

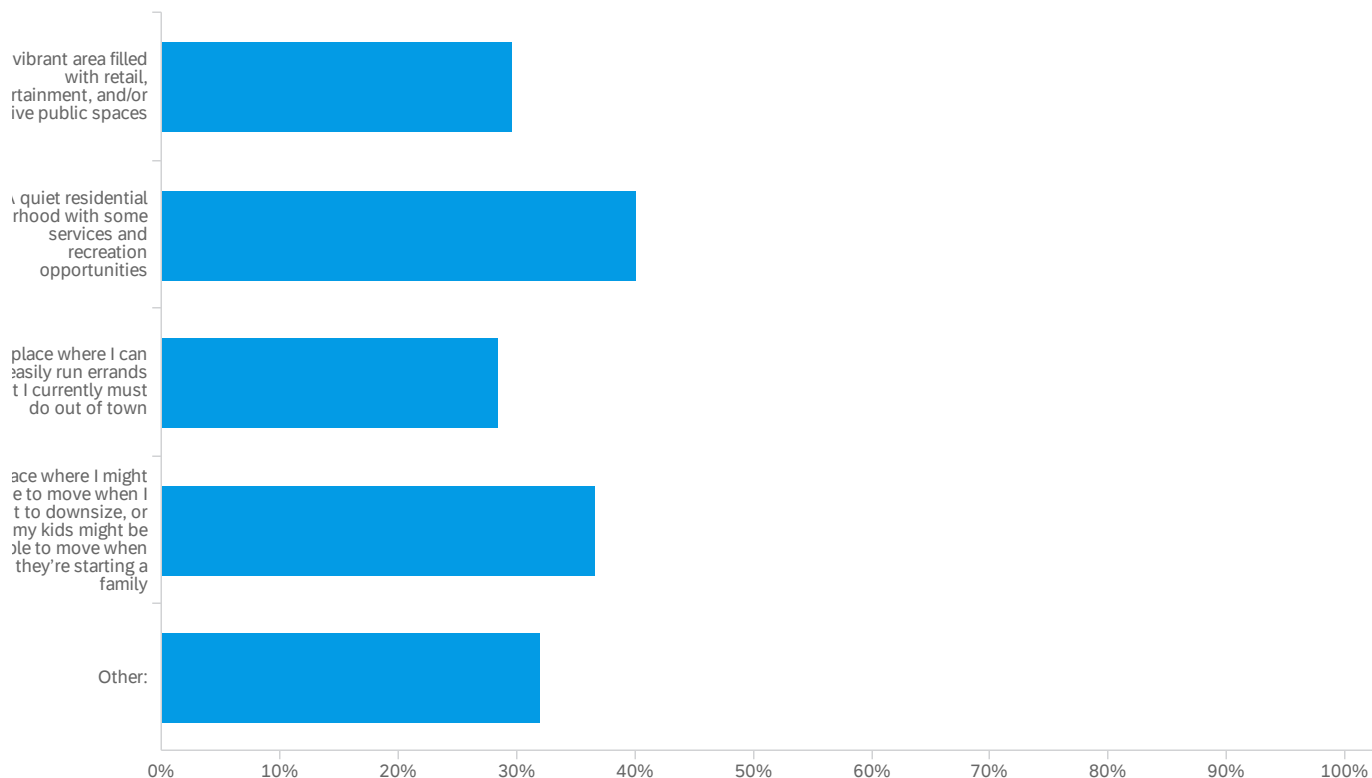
# Default Report

Manchester Limited Commercial District Visioning

October 13, 2020 11:03 AM EDT

Think about qualities that make a good neighborhood. What sort of place would you like

the LCD to become? You may select as many options as you like.



#	Field	Percentage
1	A vibrant area filled with retail, entertainment, and/or active public spaces	18%
2	A quiet residential neighborhood with some services and recreation opportunities	24%
3	A place where I can easily run errands that I currently must do out of town	17%
4	A place where I might be able to move when I want to downsize, or where my kids might be able to move when they're starting a family	22%
5	Other:	19%
		287

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Q3\_5\_TEXT - Other:

Other:

A mix of retail, conscience, open space, and places for children to play sports and engage in other outdoor activities. A place where children and parents can trust the educational systems. A place where we feel safe.

Industrial commercial

Low income housing and group homes for disabled adults

Quiet! Small scale...the area is less than 2 miles from town center and senior transportation is aailable

Green natural space

We need more affordable housing in town. Also more places for outdoor recreation--fields and tracks

space, paths, a brook, nature preserve

nature preserve

Residents 65+ are 30% of the population so why is a special spot for the harbormaster #1 on the list

Relocation of appropriate town offices to commercial zone creating more retail and light commercial space downtown with more potential for pedestrian traffic and downtown vitality

walkable, budget friendly for MBTS elderly and low income population, carefully planned, sustainable, resilient. A place in town that doesn't deplete the town resources but rather contributes to resilient living.

A place for offices and small startups to locate in our town.

Retain the green space and develop small quiet residential area with small single family homes.

Leave it as it is. The watershed and open space is more important than any modest tax benefit associated with development. The town should spend resources on purchasing existing housing for moderate or subsidized housing.

Sparsely settled with limited services

Facility that would offer a continuum of independent living (downsized) through assisted living.Assisted living

Town government area

I like MBTS the way that it is, and do not need the LCD to 'improve' the town. If increasing revenue is important, we should be very careful about what the real long term 'increase' will be after predictable costs are considered.

Green space

Office Park

a quiet place serving the town through environmental protection. Drinking water quality would be threatened by any development. Flooding of downtown areas likewise, especially in light of expected impacts from climate change. A modest affordable housing development designed by the town to meet local needs on the old quarry site would be the only reasonable use.

Other:

a walkable neighborhood with businesses that primarily serve the residents and existing principal uses

Maintain and expand current commercial development (light industry) no residential or retail development in that area

This question assumes that development is preordained. It isn't.

A neighborhood that preserves the natural beauty and ecology of wooded open space, views, and steep slopes, with landscape-based stormwater management and with accommodations for publicly-accessible trails. A transit-oriented development that encourages walking and has public access to trails and other amenities. Sustainability and resiliency should be built in to the design.

Senior housing

A nature haven

don't do it

Acknowledge that it contributes to half of the Town's water supply and given growth and anticipated drought-severity, development runs against the science. It was established a half-century ago in response to the construction of Route 128 and designated 'Limited' by Town Meeting as an area to protect.

I care about protecting the adjacent wetlands and conservation area. Also I do not believe there should be shopping; it would kill downtown. Downtown is for downtown. Quiet residential with strong focus on the surrounding ecology.

A commercial area with offices or distribution centers or a variety of other commercial enterprises I can't name "off the top of my head".

I'd like to see Manchester stop siting things near Essex that the locals wouldn't stand for in their own neighborhoods.

recreational opportunities

Police and Fire Station

Low speed traffic. Trees, sidewalks, mixed uses.

Without better access (other than Atwater Ave) I don't want anything up by the MAC that would increase access over that sensitive ecological area. If there was direct access off of 128 then I would like to see a small biotech firm such as NE Biolabs there.

The LCD should be reserved solely for commercial that is not hazardous to the watershed, conservation, etc. 40 R is not appropriate there because of 2 reasons: we have a target for 40 B if the developer finds it cost effective. Second, the LCD is not close to public transportation. As a senior, I refuse to pay for more infrastructure and amenities to move others to Manchester. I do not want to subsidize a shuttle, more subsidized housing drawing on our resources, water supply, fire safety, police, eats. We need a strategic approach to subsidized housing and this stove pipe approach the state jeeps pushing. Also, there are no water and sewerage connections. Who will pay? Not the taxpayer. We need to analyze before we jump into a would love to have approach and ASSESS the impact on current taxpayers, our environment, and safety. Grant money DOES NOT COVET burden on congestion, noise, environmental concerns etc.

Stepped living/aging in place

I'd rather to not be devoted. If required perhaps office space.

Stay the same

Commercial development for Towns needed revenue

Other:

leave it undeveloped and natural

I don't want a development where I live. Please do not build this place.

Retain the environmental integrity of the MECT lands

About avoiding going out of town for errands -- of course, no huge stores, franchises, etc -- but small retail establishments or restaurants - yes - a bakery for fresh baked bread! Yes!

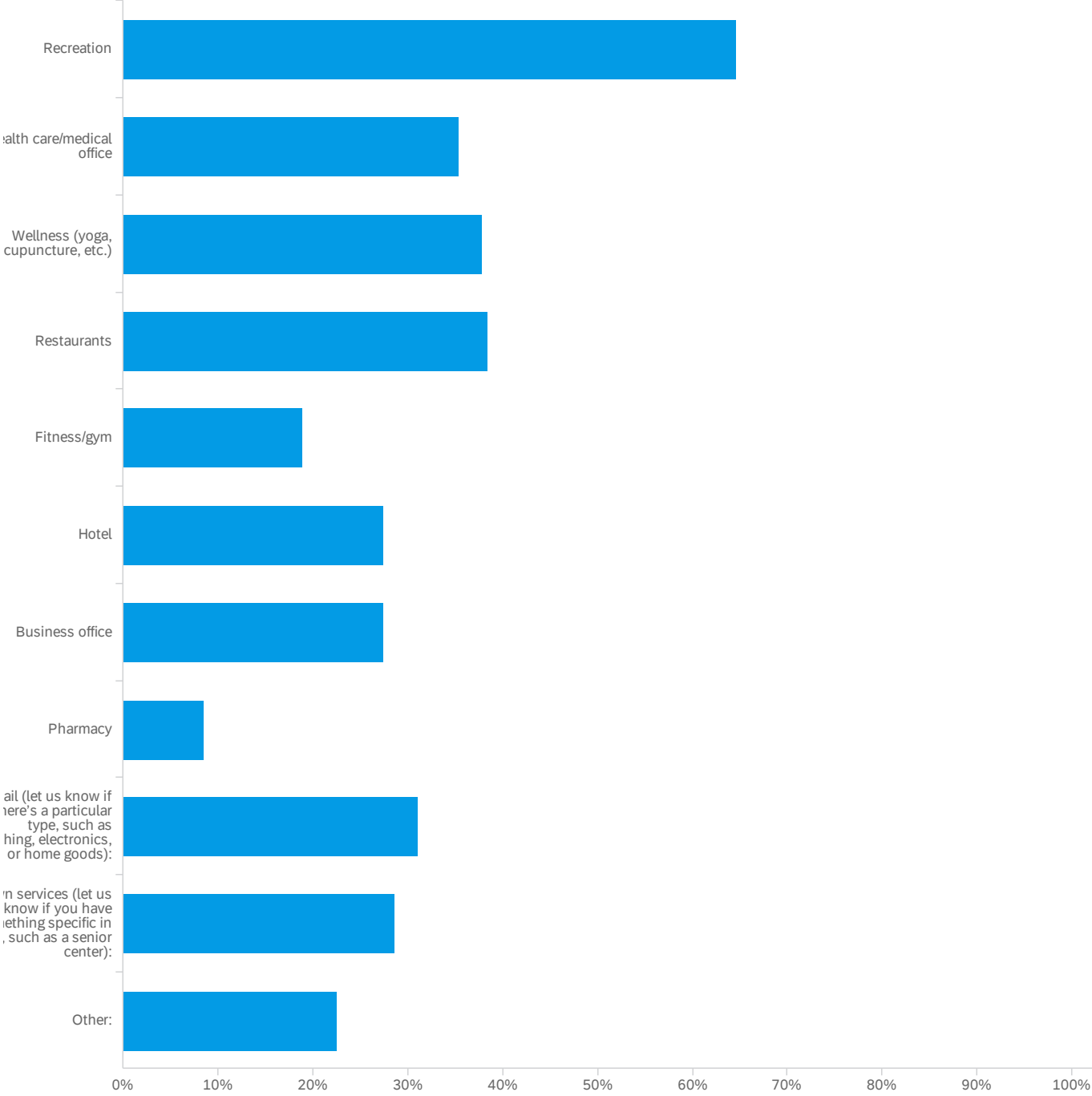
Other: A place that will have some park like settings, and trails, and perhaps a waterfall to enjoy. Also, a place for residents and retailers to be connected directly to town water and sewer pipelines.

Combo of vibrant and quiet residential. Diversified housing, with new retail/entertainment/active public spaces, but not pulling customers away from existing downtown.

A resort type housing situation with homes intermingled with recreation fields and dog park and community building that could be used by groups such as elderly and small wedding/funeral gatherings.

A new neighborhood that is walkable with services and attractive public spaces that support social interactions

The next few questions will focus on land use (in other words, what a particular piece of land is used for). What types of businesses and activities would you like to see in the area? Consider things that Manchester doesn't have or may need more of, and what things you travel outside of town for. You may select as many options as you like.



#	Field	Percentage
1	Recreation	19%
2	Health care/medical office	10%
3	Wellness (yoga, acupuncture, etc.)	11%
4	Restaurants	11%
5	Fitness/gym	6%
6	Hotel	8%
7	Business office	8%
8	Pharmacy	3%
9	Retail (let us know if there's a particular type, such as clothing, electronics, or home goods):	9%
10	Town services (let us know if you have something specific in mind, such as a senior center):	8%
11	Other:	7%
		559

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#### Q4\_9\_TEXT - Retail (let us know if there's a particular type, such as clothing, electro...

Retail (let us know if there's a particular type, such as clothing, electro...

Clothing

Kitchen wares, GOOD coffee shop, prepared foods store

Toy store

gift shops

Limited retail just for convenience since so many housing units will be there. A couple corner stores.

A good fresh seafood market and farm market and bakery - fresh local produce

Clothing, Electronics, Home Goods, Furniture

A sandwich/ sub shop. A place to but good prepared foods to take home.

Home goods, electronics

Retail (let us know if there's a particular type, such as clothing, electro...

provisions to allow for easy shopping for convenience items

Home goods

Clothing, electronics, home goods and restaurants

Like Lynnfield Marketplace

Large grocery store

Bakery!

department / home goods

Sub shop, mini grocery store

Bakery!!! Home goods, art, food

target, or target-like store

Grocery to drive down costs at Crosby's

household good, even walmart/target; Trader Joe's would be amazing

Clothing, gift shops, nail salon

clothing, gifts, etc

home goods, gifts, clothing

Home goods e.g. Stonewall Kitchen; Starbucks; Sports bar.

Bakery

Home goods, pet dispensary, pet store

We do not have enough usable, buildable land in the LCD for grandiose shopping. Build a medical center.

Grocery store

Record stores

Maintain the outdoor trails of the MECT property

Bakery, nice card/gift shop

Retail: Clothing, Home Goods, Diversity of Asian Take-Out-Only restaurants

Retail (let us know if there's a particular type, such as clothing, electro...

limited to convenience type services to support residential

Q4\_10\_TEXT - Town services (let us know if you have something specific in mind, such as...

Town services (let us know if you have something specific in mind, such as...

Senior Center

Senior center

Outdoor skating, paved walking trail, senior center, expanded community center

possible site for fields

senior center

senior center first - not a harbormaster waterfront office as number 1 per the attached assesment

A senior center would be nice.

Pet related services

Town offices and departments not required to be located downtown.

Senior center, overflow town office space, a small boutique grocery store might be nice, perhaps parks and rec office/bonus space

We have a gym there already; we have a pharmacy in town. I see no need to bring in competition.

Police/Fire/DPW facility

Senior Center

senior center , shared recreation facilities/fields

No duplication of what we already have in the village

Senior center, relocation of some town offices as the Town Hall is busting at the seams, dog park.

Senior Center

Senior center

Senior Center

Senior Center, Town maintenance yard (move from Pleasant Street)



Town services (let us know if you have something specific in mind, such as...

Senior Center

Police and Fire

A senior center would be nice.

Senior center / youth center

senior center, parks & recreation space for classes, workshops, etc

Rec area (like Endicott Park in Danvers, community pool, senior center

senior center

Police Station and Fire Station similar to what Essex is doing

Senior center, teen/youth center, year round dog park

Senior center, non emergency town services.

Senior center

LCD should be reserve for elder services notvfir subsidized 30 percent of 40 R 51 percent. We have a 40 B being negotiated at this time.

Art and music center for all ages - where lessons and small recitals can be held, also studio space that can be rented out, gallery space, digital labs with 3D printing, and possibly space for other creative activities. The Library has NO space.

Senior center

Senior center

A space on the outskirts - a wooded area that could become a place for natural burials - would have no headstones, just GPS markers on trees that one could even access with a smartphone to link up to photos, memories, quotes etc that the person or family may have left... main idea: more and more people are wanting to have a green burial that is much more aesthetic and has much less of a negative impact on the environment, plus can be a place of real beauty / nature. Our town's cemeteries are being filled up btw...

Town Services: Town supported / Town User Fee supported YMCA/YWCA Sports Center; Town supported Tennis Courts, Bacci Courts, and Pickle

Continuing care hospital

Senior Center

Q4\_11\_TEXT - Other:

Other:

a pickle ball court and a big dog park

Other:

Open space

more affordable housing and more fields for kids

None of the above. The town already has a good mix of businesses and residential options.

Would love to see businesses supporting children's recreation and education (eg ballet studio, gymnastics, music school) - which would complement the excellent school district and continue drawing new families to the town.

Assisted living

open space

Maintain as much green space as possible developing trails walking, hiking and biking.

Dog Park

1) Nothing in retail or services that competes with downtown. We will quickly gut our little town center if we set up a competing mall on the outskirts of town, just like so many other towns have done. Low profile business offices would not be so bad.

none of the above

neighborhood scale eateries

See above

This area is proximate to 50% of the Town's water supply. That must be a priority.

child care and a teen center

Green space. Nicely landscaped

This is a great place to conserve for nature and protection of natural resources. I do not believe that more businesses are needed here, and the Town services required would not be matched by benefits or income to the town.

none

Only residential please. Downtown is lovely the way it is. Mixed income with a focus on more affordable housing. And a focus on protecting and appreciating the surrounding wetlands and conservation lands.

Good to define a range of permissible business uses. I visualize the set being fairly large in scope though not including industrial.

I would like to see family entertainment options that we don't have in town like: a putt-putt course, bowling, running track, maybe a small footprint grocery store like a Common Crow or even a brewery since breweries are very popular and are in all other towns. I would not like to see housing here unless it's a nursing home.

Conservation land. Open space.

Beach parking with shuttle

Other:

Small company that would not have negative impact on the area and not too much traffic.

Dog park and more playing fields

Would be fun to have a more late night place that's good for the 30-50 age range. Not scummy like Al's used to be and more hip than Cala's. Maybe an Axe throwing bar? would be more encouraging for younger families to do with their friends.

Stay the same

Family based recreation opportunities for children, including dedicated public space/park for children to safely ride their bikes away from cars and roads.

Re: recreation - bike trails connecting to downtown

Town supported Tennis Courts, Bacci Courts and Pickle Ball courts - all ages

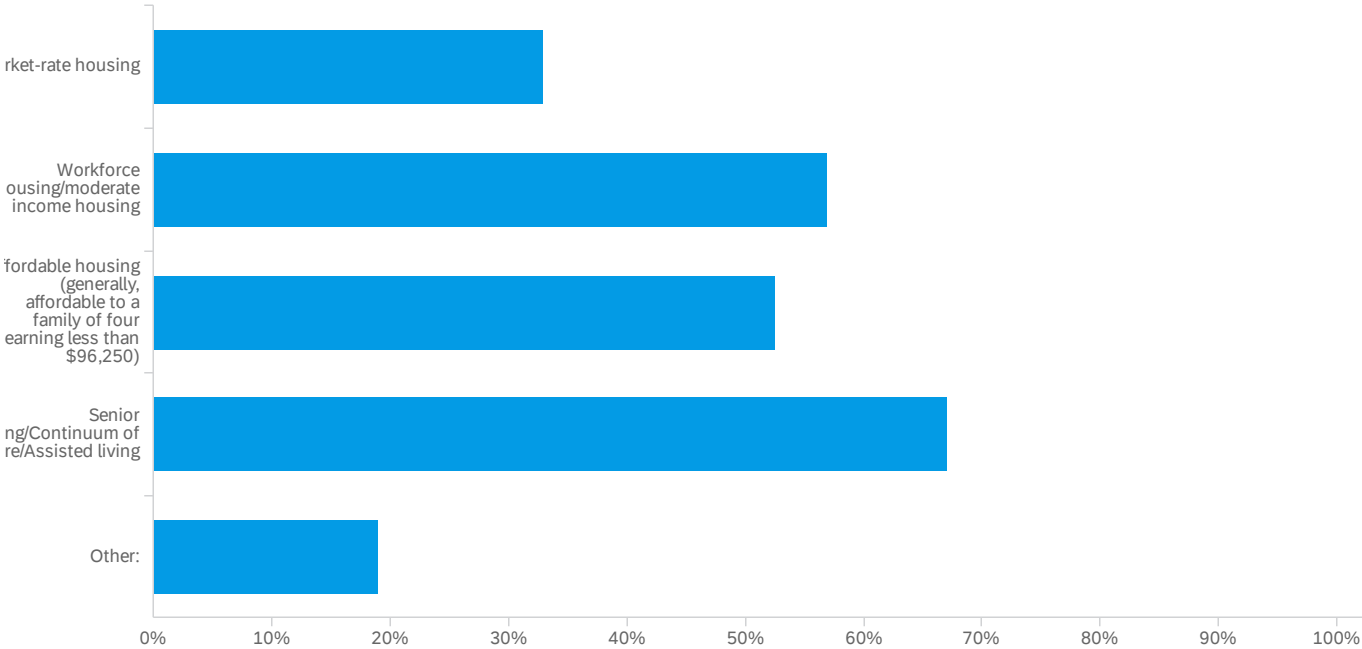
We need better bike paths. The downtown is becoming overcrowded with bikers on sidewalks for lack of better biking options.

Athletic fields

gas stations, service garages, real estate offices (get them out of historic downtown). :)

supportive educational services, neighborhood scale cafe, restaurant, pub, business support

Households in Manchester are growing smaller, yet housing in Manchester tends to be large and expensive. The Master Plan recommends encouraging housing that is appropriate in price and size for downsizing seniors, young families, singles, couples, and lower-income households. Given this, what kind of housing should be considered for the LCD? You may select as many options as you like. Note that later in the survey we'll ask about the design and types of buildings that you would prefer to see in the district, including for residential uses.



#	Field	Percentage
1	Market-rate housing	14%
2	Workforce housing/moderate income housing	25%
3	Affordable housing (generally, affordable to a family of four earning less than \$96,250)	23%
4	Senior housing/Continuum of care/Assisted living	29%

#	Field	Percentage
5	Other:	8%
		361

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Q5\_5\_TEXT - Other:

Other:

Low income housing

None

one level condos

The area seems to be a less desirable place to live.

not opposed to the first two options but the need is less so than senior housing and low income housing

Small single family homes with 1,2 or 3 bedrooms, single story living for the MBR.

Include childcare facility

No residential.

Affordable housing is a political decision and I won;t comment, but it is naive, I think , to imagine that it will not over the long term raise town costs at least as much as it raises revenue. Will market rate housing really produce more revenue than it will eventually raise costs? I'd like to see that study! Short term rewards from the state will not matter in 10 years. Senior housing might be good for some in the town, and if it can be proven to be positive on a revenue basis, then perhaps. Honestly, I would prefer NO development, or at most a very small non-retail development that will not impact the rest of the town in a negative way.

Very limited housing. We already have the 40B bringing in over 160 apartments. A hotel would be a good idea although I'm not sure who the clientele would be.

None

Environment impacts of each of the above could be severe

A mixed-use residential neighborhood with age, income, and ethnic diversity of residents, small-scale local retail, and walkable amenities for residents and the public.

none

Affordable "starter homes" for young families. Respect for surrounding wetlands. Not a commercial district at all.

The LCD is not well suited to residential use.

It should be a mix. That's what makes a vibrant neighborhood.

Other:

We should be creating more density where it makes sense-near the train station-Harbor point should be redeveloped to create mixed used townhouses and apartments. We should allow ADA development by right. If I was downsizing, I would want to live downtown and not have to be dependent on a car. This area is too separate from the heart of downtown and all the services-the train, schools, parks.

None.

senior housing - keep an eye on the limited the size of our schools - would not need to build new ones

I don't actually see it as a suitable area for housing since it is so removed from the town center, but if we have to have something I would say my choices above.

Take care of our residents first. Older folks should have a level 3 nursing home. Stop with the emphasis on people who just want to move here because they want too. There is really limited benefit for the current Elderly taxpayer to subsidized everyone else. BOS you are missing the point here.

Commercial development

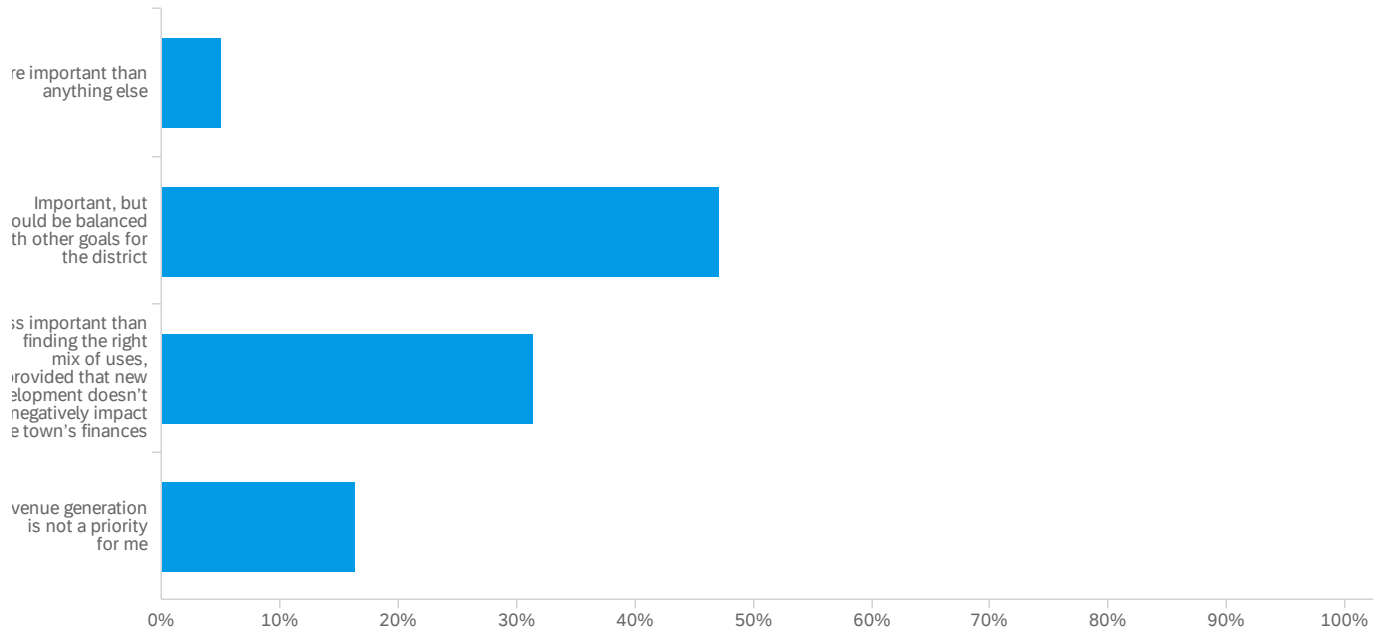
To keep the integrity of the Town we feel it is very important to ensure that housing is not comprised of all apartments, but rather single family homes and Townhouses. We are strongly against high density apartment buildings.

...And from Assisted Living to Long Term Care facilities

market rate housing that is small in size

Different land uses can generate different amounts of revenue. How important is it to you

that the uses in the LCD generate income for the Town?



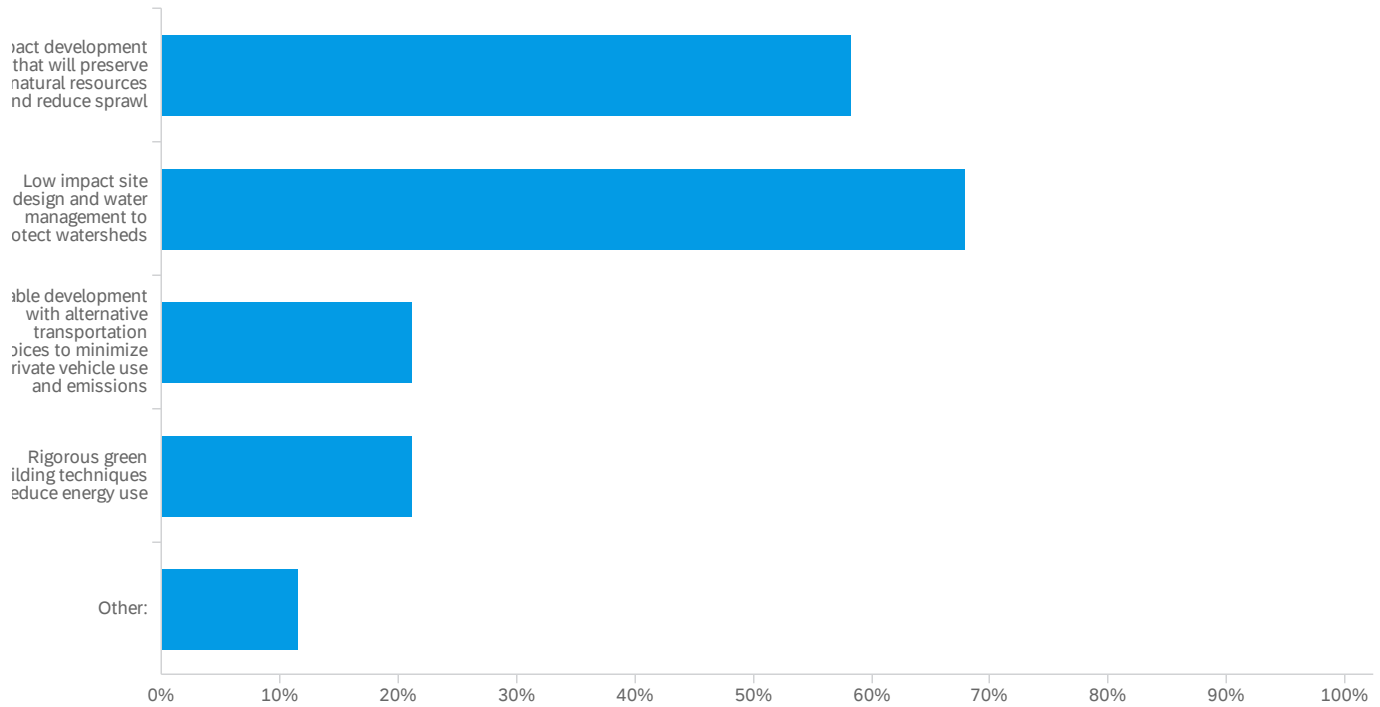
#	Field	Percentage
1	More important than anything else	5%
2	Important, but should be balanced with other goals for the district	47%
3	Less important than finding the right mix of uses, provided that new development doesn't negatively impact the town's finances	31%
4	Revenue generation is not a priority for me	16%

159

Showing rows 1 - 5 of 5

Proactive planning can ensure that development is consistent with the Town's

sustainability goals. What are your top two environmental priorities for the LCD area?



#	Field	Percentage
1	Compact development that will preserve natural resources and reduce sprawl	32%
2	Low impact site design and water management to protect watersheds	38%
3	Walkable development with alternative transportation choices to minimize private vehicle use and emissions	12%
4	Rigorous green building techniques to reduce energy use	12%
5	Other:	6%
		281

Showing rows 1 - 6 of 6

Q19\_5\_TEXT - Other:

Other:

Undeveloped



Other:

I would not like to see public transportation in town as a result of this area. Our roads not very conducive to large vehicular traffic, (nor are they conducive to more vehicular traffic overall).

no new buildings, just nature paths, walkways, and an extension of the MAC

Development in the area has the potential to negatively impact the local watershed.

Because I'm not well versed in what type of efforts have the greatest impact to the environment - my other choice is whatever has the greatest impact in reducing carbon footprint.

Resilient living - walkable, food security through community gardens, tight building envelopes, passive solar design, minimal to no impact to water sources, permaculture planning

No residential.

walkable

I did not respond to 'compact' for this reason: Does compact mean hi-rise? If so, NO. Does it mean small vertically and horizontally, then yes. Open and natural space, along with historical heritage and magnificent coastline are our town's greatest assets.

Keep it to a small footprint. Preserve the green corridor we have.

Minimal development to preserve our natural spaces

leave it as it is and stop trying to improve the town. Manage your budget better !!

traffic requirements properly engineered

Really all of the above BUT given the close proximity to wetlands and conservation land I have to go with Compact development... and Low impact site design... first. But walkable development and rigorous green building is also key.

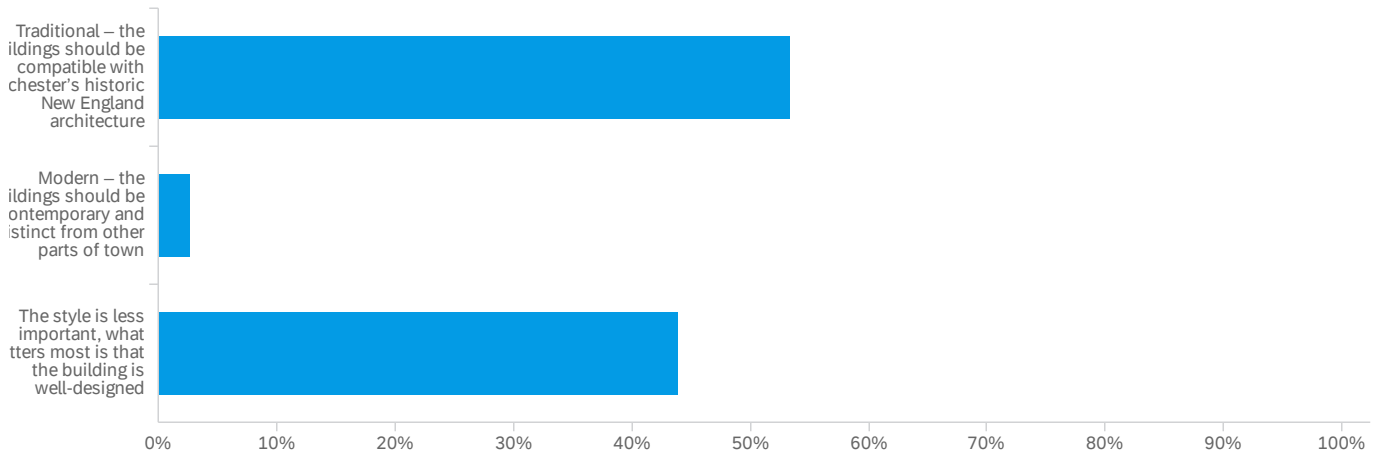
Conservation land. Open space.

Obviously, the WATERSHED BY environmental law...pushing for an agenda will not be trumped by safety and health.

Concern for water supply, natural resources

Green building techniques to reduce energy AND WATER use

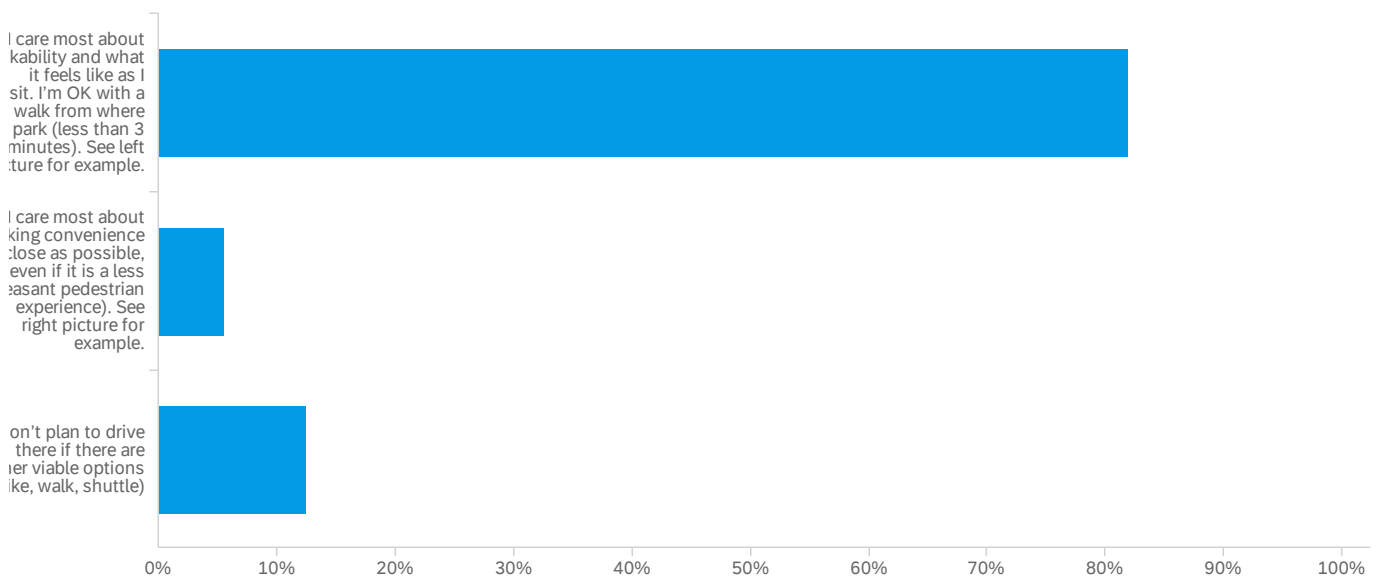
The next series of questions asks you to think about the look and feel of the new district and ways to make it feel like a neighborhood. What should buildings in the new district look like?



#	Field	Percentage
1	Traditional – the buildings should be compatible with Manchester's historic New England architecture	53%
2	Modern – the buildings should be contemporary and distinct from other parts of town	3%
3	The style is less important, what matters most is that the building is well-designed	44%
		148

Showing rows 1 - 4 of 4

The images below illustrate common tradeoffs when choosing parking location. In the development shown on the left, the majority of parking is located behind buildings, allowing for a “main street” pedestrian experience. The development on the right follows a “car-first” development pattern with buildings facing the large parking lot. What are your priorities when balancing parking location and pedestrian experience?



#	Field	Percentage
1	I care most about walkability and what it feels like as I visit. I'm OK with a short walk from where I park (less than 3 minutes). See left picture for example.	82%
2	I care most about parking convenience (as close as possible, even if it is a less pleasant pedestrian experience). See right picture for example.	6%
3	I don't plan to drive there if there are other viable options (bike, walk, shuttle)	13%
		144

Showing rows 1 - 4 of 4

Earlier we asked about the kinds of housing you would like to see in the district (affordable housing, senior housing, etc). Now, think about the style of housing that can support those choices. Also keep in mind the Master Plan goal of a greater range of housing options in town - housing that is appropriate in price and size for downsizing seniors, young families, singles, couples, and lower-income households. Given this, choose the buildings you think would make sense in the district. Click images that you like to highlight them. Some building types are shown in different architectural styles; you may choose as many as you like.

#	Field	Off	On	Total
1	Click to write Region 1	100%	0%	170
2	Click to write Region 2	100%	0%	170
3	Cottages	42%	58%	170
4	Townhome1	73%	27%	170
5	Townhouse2	69%	31%	170
6	Mixeduse1	50%	50%	170
7	Mixeduse2	85%	15%	170
8	Multifamily1	61%	39%	170
9	Multifamily2	89%	11%	170
10	Multifamily3	94%	6%	170
11	Multifamily4	98%	2%	170

## Comments on your choices or other preferences (optional):

Comments on your choices or other preferences (optional):

low income and group homes for disabled adults

Traditional design

I would like to see mixed use in downtown Manchester. Over the post office, over Crosby's, building up Harbor point. I would like to see mixed use in downtown Manchester. Over the post office, over Crosby's, building up Harbor point. Affordable housing. I would prefer to see affordable housing downtown, not out in the limited commercial district.

cottage looks most like our existing character

housing for me is the most important. I work in social services and there is not enough affordable housing in our area

I don't like any of them.

Level 3 assisted living like Brookby Village Danvers Ma

Hard to picture housing in the area. Smaller, scarce and spread out is better, if it had to happen.

Traditional New England style in keeping with the rest of the town is crucial

Try to maintain traditional architectural style.

cottages or townhome

accessibility, practicality and with sociability in mind for seniors, economical without being cheap for lower income families. A low income option is nothing if the building in question is costly during the cold of winter and the heat of summer.

2 to 4 story buildings preferred. No low density cottages. Conserve the land but mix with office, health and other uses.

Cottages

Traditional styling, economical use of space, shared green area

NO RESIDENTIAL.

Without considering scale, I do not know how to respond. So much depends on how large this development will be. I'd say my preference is low rise and small footprint, regardless of style. The two 3-level multifamily entries are good examples of what I think would be a very unfortunate direction.

Smaller buildings; keep them short so not to extend above the tree line; keep them low light - preserve the night sky

Again, very limited housing. Emphasize commercial office, retail that supplements rather than competes with village businesses.

128 divides the area too much for the above mentioned plans

Comments on your choices or other preferences (optional):

Not modern style. Not institutional look.

green

We don't need a Lynnfield Marketplace in Manchester-by-the-sea

quality and sustainability of the building is most important. They should be distinctive and timeless.

You can't create new old

Articulation of facade and massing for visual interest and to bring down the scale. Mixed-use to bring in some retail and services so you don't need a car for every trip. Scale limited to two- or three-stories. Modern architecture can also look contextual and needn't have a flat roof in New England climates. A strong preference for trees, shrubs and other plantings vs lawns. Lawn areas should be limited to programmed areas and not just big expanses of blank open spaces that don't contribute to place-making. Rain-gardens incorporated at every opportunity preserve water quality and have more multi-season interest than lawn. Garages and parking should be under or behind so that the front doors and sidewalks are people-first. Narrow roads with slow design speeds that are comfortable for walking and biking.

Like to keep the small town feel

If buildings are necessary there, they should be tightly clustered to use as little as possible space and impact natural resources the least. There should be NO stormwater runoff or pollution that impacts Sawmill Brook or its watershed! Our drinking water is a precious resource and must not be compromised!

The area is not suited to residential use.

I'm not in favor of placing density in this area. It is the opposite of Smart growth. Density should be near the train station so you can reduce parking ratios and allow families and seniors to be able to walk to all the town services and be a part of the community. When you develop away from the train station, you're going to have higher parking ratios which means people are going to drive everywhere even if there's a shuttle because they can. That will add unnecessary congestion and pollution to our town. Please limit the number of residential units and look to allow more multifamily and ADA units in the town itself. This area would be better served by a small number of housing units-townhouses and some apartments but should be predominantly services for residents that we don't currently have in town. It would be great to have another small footprint grocery store like Common Crow so we don't have to travel to Gloucester. It would be great to have some family entertainment like a bowling alley or a putt-putt course maybe a brewery or a restaurant that has more outdoor seating. We don't have a bakery in town either. At a minimum, the developer should build a multi-use path to connect back to town and connect to the trails.

No huge structures which would be out of character with this community.

None. Boiler plate suburban sprawl. As boring as the rest of Manchester.

Actually, none of the above appeal that much. I do not want to see multi family as I feel it will increase the size of the schools too much. That leads to more of a commercial base and a senior living facility

Low scale, traditional materials, variety of colors,

I want to see an LCD area that looks like a senior level 3 cherrylhillpark Beverly Ma

Good design, some privacy, a mix of choices for varying buyers.

More "homey" with mixed ages/demographics in close proximity for more "neighborhood" feel.

no development is preferred

Comments on your choices or other preferences (optional):

#### BE CREATIVE

Our environment needs to be undeveloped, protected.

My preference is none of the above. No housing, no businesses, no development.

I like the idea of mixing in cottage style development, but am not sure how that would be compatible with limiting impact to the watershed/natural resources due to sprawl.

I would appreciate some variety in design

People centric buildings and designs that allow for gardens both vegetable and flower

Cottages/small homes great for folks starting out or wanting to downsize... I like the traditional architecture more than the very modern, though I did check off Row 2 Column 2 which is modern. I think I liked the natural wood element even though it's modern... seems fine for mixed use in a "subdistrict" of that sort... Not sure what the look/feel of a "multi-family" senior living situation would be... didn't check off the very large boxier options though something like that (smaller size??) might be needed for a senior/assisted living area... Nice if it could be more like the Row 3 Column 2 multi-family one though. RE: townhomes... Row 3 seems a bit boring... may be ok if there was more creative landscaping or setback like in Row 2 townhouses... Row 2 townhouses and the Row 2 mixed use could make a nice blend in a sub-district..

#### Mixed Use

It is unclear where the residents' cars will be parked or garaged.

Distinctive, high quality, smaller living area options that are naturally less expensive, setting is important

What should the character of the streets in the new neighborhood be like? Think about if you prefer outdoor seating, wide sidewalks, bike lanes, landscaping, etc. Click images that you like to highlight them; you may select as many images as you like.

#	Field	Off	On	Total
1	Streetscape1	88%	13%	168
2	Streetscape2	58%	42%	168
3	Streetscape3	89%	11%	168
4	Streetscape4	79%	21%	168
5	Streetscape5	50%	50%	168
6	Streetscape6	64%	36%	168
7	Streetscape7	73%	27%	168
8	Streetscape8	81%	19%	168
9	Streetscape9	75%	25%	168

Showing rows 1 - 9 of 9



## Comments on your choices or other preferences (optional):

Comments on your choices or other preferences (optional):

walkable open green spaces and shuttle bus for seniors and disabled adults

The space in the limited commercial district is smaller than these ambitions indicate. It is also directly over our critical water supply. This must remain our very top priority.

I think outdoor dining is important in the time of covid

I don't see a lot of bike usage out there.

we need tk ensure we get a level 3 assisted living a senior center and a medical building ...this area shuld NOT be used for 50 affordable housing

They all look out of place for the area.

Traditional aesthetics are much preferred.

these images have no relation to Manchester By The Sea

Try to avoid dense urban feel.

The more friendly to pedestrians and bikers, the more greenery- the better

Wide sidewalks would be nice for passibility sake but overly wide walk spaces with no green bordering it is a waste and ugly and does not contribute to resiliency. Design should include bike lanes, charging stations if possible and permaculture principles rather than elegant landscaping. Community gardens should also be included not only for creation of food but also for the social and community aspect of gardening. Outdoor lounging spaces would be nice as would be a play space or tree house for children living on the property. None of these images really draw me in as they all look too urban and cold. Emphasis on tree management and care would help to beautify the completed project.

We should conserve land use, so wide planting strips or any generous use of land consumption should be minimized while still allowing for bike and pedestrian paths and autos, of course.

All these choices are way too urban and large scale. Only need to develop some small single family homes.

NO RESIDENTIAL.

Nothing that requires big parking lots; compact, pedestrian centered.

Are you really planning a huge neighborhood like these? We are not a city. We are a VERY small New England town. Keep it that way. These are all not appropriate.

Trees should be native species.

cars appear to be the main means planned for linking to town and that could be too many for the water quality etc

Lynnfield Marketplace is a great example

Comments on your choices or other preferences (optional):

I would like outside seating and lots of greenery.

It should be green, recognizing it isn't a city neighborhood. walking and biking should take preference within the neighborhood.

Im not thinking new neighborhood. If housing is essential to satisfy state requirements, it should be like the Planins and Newpark.

Undeveloped

These are all UGLY and not appropriate for Manchester

Landscape-based green infrastructure and rain gardens are integrated and help to green the street as well as provide a buffer from cars and parking. Sidewalks are wide enough to walk 2+ people abreast. Outdoor dining opportunities! Pedestrian-first environment. A canopy over the sidewalk and street reduces heat island effect. Bikes lanes may be separated or painted on the street so long as they are there. The streetscape is the most important element of a new neighborhood -- more important than the style or even the scale of the buildings. Parking is either not visible or is parallel/on-street in most of the photos I selected. The streets are activated with people, outdoor dining, small-scale retail, and have a ceiling of canopy trees and a street furniture zone.

Like the natural green landscaping

No impervious paved surfaces, or as little as possible!

This is a completely inappropriate selection.

bike lanes always important. Outdoor seating is lovely too but I don't approve of this being a commercial district, quiet residential mixed income respectful of wetlands please.

Good for the commercial uses to have comfortable outdoor spaces for employees.

cycling lanes and pedestrian-only streets with commerce are great!

less impervious services.

Bike and pedestrian lanes. Plan ahead for the new-normal of needing extensive outdoor seating for restaurants

Conservation land/open space.

Like the separate bike lanes from the road and the outside dining experiences. Bottom picture could be a walk for senior citizens center

Mature plantings, wide walkways with variety of uses and seatings, gathering not just going

Walking and biking - accessible by both to/from town

with only 12 to 16 at eas the KCD us nit a "new neighborhood" this is not ccmbridge...you cannot usevobe size fits all. The State can pushvthus aporoach but Banchestervis a seasude village with a long history. If you wantvto do 40 R overkay thete is plenty of room in Beverly and Gloucester. The LCD shoukd zNot be used for the 40R ...it should be used as a tax generator...set up a level 3 nursibg home. Taje care of the folks we need to take care of people who live here.

My assumption is that the new LCD will be mainly residential, so the current downtown is not eclipsed.

As much green as possible so it still feels like the cute, quaint town that it is, not a bustling city. People leave the city for a reason!

Comments on your choices or other preferences (optional):

Larger sidewalks of pervious nature, with ADA accessibility features. Lots of trees and plantings. Safe biking options

None of the above. No housing, no businesses, no development.

I would prefer vegetation to be integrated and emphasized as a core component. I like spaces that include open areas that can be multi-purposed, such as for small group gatherings, or small performances, or just sitting to eat or read/whatever.

Row 2 Column 1 - I would hope the streets wouldn't be that busy!! Please! But I like the idea of bike paths. Everything else I checked seems very walkable, inviting, spacious - a great feel of using/enjoying outdoors and relaxing/doing things with others...a European feel and still a Manchester feel.

Environmentally Friendly as possible.

Walking, bicycling, strolling, sitting is best kept away from road vehicle traffic, noise and pollution.

A protected bikeway on School Street would be much more likely to be used to connect with downtown.

walkable and bikeable first, public spaces that are well designed for interactions

What should the character of open spaces in the new neighborhood be like? Think about if you prefer plazas, landscaping, programmed spaces (e.g., playgrounds), lively gathering spaces, quiet intimate spaces, etc. Click images that you like to highlight them; you may select as many images as you like.

#	Field	Off	On	Total
1	Plaza1	65%	35%	167
2	Trails	41%	59%	167
3	Community garden	70%	30%	167
4	Park1	69%	31%	167
5	Plaza2	74%	26%	167
6	Plaza3	87%	13%	167
7	Playground	72%	28%	167
8	Sportsfield	83%	17%	167
9	PocketPark	73%	27%	167

Showing rows 1 - 9 of 9

## Comments on your choices or other preferences (optional):

Comments on your choices or other preferences (optional):

I like green, walkable and places to sit

Leave off the buildings and just build a park and gardens

our priority is to protect conservatikh land recreational areas and trails ABD OUR WATERSHED

Keep the wetlands protected and intact, not managed.

Another playground/park area like that at Masconomo would be wonderful.

These are totally generic images and have no relation to Manchester By The Sea

Try to avoid dense urban feel. Include playgrounds for kids.

Quiet is nice, but good for young kids to have something

I like the first three options, the only thing I would like to see is a play area for children that is in tune with nature and not just something that they can play on.

Character should match the land usage. If it is primarily elderly & some worker's housing matched with offices, athletic and health usage, the spaces should not be so heavily programmed, more just green spaces and small gathering. It will probably not be an active retail district, by contrast, with active open spaces.

Keep as much green space as it is and add trails, developing the smallest footprint as possible for some small single family homes.

NO RESIDENTIAL

The area is surrounded by conservation land. Leave as much undeveloped as possible.

Park-like with lots of trees

Open land, native wildflowers, low impact plantings, less grass.

how many places, too much unknown about land size etc

There should be resident gardens for growing veggies or flowers, possibly a fun playground and places for people to gather comfortably.

play spaces should be multi functional/generational, avoid developing public spaces that only serve one purpose.

No fields unless it's on the property John Donovan deeded for that purpose.

Green, trees, and not paved

Comments on your choices or other preferences (optional):

The areas are either programmed, with lots of moveable outdoor furniture and/or a children's adventure playground. There is a feeling of urbanity in some. In one photo there is a multi-use path through the trees for bikes and peds -- this is something we don't have in town and this kind of regional connectivity is much needed. By contrast, I do NOT want to see development like the one in the middle. Winding brick paths through lawn and big paved plazas that are unprogrammed and little-used. The lawn is just leftover space that is unprogrammed, feels like corporate office park, and is ecologically bereft.

Town needs more open space playing fields

Natural spaces that blend into the adjacent woodlands. No impervious surfaces.

Plazas and playgrounds are lovely

I think this area would be great to add another park especially for younger children, multi-use paths surrounding, a community garden would be nice as well.

We are desperately low on field space for local teams

like plazas. More fields needed by town community already

Open near uses, not vacant unused

RESIDENTS FIRST!

None of the above. No development. Maybe trails.

We feel it is also very important to have a dedicated children's bike cycling area that is away from roads, parking and traffic. It should be integrated into the overall vibrancy of the landscaping and gathering area. Think of Horn Pond in Woburn- a walking/bike path surrounding the overall developed area.

My previous comments on walkways about vegetation and open space use are more relevant here.

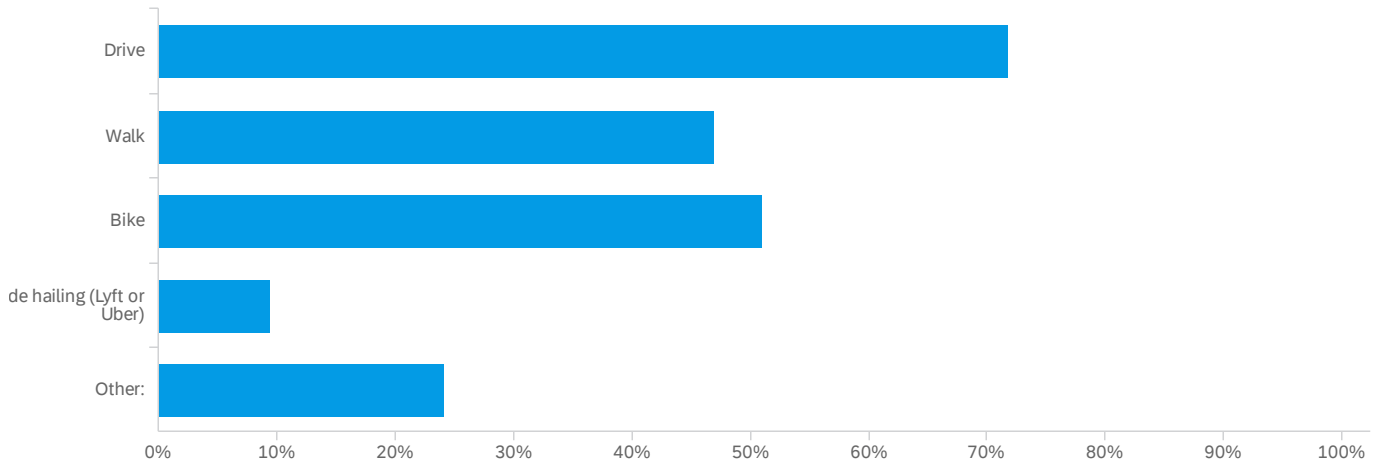
Row 1 Column 1 - for retail area, great. I like the wooden planks (would they hold up here?) Next column, great simple bike path mixed with natural walking path; Last column - lovely to have a community garden plot, especially for those in the village who do not have a lot space to plant veggies. Row 2 -- I support the notion of ensuring that around each of the residential buildings (townhouses, multifamily, mixed use) there be green space to enjoy... benches like this with green warm up the buildings and encourage community and getting outside. Same idea with the Rows 2 and 3 Column 2 "parks" -- bottom one looks a little to "cold" though. I believe a playground for kids is important; I don't think we need another ball field for "organized sports," and I wouldn't want to bring in all that much "city-type" activity as in Row 2 last column.

Connecting with nature and green things, while doing activities, is a good thing.

spaces should serve the residents and be in proximity, commercial businesses should include public space, space will be limited so expansive single use spaces should be a low priority

These last few questions focus on connectivity within the LCD and to other parts of town.

How would you prefer to get to the district from your home? You may select more than one option.



#	Field	Percentage
1	Drive	35%
2	Walk	23%
3	Bike	25%
4	Ride hailing (Lyft or Uber)	5%
5	Other:	12%
		303

Showing rows 1 - 6 of 6

Q15\_5\_TEXT - Other:

Other:

shuttle such as the ride, cata or dedicated town especially for low income, disabled and seniors

Jitney bus

Bikings not always safe. Walking too far. Driving introduces more traffic and more parking needs. How about a shuttle?

Other:

this is irrelevant most people drive

I doubt that I would go there much. Barely go downtown now.

Shuttle

Cata

Bus e.g. CATA

shuttle bus from town if possible

Would there be enough people for a trolley?

shuttle or bike rental.

shuttle service, hitchhiking (kinda kidding)

shuttle if offered and lack of parking

I don't plan to go there. I plan to go to the conservation land which I fear that it threatens.

shuttle bus

don't plan to go there

transit options - CATA, shuttle, other

Unfortunately, it is not in an easily accessible location. People living there will have to own cars. People visiting will have to drive.

Shuttle, jitney (monorail??)

shuttle or CATA bus

trolly, bus, shuttle

Shuttle

CATA

perhaps local bus service / trolley

I'd like to drive by and not see it.

Depends on uses

That area has no good connectivity to the rest of town.



Other:

CATA

Live too far away

Some kind of small scale public transportation

Renewable energy/energy-efficient /electric shuttle doing a loop around town would be great!

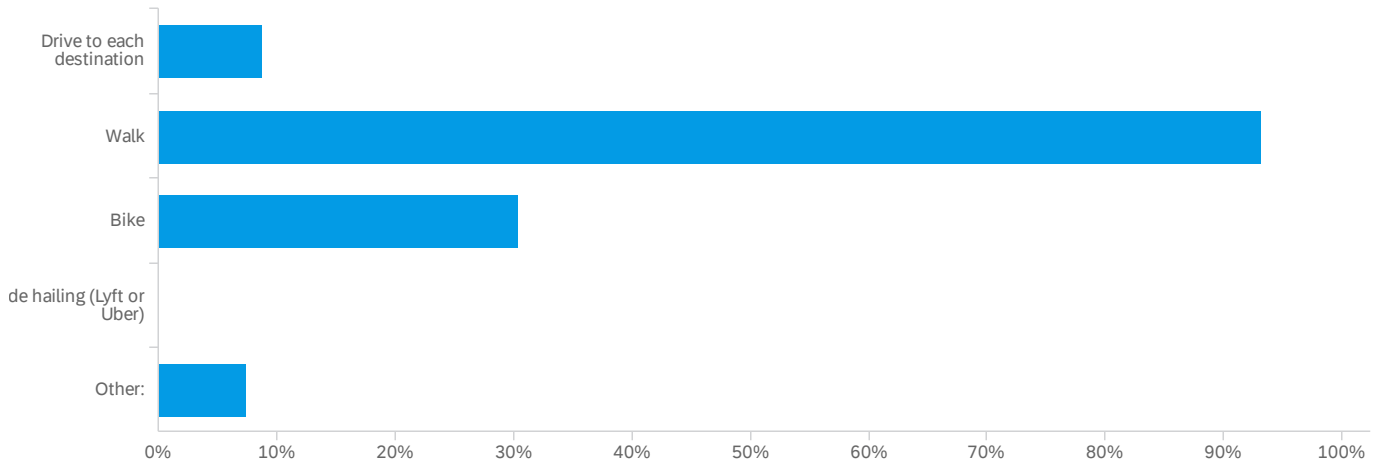
Other: NOT a new public transportation (ie. bus) option. Not looking for "city" expansion.

Rockport-style trolley

shuttle service from downtown or near downtown

transit, shuttle, on call

Once you're within the district, how would you like to get around? You may select more than one option.



#	Field	Percentage
1	Drive to each destination	6%
2	Walk	67%
3	Bike	22%
4	Ride hailing (Lyft or Uber)	0%
5	Other:	5%
		207

Showing rows 1 - 6 of 6

Q16\_5\_TEXT - Other:

Other:

this area is not huge..thus is irrelevant

Shuttle

Would there be enough people for a trolley?

walk

Not thinking I would want to access the district.

Other:

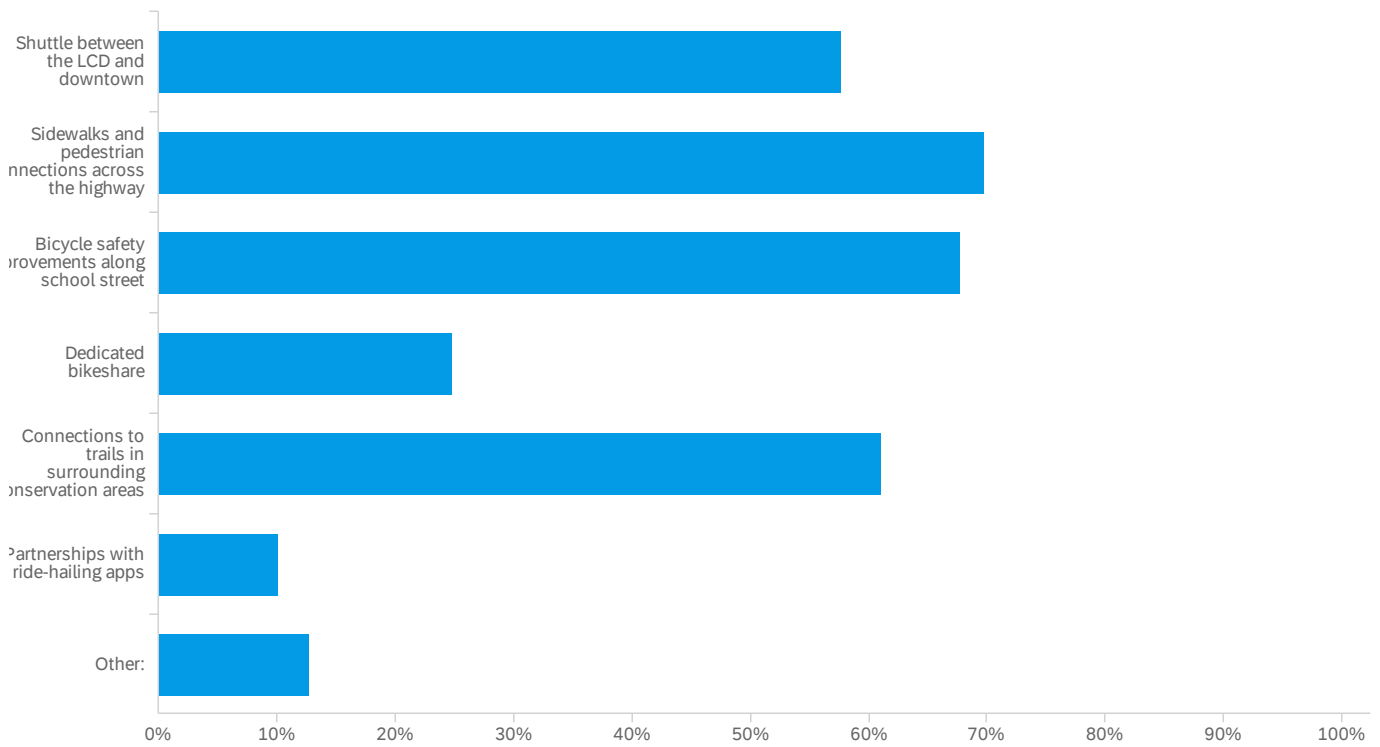
Shuttle

perhaps a local bus service / trolley

I won't be.

Walking is great within the district -- also, renewable energy/energy-efficient /electric shuttle doing a loop around town would be great!

How should the LCD connect to other parts oftown? Select all that apply.



#	Field	Percentage
1	Shuttle between the LCD and downtown	19%
2	Sidewalks and pedestrian connections across the highway	23%
3	Bicycle safety improvements along school street	22%
4	Dedicated bikeshare	8%
5	Connections to trails in surrounding conservation areas	20%
6	Partnerships with ride-hailing apps	3%
7	Other:	4%
		453

Showing rows 1 - 8 of 8

Q17\_7\_TEXT - Other:

Other:

Other:

we are spaced most people will need to drive to a medical building not sure where this is coming from also TOWN should not pay to subsidize a shuttle get an mbta bus

I am sure that if this is developed that most people would drive. They won't want to carry things and need to wait for a bus. Possibly a few people might ride a bike or walk occasionally on a nice day.

This questionnaire has no relation to our local town - do not need generic questions Please update with actual questions that apply to our town

If there are so many people living there that this is a concern, then we have made a big mistake. This question has different answers depending on how many people will be living in the LCD. Obviously parking for shops and for T in the downtown area is already at a premium but I am very skeptical that bicycles or highway crossovers would help! As for a shuttle, how many resident units would be required to justify that?

Drive

how about banning use of any but electric cars

close coordination with senior transit options

personal choice

The site does not connect to the town. 128 makes it a ghetto.

They will not connect

I visualize people driving to the commercial area. Shuttles would be a joke other than possibly a shuttle that ties into commuter trains. In that case the businesses themselves can finance the shuttles.

Presumably Manchester will charge non-residents for access.

Something that considers schedule of commuters on train

I don't think people would use a shuttle.

None of the above. No development.

A shuttle is key. Parking in downtown and at the commuter rail station is already tight. Connections to nearby trails would also alleviate parking at those trailheads. Given the distance to downtown, the focus should be on accommodating/encouraging shuttle use and biking rather than walking.

ride-hailing important for restaurant use (minimize impaired drivers)