reduce light and space for residents of the area, particularly in the existing affordable/moderate income housing. Jamming more housing into this area seems counterproductive for the homes already in the area, but consoling for everyone else in town who doesn't want to see this density in their own backyards. It might be more fruitful to look at promoting profitable commerce in this already commercial area, rather than inflicting higher density, less open space, less light, and more traffic noise and pollution on the current residents who already grapple with more noise and exhaust than other Lincoln residents.</p>
<p>Support if is mixed income (partial affordable).</p>
<p>Again your survey is slanted. The Village Center has plenty of existing house. I do not support more. As a whole I think there are enough affordable housing options in Lincoln. In-law apartments in houses is a less congested way to add housing than big development that has a few affordable units while the developer makes money. Please keep Lincoln small.</p>
<p>We already have the state mandated affordable housing and a variety of options in town. We do not need development.</p>
<p>Yes build more houses please!</p>
<p>I would support if the housing were, in fact, affordable - not a low cost high rent such as Oriole Landing.</p>
<p>We need more affordable housing options!</p>
<p>I could definitely support this in village center, but depends how it is implemented. Needs to be done well, which is why you are doing this research :)</p>
<p>Someone -- ideally a housing nonprofit with expertise -- needs to survey the target population about their needs/expectations for affordable housing. This includes sizes of units, amenities, etc. I love love love Donelans, and go there despite the fact that I have other, more affordable, grocery options. But I expect that lower-income people do not shop Donelans unless they live close by but do not have a car.</p>
<p>Very important...I would love some mixed income, green apartments near the train...I would move into them</p>
<p>Is this question written by an impartial entity with no stake in this? Financial stake in particular</p>
<p>Diverse housing in Lincoln is good, but having residents who are willing to pay for top notch schools and a rural character is most important.</p>
<p>Leave Lincoln as it is!</p>
<p>Is housing truly affordable if people are required to have a car?</p>
<p>There is already plenty of of affordable/moderate income housing in the Village Center; let's look towards other locations within Lincoln to build housing that will meet this need.</p>
<p>We were told that the Oriole development would take care of 40b for years. Anything else would be avoidable growth. Let's avoid it.</p>
<p>Are we also polling the people who might in the future live in this housing? Otherwise, our sample will be heavily skewed towards those already here, who obviously don't enjoy the same benefit from creating new housing.</p>
<p>Lincoln is famous for its rural character within very close commuting to a major center, do not make it a typical 'suburb' like Lexington</p>
<p>A small number of affordable housing may be OK but I do not want to see extensive development.</p>
<p>'Affordable' as in quality built and designed entry-level housing.</p>

not sure where the optimal location(s) might be for affordable housing - in village center or surrounding area; needs alternatives to be evaluated
Already far outstripping other peer towns
This result in a heavy cost due to police, fire, and other Lincoln Agencies taxes are crazy in this town. As soon as I am ready I am moving due to the increase of 3K in my taxes
I would strongly oppose town funds being used to subsidize housing. Our taxes are too high.
I'm neutral on this issue but it wasn't clear which of the above corresponded to that position.
It would be great if we could promote more housing choice in the station area and throughout Lincoln generally.
I support affordable/moderate income housing but do not support the development (ie new buildings) for this initiative. Converting existing buildings is more environmentally friendly.
And we should think about moderate/affordable housing throughout town.
I support additional affordable/moderate income housing, but I don't know current density level of this in the village. While transportation issues suggest more concentration, too much in one area could result in non-integration of those individuals with the wider community. Don't wish to create a "poor section" of the town - Above tracks, below track
I also support creation of diverse housing options in other parts of town. However, because of the train stop, the center area is an obvious appropriate location.
A viable commercial center is desirable. Some addition up scale commuter rail housing would be a plus. Low income housing will do none of this and be a tax drag, and is undesirable. We have already met this requirement. I want no more.
My major concern would be any impact on the residential tax rate to fund such projects. Taxes in Lincoln are already to high. If a project could be tax neutral I could support it. If not I would vigorously oppose it.
I don't totally agree with any of the above, but couldn't progress without choosing one. I prefer a mix of town-wide affordable housing and a small development in the Village Center.
It would help to see examples of what type of affordable housing we mean. I am however a big fan of equity , integration and respect / tolerance no matter how large/ small your paycheck is.
WHAT ARE THE OTHER OPTIONS IN TOWN FOR HOUSING
We were told the recent affordable housing developments would satisfy affordable housing for years to come. Stop spending our tax money.
Lincoln already has sufficient, distributed affordable housing
If the goal is diversity of housing prices, then do not concentrate the vast vast majority on affordable housing in one small section of town. Look for a way to spread it around, to create true diversity as opposed to creating two Lincolns: the "affordable part" and "the rest of the affluent town."
We got our house through affordable housing so we are in full support!
My support of affordable housing is limited to owner-occupied housing. I do not support increased rental units.
Oriole Landing project accomplished Lincoln's Chapter 40B protection for decades ahead. Dense housing makes for greater demand for town services without commensurate funding. Plus 2 acre zoning exists for a reason: less density.
See comment above. I support adding affordable units in general but do not know enough about placement options and T accessibility to definitively support any particular development. As noted above, previous/current plan seems to involve kicking out current renters, which I am not in favor of.
What is the feasibility of a town sponsored financing mechanism to support access to residential property in partnership with a local bank?

I'm not opposed to affordable/moderate income housing in the Village Center, but would also consider market-rate housing for people who want easy commuting access. I just don't like the idea of the area being concentrated with a single income bracket as it already has affordable housing in the nearby area.
If it increases the tax base and the development is tasteful, I would not be opposed.
Without cost/benefit data, questions do not seem sensible.
Lincoln already has affordable/moderate income housing. I do not want additional.
We have already met the state requirements. Why would we extend this??
Affordable housing meets state guidelines? Answer choices are not sufficient..we support, but may not need more at this point?
Share the pain.
Nor do I know the cost/benefit to our town of such an undertaking.
I am NOT in favor of luxury condos near the train station. Don't replace the medium income rental units that currently exist.
How many units are we talking about? Also, here is an idea to get more people on board, why don't you assign priority to moderate / affordable to people who serve in the town of Lincoln - especially prioritizing teachers, donalens workers, town workers - etc. it is nice to offer and prioritize the people in the town who are already apart of our community.
I answered the above because I was forced to answer. I am actually somewhat open to creating additional affordable housing, and near the MBTA is the best place. Even though that's my back yard. What we need are 1) significant required setbacks. 2 ) that the affordable housing is mandated to include public use spaces not limited to residents, i.e. a walking park / playground. 3) maximum 3 storeys.
Lincoln needs more diverse housing stock. To that end, density should be encouraged around an existing commercial and transit hub.
How much housing are we talking? I'd be ok with some, but not a big development. Can we expand where there is already housing?
I'd like to see more of it everywhere in Lincoln
I support more affordable/moderate income housing in Lincoln, but I don't know enough about the details.
I Understand the units that re now available are not affordable for the folks they were built for?
There is affordable housing. We do not need to increase the population if we want to keep a rural town like feel
Stop calling this "The Village Center". The center of Lincoln is by the library at the watering trough. South Lincoln is South Lincoln/ the RR station/Donelans.
existing affordable housing is fine the way it is no need to develop any more
Anywhere, to be honest.
Why add additional crowding to what is already the most crowded part of town? Find other places to add affordable /moderate income housing.

I'm not opposed to the development of additional affordable / moderate income housing, but I don't believe the Village Center is the best location for its development for four reasons:

First, this area is already virtually the only location in town for rental apartments (i.e. Lincoln Woods, the Ridge Road and Lewis Street apartments). I'm concerned that development that replaces any of these units with new housing, only a fraction of which is "affordable", will result in a net loss of rental properties, and could thereby ultimately displace those individuals and families with the least economic means.

Second, this is an environmentally sensitive area, and I feel, a genuine treasure of the town. The surrounding woods, wetlands, trail system and Codman Farm, are what make the town unique and are what attracted me to make Lincoln my home.

Third, prior to the pandemic, the traffic along Lincoln Road in the Village Center was already very heavy during the evening commute. Traffic frequently backed up at the railroad crossing during times when outbound trains made a stop. Adding additional housing or businesses will only exacerbate this.

Fourth, and consistent with my immediately preceding point, the roads in this area are insufficient to support the additional traffic that additional housing will result in. Specifically: Ridge Road is the sole access into and out of the "flying nun" apartments. Lewis Street has only two access points (Lincoln Road and Codman Road). Lincoln Woods has only Wells Road (and the Lincoln Center shopping area parking lot) for ingress and egress. The Lincoln Center shopping area has only two egresses. And as noted immediately above, traffic would back up here each evening during rush hours whenever an outbound commuter rail train stopped.

I disagree with the position that I've heard postulated that developing housing near the commuter rail station will attract individuals who do not own cars. One need only look at the number of automobiles at the Ridge Road, Lincoln Woods and Lewis Street apartments, and Greenridge condominiums, to recognize that this is simply wishful thinking.

If you're going to build affordable housing, it shouldn't be only in one place -- spread it out so that people don't feel like it's a "poor zone".

Keep development of additional affordable/moderate income housing to locations on Route 2 or near Hansom Airfield, to reduce impact on the rural/historical character to the town, but only if you have to allow for this because of state or federal mandates. Otherwise, do not allow for development of additional affordable/moderate income housing anywhere in the town.

scattered small scale housing as tax incentive for big estates

We already meet 40B requirements in Lincoln. Affordable/moderate housing means in actuality there will only be high rent units developed. Oriole Landing does not even open its low income housing to those in need in Lincoln.

It depends on how many units, and the cost/benefit of adding more housing to the Town.

The village center is already too congested.

Prefer such housing to be both in the center area and further away.

Housing diversity is critically important to creating a sustainable community. I support affordable housing development in the Village Center with its proximity to public transportation, and I am supportive of affordable housing development throughout other locations in our community.

Not sure what you mean by affordable.
I wish there had been an option to support affordable housing but not specify where in town. Unfortunate to have to opt in or out of village center.
I am very much in support of transit oriented development, but I am afraid Lincoln is not a location that will work. I have a friend who worked on transit oriented development in Boston who tells me that our commuter rail does not provide sufficient frequency (even when it was going full-blast before the pandemic) to attract people to live in the area because of its transit amenities. Also, I think younger people would find Lincoln too quiet so they would not be attracted to the housing. I don't want to see Lincoln spin its wheels trying to create transit oriented development that will not be successful.
We don't need any more to ruin the Town with more traffic and people. Leave the Town quaint.
Haven't we met our requirement for affordable/moderate income housing?
My preference is townhouses and attached apartments.
Lincoln has always been committed to affordable housing and has continuously ensured and planned for this accordingly.
I think Lincoln Woods has met the town's requirements for affordable housing already.
Lincoln already has sufficient affordable housing.

**6. Please indicate your level of support for the following types of housing in the Village Center?**

**Comments:**

We should encourage flexibility in the types of housing that we allow in the station area, particularly so that we can comply with the Housing Choice Act.
I do not support housing in the village center
Mixed use commercial first floor sounds smart.
Cottage developments an inefficient use of space; the smallest environmental impact is achieved by minimizing roads and rooftops and maximizing shared walls.
too broad. no opinion w/o more specificity.
I think that family housing (2, 3 and 4 bedroom units) and housing that charges 30 percent of the tenant's income (such as thru an MRVP) is specifically the housing the town needs. Oriole Landing is supposed to have affordable units, but their "affordable" 2 bedrooms are over \$2000 which is not often affordable for single parents or other people who may have responsibilities like aging parents whom they are supporting.
I do not know enough about the demand for these various types of housing to judge whether I would support them beyond what currently is allowed under Lincoln's zoning. I think you mean: support of additional housing of these types, beyond what is currently allowed.
I also support condominiums, townhomes, apartments, cottage developments, and multi-family housing if they are NOT luxury buildings (e.g., Million dollar town homes).
Is something being proposed? Not enough knowledge to answer this. Thought Lincoln was ok re 40B limit.
Anything done very sustainably has my vote. Net Zero and no! NG.
I strongly support rental housing over owned units in the Village Center, and I much prefer units that allow for greater numbers of additional households.
Any and all. Whatever it takes. Probably, the more variety, the better.
As a community who has benefited from historic injustices in segregated housing, supporting affordable housing should be a priority
Must be actually affordable!
I support all these options! I would love to live in a town like Lincoln (not including living with my parents) if I could afford it. Having housing options like the ones listed above could make my dream become a reality. I have a lot of friends around my age (25) who would also like to live in a town such as Lincoln but who are not currently able to do so financially. I know that were more affordable housing options available, they would jump at the chance to live in such an amazing town.
I don't know what cottage developments are tho they sound ok, but maybe not high density.
Housing for pre-retirement empty nesters, young families who want to get into Lincoln but can't afford \$1m+, etc.
Lincoln's role in the Boston area is to provide open space, not address housing issues.
Heavy housing will lead to traffic issues. We're glad to have left that behind us in Cambridge and really don't want to see it happening here, especially in the center.
I really don't know enough about land availability and cost to be strongly for or against
No added housing in the Village Center. We have plenty of housing their already.
People in other parts of town are going to say the went the development in Lincoln Center not near them. You could have had a question on the survey related to what zone or area does the respondent currently live - while letting the survey be anonymous.
Yes build more housing

All these "neutral" answers are because I have no idea what makes sense.
Market rate developments like Oriole Landing are outrageously priced. A small 2-bed at OL goes for \$3500-\$4000. Is that really in line with our values? Is that what we want to create? I say let's support more affordable housing.
I indicated neutral on all the housing types just because I would look to the town/developer to propose whatever seems most appropriate.
Condos make me nervous, only bc of size. But honestly that's a gut reaction... I'm not sure if there are different, less imposing designs?
No new development
Again -- what's the target population? Housing should be built to address those desires/needs.
The "Cottage Community" is a good image. Some affordable/moderate rate rental units would be great, but the desire for down-sizing condo options in Lincoln is strong, particularly near the Station. A cottage community, where each unit is on the ground (but contingent to others), would provide the right balance of community and privacy.
Why are we asking the same question 4 different ways? Is this an attempt to get specific answers?
I don't want the town center to get built up with large residential structures!!
Just don't make this a way to put more money in the pockets of developers.
Again I am presuming that you are asking about additional growth.
I've never heard the term 'cottage developments' before
We have to be very careful. Although not popular today being honest about what people will pay for an use is important.
Don't support development that increases the number of students beyond the capacity of our new school.
All the above questions assume that we should extensively develop the Lincoln Mall area.
I do not support any development in the Village Center. We moved to Lincoln and close to the Village Center because we appreciate the slower pace and lack of crowds.
"All of the above" may not make sense but I would need more info to sort out the options
I would like to see different types in different areas; people's needs differ
Same problem as above: do you mean current or additional to be developed.
None of these options seems concerned with maintaining Lincoln's rural character.
And it would be nice to see affordable ownership units included in the mix; some of us really do want to get out of the rental market and build a little equity.
Keep as is
I would need to understand what the reason the town would want to do this. I am definitely against anything development that would make it more expensive for me to live at my house in Lincoln (eg. increased property taxes)
We need to have flexibility so that we make the station area attractive to development of more housing choices.
No new construction.
Allowing in-law apartments through out Lincoln is very important to me. It would help many bolster their incomes and increase available housing opportunities in Lincoln. This may also promote our diversity and inclusion initiatives.
Mixed retail housing can be great in transit focused development but there may not be enough surrounding population density to warrant it given the existing village retail.

Different types of housing make sense in different areas of the zones. Would allowing a 3rd story (by right) on the Lincoln Woods footprint satisfy the Housing Choice Act for MBTA towns? Can we get an advisory opinion now before we bring other zoning changes to the town?
mixed I think is best overall. Type should be mixed as well. But, type, mix and number should also be of function of design/appearance/visual appearance which I value.
Not sufficiently knowledgeable. Would like to keep a village feel.
I do not object to any of the above options per se. I am not expressing an opinion of the relative desirability of condominiums versus town houses vs apartments. I do not have enough information to take position.
I do NOT want to change the character of Lincoln. If you keep insisting on this, then just merge with Waltham and stop this nonsense.
I think multiple unit or mixed new developments will detract from Lincoln's rural character
We need tax revenue - not ways to spend more taxes
Whatever has the least impact on conservation land
Please see earlier comments. I am opposed to extensive development with emphasis on commercial, or dense housing.
Other than mixed use, I really don't know enough about each type so I said neutral
See comments above
Properly done, any of these options seem useful
There's already a surplus of commercial space in Lincoln. No point to creating more. In fact, I'm sure no for-profit developer would right now.
Generic stick-built 4 story buildings showing up in the town center will kill all sense of place the town has. I don't think new construction is worth building if it will compromise the town character, and I haven't seen a housing project built recently that hasn't been the same as everything else going up across the country.
No additional housing in Lincoln center!
Create diversity to appeal to as many 'types' as possible
Don't have enough info to make a good judgement.
Why build retail space when economy is moving away from retail and we can't retain businesses well in current space?
I support relaxing all residential zoning restrictions in the town to foster both economic and racial diversity.
All of the above are options
Why do we "need" more housing in the village center?
It is unclear what the town Needs ...this survey is biased toward development...
So those of us with 2 acres get to "dump" all the congestion and pollution into one location? No.
I think any high density housing development would change the character of our village center in a negative way.
These are loaded questions that imply that Lincoln desires development of concentrated housing. Lincoln does not need more high priced housing
I remain neutral because I'd like to know how many units
It really depends where in the village center. And as the home at 154 Lincoln Rd, I'm going to say it again: setbacks need to be an ironclad requirement.

<p>These questions seem very vague? I support a diverse range of housing types but would need to see a plan to understand how each housing type might fit into that model -- presumably all would be employed and they question is how much of each.</p>
<p>Cottage developments could look nice, but it wouldn't be practical to reduce the amount space needed for development</p>
<p>Lincoln has been a leader in housing. Time to take a break. Lincoln doesn't need to look like every other town around here.</p>
<p>I answered "do not support" to many because we already have many multiresidential units in the Village Center.</p>
<p>I do not know what some of this shit means. It is frustrating to deal in these terms. Also why is an answer required for every question?</p>
<p>I do not support 5 over 1 buildings in Lincoln</p>
<p>Any new housing would clutter town center and take away from the rural nature of the town</p>
<p>I'm okay with market rate units, but I *really* don't want expensive luxury apartments (tons of amenities and &gt;\$4000/mo)</p>
<p>Lincoln, please don't build a bunch of "Mixed use" units that are likely to sit empty. Don't make the same mistake as neighboring towns. Can't we be a little wiser than that?</p>
<p>To be clear. I do not support the development of NEW housing in the Village Center. I fully support the affordable apartment rentals, condominiums and town homes that currently exist. I don't support the building of more in the Village Center.</p>
<p>In addition, I'm especially opposed to mixed-use development (i.e. commercial space on the first floor and residential units above) as I don't believe there is, or will be, demand for additional retail space in town. Even if additional housing is added. There are a number of these types of developments in surrounding towns with empty retail space, which demonstrates this model is not working (e.g. West Concord, Waltham, Wayland).</p>
<p>Leave the town the way it is: the way that has made it such a desirable place. Do not try to add more housing to Lincoln. If the town must add some housing because of State or Federal mandates, or for a desire to increase tax base to pay for the school and other excessive budget outlays, then develop those units along Route 2, away from the rest of the town.</p>
<p>see comment above</p>
<p>Extremely biased survey.</p>
<p>There already are apartments in the Village Center, do those people not matter in this or would you be redeveloping that area, those people already live in Lincoln and are diverse. I do not want anyone to be made homeless by this quest for diversity and affordable housing.</p>
<p>Additional development will take away the little town feel of Lincoln which is why I moved here in the first place.</p>
<p>why do you ask the same question again?affordable rentals yes. Expensive condos: no.</p>
<p>Don't really know how to answer this--depends on what it looks like and how well distributed around the area the units are.</p>
<p>My support would depend greatly on the quality and thoughtfulness of the design. I don't care if there are condos or "townhomes", whatever they are.</p>
<p>I am more concerned about successful business in the Village Center. I don't think that we need more housing.</p>
<p>Why would someone want to ruin the town with traffic and more people and turn the town from a special place to a typical every day town.</p>



**7. If Lincoln were to allow more housing in the Village Center, what number of additional housing units would you consider appropriate?**

**Comments:**

It would be very helpful to have some context here, about the specific area in which the units would be located and the reasons why the town is required by the Housing Choice Act to zone for denser housing. For instance, it would be helpful to know as a reference point, the number of units per acre in the area of built-on area of Lincoln Woods.
Or <50
Potentially more, but this seems like a reasonable start to see the impact.
There is no context for #7. How many are already there in each of the developments. What is the total?
The area selected for potential development is of significant size. There is absolutely the capacity for 200 or more units, and it would be consistent with state housing objectives. This would allow more opportunities for folks who are otherwise unable to move to a place like Lincoln
Hard to know without site planning
Number of units would depend on the site
Concerned about additional burden on the school system.
I really don't know, but I don't want 4000, which is what 200+ might lead to.
50 sounds like a lot!
Without seeing potential plans, it is hard to say what a reasonable limit would be, but 100-150 rental units seems like a good start.
Fine with more housing/people, and would like a larger base for a more vital and financially sustainable Lincoln, but concerned that we are on water restrictions at current population. I don't think any of the citizens could, or should, say how many units in abstraction, especially since the type of units is part of this determination. Can Lincoln structurally support a population increase of 5%, 10%? Will the added development pay for itself in terms of added tax base?
see my comment above - it is shared by many others in town
It would depend on the design and the impact of the proposed housing.
It would depend on the plan for the grounds, but I imagine that more than 150 might start to get a little crowded for the space (e.g, 150 apartments with 1-4 people in each apartment is a lot of people).
See above.
I would like more info on potential impact of various numbers housing units.
Is there a development planned?
don't overpopulate the town center, I don't see where you would put people and new buildings. Im not paying MORE taxes, the school building tax is already WAY excessive.
It's difficult for me to conceptualize what it means to have 50 additional units vs. 200 additional units. What would the buildings look like? How would they affect the character of the Village Center to have 200+ additional households living there? It might attract businesses that would make the whole area more desirable to visit, or it could render what little is currently there (including the rail stop) completely useless.
Question 7 is impossible to answer for anyone who is not an architect or city planner who has possession of all the soil, drainage, and other information
It is hard for anyone to know what is just right for Lincoln. One solution might be to look at analagous towns and what works well and what does not.

I think my choice is roughly on the order of a 10% increase in current housing units. I'm assuming that an increase like this would allow some senior citizens to remain in town (by downsizing), and also increase the population of young families. That, of course, is hard to predict.
Lincoln need more families, we are getting tool old, white and rich
The real answer is - I don't know. I'd want to think about this relative to the current numbers of units, how the new housing would be designed and situated. Higher density might be fine depending on how it's done. Same comment applies to question 8.
It's hard to answer without knowing what is viable on the land that's proposed to be rezoned, given its proximity to wetlands and streams. E.g. in Lincoln Woods, I can't see where you'd put new housing, unless the proposal were to rebuild, which seems counter-productive when there are open fields elsewhere that could have housing build on them.
Given Lincoln's week public transit any additional housing would impose additional auto traffic which is not acceptable, not kind to kids or all of our quality of life.
I'm no expert on how many would be appropriate. There needs to be adequate parking.
100 units is fine - no more than 120 or so
You are surveying people in town that live away from the Village Center, don't use the village center and will say yes please put the housing there. That's not fair.
People in other parts of town are going to say the went the development in Lincoln Center not near them. You could have had a question on the survey related to what zone or area does the respondent currently live - while letting the survey be anonymous.
Yes please build more housing.
It is hard to have a strong opinion unless working from the same definitions. Wouldn't want to see an assembly square style of apts/retail mix, nor the new developments in Wayland. Don't need more commercial, just good retail!
Again, this is really hard to say. I don't have reference.
No new development
It's embarrassing that the town has only added 14 units in the last decade
No new development
We currently have more than enough, and state guideline is not finalized, we are in compliance until the state finalizes its rules. Please do not change town zoning based on drafts.
Critical for me is continuing the rural character of Lincoln.
It's hard to answer this question in a vacuum - it would be important to know how the already congested traffic could be alleviated ahead of adding more people to the mix. As it is, I'd say the fewer units the better until traffic issues are addressed.
Lincoln has a special, low key character -- keep it that way. I do not want another Lexington or even a Wayland centr.
I fully support more housing there, but given how small our town is I would hate for any specific new development to be large.
We have enough units at Lincoln Woods.
This survey is relatively one-sided and biased in nature and I do not appreciate the questions suggesting that if you support diversity, you should support a development project in the Village Center.
I do not like the new town 'village' model that Wayland and Sudbury have- they are so artificial.
Keep the house project out of North Lincoln we have enough! With zero firehouse.
Any housing development in the center should be extremely modest
Why do we need more housing in Lincoln Center?

It would be great if we could help make Lincoln a more welcoming community by adding housing choices in the station area and throughout Lincoln.
Some mix of 2-3 story development, town homes, apartments, etc.
Not sufficiently knowledgeable. The numbers (starting at "50" ) seem high.
Honestly, the more the better. That is the spirit in which I checked the 200+ option above.  I understand but nothing comes without trade-offs, and that many competing demands must be balanced in the final plan.  What I do want to indicate is a strong level of support for diverse mixed income housing.
I only support about 30 multiple family units--ie like the tripple deckers in Boston. Thus 3 families per building for about 10 buildings. No more than this.
Traffic impact is a concern.
The key will be to develop housing without a massive increase in traffic. Especially if we cannot figure out a way to slow down the traffic.
Not sure about total number of units. Want enough for vitality but not too many that traffic becomes a big problem.
We already have sufficient affordable housing in Lincoln
Too difficult to envision pros/cons at this stage. A bunch more, but not sure how to quantify
Or less than 50
I am not qualified to suggest a number, but it would appear that a waste processing facility will be required.
I want no more housing in Lincoln center.
New units are needed in town, for the sake of solving a regional housing shortage and for sustaining local businesses. Where these housing units are located - near station or sprinkled around town or both, I don't care.
I don't know exactly how much additional density we should allow but I think we should accept substantial additional density (e.g., three-story apt building(s))
Congested as is, especially during rush hour, not to mention pollution.
I would like Lincoln to be a far more diverse community -- so our children grow up in a real world environment.
I'd need to learn more about implications On traffic etc.
Again, biased towards development
Who came up with the notion that we need a housing development near the train station?
0-50
It is important to keep resident mbta parking. It's availability is part of why we moved here.
I have witnessed development of West Concord village. You think the developer is going to do one thing, but then they do something else.
Who is the target of this development -- ideally it would appeal both to current Lincoln residents who are interested in a smaller home and being part of a walkable neighborhood, young professionals who work in Boston/Cambridge and would like to live outside of the city and young families who are attracted by green space and schools interested in a smaller house or condo and don't have an interest in maintaining a yard. Some of these units should be 'below market rate' but having more diverse housing options will also create more opportunities for more different kinds of households.

It would help to know how many units are in that area presently, and in all of Lincoln.
Any new housing would clutter town center and take away from the rural nature of the town
Why isn't 0-50 listed as an option. This really shows they heavy handedness of the survey. Pretty ridiculous and outrageous to make the decision that we can't select 0-50...why? Because you know better?
I'm not in support of the development of new housing in the Village Center because I believe there is already sufficient capacity of affordable housing in this area. Moreover, as I've noted in my comments above, building will potentially displace those individuals with the least economic means, reduce the existing greenspace, negatively impact the environment, and increase traffic.
we do not want massive Disney land developments like others existing here and in other towns--like Oriole Landing, The Commons and the one planned for Sudbury Rd/117!
Are you having fun beating a dead horse?
Quality rather than quantity would be my preference. Start small and be sure it's the right mix.
Again, traffic is a major consideration.
You did not allow 1-50. Why not? Thoughtless omissions and poor design allow bias to creep into our systems
25 would be OK, but no category was given for that!
The just finishing remodeling the schools now we have to make more room for new housing
Need to know more regarding possible plans.
30-45

**Question 8. SLPAC has identified three areas, located in the Village Center that have the potential for additional housing or mixed-use (commercial/residential) development. Please indicate your level of support for development in each of these areas.**

**Comments:**

It would be helpful if the map could provide information about the number of acres in each of the quadrants.
Big field in blue area shouldn't be developed
How would you add more to Lincoln Woods? Would you replace those current units? Or develop more open space? I would think not. Would there be the same amount of parking available if Quadrant 1 was developed? Definitely always parking on the southern side of that quadrant on Lincoln Rd, but the commuter lot and Donelan's parking seems full enough.
Now that I know where you want to put the housing, it changes my opinion a bit. I feel more supportive, but again, hide the housing through landscaping. Modifying Lincoln Woods would be brilliant, even if it actually reduces the total number of residential units. Just use the space better.
we need at market tax revenue and commercial tax revenue.
I'm Theodore Chan and do not understand why we are excluded. The other lots already have housing and no Lincoln Road Frontage.
Consider the area that was previously included along Ridge Rd. and Greenridge Ln. as it could still benefit from things like a treatment plant or other infrastructure improvements. It is a protected wetland area, and the failure of on site septic could represent a significant burden to the residents of one of the few more affordable areas in town. This area could also be included in a future phase of development so it shouldn't be completely off the table in terms of future infrastructure capacity.
Quadrant 2 development would have least visible impact.
I live on Lewis and wondering where you would fit more housing unless the plan is to eliminate DPW from that site?
All seem like viable options, but 1 & 2 seem to be the clear choices to me based off current conditions.
I'd need more information to support or not support. I am not in favor of rezoning that would allow more housing or commercial as a right, without town meeting review. input and approval.
Don't know what B1 and B2 zones are. Is there a cost associated w/different locations? In general, I wish the survey had provided some background information.
I think the DPW would be great too!
I guess this answers the question about whether is more space for development. It makes sense that development, if it were to happen, would be clustered in a specified area with benefits to most or all of the people in the town, rather than scattered randomly across the landscape.
I know moving the DPW is a big challenge, but it's tempting territory.
Stop thinking retail store front! Look forward, not back!
Current mall seems to be functional. I wouldn't want to lose Donelans.
I am not sure why the Town of Lincoln land adjacent to the railway line is not also up for consideration. I know people like Codman, but you could have a sympathetic development in that area, which is so convenient to the railway, and presumably to whatever sewage solution is developed to enable development to proceed.

I'm for development in Quadrant 1, but am concerned that including the Commuter Rail lot in this parcel will really cast shade into the back of the Lincoln Woods complex. It's obviously prime land, but as it's on the south side of the Lincoln Woods complex, and is already elevated above Lincoln Woods' grade, any building here is going to have significant impact on the existing homes in Lincoln Woods.
Don't add more housing areas. Focusing on the existing Lincoln Woods area seems to be best option.
Impact on abutters to Zone 3 not good.
There should not be significant development in any area but if you must then focus in very limited growth where there is already housing.
So far, this is mostly about housing and not small business. I do not support developing housing in if you do not also address the lack of vitality in small businesses. Maybe this is addressed later in survey.
Due to the NIMBY-ism of the neighbors living south of Quadrant 3, I can't imagine that Quadrant 3 is realistic. But that would be an ideal location.
Quadrant 1 - mostly higher-density housing. Quadrant 3 - "cottage community" condominiums.
Again, commercial properties are not filled as is. No need for more, or for high density properties
I don't really care where some more housing goes, but I don't want too much that creates traffic, noise, too many kids in school, etc. Don't think we should build out all 3 quadrants.
I do not support additional housing that will add to the congestion of these area. I do support some commercial development that will add to the tax base.
Having lived in Lincoln woods for 30+ years we are surrounded by wet lands or septic leaching area. Doubtful you can build here without displacing us
The wording of Option 1 is confusing: most of us park in the the "dirt lot" (not the Commuter Parking Lot in Option 1) and we don't want that changed.
South Lincoln is the already the most dense area of Lincoln, it would ruin the quality of life for South Lincoln residents to increase density (lights, noise, pollution, traffic).
I'd vote for all three if the development of Q2 didn't compromise open space
Do NOT add to Lincoln Woods.
I do not want to see massive development. I think we are doing a good job with Oriele Landing and accessory apartments. When so many people starting commuting through our town pre-pandemic, I would not go to the mall or for a walk after 3 pm due to the traffic through our small, rural town.
As a starting point for ideas and discussion all these areas should be on the table to see what comes of their discussion.
Lewis street has the most potential I think.
Really intrigued by the concept of three "quadrants." Usually there are four quadrants in a set of quadrants. But this whole project is an exercise in thinking outside the box so why not call areas quadrants even if there are only three of them
Again, much of Parcel 2 is wetland, and thus unbuildable, which leaves Lincoln Woods, a private housing complex, as the target for larger development. Lincoln Woods was renovated six years ago, with great disruption for its residents; it seems that promoting further development here is a gift to TCB, the complex's owners, but not such a great boon for its current residents.
I don't know.
Do not limit to just these areas - allow more housing throughout the town!
Should include the "flying nun" development for redevelopment (Quadrant 4?)
It would be great if we could allow flexibility to develop more housing choices and mixed used development throughout the station area.

<p>Quadrant 2 includes the beginning of a walking path into the Codman woods and any construction would encroach upon that wood.</p>
<p>Would these proposals supplement existing or replace?</p>
<p>Think about different "by right" solutions for different areas. Maybe quadrant 3 allows up to 4 units (condos, apartments, town homes) and quadrants 2-3 are for 2-3 story and/or mixed use.</p>
<p>I do not favor one area over another. Some change is in the best interest of the town. getting the right balance between change - good vs bad is a function of magnitude, achieving some positive benefits , and acceptable appearance</p>
<p>I would support a thoughtful plan involving any of the three areas. I don't have enough information to express a preference.</p>
<p>I think Quadrant 1 and 3 are ideal for commercial/residential development. Quadrant 2 is better suited to residential development only.</p>
<p>Assuming we are going to build new housing, retail, and/or office space I would prefer to follow the classic "town model" rather than the modern "suburban model". By that I mean consolidating development into a small, higher-density, walkable core (e.g. offices and apartments above retail) optionally surrounded by medium-density housing (e.g. townhouses) rather than letting new development sprawl across all of Lincoln.</p>
<p>We have enough affordable housing. Let other towns step up to the plate.</p>
<p>Whatever you do, do NOT impinge on conservation land</p>
<p>Please see prior comments. This seems to be a forced choice question.</p>
<p>Quadrants usually come in fours, and one that is clearly missing here is the area where the flying nuns units are presently located. Adding that would open up a lot of great possibilities.</p>
<p>Again, I have knowledge of what the land will support, what is appropriate, etc</p>
<p>Whichever is chosen should reflect the relatively rural character of Lincoln. Suddenly entering an 'urban zone' with high-rises would not enhance the town.</p>
<p>Is there potential to redevelop the area between Lincoln Rd and the RR line: Green ridge Condo section extending to the Ridge Court Condominium?</p>
<p>What is the plan for the existing people that live in these areas?</p>
<p>Air, sound pollution in addition to draining on Lincoln water supply and garbage distribution</p>
<p>People do not select Lincoln as their residence for its commercial character, but rather for the opposite. Who is planning to make a buck on this?</p>
<p>Why not tear down Pierce House and put condos there? Or perhaps Flint field?</p>
<p>We do not need additional housing in Lincoln. We should not destroy the small town feel.</p>
<p>As a resident of 154 Lincoln Rd, trust me, grouping the pink "Quadrant 1" together -- the mall with my leafy residential dirt road extension -- is very silly. The two sides of Lincoln Rd are entirely different, as I would encourage the people reading this survey to visit and see!</p>
<p>why not just tear down codman farm and build some wooden apartment buildings there? It's really old and it will make alot of construction jobs. Why not?</p>
<p>I actively go on nature walks around these areas and I am strongly against the development and destruction of the natural lands</p>
<p>Why further crowd the most crowded part of town? Where the most diverse population already exists? Where it is surrounded by wetlands? Where a new septic system would be required in a protected area?</p>
<p>It all depends on who builds it, and what it looks like. Good design doesn't have to be expensive -- just ask IKEA.</p>

all 3 quadrants have room for SMALL clusters of 3-5 units
No development in South Lincoln, period.
Just to be clear, I do not want any renter in any of these zones to be made homeless by redevelopment so if you are going to add apartments then you need to do it thoughtfully. I am still not sold on the need of more housing and business in the Village Center.
I would be concerned about traffic congestion if the Lincoln Mall were further developed.
Do not put any conservation land at risk, even if it is just by promoting over use. Exchange of existing conservation land for other parcels not currently conserved is not a net zero exchange. Be sure there is enough parking at the mall and for the train station if usage of the area is to increase.
Depends on the design.
Is this question about housing or any kind of development? Unclear!
Again, would have liked an option of 'uncertain'
Lewis street land concerns me – the DPW has occupied it for years. It should be screened for toxicity.
Depends on final plans.

**Question 10. In a post-pandemic environment, how frequently do you expect to use the Commuter Rail?**

**Comments:**

I am planning to retire, so my commuter rail use will drop.
I rely heavily on the Commuter Rail to travel to my job downtown, which includes weekend commuting.
i work in town
Don't work in Boston, so was just to go into the city occasionally when it made more sense to take the train vs. drive.
Cost is high; needs to be more in line with other commuter rail prices.
I am now retired, but for 10 years I used it regularly to commute to work in Boston.
I am retired now but when I was working I used the commuter rail every day.
Now that remote work is mainstream, the need for train service is greatly reduced.
It's hard to use commuter rail when it doesn't run on weekends.
I took the commuter rail 5 times per week from 2008-2013. It was the main reason we moved to Lincoln
The service schedule did not line up well with my work schedule, and the cost of the monthly commuter rail pass was more expensive than a monthly subway pass and daily parking at Alewife. I would much rather take the commuter rail, but it just doesn't make sense given the cost and scheduling issues that were present pre pandemic.
The commuter rail is \$300plus for a monthly pass, so it's not cost effective because we still need to have a car.
The change in frequency is caused by retirement .
Alewife user
The commuter rail was an important factor in our choice to move to Lincoln. My quality of life is meaningfully affected by the availability & reliability of the commuter rail.
I worked in Andover before pandemic, now work in Cambridge
I was recently a Boston commuter for 2.5 years, it was great. I will probably use it much less now (maybe once a week) but much appreciate the service (as do relatives in Belmont & Concord).
Moved to town during the pandemic
I retired. Otherwise would be using daily.
Usually work from home or drive to cambridge
We don't commute to Boston
I only moved to Lincoln during the pandemic
The train does not come frequently enough to meet my needs - and its WAY too expensive. Though I am a staunch supporter of affordable public transportation. That is not what we have available, unfortunately.
Retired now - used to take the Commuter Rail every day
I probably use it once every 4-5 years.
Just moved here, so this is my best guess.
I use it more like once every 3-4 years.
Now retired, but used it daily for some years.
I am retired so very little rail requirement.

Would love to use the commuter system but mass transit in Lincoln is extremely limited
I might use the commuter rail once every 2-3 years at most.
Retired. Rarely go to Boston
As you know, commuter rail is not a realistic option for people who travel downtown outside of "normal" commute times. I would use the commuter rail if I could park, get to a morning meeting in Boston, and then take a mid-day train back to the station. As it is, I drive (or drove) to Alewife.
I most often will drive to Alewife because the frequency of the train doesn't always align with my schedule, so going directly to the subway is more convenient
The commuter rail usage is not practical without a grid that goes diagonally, now or in the future. The current setup is not sustainable and cannot be car replacing, for current, or the thousands of transient resident this intended development will add. The future is clear, this will add thousands of residents and cars to the current crumbling infrastructure, without adding any significant tax revenue or supporting the commuter rail. If current resident dont use the rail, future ones will not.
It is more efficient and easier for me to use Alewife, because it is closer to my house.
I am thinking of using it again very soon now that the pandemic is over!
My office is local so commuter rail use is limited to social activities (weekend days in the city, sporting events at The Garden, etc.)
At 4'9" I cannot use the inbound one. I used to 5 times a week when working in Boston. I would like to use it again as I have relatives living in Boston
I am about to retire and don't plan to commute to Boston any longer - however the commuter rail stations is one of the main reasons I moved to Lincoln
I looked at a job at Beth Israel in Boston, but the commuter rail schedule was completely incompatible with my children's school/daycare bus & pick-up times AND getting nearly a full work day in. To support bus and pick up, I would only have been in the office 10-4pm in order to meet the commuter rail schedule. There needs to be more trains during peak commute times; 1 per hour is ridiculous.
I work in Lexington, but if I worked in town, I would definitely use the rail.
Before retirement, used train 5 days a week
the commuter rail is essential to Lincoln
I take the train from Alewife. We do need better bus service in Lincoln.
I don't use the commuter rail because it does not go to the places/towns I need to go to.
Alewife is a better option.
Used it 4 or 5 times per week prior to retirement from full-time work but that was many years ago
Again, a weirdly slanted question. In ordinary times, I might use the Commuter Rail 10-12 times a year, but the options here are arbitrary and not reflective of how I or others may use the CR.
The train is a vital link to Cambridge and Boston without getting stuck in gridlock traffic. Making housing choice and mixed use development would help support the train and ensure continued service by the MBTA.
This answer assumes return to pre pandemic service
We need to advocate for the return of weekend service and more frequent service so that it can be used for more than commuting. This will also help support our cultural institutions such as Historic NE, Codman Farm, and deCordova.
life changes may alter the frequency, but probably up to the 1-5 times a year
Retired
My use is probably closer to once a month, but it's still low.
I am retired so don't commute into Boston anymore.

I assume (hope?) this will change as we tamp down this pandemic, but there are still too many uncertainties. Certainly this one of the significant attractions of Lincoln.
When my wife and I first moved here we both used the Commuter Rail daily.
The Commuter Rail is generally fine (though not frequent enough) but the necessary connecting lines are too unreliable to count on to get anywhere at a particular time. This has caused our ridership to fall from 5 days a week to a few times a month over the past 3 years.
TOO EXPENSIVE AND DOES NOT RUN FREQUENTLY ENOUGH
It doesn't go where I need/want to go
I answered "Never" to before pandemic because I moved to Lincoln during the pandemic
would use more with expanded schedule
Drive wherever I need to go, so not tethered to a train schedule.
Never, unless they drastically reduce cost and frequency. Cost from Lincoln (\$3 parking, \$17.50 train, \$5.00 subway from Porter) = \$25.50 per day. That is 1/4 of a minimum wage salary. How is that workable? Parking in Harvard Square = \$18. Driving to Alewife and taking T = \$16.
What is the potential to create covers bike parking; support a local cab company other measures to limit parking expansion?
For 23 years, i took the train to work. Since new job in 2015 in Back Bay, I did RedLine. Few weeks ago I started a job based in RI. After a year I'll look for a job I can bike to. Does all the dense housing need to be by the station?
Covid caused my employer to reassess office use and I now am assigned to work at home even post-pandemic
I'd probably use it once a year, and not much more, if at all.
I would use it if it were convenient.
I basically used it only occasionally for medical provider whom I now can see, and will continue to see virtually. I don't expect to utilize the train except on very very rare occasions that at the moment I can't foresee
I would wait to see if there will be rail service in the future. Right now, the trains are empty all day. See if the rail commuters return.
I am retired so I do not use the rail but I did use it when I worked in Boston and I support rail.
1-5 times a year. It won't let me click that button.
Keep lots of resident parking
It's time to put a rain shelter on the outbound track!
The ability to take the Commuter Rail and the relative speed of the trip was a motivating factor for moving to Lincoln from Boston.
I don't go into the city much
I used to use it daily before the virus
Lincoln will always be a big stop on the Commuter rail, especially as neighboring towns drive here to take it (Sudbury, Wayland, Concord.) Don't use this as an excuse to build a bunch of housing.
I would love to use it more. The train is slow. It takes 30 min to drive to the MFA from my house, but probably 90 min by train factoring in getting from my house to the train station. It's worthwhile for commuting when traffic is really bad, but not as much for a weekend.
I'm retired but even when I worked downtown the train schedule did not work for me
I have the option to work from home 2 days a week and your survey doesn't provide that option for me to select from.
I used commuter rail more frequently before I retired. With my more flexible schedule now, it is often

not convenient to use it.

I am retired.

**Question 11. Please indicate your level of support for the following.**

**Comments:**

<p>The MBTA parking lot is a disaster, dead trees, litter, numbered signs broken and missing, pot holes all over the lot! This needs fixing now! The DPW needs to fix this.</p>
<p>Not sure why we want to maintain the MBTA service. I don't think it adds to the economic vitality of the town.</p>
<p>Assumptions built into choices are not proven. No evidence that increased density will support commercial entities, nor that it will increase diversity beyond economic. Increase in housing units come at a cost and that will probably not be off-set by increase in tax revenues.</p>
<p>How much influence does a town like Lincoln have over MBTA decisions???</p>
<p>Additional housing to help maintain the commercial viability of businesses seems untenable. The amount of additional housing required to make a difference to business viability would be much too large. Instead of a shuttle, why not have blue bikes (<a href="http://www.bluebikes.com">www.bluebikes.com</a>) or similar, perhaps electric bikes?</p>
<p>I support a little more development in center but am very opposed to a large development</p>
<p>I don't want to pay more taxes. The school building increase is already too much, hard to handle.</p>
<p>My answers are based on knowing a younger cohort who a) do not drive cars b) appreciate open space and diversity, and c) want good schools for their kids.</p>
<p>Hide the parking/ cover with pv or green roofs</p>
<p>The Commons should have its own shuttle, as do most ALF's. Lincoln does NOT need a dog park - the whole town is essentially a dog park.</p>
<p>Better parking payment options for MBTA lot</p>
<p>I feel mixed on some of these. I don't want to sacrifice woodlands or open fields for increased density and I don't want the center to become very dense, but I support some of the reasons behind these ideas.</p>

Not sure if anyone outside of Lincoln Woods is aware of the fact that LW has a really diverse population -- in the building I share with four other families, we have African, Indian, Chinese, and Caucasian families, and that variety is evident through the whole complex. I like the diversity. And I think that diversity could be promoted through town with affordable-unit housing construction elsewhere, not just confined to an already dense area in South Lincoln. It is possible to build in other locations in town, and share the opportunity to perform diversity and inclusion.

And outdoor space is its own reason to build dog parks, playgrounds, etc. -- the lure of the new is compelling, I know, but why not build these things for the residents of Lincoln Woods, who lost a playground when the place was renovated six years ago? Taking care of what already exists, or meeting needs that already exist, isn't a bad place to start.

New development will lead to increased traffic, period; qualifying the increased with "some" doesn't diminish the likelihood that traffic will get quite a bit worse. It's inevitable. (Sorry, but this survey is linking form and structure in ways that feel a bit leading, and is quite limiting.)

Perhaps Lincoln should look at increasing its tax revenues by promoting limited development somewhere outside of the dense, traffic-rich South Lincoln crossing area. Other towns move revenue-producing development to the town limits, so that quality of life can be preserved in the town center. Are we looking at that possibility? Promoting commerce in South Lincoln is like chasing water running downhill -- businesses have been moving out for several decades, as big box stores and online retail have lured customers away from small one-off shops. It seems to me that the appeal of Lincoln -- rural, sort of agricultural, conservation-minded, laced with wonderful trails -- will not necessarily be helped by clustering more development right in the heart of the town.

No one is going to use a shuttle. In Lexington, their town shuttle is ALWAYS empty. RE: MBTA - additional parking and increase of housing should FOLLOW not PRECEDE demand for MBTA. Put more trains on schedule and lower the fares and see if demand for the train goes up (it will). THEN let's talk about responding to the demand. It rarely works to "build it and they will come"

Lincoln already has affordable housing options for downsizing.

I support affordable housing for downsizing but we already have it a variety of housing costs and options.

Parking is never full. Do we really need more parking?

I assume question 11 is only with respect to the Village Center, not the Town in general.

I fear a shuttle system could not run frequently enough to be viable, and therefore could be wasteful.

I would use a shuttle to commuter rail from North Lincoln.

Parking related to MBTA service should accommodate Lincoln-based users of services, not outside commuters.

Tax payer shuttle? Because we have so much surplus we don't know what to do with?

I don't want a local shuttle service - we will be watching empty buses driving around...

Additional parking only if we need it.

No to a dog park...

I am absolutely opposed to a taxpayer local shuttle service.

These questions are biased - assumes that more housing will help local businesses and provide diversity. There are not enough jobs in Lincoln to support 200-600 more people, they would all have to commute elsewhere, that would not be environmentally responsible.

The parking lot is under used so I don't see this as a viable question. We don't need more parking

unless there is a lot more housing which I do not support. Moderate numbers are acceptable. But so much more that requires large parking areas, no thanks.
would prefer to see bike lanes throughout all of lincoln
there will be tooo much traffic in this town no new development
I was a tour guide at Gropius House. I was amazed at how many people came via the train and walked the rest of the way. It's an internationally regarded treasure.
Is the tail wagging the dog? Put up additional housing in order to support commercial viability? If the commercial entities are not viable, they should move to a different town. Sheesh.
an expensive option that I would like to see explored: divert traffic from going directly thru the Center, e.g., move Lincoln Road to the circumference of the Center (area to be defined)
I don't think enough people would use a shuttle bus to make it worth while. We don't need a dog park, we have trails.
Sorry, these survey questions are pretty leading.
I don't support public expenditures because our property tax rate is way too high already.
Why do we need more housing to maintain the viability of MBTA service. Have they threatened to remove the Lincoln stop>
Additional housing choice, mixed used development, and sustainable development are all excellent goals for the station area and the town generally.
What does "Increased density as an incentive to accomplish green/sustainable development" mean? That doesn't make sense, grammatically or otherwise!
Work with regional partners to bring some kind of shuttle service. Install a bike hub at the train station.
any new parking should be convertible to commercial space as self-driving cars arrive in 10 years...
Hard to answer some of your questions because I do not have actual numbers(only assumptions about current housing stock) Actual numbers might change some of my responses.
The introduction of a local shuttle service is potentially a game changer for many of your questions. It opens the question of what other areas of the town might be better suited to achieve some of the underlying objectives. One might consider taking a low density area by eminent domain and redeveloping it from scratch to achieve a range of desired objectives.
I would support a thoughtful plan which included any or all of the above.
I only support tax payer funding of a shuttle IF you do NOT raise current taxes.
Do not raise taxes!
I love the idea of the shuttle! I don't mind some increased traffic if we can use urban design principals to make the cares drive slower!
The viability of MBTA service questions are a bit tricky, as the MBTA has not shown that anything we might do will increase viability. There isn't much viability/workability now. We have tried and failed for years to use public transport to get to and from work.

<p>A town shuttle is interesting, but before supporting it I would want to see some kind of analysis of the anticipated ridership, cost, and how long a shuttle journey between two stops would take compared to driving.</p> <p>For example, assume it takes ~10 minutes to drive a car from The Commons / Oriole Landing to the Lincoln train station. If the shuttle turns into every museum/farm parking lot in town then the same journey by shuttle might end up taking two or three times as long. In that case I'd anticipate much lower ridership. Whereas if most of the stops are flag stops on the side of the road then it might not take much additional time compared to driving.</p>
<p>Why can't the Lincoln Commuter Lot be paved? it is a quagmire in the winter months.</p>
<p>A cannabis store would be the best solution. Tax revenue and more use of existing businesses and restaurants</p>
<p>Do not increase the population of Lincoln, for any reason</p>
<p>"Increased traffic as a result of new development" seems irrelevant: it seems inevitable, no matter what we do, given the need to support businesses in the area, and development in nearby towns. What is more important is how to gracefully and adequately control or alleviate such traffic.</p>
<p>I don't support increased traffic but accept some as a maybe necessary evil of development</p>
<p>Local shuttle service is a great idea to help support businesses that doesn't negatively impact the town to offer developers a big payday. Let's try to focus more on those opportunities (or things like dedicated bike paths to encourage more foot traffic through the town without increasing traffic or losing the town character).</p>
<p>See note above re cost of Trains. If you are calculating that affordable housing will increase MBTA ridership, I think you need to re-think that math.</p>
<p>Reimagine "parking": town shuttle, local cab service, bicycle friendly, etc. Off-site parking with electric charging infrastructure. Repurpose the DPW complex and site operations at the transfer station.</p>
<p>My issue with most of these options since I don't see a need/business case for many of these suggestions that warrant an increase in density. We should focus on providing services to the people who already live here that would naturally increase foot traffic.</p>
<p>I'm more interested in supporting the businesses we currently have and aim to have (such as a restaurant), than envisioning a lot more commercial development when we already have a hard time supporting the businesses we have. I am MOST interested in keeping the rural feel of Lincoln. Some modest increased density could be done without disrupting that feeling, if homes that appear to be single family structures are actually multi-family homes. I believe Concord has accomplished this in areas approaching their Main Street. I am NOT interested in making our Lincoln station into a bustling commercial district like that of Concord or other surrounding towns.</p>
<p>Again, my answers are for increasing the tax base so that I could see some relief in my 'golden years' with reservations about the quality and design of the development.</p>
<p>Resident commuter lot should be enlarged and permeable pavers/surface installed</p>
<p>'More' development is not the answer!</p>
<p>If we expand sidewalks, the COA maintains its roster of volunteer drivers, the Commons has its own shuttle, as does Oriole Landing, is there a proven need for an additional shuttle?</p>
<p>Move to Waltham if you want heavy commercial development!</p>

I think the problem with the survey is that it doesn't separate out some of the goals- e.g. diversity, downsizing from location. To get an accurate sense of people's feelings about some of these important issues, I would have wished that the two were not tied together. Also, with issues of more people working virtually going forward, and the uncertainty about the future of MBTA schedule, the premise that the development needs to be near the T is fallacious at this point. Also, for lower income folks, at best the T schedule really doesn't help folks with commuting unless they work 9-5 essentially during the week.
I do not believe that increased development in the Center is necessary to keep viable train service
If we want to attract downsizing families, why not let people with big houses just put little cabins on their lots?
If there is demand for a taxpayer funded shuttle I would support this but I do not see demand -- at all.
I do not want a dog park.
With more people working from home -- at least part time -- post-COVID, do we really need more parking for the MBTA?
Leave Lincoln alone. Wayland and Sudbury "village" centers are horrendously heartlessly ugly. Do we really need a Panera? Get this bee out of your bonnet!!!! Edifice complex!
I like my codman farm idea.
I like the idea of a shuttle but don't know how we can pay for it.
I am strongly against the development and destruction of the natural lands for commercial and residential usage
The Commons and Oriol Landing have their own shuttles. Why should we taxpayers pay for what they are obligated to provide for their residents? How stupid do you think we are?
Let the MBTA do it's own business. There already is a lot of unused parking dedicated to the MBTA.
These question all make an implied connection between housing and some benefits. It's false and misleading. If I could skip the question, I would. Also, if you build condos, only 15% will be set aside for low income. How does an 85% luxury condo complex help Lincoln to become more "diverse"? How many times will you ask the same questions? To get the answers you want? Very frustrating!
All this assumes more development. Need to know more.

I consider "Increased density as an incentive to accomplish green/sustainable development" an oxymoron. It's unclear to me how or why increasing density is a means to green / sustainable development.

Similarly, while I support green space, I see absolutely no need to increase density as an incentive for creating parks and public spaces. And I see no absolutely no need for a dog park given Lincoln's extensive conservation land and trails.

I do not believe increased density of housing or commercial estate is the means by which to increase the vitality of the Village Center. I believe this can be accomplished more effectively via other means (e.g. the creation of performance space for the arts, the creation of flexible indoor multi-purpose meeting space, etc.).

I don't subscribe the belief that additional housing is necessary to help maintain the commercial viability of businesses. I believe commercial brick and mortar businesses are no longer viable as the vast majority of retail sales has moved online. The absence of businesses in the Lincoln Town Center is not due to insufficient foot traffic. It's simply a matter of a dying business model.

As a daily rider of the commuter rail, I do not believe additional housing is necessary in order to maintain the MBTA service. There is an ample number of trains available and I don't support the notion that unless Lincoln increases its ridership that it will risk the MBTA reducing its service to the town.

additional housing but ONLY if scattered small clusters, not monolithic blocks dressed up to look traditional like Oriole/Commons, etc.

It feels like you are looking for ways to gain support for a pro-development pet project. There are currently empty store fronts and spaces. Most of Lincoln is a green space for hiking and biking. It is not our job to make sure the MBTA succeeds, its still a pandemic and many people are working from home. Why hasn't there been any mention of the septic system that the Planning Board has been discussing. Would the town need to consider that before anything new can go in and is that cost worth it.

These are not even real choices. They make false ties between high density housing and benefits. Again, poorly written surveys produce poker results.

Is additional parking needed to maintain the viability of MBTA service?

A van driving around hoping for usage seems pointless. I would like to see a definite need demonstrated before even considering a roaming van.

Lincoln is blessed with more green space than most places can imagine, so I don't think developing more is a priority, and certainly not at the expense of increasing population density in the already dense center.

Purpose of building houses is to support people's housing needs - NOT to support business activity.

Increasing traffic in Lincoln is not beneficial to our health or Earth's. Are you planning on expanding our two lane streets to four lanes?

**Question 12. How do the following factors influence your responses to this survey?**

**Other responses**

Increase cost to park in Lincoln for those nonresidents that use the train
Work from home no need for train no interest in adding more kids to school burden
our taxes are so high due to the new super expensive school project
Concerns about the ability to "age in place." I want Lincoln to have options for aging seniors that are not isolated enclaves.
The environment is important but not at the cost growing Lincoln. I am also pretty sure that any development done will be very green.
I am concerned about the environment. I am concerned about climate change. I am concerned about Lincoln's character. I am concerned about housing costs. I am concerned that Lincoln is thinking about cramming more density into its already densest area, and about effects on the quality of life in the area for bringing in more cars, more building density, and more people who won't shop here, but will buy what they need in surrounding towns or online.
Lincoln Center is BORING!
Isn't Lincoln's debt related to the schools? Housing traditionally costs more money to a town because increased pressure on services like police, schools, etc. My main concern is impact on nature, small town feel, traffic.
I prefer to live/shop where is a diversity of locally owned stores and services.
Why Oriole landing and Lincoln Common is not included in subsidized housing inventory? Are the developers of these two properties got special treatment from the town so they don't have to worry about this state requirement?
Please omit question 12 from any official findings of this survey. This question is partial, and gives the surveyor the ability to disqualify any results that does not serve their purpose.
I don 't think we need to worry about the housing choice act seeing that the penalties are not significant
Clustering development around MBTA stations is important and should reduce traffic and climate change
Lincoln is boring, need more to do here. A diversity of poeple and more street life needed
"Smart" development is necessary. If Framingham can do it, so can we.
I do not want Lincoln center to become a bourgeoisie marketplace. We choose to live in Lincoln because it is outdoor-focused (not shopping-focused). Because it is quiet and peaceful. And because of the lack of development. Please do not ruin Lincoln center.
Strongly influencing my response to this survey is the potential heartbreak of seeing a town long loved, go the way of other previously quiet towns by stumbling into overbuilding.
I don't buy things online that I can buy in Lincoln. As I said, I love Donelans!
I'm concerned about the global environment, and about the immediate environment of people living in South Lincoln. Adding big development here doesn't promise to improve the South Lincoln environment.
We have an obligation to do our part as a town to increase housing choice and promote sustainable development. This should occur in the station area and throughout town. We also should encourage additional businesses that would make the station area more vital.
Vitality of Lincoln station village

Development of South Lincoln would change the character of our Town. I do not think it is necessary to have increased housing concentrated in this area in order to increase diversity of residents.
I do not want to change the character of Lincoln. Move to Waltham if that is what you want. Lincoln does need to develop the tax base. Taxes are onerous.
Taxes are already crippling.
The ONLY factor that matters long term is the impact on the environment
Our current SHI is well in excess of 10%, but given how long it can take for a major development to go from "desired" to "reality," we need to think 20-30 years down the road. Our current SHI is good, but only gives us a couple of decades of breathing room - not nearly enough time to stop being concerned about it.
survey set up requires every line be answered but some I have no knowledge so just say neutral. I may not be neutral so I'd rather leave blank than suggest I'm neutral but don't think I can leave blank. that's unfortunate
Decreased taxes are important.
Center the program around livability and study ways to integrate multi-generational life-styles into the human centered design
Most of my answers are guided by a strong desire to keep Lincoln's rural feel, while finding a way to increase economic and racial diversity in our town. I'd also like our town be able to support some essential services (such as grocery, restaurants, and supplies such as those offered at Something Special).
Lincoln is very green with green spaces throughout. We don't need housing development to create more green spaces.
I'm pro housing if we can support the people who serve in this town, especially teachers
Traffic remains a big concern
I am not sure local businesses can be viable due to on-line shopping. Fear investing in store fronts that may never be occupied.
Why is Lincoln in debt?
The death of retail centers.
With respect to the last question on 12, above, regarding concern for the environment: Lincoln is already a rural, environmentally friendly town. Leave well enough alone.
wish the Town would be transparent about their push for development
Failing retail developments and empty store fronts in neighboring towns. Let's not go that route!!!
Concerns about too many housing units – a strain on traffic. It already is problematic getting past the Lincoln Center 5-way in the morning heading toward Route 2 on Lincoln Rd

**Question 12. How do the following factors influence your responses to this survey?**

**Comments:**

New housing act -very bad -it is too dense.
Again, assumptions built into questions are not valid. There is embedded in questions the notion that increase in housing will lead to a reduction of costs to the town and debt level. Not true.
We chose to live in Lincoln because of its rural character. Anything that threatens that is NOT supported.
We should cease rail service before further increasing density and traffic in Lincoln. While the train is nice, remote work has made it much less necessary.
Thanks for the URLs.
"Concerns about the environment" can't be limited to maintaining Lincoln's quasi-rural nature; we have to take into account the impact of suburban sprawl on the greater environment.
We need more affordable housing even though we currently exceed the 10% threshold.
Try to make Lincoln Center more of a destination - like Concord Center - which means more people coming and also living there and enjoying time there!
Not interested in living in a city or a Lexington or a Concord. Interested in living in Lincoln. Please leave it be.
Please build more houses.
Clustering development around MBTA stations is important and should reduce traffic and climate change
Not sure how quickly people will begin going out after pandemic restrictions are lifted
Environmental concerns are my primary avocation. While acknowledging the need for dense population areas, the principle does not mean that every area must be densely populated.
We have an opportunity to harness state momentum on climate goals, equity, housing, and transportation. Let's seize the moment and develop the area in a way that supports these broader goals in a way that fits our community.
Again, the idea of transit oriented housing, available both to downsizing families as well as affordable housing, within an area of commercial services, is very appealing to me....especially if done in an environmentally responsible fashion
Does the existing housing around Lincoln center already comply with the housing act?
Increased population will destroy the quality of life in Lincoln
would like to see density in Center to help existing and future shops in Lincoln Center and offer alternative housing to Lincoln residents and/or other
I wonder in post pandemic world if the housing choice act regulations may change. Also, again, a problem with the survey is nowhere was there a chance to react to the 15 units per acre minimum. It appeared that the questions were geared to much higher density development
A few years ago you asked the Lincoln residents about making improvements to the Lincoln Crossing area (lighting, signs, sidewalks etc). How did this turn into creating a housing development ?? I don't know any Lincoln residents that want a sizable housing development near the train station.
There is no question that the increased tax burden of the school which I think is an inordinately high price project for the number of students it serves is negatively impacting the Seniors in our town. When you talk about diversity you should also be talking about that. Obviously more commercial development would help the tax rate but right now there is space vacant in the center so building more now may not make sense until existing commercial space is fully occupied.

I feel strongly that we need more housing options in Lincoln, this seems the necessary support for modest expansion of commercial activities at Lincoln Station as well as a more vibrant MBTA Commuter Rail.
I am a builder. If you care about the environment, leave things alone. Construction pollutes from start to finish, then new Users pollute as they sprawl.
too many questions
I checked the SHI link above. Pretty confusing. But looks like we're good with the state requirement for maybe 40 years.
wish the Town would be transparent about their push for development! the rest is just white wash.
Retail is dead. We need new thinking about what a Village Center offers (it's not commercial viability).
Needed an 'uncertain' option...
Does Lincoln Woods not already meet density requirements under the Housing Choice Act?
I fully support affordable housing in Lincoln and a diverse town population. Having said this, I'm not in support of the development of new housing in the Village Center as I believe there is already sufficient capacity of affordable housing in this area. Moreover, I believe building in South Lincoln has the potential to displace those individuals with the least economic means, reduce the existing greenspace, negatively impact the environment, and increase traffic.
The environment is significantly important to me. I moved to Lincoln over 25 years ago because of its uniqueness. The rural character the town embodies in the form of conservation land, its wetlands, the trail system and farms, is a genuine treasure, and should continue to be carefully managed. Once developed, there will be no turning back. I think it would be a significant and irreversible mistake to build mixed-use space in the town center.
Who ever is proposing these ideas does not belong in Lincoln.
Has Lincoln been awarded any grants to date under the Housing Choice Act?

**Question 13. How do you stay apprised of Planning efforts in Lincoln?**

**Comments:**

!!!
I also read (and listen to) other sources for discussions of the issues Lincoln is currently discussing.
I use the commercial businesses at Lincoln Station a great deal and enjoy the small size. A walking tour of the area would be very helpful to explain the options for future development.
Please stop cutting down trees and mailing them to me
The opinion of people who live in Lincoln Center are largely ignored. Focus housing on the existing Lincoln woods area and where we already have housing. Keep Lincoln rural and small.
Please leave it be.
I didn't know I could attend anything else. I've tried reading Lincoln Talk but it has too much back and forth passive aggressive fighting mixed in with information and community events. It's also formatted for robots, not humans and really hard to find relevant information. Would be nice to separate the people who want to argue with real information that residents need.
Very curious why the planning board approved Oriole landing without thinking of have more affordable units to offset the uncounted units in Lincoln village.
I will attend some SLPAC meetings
Shouldn't matter to an impartial surveyor
This survey is the first time I have heard of a lot of this
Attend town meeting except for covid time
I am overwhelmed by the number of meetings. I don't expect to be able to attend everyone. the key to me is have leaders thinking broadly and not listening to the most vocal group supporting their special interest.
Lincoln Squirrel is a great source of news, so would be very helpful to post information about Village Center plans in the Lincoln Squirrel.
the town needs to reduce printed mailings
Honestly, I mostly rely on my better informed friends and neighbors.
I should follow it more but we only moved here in June 2020 from Maryland
Is there a North Lincoln Newsletter?
I was once much more involved in town affairs, but not now
Found this survey by accident during an infrequent visit to Lincoln Talk.
I have attended only 1 SLPAC meeting.
Some members of the PB and SLPAC are not welcoming to outside opinions, and railroad the agendas according to their thinking and personal goals.
meetings are tedious and side tracked by arcane discussions; one has the sense that outcomes are predetermined
Honestly, if it wasn't for my neighbors and friends talking about this I would know nothing about it. I only visit the town website for voting info and the town's weekly COVID numbers, I work Saturdays and don't attend the town meeting, I lived here for 5 years before I even knew about Lincoln Talk and its kind of gossipy, and I only occasionally read the Lincoln Squirrel. I did receive a post card mailed to my home, thank you. Perhaps, you could do more targeted mailings to get more Lincoln residents involved.
resident in retirement community no involved with town

I have attended meetings that seem critical, not routine.

I wish I were better informed. Might be good to have a 'push' option by which residents could be informed of upcoming meetings, etc.

**We welcome your general comments here:**

Although I'm not optimistic, I really hope that most of these development efforts will die a quiet death...people live in Lincoln and move to Lincoln because of its lack of development...so lots of new housing and shops are not welcome.
'Affordable' housing is too hard to get and taxes are very high here. Would love a small house instead of a pricey condo but will likely have to move to western MA to find one.
As an abutter (15 Todd Pond Rd) I welcome additional housing and business in the town center.
Appreciate your efforts
The center is in dire need of improvement. It does not look like one of the most expensive places to live in MA. The center is not attractive, not enough repair to roads/potholes and better line striping and signs for pedestrians. Also need to enforce the speed limit!
I don't want to lose the rural, farmy character of Lincoln through more development. I just want the businesses that are here to be well-chosen so that they are frequented by the existing population. That said, if there is a small amount of well-hidden high density housing, that's ok. But it needs to be attractive and relatively concealed by landscaping. I would like the town to implement more landscaping in the town center that would improve the appearance of the area and hide the existing housing from view.
While I appreciate this attempt, there is much bias embedded, as I have noted on comments.
panacea comes at a cost.
Would really like to see more development of Lincoln center and more pedestrian/bike friendly planning. I support affordable housing and multi family units but also want to maintain open space - i feel like i don't know enough to make informed decisions on how much is needed and where to put it.
If Lincoln wants to put money where its mouth is, residents need to act on their progressive stances. Putting a sign that promotes one's support of inclusivity, diversity or other similar stances at the end of a 300ft long driveway in the woods isn't enough to fix those very issues. Look next door at "stop the Weston Whopper", imagine how unwelcome certain people must feel when seeing a sign like that. Housing diversity = economic success, opportunity and diversity of all types.
Lincoln could increase tourist revenue by emphasizing the historic side of the town (as in neighboring Concord & Lexington.) Village Center just needs a little green space; library needs outdoor seating; overall make the town just a little friendlier and more accessible to visitors. Better marketing?
Thank you for your efforts.
PLEASE conduct a walk through - both in person and virtual in order to explain the options.
Again, this survey should have been sent out long ago and it is too detailed to answer in a few minutes,
Lincolnites need to support their town center in order to make it work!
I think that more playgrounds, more parks, and more affordable housing will bring young and beautiful families to the town. Please think about the kids as well and not only about the elderly people, which I have tons of respect to. Lincoln is rural and this is its beauty. We were struggling to find affordable housing just because we wanted to keep living in a quiet, rural and safe place.
Taxes too high. No 'there there' The fact that you can't keep a restaurant viable should tell you something.
Lincoln needs to expand the tax base

<p>The current commercial environment is not a hopeful indicator for future development. It is dead and ugly, and was always so. If design is good, if mass is moderate, and diversity really includes ALL people, from fire fighters to Syrian refugees, to Cambodians, to (fill in the blank) I'm for it. No 'Projects'</p>
<p>We love the area, but there's not a lot of affordable buying options for young couples</p>
<p>Lincoln often benchmarks its performance against several neighboring towns. Can any of these, or other towns, serve as examples or inspirations in this effort?</p>
<p>Renters exist in Lincoln! I'd love to move but there are so few rental opportunities.</p>
<p>Love Lincoln for what it is -- non commercial beauty. Prefer traveling to neighboring towns for larger commercial shopping needs etc. Playground spaces.</p>
<p>A rural community and high-density development are (by definition) incompatible. Greater Boston has many high density communities and few communities that retain their rural character. I chose to live in Lincoln for its rural character, and so I do not support any additional development (including of additional mansions I might add). We border a community (Waltham) with higher density that offers many of the benefits you mention bringing to South Lincoln (shopping, restaurants, more affordable housing, walkable commercial districts, etc.). Why do we need to try to recreate Waltham here?</p>
<p>Lincoln is a beautiful town, and its rural charm should be maintained when possible. That said, the population demographics seem to be trending older, and the real estate prices and high tax burden will be somewhat of a roadblock to younger families. Those families are the ones we need to court - if not, then why spend all this money for a brand new elementary school? Beyond that, Lincoln a more diverse town, by metro Boston standards, but that doesn't mean the town could use a lot more of it. So, with that in mind, I think it is imperative that Lincoln increase its stock of affordable housing, either as rentals or condos.</p> <p>Lastly, having a more lively town center would be a great thing for everyone. More shops &amp; more restaurants would be a welcome addition. A smaller version of Concord's Main St./Lexington St. neighborhood would be an appropriate goal. A good mix of shops and restaurants - make it a bit of a destination.</p> <p>That all said, I appreciate that the town is taking this seriously. So thank you, and I hope my fellow residents are as open and enthusiastic about what the Village Center could be with a few tweaks and additions.</p>
<p>A moderate approach makes sense -- yes, let's push forward with some additional affordable units in center near train, but let's not put in a large high density development that has unintended consequences like much worse traffic.</p>
<p>Lincoln is one of many towns that have used "environmental concerns" to discourage higher density/lower cost housing options for years. Minimum lot sizes have only grown and grown and the economic diversity has shrunk and shrunk. The Town can have "rural" areas and much denser, more lively areas as well.</p>

<p>We have lived in, and been involved in Lincoln government off and on, for 40 years. Your questions appear to be looking for answers that support the agenda of increased diverse housing in Lincoln when our town is already a leader in this area. It would be refreshing to think that the PB actually cares about minority views, rather than just giving lip service to them. Many seniors in town are not as well off as current PB members may be, and we would like to be able to stay in our homes by not funding the schooling of even more children moving into low-moderate income housing. We just funded an overpriced new school which is breaking the financial backs of many of us. Sadly, the current PB does not honestly seem to value this but only seems interested in pursuing its South Lincoln development agenda.</p>
<p>I've started walking to the center frequently and I'd love there to be "more" shopping and food. Something new, something interesting. Or new offerings, activities at existing businesses. Codman doing a great job bringing in more vendors and offerings to farm store for example. We NEED a mid range restaurant that people will be excited about. Pho noodle restaurant or Italian/ French bistro. 10-12 per entree and take out. The restaurant where REAL was has always been too high end w little appeal to most families .</p>
<p>i would like the planning board to have fewer developers and more residents. I feel that the developers are interested in profit and not the effect of development on the town.</p>
<p>Would be nice to see playground/businesses that focus on families and children.</p>
<p>We need smart development, in keeping with the town's rural character, and also observing the limits of our natural resources, specifically potable water....</p>
<p>I am very happy to see this survey and look forward to seeing the results. Please do everything you can to promote it so we get good representation across the town, across ages, economic levels and perspectives.</p>
<p>you can make changes to town, but don't raise my taxes again.</p>
<p>Thank you for this. The questions on the survey and the survey itself give me a sense of optimism.</p>
<p>Let's get moving on this. Lincoln needs a more viable town center to keep up with neighboring communities.</p>
<p>I worry about keeping the Center viable and hope the Town is open to new housing- but a small development maybe 50 units</p>
<p>Consider full market rate single family houses for those of us who want to step down and own our own unit; eg 1500 square foot single family, small yard, owner occupied; full tax base. At my age it is hard to maintain a large house on over two acres; have been looking elsewhere for a more modest single family detached house. Wouldn't this be an opportunity to serve people already living in Lincoln who will need to leave Lincoln because they cannot keep up with the big house? While it is admirable to make more low income housing, think about serving the people already in town who do not need low income housing, have the ability to pay for a market place house but want to stay connected to Lincoln.</p>
<p>I am incredibly supportive of increasing the diversity of our community - i can think of few more important moves in today's racial climate than sharing our beautiful town in a more racially and socially diverse way.</p>
<p>I don't understand why Lincoln does not have a Pub/Restaurant at the village center. see Max for example opening up a higher end Pizza Restaurant on Rte 117 and how busy that is. Does Lincoln not deserve a Restaurant the average Lincoln Resident would use?</p>
<p>Do not raise property taxes!!</p>
<p>Good luck. We need change to keep up with the 21st century. More diversity, more density, more commercial/residential units so that older folks can downsize within our beloved town, and to encourage younger singles and families to move here. They will make Lincoln vital.</p>

<p>I'd like to see some studies on the relative effects (traffic, tax revenue, commercial capacity, etc.). Of course everyone things tax revenue good, traffic bad, loosing green space bad, supporting low income housing good, diversity good, etc. It is really about trade-offs. Without some proposals, it is hard to say what is 'important'</p>
<p>Excluding education, Lincoln is already spending more than any town in the area per \$1000 of assessed value. No other town has seen Lincoln' staggering increase in property tax rates. To add salt to injury, Lincoln's student population has shrunk very considerably, which should have caused property tax rates to go the other way. It is time we select a less spendthrift Selectman who focuses on putting our finances in order. If anything is done in the village center, it should be to increase our commercial tax revenue. No more increases in discretionary spending!</p>
<p>Lincoln already does more than its fair share on moderate income housing and promote diversity.</p> <p>If the Commonwealth wants to blackmail us into building more housing, I say let the commuter rail not stop in town. Wayland and Sudbury are freeriding.</p> <p>It is high time, the Board of Selectman bring METCO to vote at town meeting. I do not understand why we are subsidizing Boston. And yes, we get some payment but it's farcical compared to the full ride cost of each student.</p>
<p>Thanks for inviting feedback. I'm proud of the proactive efforts of the town and hope this process leads to a more vibrant, diverse, just community.</p>
<p>I wonder if you can make some connection to the Gropius House in you planning ideas. This is one of the world's most famous architects and his house is in Lincoln. His influence is also felt in some of the modern Lincoln homes. Why not include this connection in some way as a way to positively develop the image of the work, sustainability and progressive nature of the project.</p>
<p>There is a real need for subsidized housing in MA. Lincoln should actively participate to control the direction this takes here. We need more diversity</p>
<p>Thank you for all the hard work on guiding us into the future!</p>
<p>The key to additional retail will be to attract useful retail - viable shops that attract business.</p>
<p>Excellent thoughtful survey! Thank you for your efforts.</p>
<p>We moved to Lincoln a year ago and my wife and I grew up nearby (Concord). One of the attractions of Lincoln is its community and its support of environment and maintaining its rural nature. I encourage these surveys and conversation, but don't want Lincoln to lose its appeal even if surrounding towns are making changes (like West Concord Train Station area). I understand there are trade offs with limiting development with having less tax revenue, but I'd prefer to pay more in taxes to persevere what makes Lincoln, Lincoln.</p>
<p>All above answers dependent on NOT increasing residential tax rates so longtime residents are able to remain in their town.</p>

I live next to quadrant two, so would be directly affected by any changes. I support a denser town center as Lincoln's viability relies on it, and it's just the right thing to do. I consider that the town should work to invest in a sewer system that allows for smaller lot sizes and denser housing, not just in the town center but across the town. (I'm not sure why the development of a sewage system for at least part of the town wasn't addressed at the same time as the school building project?). A common sewage system is a basic public good and the lack of one means Lincoln can never properly commit itself to becoming a more equitable place - it all seems to be window dressing without that fundamental investment in public infrastructure. Given how close we are to Boston, it's not fair or right to maintain a rural idyll indefinitely - aspects could of course be retained and development sympathetically planned, but the current approach of prioritizing residents' concerns and worries about development seems unsustainable, from a broader political and practical perspective.

The SLPAC dialog was killed off once and I think it should remain dead. Lincoln owes the entire region a plan that only protects open space. I have lived in Dorchester, Watertown, Arlington and these towns have mass transit and employment access more compatible with the demographics and needs of low income residents. Plans for Lincoln to contribute to regional housing needs merely makes us feel good, but is a poor solution. Needs for residents to downsize should not be met in town and should not be compromise for generations which follow - they deserve the same character as our seniors enjoyed.

I strongly believe Lincoln has the political will and bandwidth to support additional affordable housing. As Americans, we need to take part in the dismantling of our country's historical discriminatory housing regulations by increasing two or three story multi family dwelling units in areas like town center. I would be in favor of reducing the 'one acre minimum lot' as well if that came up in the future.

It seems important to me to keep in mind that Lincoln simply will never be able to support the commercial/retail businesses of surrounding towns for the reason that it did not develop over the centuries as the others did. Imagining some thriving 'downtown' is pie in the sky. We can't support a restaurant and I doubt two dry cleaners will survive, and will a bank even return?? If Donelans were to leave, it wouldn't surprise me. It will be interesting to see how long the Clark Gallery space remains available. There is ample empty space for rent currently, so building more would be ridiculous. You can build it, but they still won't come. I wish we could support a pharmacy, but even if every citizen patronized it, it would be financially unsupportable, even if we add some more moderate income housing. I'd rather embrace the sleepy little town atmosphere that is our reality, and let Lexington suffer its invasion of banks and Concord its real estate agencies. Also, the idea of creating some bustling gathering spot for the citizenry seems pointless. Families in Lincoln with young kids find one another, the civic-minded join town committees, and churches have their communities, but really the average Lincolnite values their privacy and solitude, and doesn't want to spend any time hanging out in an artificial green space in the center. The dump fulfills that need.

I think Lincoln would benefit greatly from having a couple of destination chains such as soul cycle and sweetgreen, without making the town overly commercial. We want to sustain our grocery store and restaurants and have a vibrant business district, but in keeping with the character of Lincoln (sweetgreen or a smoothie place vs. fast food, for instance). Also any construction should keep the quaint and green feel of Lincoln while being functionally modern.

The reason that I moved to Lincoln is because I value its approach toward open space and nature. I am wary of efforts to add density to a place that is already densely populated -- it seems a way for wealthier Lincolmites to congratulate themselves on a commitment to diversity, inclusion, and environmental wokeness without actually having to feel the effects of increased density themselves.

It feels like the NIMBY of many Lincolmites is getting a hearty backslap and town-sponsored handshake, while those of us who rent (and in the taxes paid from our rent add to the town revenues) are being asked to live with more asphalt, more building mass, more traffic, more heat, and more noise.

Why not look more closely at, say, the area up by the transfer station or Minuteman Tech, which is closer to 95/128 and which could sustain more profitable retail or institutional development without incurring the monetary and quality-of-life costs of a South Lincoln housing/commercial development?

There is more than enough development happening everywhere around Lincoln, and if we cave to pressures of what everyone else is doing, we will quickly slide into losing the beauty and quiet that the town has worked so hard to preserve, in the misguided pursuit of "prosperity". PLEASE BACK OFF South Lincoln, and do not see development as always good. We need calm, once lost it's gone.

Please do something positive with Lincoln Center!! There's so much potential and eagerness for improvements. Not everyone is going to be happy about whatever decisions are taken, so deciding by consensus should be tempered with Lincoln taking a point of view on what we stand for as a town. Some people just have to lump it and move elsewhere if they don't like what make sense for the character of this town....! (I love Lincoln and hope it can evolve WITH the times vs. trying to recapture the past)

Keep it 'rural' and open space; no more huge houses or buildings and that will help protect the environment

If you want a very good model for walkable, attractive development, you might look at Palmer Square in Princeton, NJ. Development along these lines would increase density and make Lincoln center a more attractive destination, while preserving Lincoln's character.

We have to breathe life into Lincoln Center and also increase tax revenues so that households don't have to carry the whole burden

Some of this survey is clearly slanted and pro-development.

We need development at Lincoln Station. Change is hard but we can do it!

Keep up the good work !

I lived in Carlisle for 35 years. The concerns about development and environment are similar there. But I feel Lincoln is LUCKY to be close to public transportation, so that we have the opportunity to provide solutions to affordable housing scarcity and environmental degradation.

I do not feel that my opinions matter because I disagree with the ultra-liberal bent of town politics. That is why I will never again attend town meeting.

Although I support diversity, equity, and inclusion efforts, I also think it is very important to maintain the unique rural character of Lincoln, including the town center. I therefore would favor affordable housing in other locations (e.g. along Route 2), but not in the town center, with the expectation being that people would drive to the commuter rail station (because I think you need a car to live in Lincoln anyway). I think that improving the MBTA station with additional PAVED parking and a covered waiting area would encourage increased ridership.

<p>This survey assumes that we don't already have biking, walking in town. We already have parks and benches and spaces around town if not in town center. Like Pierce Park. You don't really ask people if they like Lincoln the way it is. You assume people want growth and/or the responses are going to seem that way because of the way you worded and planned the survey. Maybe you could do a follow-up survey that asks people what they like about Lincoln and why they might not want development in the Village Center.</p>
<p>Please allow for building of more houses</p>
<p>Lincoln is not likely to be able to compete with other nearby towns in attracting commercial participation. Starting projects that will not succeed would be costly and pointless.</p>
<p>Not enough variability in permitted answers, but good effort.</p>
<p>Appreciate any improvement in the town center and looking forward to it</p>
<p>Thanks for creating the survey.</p>
<p>Thanks for asking and listening! I would like to see the local stores do well and to see a vibrant center happen in Lincoln. We have many wonderful residents - I've love to spend more time with them in town center! It has much potential...</p>
<p>I support further development of affordable housing and businesses in the Village Center, but only if minimal impact to traffic, ease of parking, noise, and general congestion can be maintained. The character of the town must be preserved.</p>
<p>I am not in affordable housing, although in retrospect, I probably would have qualified. Never even thought of it. 5 years and counting. I live happily on tight budget, am thrifty: all for environmental progress and environmental concerns, quality schools. My grandchildren need to live with me sometimes but don't attend Lincoln schools. I support schools everywhere for upkeep and improvements. I am a recently retired widow of retired military and have access to the base services, without which I would likely not be sustainable in this more idealistic, a bit less realistic community. (my opinion) The rising tax rate may send me out of town to I don't know where. And I do value the the values for the most part.</p>
<p>Very little regarding vitality of town. My answers would be MUCH different knowing this survey was only about affordable housing. I DO NOT support affordable housing on its own. This will not help our town. We need to address the lack of vitality of town center and how much space we have for retailers AS WELL AS increasing density. If we simply keep allowing high end restaurants that only a small handful of people attend to come into Lincoln, are only open for a handful of awkward hours, they will keep failing. We push away groups like mountain bikers, push away families by not offering them anyplace to go or gather and push away activities middle - upper middle class people want, we can't expect to have vital town center.</p>
<p>Build and ease zoning while maintaining the trail network. Build a bike path connecting the mbta to Walden safe for kids. Mandate walking paths at the edge of people's property to connect all the conservation lands like they do in the UK.</p>
<p>I like Lincoln as it is. We go to the post office and Donelan's for quick items but do major shopping elsewhere. More shopping options would be nice.</p>
<p>An interesting opportunity to move in new directions.</p>

<p>I love the sense of community in this town, and the beauty and open space. I patronize Donelans almost exclusively (I only go to other grocery stores when I can't find an item I need in the Lincoln Donelans). I have a PO box at the Station post office. I also buy cards and presents at Something Special and use the dry cleaner. I would spend my restaurant dollars here as opposed to Concord, Bedford, etc. if there were restaurant options. While Lincoln will never be Concord or Lexington (and I bet most Lincoln-ites would not want that, either) there can be a more vibrant town center. I absolutely would patronize it. And if, miracle of miracles, we had a real train system as opposed to a strictly "commuter" rail, I would definitely patronize that also, as long as there were parking or another reliable way to reach the station from North Lincoln.</p>
<p>Biggering and biggering is not the answer</p>
<p>Tax expenditures and debt are unacceptably high and unsustainable long term, must focus on efficient government and efficient services. i.e. Smaller.</p>
<p>please retain our non-city appearance; everything needed is close by in Concord, etc. that's why we moved here</p>
<p>The person that wrote this survey should read the intro chapter of any college textbook about the ethic of surveying, and how to create an impartial line of questioning. If this survey was produced the way it is on good faith, please make sure to use the services of someone more qualified in the line of statistics and data collection. In any case, I reserve the right to use this line of questioning as evidence in court of law in the future, should any litigations of unclean hand of entities pushing for this development for commercial gain, with disregard to its impact on property value and town resources.</p>
<p>I am concerned about pressures that are being put on the Town of Lincoln by the State to develop housing to handle the housing shortage in MA. I do not want Lincoln to lose its rural character or its value on quality education. I like having diversity in Lincoln but am concerned that increasing the percentage of low to moderate income residents will mean less support for increasing taxes to continue to pay for high quality schools and rural atmosphere.</p>
<p>I'm unclear how Lincoln Woods is an option on this survey. Where is there room for more development there?</p> <p>But generally I support revitalizing the center through some development. More people would bring more options.</p>
<p>It would be nice to remodel the downtown, it is outdated but the taxes in this town are extremely high and I don't want them to go up any more. I think commercial business should be encouraged to help our tax base grow. I like Donelan's very much and I would like a larger restaurant that is viable and relaxed and larger so that there is a fun place for people to meet and hang out. Like the Mainstreet cafe in Concord for example. The town does not need any more low income housing.</p>
<p>I definitely support more subsidized housing but I would want it to develop in a way that does not stigmatize the residents of the housing.</p>
<p>Again, just look at the areas around the Concord and West Concord MBTA stops for good models - those areas make you want to get off the train when you look out the window - the Lincoln view of parking lots makes you want to stay on the train...</p>
<p>There is a way to maintain Lincoln's rural charm AND bring more businesses and amenities to life in our town center. With thoughtful and intentional design we can accomplish both.</p>

<p>There seems to be a 'through-line' in some of the discussions about development in the Village Center that there would be a logical progression from building affordable housing units to an increase in foot traffic to local businesses within the commercial zone currently occupied by Donelans, et al. And yet in my experience of being both a homeowner in Lincoln for ten years, and a neighbor of Lincoln for decades before, I noticed that the art galleries, expensive restaurants, real estate offices, and salons that utilize the majority of smaller spaces within the complex, all of which are lovely, are selling products or providing services that are less likely to be patronized by those who are seeking affordable housing, simply due to the fact that many of the shops/services would be considered luxury purchases for those seeking to save for monthly rent/mortgage payments. I do believe in actively promoting and providing affordable housing within our community, but the Village Center area is already crowded with lots of apartment/condominium communities that have served and met this need over the years. Frankly, I think the idea that building more affordable housing in an already highly-developed area as being a natural precursor to increased retail traffic in the commercial zone is at the very least a non sequitor in terms of previous history of retail establishments there and, at worst, an arguably deceptive move to increase housing density in an already crowded area of our rural town (thus gaining more tax revenue for the entire town) while retaining the bucolic beauty of all of the other areas of Lincoln. How is this in any way fair or equitable to homeowners who currently live in the areas around the Village center development zones? In the survey, the issue of diversity is raised and it begs the question - in what way is increasing the diversity in a section of the town that is already its most diverse area do anything to diversify the rest of the community?</p>
<p>Improvement (such as raised platforms and covered MBTA waiting space) OK. Growth absolutely not. It's a slippery slope that will eventually destroy Lincoln's Unique charcter.</p>
<p>I'm in favor of increased housing in the commercial district to keep our downtown vibrant and our small businesses healthy. I'm in favor of increased diversity in Lincoln.</p>
<p>I think we should develop the town center more, both for commercial and residential properties. I think there should to be more non-single family detached housing in Lincoln, and it just makes sense to put it near the only public transit in the area. I also wish the commuter rail ran more frequently during peak commute times. I do not think it is appropriate in 2021 to cling too hard to Lincoln's "rural" character, when home prices are astronomical and exclude the vast majority of the population.</p>
<p>You must find replacement tenants for the art gallery and restaurant soon.</p>
<p>It appears that there is no tax that you don't like. Our taxes are high enough. We don't need to be paving over our open spaces. I oppose any tax-payer funded "shuttle".</p>
<p>The Western suburbs of Boston have many choices for market rate housing and many towns are getting better with affordable housing. Lincoln is one special choice, rural in nature with lots of commercial oppportunities within 15 minute drive. outside of the town. People have chosen this place because of its character, which has existed in the same way for the 60 years I have been in the Boston area. We should keep it this way. I believe in affordable housing but it can be developed and placed in a more imaginative way than adding it to the center or changing the town's environmental character. "Sustainability' is a critical issue, but just putting 40 more units near the train station may seem laudatory but achieves little compared to more imaginative, more effective ways to promote the goal.</p>
<p>I think it would be great if we could upgrade the town center. I love all of the outdoor space we have in Lincoln, but do most of my business in the adjacent towns.</p>

My preference is to keep Lincoln's "Village Center" as it is, no changes are needed.
A lot of the questions seem to be written with a bias toward promoting high density housing development in South Lincoln - no mention of septic issues, impact on school, police and fire dept. A traffic study should have been done and the results published before sending out this survey.
Thank you so much for gathering this input from the community! I hope there will be more chances to hear about and join these important discussions regarding Lincoln.
I'd like to see Lincoln Station (Bank of America to Donelan's) redeveloped with 2-3 floors with residential units above
We are new residents of Lincoln so do not have enough experience to judge whether any change is needed to the town center or what the pre pandemic situation was in Lincoln, particularly as it relates to traffic and noise. What we know is that it is the quiet nature of the town that attracted us here. Additionally as a minority family we would love to see increased diversity but we also have lived near subsidized housing and our experience was that the crime rate rendered the neighborhood unsafe. Based on that experience we believe "low income" housing brings about diversity potentially but maybe at a disproportional impact on safety. Lastly, as a family with young kids it is incomprehensible why the town does not have even one public playground.
If it aint broke don't fix it
Thanks for doing this. I believe we can manage updates and also keep the integrity of the town...
People don't know what they want until they see it. Can not please everybody..
Thank you for all your work. If you don't anger anyone you aren't doing a good job. I support more density and more diversity, and realize that these things have costs which will increase my cost of living,.
We love Lincoln for it's conservation and green spaces and don't want to see this change but would like to see a thriving small center with a couple of shops and restaurants
I think many of the questions are premature. Residents don't have nearly enough detail or supporting data to fill out much of the survey. The fact that I support a concept (i.e. broaden Lincoln's tax base), does not mean I support how it would be achieved and executed. Having developed many strategic plans, I would say @75% of objectives that are supported conceptually, fail to have support when details of implementation are revealed.
The signs put up by the SLPAC I thought were considered a test case. I believe there are some that are not necessary, and they contribute to clutter in the landscape. And I don't believe we need to advertise Mount Misery on a sign on Rte. 117.
thank you for the extraordinary efforts that you are putting into the planning for the Village Center! a town needs a center for many reasons! planning must look at the needs, the risks and the benefits, and then do the creative and delicate balancing act. I have confidence in the planning process that the outcome will benefit the whole community.
Much ado about nothing that's actually worth doing
I wish this survey was less directed toward answers that favor increased development in what is already Lincoln's densest neighborhood.
You are pushing long term residence out of town because of the towns uncontrol spending. Every other schools system got support from the state to build schools. Some how Lincoln screw it up. For the cost we spent on the school building project we could have sent every child to private school cancel Metco and saved a tax payers a large burden.
Look for ways to lower the property tax rate; this is the biggest issue facing the average homeowner with respect to the town's administration.

Thank you for all your work in helping the town solve the pressing issues it faces in creating a vital village area with housing choice, sustainable development, and opportunities for useful businesses.
I think that it is really important that new development be transit focused and community directed (rather than developer). Existing developments in Lincoln town center (like Lincoln woods) seem to fit really well with the town character. Oriole landing seems terrible and is not integrated with the town. I hope new village development would follow the former model more than the latter.
I have owned my home and lived in Lincoln for almost ten years. Lincoln is known for its rural landscape and pioneering land conservation. This is why many people are drawn to Lincoln and what makes us unique. Generating income for such a town can be difficult. But to develop the center and introduce larger elements of commerce and developments will put us on a course to be something we are not. It will change the identity of the town. The beauty and purpose of this town will simply be lost. Let's keep it rural. Keep it simple. Keep it focused on land preservation. It is an amazing feat to be able to preserve land. Let's keep up that good work. Let's not cave now.
Would love to support a vital and active village with more offerings
I strongly support development of the S. Lincoln Center area. In the process, I'm especially interested in two outcomes: more diversity of housing, and more of the feel of a small town center.
I would like to see more affordable housing in Lincoln
I do not want any more "diversity" housing. I would like to see the tax base strengthened by building a few more upscale housing units near the rail station to encourage commuter rail, and this would also increase the tax base.
It seems like a well meaning project, but my primary concerns are tax impact, traffic and impact on Lincoln's rural character. I moved here because I like the sleepy small town vibe and I have been willing to pay high taxes to preserve it. There already seems to be higher density housing around Lincoln center and I think that as long as we are in compliance with regulations we are fine. If we are not, then this part of town is the logical place to add more.
This may seem off topic but with the increased town center development, which I support, we need to increase our efforts to control single use plastics. I live in the town center area across from Lincoln Woods. I am always picking up plastic bags, empty water & soda bottles from my yard. This is partially due to Lincoln Wood's inappropriate dumpster location right on Lincoln Road but if our retail establishments are limited in what they can send out their doors that would help. The plastic waste issue is just as important as the global climate change in terms of sustainability.
I mostly support development to (a) help business vitality and have better services for residents in Town, and (b) give existing aging residents an option for downsizing. So I'd be in favor of choices that achieve those goals!
Important topic- I want to thank you for putting this very thoughtful survey together and asking for feedback from the people who live here. Thank you!
I think it's great that you're collecting this feedback!
I know there must be a balance between rural character of the town & tax base, but wary of developments, because they seem to lean strongly toward commercial interests (& we don't need any dog parks)
Leave the Center alone, increase conservation land holdings
Thank you for your efforts!
Thanks for the thoughtful survey!
Urging you to tread lightly with regard to changing the character of the town.
As someone new to Lincoln I find the mbta info and instructions not easy to follow or find!

<p>I appreciate your efforts, but this (<a href="https://www.bloomberg.com/news/features/2019-02-13/why-america-s-new-apartment-buildings-all-look-the-same">https://www.bloomberg.com/news/features/2019-02-13/why-america-s-new-apartment-buildings-all-look-the-same</a>) is not what we need in Lincoln! I think one of the flaws of the town center is that besides going to a specific store for a specific purpose, there isn't much to do... playground space, dog parks, dedicated bike paths, will all increase foot traffic and support the businesses and vitality without requiring additional homes nearby.</p>
<p>Thank you for soliciting input.</p>
<p>No building projects or development in Lincoln's Village Center. I will vote no at Town Meeting and support a No campaign.</p>
<p>I've lived here for 1 year as a renter. I am also a person of color. The town has endless green spaces for the public to access and does not need additional spaces in my opinion. The lack of dining and shopping options are a major drawback for this town in 2021. I will probably purchase a home elsewhere in 2022 or 2023 because I basically spend my money everywhere else but Lincoln.</p>
<p>Thank you for the effort in putting this together. I wonder if there are models of development that have evolved in towns and cities outside of the US that would challenge our collective thinking here. Are there natural elements in the landscape that might shape the design beyond the practical questions that you have asked: e.g. the water course that runs parallel to the RR track? What are the linkages to the Codman fields, Codman House, the schools - how would new improvements (paths, E-bikes, etc.) and new technologies (autonomous electric vans) inform the visioning here?</p>
<p>The wording of many questions in this survey clearly seems intended to elicit pro-development responses</p>
<p>The cost of expanding Village Center is way too high - drain on water supply, pollute air / noise, increase garbage / traffic / congestion, overload school system, increase town maintenance costs, degrade the environment with denser population thus destroy what Lincoln town is and has been.</p>
<p>A restaurant or two would be very welcome.</p>
<p>Important to have a restaurant like REAL back in the center. Ruth Ann and Tom did a fabulous job of creating a wonderful meeting place with fabulous food and collegial atmosphere. I would suggest negotiating to buy out the current lessee and negotiate a deal with the Former REAL operators. Make the cost reasonable on the front end so they can succeed.</p>
<p>eliminating minimum lot size and allowing for multi-family dwellings on all lots. This will help reverse Lincoln's historic indifference to zoning laws which perpetuate racial and economic injustice.</p>
<p>Growth/diversity is important. New businesses to support growth are equally important. Lincoln must be more welcoming to new people and forms of economic growth. The "old days" mentality needs to change.</p>

This effort may require an educational effort to constitute who may be opposed to increasing density at the Center. Greater density in the village center does not have to be at the expense of the rural nature of Lincoln. It can help to sustain the rural nature by adding residential opportunities to help support the town. Additional density in the Center will assist the retail opportunities but only if the density reaches a critical mass which will need to be determined. We support Donelan's and the other stores in the Center even though there are less expensive alternatives available. They have also made a commitment to the Town that needs to be supported. The community would be diminished without these retail opportunities.

The expanse of paved parking lots in Lincoln Center is not compatible with the beauty of the Town.

Even features as simple as the recent addition of signage have helped to create an identity.

The survey did not mention parking or services for the day user/visitor/tourist. The pandemic has shown that people from out of town appreciate Lincoln. Bikers and walkers and others should be welcomed to the Center (and other locations). The recent addition of signs at Old Concord Road (Mt. Mister trail) directing hikers and bikers to alternative parking lots shows that those day visitors are welcome and accommodated. Those visitor help sustain the retail opportunities.

Linkages between Walden Pond and the DeCordova as well as Concord Center and Minuteman NHP to Lincoln Center could be helpful to all of the above.

I wish Lincoln Center had more of a community feel, with benches and park-like areas. I'd also value more affordable housing in the area.

This Survey seems designed to justify more high density housing in the mall area. I do not believe this is the answer!

LINCOLN CENTER is not broken, so let's not try to fix it.

I do not see commercial expansion of the Village Center as desirable or necessary. I do not see more artificially created recreation spaces as necessary given the natural environment and trails and open spaces and amenities already widely and freely available. I see studying and reporting out why commercial spaces remain vacant and whether research on increased housing within the area would change that aspect measurably. I also feel the acute impact of the new school on tax bills is nowhere close to tolerating further pressure for a decade or more. The balance of decision-making on expanded housing/development must remain inclusive and reasonable for everyone, even if the sole result is Lincoln's simply meeting MBTA commuter stop retention requirements. Visioning by individual resident volunteers on town Boards, who serve without a broad sense of the Town's myriad of views, deserves to be debated and defeated if dismissal of stakeholders is apparent. If we can't get to a reasonable decision without alienation, we should not proceed.

We've moved to Lincoln specifically for the rural aspect. If there is going to be major development we will reconsider our choice of towns. We do not support urbanization of Lincoln.

Do not support development in Lincoln/village center. support apartments but not near center

People choose to live in Lincoln because of its rural feel. They are happy to go to other towns to do their grocery shopping. Middle income people will never do their weekly grocery shopping at Donalens because the prices are way too high. Covid 19 may have completely changed the idea of daily commuters to Boston. The commuters I know plan to go to Boston once a week in the future. Therefore the concept of housing near the train station for daily commuters may very well be dead. Keep Lincoln small and rural.

As noted, please bring a restaurant back - we were so sad that the proposed tenants fell through.

Feels like the town is being railroaded by a small group of activists.
Lincoln needs to remain a small town. We should attract business within reason in the existing building structures, but we should not create malls and shopping centers. Housing development must remain static and we should not be creating apartment buildings or developments.
The questions in this survey were often biased. "Vibrant" -- what does that mean? Of course we all want vibrancy! But if I say I want it, it pushes towards development. And I think walking with my beautiful 3-year-old girl to Codman to feed the chickens and get some apples, and sit under the walnut tree is at least as vibrant as some developer's dream of a playground nestled between a dry cleaner and a pharmacy. Ain't nothing we can do that's ever going to be as vibrant as the community gardens, the library, the sledding, and the swap shed at the dump.
It's sad to see so many empty spaces in Lincoln center right now. I support development that would increase demand for retail businesses in town. If there is development, it's got to be done right and make the center more visibly attractive and enticing to visit. Development for the sake of development wouldn't accomplish the end goal of fostering business.
Don't mess with what we have and love!
Do not develop South Lincoln with dense housing. It will ruin the rural and historic character of this unique Town, the reason we moved here.
My highest value is increasing stock of high quality affordable housing and increasing racial and ethnic diversity of Lincoln so that the town can thrive in the long run. Thank you for this survey.
As I said earlier, I worry about the vitality of the Lincoln Station area. Also I'd like to see Lincoln continue to do its part in promoting housing in the Boston Metropolitan region.
I like the quiet nature of Lincoln and do not want to see it become congested like other towns.
Your survey was pro-development. Like the schools, I can see we'll get 3 false choices (2 were not allowed by the by-law and the 4th was crazy expensive) and the pre-ordained plan will be shoved down our throats. No thanks. Check your egos at home. Respect the rural town we bought into - don't think you have to reinvent it - it's fine as it is.
if you kept everything the same on the topics you asked about I would be OK with that.
I am all for increased economic diversity, but I don't want it to happen at the expense of Lincoln's character and especially not at the expense of its ecosystem.
As a single mother with one disabled child, I am very much excited about this!
Leave well enough alone!! This town does NOT need a major development in S. Lincoln!
Those who don't want change fail to understand that South Lincoln will change if we do nothing. The mall will disappear. What will replace it? The commuter rail is likely to go also. I worry about doing "transit oriented" development only to find that the commuter rail is withdrawn. Commuter rail is too expensive for low income residents to use anyway. Do we have bus service in North Lincoln. Are we considering building near the bus route?
Please do not make an additional developments to the town center I am against some of the most recent changes and would like to keep as much of Lincoln as possible untouched wilderness
I would love to have affordable/simple restaurants (not super high end), cafes, and shops in Lincoln instead of traveling for everything
Top improvements: Dog park, nicer coffee shop/bakery, casual Asian restaurant
I generally think Lincoln Station is a poorly managed property. I have concerns about the Town's ability to manage the town's current land, properties and finances.

This survey could have been a real opportunity to collect the town's ideas and goals, but instead it was a slanted promotional tool for those who want to build high density housing in the Village Center. Lincoln is a rare gem of a town. You can't find its rural character anywhere else. Please don't ruin it by overcrowding the Village Center with sure-to-fail, outdated development ideas. We can build housing and diversity elsewhere in town. Spread it out.

I think it would be a significant, misguided and irreversible mistake to build mixed-use space in the town center. There are far better means to increase the vitality of the Village Center than building high density housing, if that's the intention.

I disagree with the position that building additional housing and / or retail space in the Village Center is necessary in order to increase the town's viability. I believe commercial brick and mortar businesses are no longer viable as the vast majority of retail sales are now online. The absence of businesses in the Lincoln Town Center is not due to insufficient foot traffic. It's simply no longer a viable business model. One need only look to surrounding towns with mixed-use development centers with empty storefronts (e.g. Waltham, Wayland and Sudbury) to recognize this is not a viable economic model. And increasing the density of housing is not the solution to prop up businesses. Towns like Waltham are unquestionably densely populated, and despite this, retail space in mixed-use development spaces remain empty. Retail sales have moved online.

I'm also not in support of the development of new housing in the Village Center with the intent to increase affordable housing. I believe there is sufficient affordable housing in the town, and building in the Village Center could have precisely opposite of the intended effect. Replacing the few rental apartments in Lincoln Woods, or on Ridge Road and Lewis Street, in order to build "affordable housing" for sale (i.e. not rent), could potentially displace those individuals with the least economic means.

Lincoln has been a treasure for 267 years. I moved to Lincoln over 25 years ago because of the uniqueness of the town and its residents. The rural character the town embodies in the form of conservation land, its wetlands, the trail system and farms, is a genuine treasure. Once developed, there is no turning back. Let's be smart about this and not repeat the mistakes made by our neighboring towns. Let's put our creativity towards identifying better methods for increasing the vitality of the town center than the development of mixed-use retail / residential space.

I think mixed use areas (residential + commercial) are a great idea. If you separate the PARKING from everything else, then it won't feel like a strip mall. When there is parking at every area w/in the residential/commercial areas, it is really unpleasant, creates traffic jams, competition for the best spaces, etc. If parking is 100 to 1000 ft from the area where people are shopping / walking / playing, that should still be accessible to the elderly or disabled. Or better yet, put parking for handicapped + elderly + pregnant very close, and all other parking steps away.

Why is it necessary to make any changes to the "Lincoln Village" neighborhood? Lincoln has striven to maintain the rural atmosphere for more than 50 years. It seems that there is a mad rush to make changes for the sake of change. This whole plan is an attempt to socially engineer some type of artificial "neighborhood". The renderings of what South Lincoln would look like appear to be something out of Disney World. Get Real!
South Lincoln would be much more successful if the Planning Board and SPLAC left it alone entirely and left the present residents to their present highly successful business ventures and moderate income housing options.
I don't mean to be critical but really a dog park. I think Lincoln's strength is in its rural character, I have people visit from Cambridge and they are jealous of all of the trees and wild spaces. It is like a slice of heaven and I would hate to see that change and for current residents be forced out because of development. I think this survey is a start, but only a start. Perhaps the reason we haven't changed much is because deep down we already like the town that we already are.
Looking forward to town plans for Lincoln Center
I hope your analysis includes a deep dive into commuting moving forward. I work in Boston, like many residents, and intend to work remotely 3-4 days a week in our new remote world. It would be short sighted to build a plan around commuting and the MBTA when the landscape of commuting is changing so rapidly. Lincoln does not need to be like Concord or Weston- our town is regarded as unique nationally for its early adaptation of land conservation and 2 acre zoning. Why not allow it to remain the jewel that it is? People have choices and can chose to live elsewhere if the fabric of the town does not meet their needs. I am a huge fan of affordable housing and inclusion but not in the town center.
Please see comments on first page.
I am very concerned about increased congestion on Ridge Rd and Greenridge Lane.
A very disappointing survey, with biased options, missing and misleading and info. Lincoln is a unique town because it is so rural. Don't give that up. Also, is it fair to ask the people who live in the Village Center area to put up with more crowding so that people who live in 2 acre private home lots can feel better about the housing options in town? That seems quite NIMBY and uncaring.

I felt that many of the survey questions were biased toward development, and/or assumed that most respondents would favor development. I value the services now provided in the so-called village center (grocery store, post office, plus fitness studio, gas station, dry cleaners, hair salon), and am quite happy to travel to neighboring towns (e.g. Concord, Weston) for commercial entities that we no longer have. Let's preserve the unique, semi-rural character of Lincoln! We do not need a more vibrant (or vital, or whatever) village center.

A number of commercial spaces remain empty, as do some housing units. Why propose to build more when the supply apparently exceeds the demand?

I am very anxious about development in So Lincoln. I hope bigger developments will permit town meeting review. I also think it is a myth that if many people are concentrated in one area that they won't want to do errands elsewhere, or drive elsewhere in general. Not worth ruining peaceful trails and a lovely town atmosphere by decisions that once made can't be reversed. Limiting condo or rental units to one car won't work for most people. Creating a big housing complex will not guarantee people will use the train. I am very concerned with climate change etc but am not convinced a big housing development will help, as some on the Planning Commission believe.

It seems commercial enterprise wants advantages/breaks in Lincoln, but there are no sure bets. A good business plan should be the advantage, not our largesse.

Lincoln has always been untouched by Dunkin Donuts & McDonald chains etc. it's been kept quaint & quiet Peaceful & mostly green in color  
Why ruin the last of the towns in this area with chaos,noise,& traffic. Keep Lincoln ..LINCOLN!

This survey was hard for me to fill out because I feel that, except for adding a small amount of housing, none of the other plans is going to be successful -- the population is just too small (even if we added several hundred more people) to support additional businesses; and the transit runs too infrequently to attract transit-oriented development/residents. I think the cost of additional amenities (parks, landscaping, etc.) will be absorbed by current taxpayers, not with the help of new taxpayers. People move to Lincoln because of its rural environment and they want the small town feel, not because it has a thriving multi-faceted town center. I think that development, on the scale that can be sustained, will not attract many more people to town, particularly those who are dependent on public transit. I therefore answered many questions as "neutral" -- I am not against development, I just remain unconvinced that the area has the characteristics that would make it successful. I also know that we already have quite a few low-income people at the "Flying Nun" apartments and that development will somehow force them out.

Inclusion is a community value, not one to be imposed selectively only on certain neighborhoods in the Village.

Press on..... prepare Lincoln for the future

1) This is a wonderful community, and now we need to do a better job of keeping up with 21st century challenges that involve not only Lincoln but also the greater Boston and even New England area. 2) I hope that the large DPW area can be used more effectively than it is right now. It is a prime location for something other than vehicle lot, collecting garlic mustard bags and general "vacant lot" appearance.

I would suggest doing some more homework and produce a better survey (more balanced) Thank you for listening.

We cannot fill the vacant retail space we have today. I do not want to see a series of 'space for lease' signs when I drive thru South Lincoln. In my opinion, even the businesses we have today, struggle to remain viable.

<p>In 1954 you couldn't build a house in Lincoln unless you had 3 acres of land. Fields, woods, and wetlands were bought by the town to protect its rural nature and to guard one little section of the world from being paved over. I'm grateful to those 20<sup>th</sup> century Lincolmites for their foresight. The changes suggested for Lincoln can be found in surrounding towns. The changes are not unique. Lincoln is.</p>
<p>The survey seemed to strongly favor development, which I thought was unfortunate. Since I don't believe it is necessary.</p>
<p>I was disappointed by this survey, it seemed highly biased towards development in Lincoln. This survey felt purposefully deceptive and I expected more.</p>
<p>Since I moved to Lincoln eight years ago I have seen the level of traffic skyrocket, except for 2020. Before the pandemic it would take 30 minutes, or more, to get from route 2A, Hanscom Drive, to cross Route 2 to head to the town centre. Already the traffic is heavy and the roads are not that wide, especially when large trucks enter Lincoln road. I hate to think what will happen with all the new vehicles on the local roads. I moved to Lincoln because it's like the countryside, trees everywhere, a small community with friendly people. Please we don't want to lose the peace and enlarge the town. This town is good for our physical and mental health. This town is an oasis. A small growth in the population would be good, but please don't turn Lincoln into a large, busy and self interest only town.</p>
<p>Barbara Peskin's analysis of this questionnaire is excellent and the questionnaire leaves a lot out.</p>
<p>Anyone on the town committee who votes for this should be voted out of office</p>