

# The Future of Lincoln's Village Center

For the last two years the Planning Board has been considering changes to the zoning in South Lincoln in the area around the Mall and the Commuter Rail Station to create a more vital and sustainable Village Center. This effort, undertaken through a subcommittee, the South Lincoln Planning Advisory Committee (SLPAC), seeks to further several objectives. These include:

- To support and promote commercial activity, services, and amenities in and around the Mall;
- To provide more diversity in housing options; and
- To facilitate pedestrian and bicycle traffic and use of the Commuter Rail.

During the course of discussions and meetings regarding rezoning, various concerns have been raised. Among these are:

- The geographic scope of the area potentially rezoned;
- The density and scale of allowed development (both in terms of the number of units and the height and massing of structures); and
- The impacts of development upon traffic in the area, nearby residents and Lincoln's finances and schools.

Recent state legislation, the Housing Choice Act, promotes greater housing diversity and density in areas around Commuter Rail stations like Lincoln's. Any resulting development would remain subject to existing Wetlands Permitting and Title V. For more information see <https://www.lincolntown.org/1244/Housing-Choice-Act-2020>.

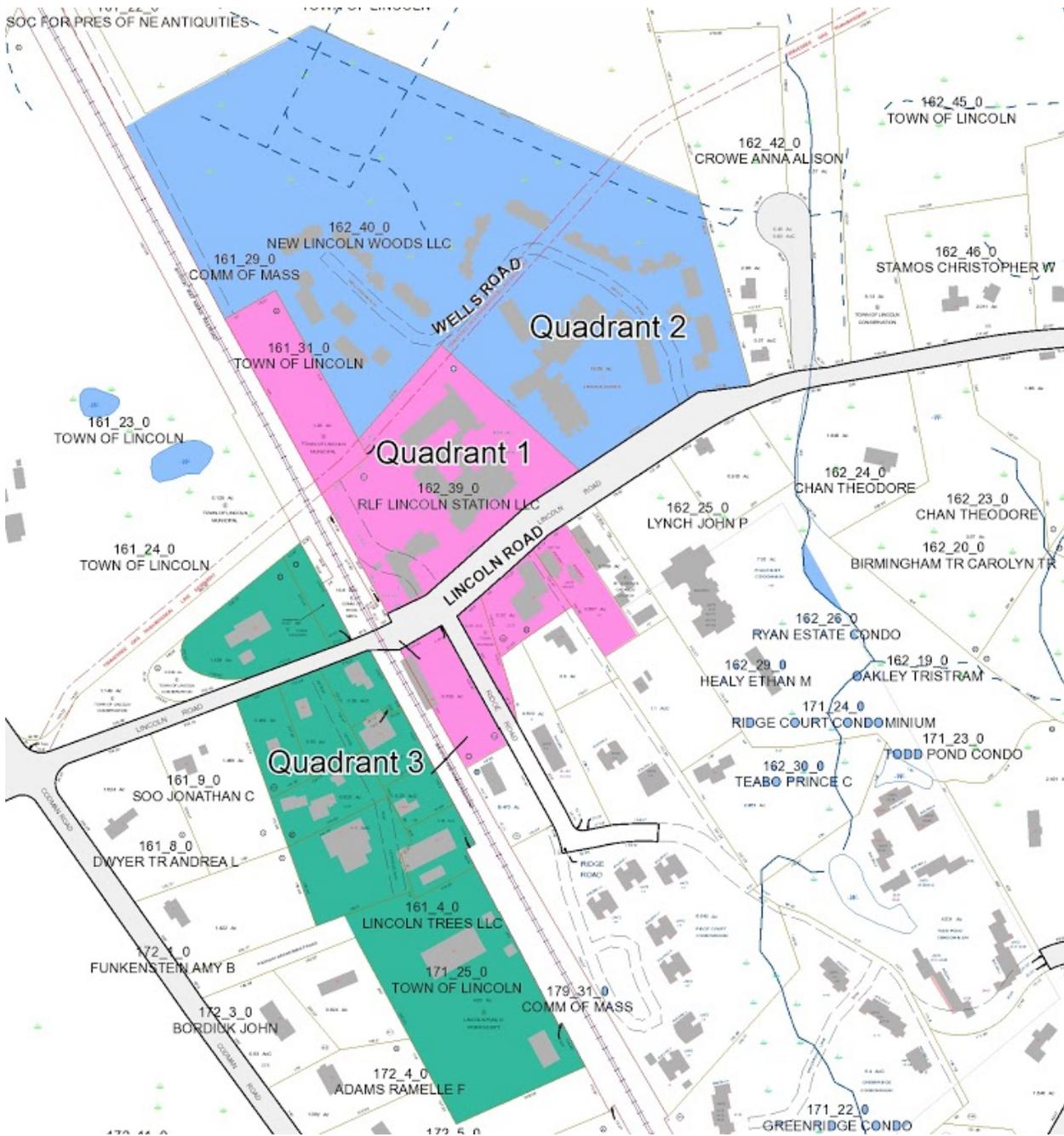
The objectives pursued are important, and the concerns raised merit attention. The Planning Board seeks to strike a balance between them that is appropriate for Lincoln. So, we are doing a lot of homework and listening, and through this survey we hope to further our understanding of where residents stand on the various issues involved. Please take a moment or two to provide us with your input.

Please see the map below, indicating the Village Center area.

\* Required

Village Center Vision

# Map



1. Are you interested in seeing any change in the Village Center?

Mark only one oval.

Yes

No

Maybe

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

*Mark only one oval.*

- Daily  
 Weekly  
 Monthly  
 Never

3. If you answered monthly or never, why?

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

*Check all that apply.*

- Lexington  
 Concord  
 Weston  
 Waltham  
 Wayland  
 Cambridge  
 None of the above  
 Other

5. If other, please share.

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

Mark only one oval per row.

	Important	Neutral	Not Important
Retain a Village Center with commercial businesses.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Create a more active Village Center.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Create Improvements to the Village Center such as sidewalks, lighting, crosswalks, seating, landscape.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Create public spaces in the Village Center such as seating areas, playgrounds, dog parks etc.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Support the economic viability of businesses.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Maintain the Town's rural character.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Add to the Town's tax revenue.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Increase housing options within the Village Center.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Increase diversity in Lincoln.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Concentrate higher density housing near public transportation.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Promote sustainable/green development.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ensure accessibility for all ages and abilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Create a pedestrian/bike-friendly center with connections to the broader town.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Minimize environmental impact.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Minimize traffic.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Support the MBTA station to maintain or increase service levels.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

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I want no change to the Village Center area

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7. Other:

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8. Comments

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Development and Use

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

*Mark only one oval per row.*

	Support	Neutral	Do Not Support
Retail offerings (e.g., grocery)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Personal services (e.g., salons, dry cleaning, fitness)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Professional and commercial services (e.g., medical, banking)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Post office	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Restaurants, entertainment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Passive Green/Recreational space (e.g., park space, benches)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Active Green/Recreational space (e.g., playground, sporting, music venues)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community flex space (e.g., meeting space, shared work-space (indoor))	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Train Station improvements such as a raised platform and covered waiting area.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Affordable rental units as part of a mixed income or mixed use development.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Market rate ownership units	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mixed-use (commercial/ residential) units	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Live/work, artisanal uses, and other small businesses.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Additional parking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

10. Other

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

*Mark only one oval.*

I support the development of additional affordable/moderate income housing in the Village Center.

I support the development of additional affordable/moderate income housing, but NOT in the Village Center.

I do not support the development of additional affordable/moderate income housing in Lincoln.

I do not know enough about affordable/moderate income housing availability and needs to make an informed decision.

12. Comment:

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

Mark only one oval per row.

	Support	Neutral	Do Not Support
Mixed-use development that includes commercial on the first floor and residential units above.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Market rate ownership units.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mixed income rental units (includes market rate and affordable rate)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Affordable/Moderate rate rental units	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Condominiums	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Townhomes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Apartments	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Cottage Developments	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
2 and 3 unit multi-family units	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

14. Comment:

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

*Mark only one oval.*

- No additional housing
- 50 – 100
- 100 – 150
- 150 – 200
- 200+
- Do not know
- Other: \_\_\_\_\_

16. Comment:

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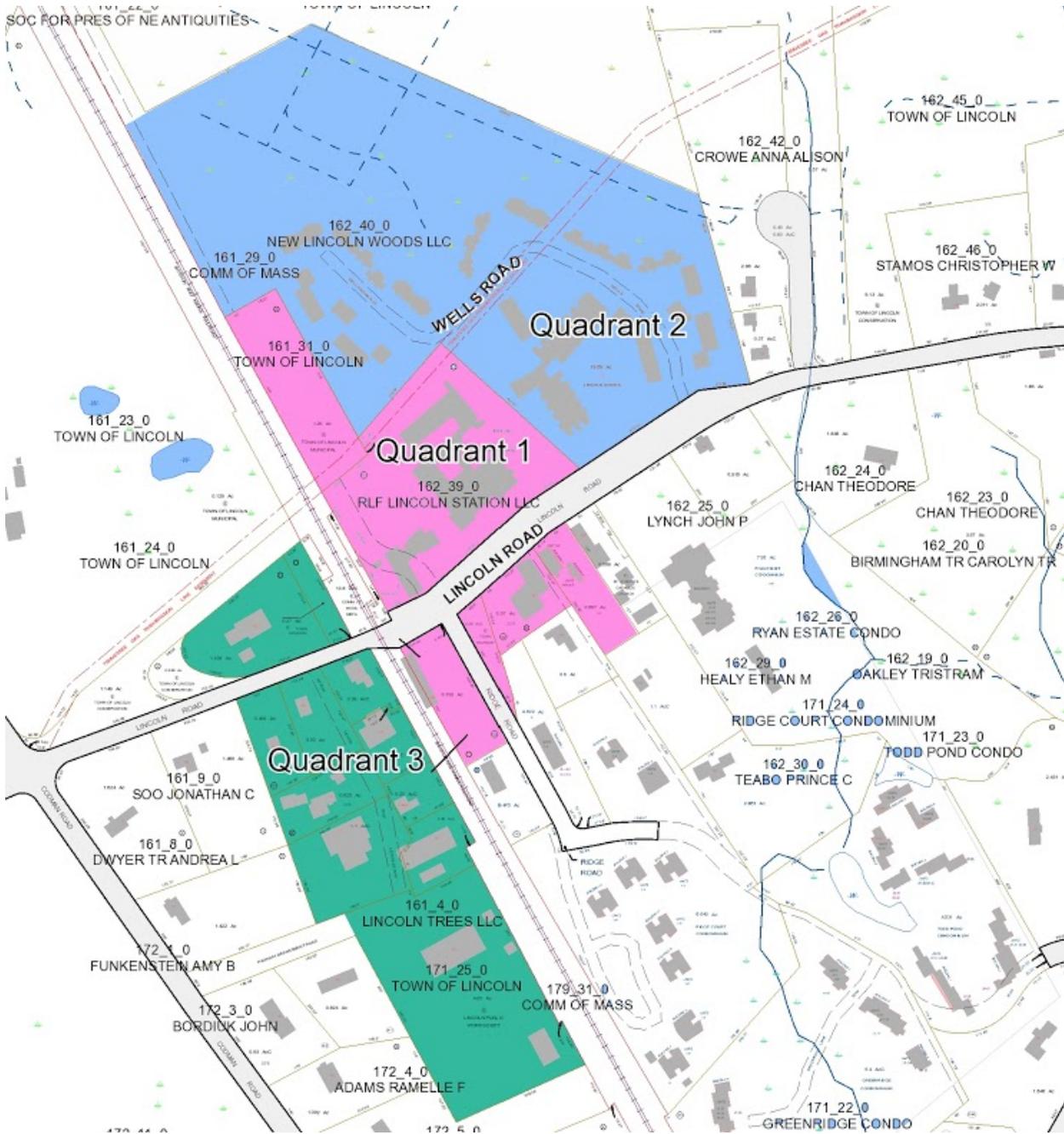
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17. 8. SLPAC has identified three areas, located in the Village Center that have the potential for additional housing or mixed-use (commercial/residential) development. Please indicate your level of support for development in each of these areas: Please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

*Mark only one oval per row.*

	Support	Neutral	Do Not Support
Quadrant 1, Pink: The current Lincoln Mall, the adjacent Commuter Parking Lot, and the properties across from the Mall and fronting Lincoln Road (all currently zoned B1).	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Quadrant 2, Blue: The Lincoln Woods housing complex.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Quadrant 3, Green: Lewis Street (currently zoned B2).	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Map



18. Comment:

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## Public Transportation

19. 9. Prior to the pandemic, how frequently did you use the Commuter Rail? \*

*Mark only one oval.*

- 3-5 times per week
- Several times per month
- 1-5 times per year
- Never

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

*Mark only one oval.*

- 3-5 times per week
- Several times per month
- 1-5 times per year
- Never

21. Comment:

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## Considerations

22. 11. Please indicate your level of support of the following. \*

Mark only one oval per row.

	Support	Neutral	Do Not Support
Additional affordable/moderate income housing to increase economic diversity and inclusion in Lincoln	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Additional housing options for downsizing and small families.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Increased density as an incentive to accomplish green/sustainable development.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Increased density as an incentive to create public spaces, playgrounds, dog parks, etc.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Development (housing, mixed-use, businesses) to increase the vitality of the Village Center.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Development to increase Lincoln's tax revenue.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Some increased traffic as a result of new development.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Additional housing to help maintain the commercial viability of businesses.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Additional housing/commercial development to maintain the viability of MBTA service.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Taxpayer funding of a local shuttle serving key stops around Lincoln (commuter rail, commercial center, museums, farms, The Commons, Oriole Landing, etc.).	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Additional parking to maintain the viability of MBTA service.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

23. Comment:

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

*Mark only one oval per row.*

	Important	Neutral	Not Important
The uncertainty of COVID-19 pandemic long term effects.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The increase of on-line shopping	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Recent discussions on diversity and inclusion.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
An increased focus on climate change and sustainability.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The increase in housing costs in the region.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lincoln's current Subsidized Housing Inventory that currently exceeds the State requirement of 10%. <a href="https://www.lincolntown.org/DocumentCenter/View/35191/SHI-STEP-BY-STEP?bidId=">https://www.lincolntown.org/DocumentCenter/View/35191/SHI-STEP-BY-STEP?bidId=</a>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lincoln's current residential tax rate	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lincoln's current level of debt.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The newly passed Housing Choice Act. <a href="https://www.lincolntown.org/1244/Housing-Choice-Act-2020">https://www.lincolntown.org/1244/Housing-Choice-Act-2020</a>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Concerns about the environment.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

25. Other

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26. Comment:

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### Communications

27. 13. How do you stay apprised of Planning efforts in Lincoln? Check all that apply. \*

*Check all that apply.*

- Attend Planning Board Meetings (via zoom or in person)
- Attend SLPAC Meetings (via zoom or in person)
- Attend other planning-related Town Board Meetings (via zoom or in person)
- Read minutes of meetings and/or watch zoom videos on the Town website.
- Read information on the Town website.
- Attend the Annual Town Meeting
- Read Lincoln Talk
- Read the Lincoln Squirrel
- Read North Lincoln Newsletter
- Word of mouth, neighbors
- South Lincoln/Lincoln Station Residents Group(s)
- I do not follow Planning and Development efforts.

Other:  \_\_\_\_\_

28. Comments:

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Demographics

The following questions are optional. Your answers will help us understand the survey responses.

29. What is your age?

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30. Gender

*Mark only one oval.*

- Female
- Male
- Non-binary
- Prefer not to say

31. How many people are in your household?

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32. How many children under the age of 18 live with you?

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33. Do you own your own home?

*Mark only one oval.*

Yes

No

34. How long have you lived in Lincoln?

\_\_\_\_\_

Final Thoughts

Thank you!

35. We welcome your general comments here:

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\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_

36. If you would like to keep apprised of the SLPAC process and/or the results of this survey, feel free to enter your email here.

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