

Dear Lincoln Friends and Neighbors:

What vision of Lincoln do we share? Over the past several decades, our town has voted consistently for projects that preserve open space, increase access to housing, and protect our broader environment. With Lincoln Woods and the Ryan Estates, we have welcomed new residents in the village center giving them easy access to shopping, the train, our trails, and the schools.

The proposed zoning changes under the MBTA Communities Housing Choice Act (HCA) that we will vote on at Town Meeting invite us to continue sharing that spirit and vision of Lincoln. Can we trust our talented and proven leaders to balance concerns about the proposed level of development with the values we have consistently expressed?

We, the undersigned, are confident that we can and that we will benefit by doing so, just as we have for decades. We ask that you join us in voting **YES** for the amendments to our zoning bylaws designed to implement Option C when we gather at Town Meeting on Saturday, March 23rd.

Briefly, here's our reasoning:

- **Residents have voiced strong support for rezoning near transit – Twice:** Large majorities both in September (76.4% for Option C at the State of the Town Meeting) and in December 2023 (55% for C; 6.9% for various D options at the Special Town meeting) to concentrate re-zoning at the mall and village center. These decisions were an affirmation that transit-oriented development makes environmental and climate sense and that it is most likely to contribute to housing and a more vibrant and sustainable commercial center at the mall. They also reflect the goals of the town's 2009 Comprehensive Plan.
- **The RLF-owned mall should remain in the HCA zoning plan.** HCA-compliant rezoning will help the RLF to reinvest in the mall both to support our commercial center and contribute to transit-oriented housing for the town and the region. 'By right' development makes any RLF mall reinvestment project less risky and therefore more attractive to investors.
- **Lincoln's proposed bylaws and design guidelines provide stringent controls on 'by right' zoning.** The Planning Board has listened to and incorporated many comments provided by opponents and supporters of this bylaw. Margaret Olson, Chair of the Planning Board, has stated that the Board has taken a conservative approach to the bylaws to address concerns about their impact, while still honoring the larger democratic preference for options that are more likely to create additional housing under the HCA.
- **The proposal is ready for voting.** Since the law was passed in 2021, an extraordinarily qualified group of Lincoln volunteers and staff have studied, invited active engagement,

and listened carefully to comments from the community to bring us a sound proposal that not only complies with the HCA but also respects the values of the Town. Community input has led to significant tightening of the bylaws, for example, by reducing the density of housing in the village center, and by imposing more stringent height restrictions and setback requirements.

Some Lincoln residents are asking us to vote down the proposed bylaws with the hope that some alternative, yet-to-be-articulated, consensus plan can be hammered out in the few short months before the looming HCA deadline. Our concern is that we already know what the alternatives are. These options disperse rezoning to parcels in town (Lincoln North, Battle Road Farm) that are likely to result in less housing and could take the RLF mall out of the HCA further restricting housing in that area and delaying revitalization of the mall.

The HCA will bring change. We have an opportunity to respond to these changes with generosity, creativity, and confidence as we have for decades.

Adams, Abigail
Angiolillo, Dea
Andrysiak, Chris
Andrysiak, Sarah
Arons, Gina
Bassett, Ken
Beekman, Emily
Benik, Alex
Berkery, Merrill
Berland, Laura
Bermont, Becky
Bishop, Sarah
Blanchfield, Rebecca
Blanchfield, Paul
Boardman, Pam
Bordiuk, John
Bordiuk, Rory
Boynton, Janet
Brand, Stephen
Briggs, David
Briggs, Elaine
Brogan, Julie
Boynton, Janet
Buell, Kim
Buell, Larry
Burns, Brian
Calhoun, Annie
Callow, Jess
Carlson, Karen
Chatfield, Alex
Choate, Deb
Clemens, Lindsay
Constable, Buzz
Corbin, Cathy

Curtin, Jason
DeLori, Rosamond
DeNormandie, Alice
DeNormandie, Penny
DeNormandie, Tom
Doherty, Pilar
Donaldson, Jona
Donaldson, Nancy
Doyle, Anne
Drew, Jon
Drew, Rachel
Dvash, Nataly
Eaton, Anne
Eaton, Jeff
England, Dan
Falender, Andy
Farrahi, Shirin
Ferris, Jon
Ferris, Kristen
Fincke, Nancy
Fincke, Randall
Fiore, Caroline
Fiore, Mike
Fiore, Lorraine
Fleming, Nancy
Fleming, Jim
Forman, Ian
Frost, Rainer
Frost, Martha
Foley Jr., John F.
Funkenstein, Amy
Gertz, Dwight
Gidlewski, Cailin
Gingrich, Bryn

Goodman, Johanna
Gnazzo, Trintje
Gnazzo, Andy
Grindley, Josh
Grindley, Sandy
Halsted, Gina
Hamilton, Chris
Hashley, Jennifer
Haslett, Tom
Haslett, Emily
Hein, Alan
Herbert, Lis
Herbert, Zach
Hodges, Ruth
Horowitz, Shira
Howland, Sue
Hurd, Ken
Hurd, Pam
Jalet, Kimberly
Jalet, Brian
Kelly, Bryan
Kelly, Elizabeth
Kelman, Jon
Kimball, Joan
Kimball, John
Klem, Chris
Klem, Sue
Koenig, John
Kupperstein, Bob
Lane, Lauren
Lefkowitz, Jesse
Leggat, Barbara
Lenth, Jackie
Levington, David

Levy, Karin
Levy, David
Light, Paula
Light, Jonathan
Lockwood, Mollye
Lorenz, Mary Helen
Loud, Gwyn
Lupkas, Sara
Lupkas, Scott
Mandelkorn, Rick
Mason, Rachel
Masterson, Mo
Maulsby, Lucy
McAdow, Ron
McCarthy, Chris
McGean, Tricia
Mendelson, John
Miara, Maria
Mitchell, DJ
Mitchell, Matt
Mitchell, Tara
Mitchell, Kenny
Mollica, Richard
Mollica, Nicholas
Mollica, Christopher
Montori, Staci
Morgan, Buffer
Morgan, Terri
Morris Gundy, Jennie
Mostue, Patty
Mundt, Jayne
Murphy, Chris
Murphy, Susan
Neurath, Rachel
Nichols, Richard
Nicholson, Katie

Nolan, John
O'Hagan, Trisha
O'Neil, Barbara
O'Neil, David
O'Rourke, Jane
Oakley, Tristram
Onigman, David
Orr, Nannette
Page, Katherine
Paige, Jason
Pearson, Candace
Prince, Karen
Reiner, Ginger
Reiner, Kurt
Robbat, Dana
Robbat, Joe
Rogers, Cathy
Roland, Travis
Rossiter, Allen
Rossiter, Selina
Roush, Katrin
Russell, Aldis
Sachs, Lucy
Sampson, Barbara
Santamaria, Roberto
Schmergel, Joanna
Siegel, Ron
Shepard, Kathleen
Shepard, Ray
Shorb, Ellen
Shorb, Paul
Slayter, Barbara
Slingerland, Vicky
Smith, Tucker
Soo, Jonathan
Soo, Kara

Soulette, Nancy
Stason, Bill
Stason, Sue
Stechschulte, Mary
Stewart, Scott
Stewart, MingYi
Stock, James
Stokey, Betsy
Storer, Jim
Storer, Sandy
Sullivan, Kathleen
Sullivan, Lara R.
Shah, Surendra
Taylor, Susan
Thornton-Wells, Tricia
Tingley, Dilla
Urion, David
Vander Muelen, Allen
Von Mertens, Peter
Walker, Tom
Walker, Katy
Wang, Anne
Wang, Andy
Weigel, Irene
Welles, Ginny
Wells, Ben
Wells, Bryce
Welsh, Jeani
Welsh, Susan
Williams, Blandyna
Winchell, Claire
Winship, Susan
Wolf, Bob
Wolf, Bryce
Wood, Krystal
Zeis, Jen

Please join us in voting YES on March 23th for Article 3 which amends our bylaws to implement the goals of Option C.

To add your signature, please email sign@hcaletter.org or visit <https://hcaletter.org/>.
For more reasons to vote YES, please visit <https://hca-yes.org/>.