

# Town of Harvard

Residential Visual Preference Survey

February 2021

## INTRODUCTION

The Harvard Residential Visual Preference Survey or VPS was intended to gather personal preferences for the design, siting, and scale of residential housing that would be appropriate for the town. This is a pictorial survey and respondents selected the likeability of a series of photographs from highly preferable down to a strong dislike.

Visual preference surveys (VPS) are designed to gather the public's preferences for the natural and built environments of their community. The process often entails viewing a series of images (in this case mostly housing) and with participants evaluating the overall desirability of the images. The Harvard Residential VPS was designed to delve deeper into the images to gauge the desirability of overall building types but also specific elements such as where the building is located, how large it is, the character of the design, and the architectural features. The focus of this VPS study is on design elements for residential development and its appropriateness to Harvard.

The aesthetics of housing, their functional design characteristics, and offered public amenities are crucial to determining its appropriateness and fit to a community. The value of housing extends beyond just its design and fit into the overall context of the community. Housing is also for people, people who are either already existing residents of the community who may need a new type or size of housing to live in but also for new residents who may wish to share in the setting and culture that residents currently enjoy. The key balance is identifying housing types that not only fit aesthetically but also work well related to scale and placement, do not unduly burden local services, and contribute to the fiscal health of the municipality.

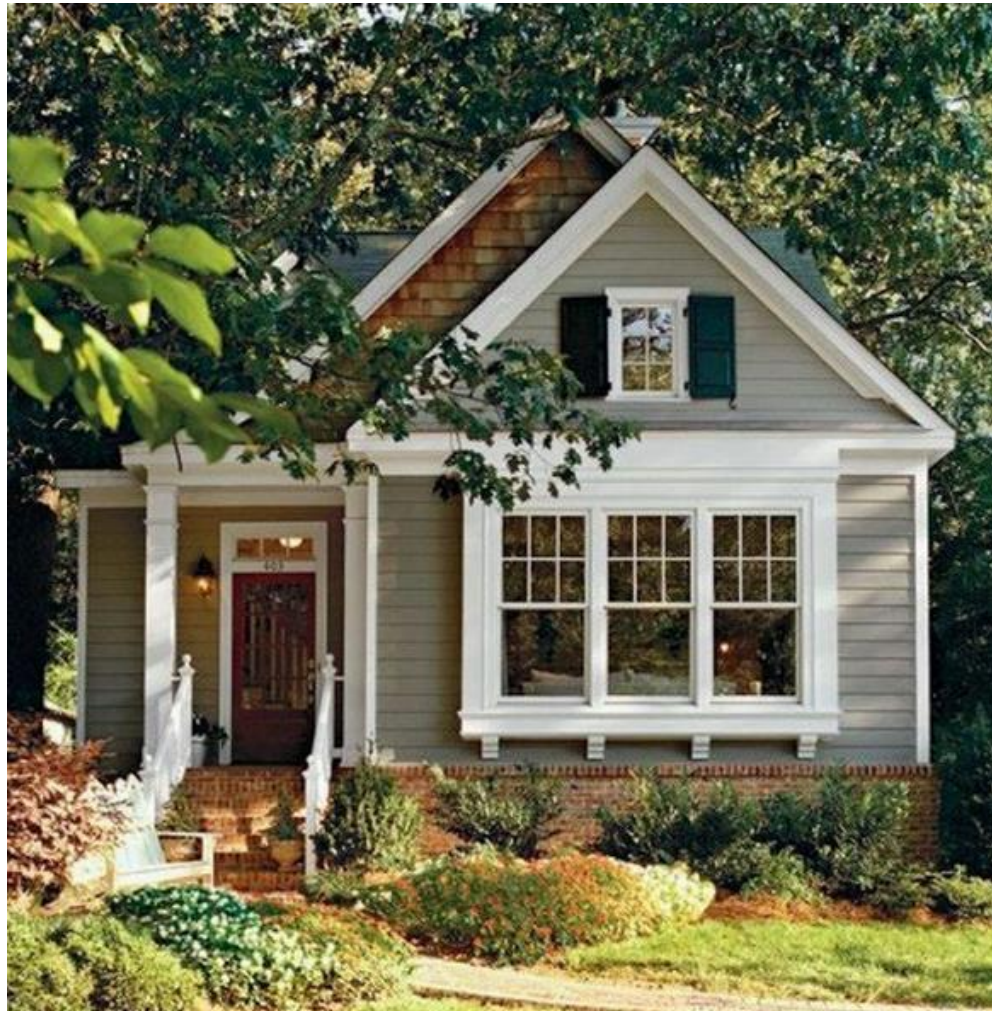
The instructions to complete the survey were simple, respondents selected the number on the scale that most closely represents their initial feeling when viewing the photograph.

# Scoring and Analysis

- **Mean –**
- **Standard Deviation –**
- **Top Box Scoring** - Researchers are standardizing on a “top box” scoring method, showing what percentage of respondents selected the Top “N” box (e.g. what percent of people selected a 9 or a 10 on the 11-pt scale). This method provides meaning on its own without a lesson in statistics.

# Single-Family Residences

Single-family residences tended to score the highest in the survey, which would be expected given Harvard's current housing inventory. Scores ranged from 8.32 for a colonial cottage and 8.17 for a rural barn down to 2.13 for Charleston-styled residences. Cluster development pictures tended to score above the mid-point.



TYPE	MEAN	STDEV	Top4
Image #1 - Single-Family Cottage	8.32	2.28	78%



TYPE	MEAN	STDEV	Top4
Image #2 - Single-Family Senior Cluster Development	4.64	4.83	32%





TYPE	MEAN	STDEV	Top4
Image #3 - Single-Family Cluster Development	3.85	5.49	27%



TYPE	MEAN	STDEV	Top4
Image #4 - Single-Family Cottage	6.77	3.14	58%





TYPE	MEAN	STDEV	Top4
Image #5 - Single-Family Cottage	5.50	4.46	46%



TYPE	MEAN	STDEV	Top4
Image #6 - Cluster Around Town Green	5.97	3.87	51%



TYPE	MEAN	STDEV	Top4
Image #7 - Single-Family Homes	2.13	6.63	0.6%





TYPE	MEAN	STDEV	Top4
Image #8 - Single-Family Home Cluster Development with Central Green	4.43	4.92	31%



TYPE	MEAN	STDEV	Top4
Image #9 - Single-Family Cottage	7.34	2.75	71%





TYPE	MEAN	STDEV	Top4
Image #10- Single-Family Cottage	5.57	4.13	45%



TYPE	MEAN	STDEV	Top4
Image #11 - Cluster Development with Rain Garden	4.71	4.68	32%



TYPE	MEAN	STDEV	Top4
Image #12 - Single-Family Home	4.10	5.23	25%



TYPE	MEAN	STDEV	Top4
Image #13 - Single-Family Home	4.83	4.38	28%





TYPE	MEAN	STDEV	Top4
Image #14 - Single-Family Home	2.76	6.28	12%





TYPE	MEAN	STDEV	Top4
Image #15 - Single-Family on Central Green	5.48	3.98	42%



TYPE	MEAN	STDEV	Top4
Image #16 - Single-Family Home	3.78	5.29	17%



TYPE	MEAN	STDEV	Top4
Image #17 - Single-Family Co-Housing Cluster	4.44	4.83	28%





TYPE	MEAN	STDEV	Top4
Image #18 - Single-Family Home Site	8.17	2.52	83%



TYPE	MEAN	STDEV	Top4
Image #19 - Single-Family Home Development	4.36	5.00	31%





TYPE	MEAN	STDEV	Top4
Image #20 - Single-Family Cluster Development	5.10	4.37	38%



TYPE	MEAN	STDEV	Top4
Image #21 - Single-Family Home	4.77	4.67	29%

# Two- to Four-Family Residences

Two- to four-family residences scored lower in the survey with nothing even reaching the mid-point of the choices. The scores ranged from 4.74 for a Dutch colonial central foyer and 4.42 for a colonial four-family that mimicked a town center single-family down to 1.75 for a faux colonial rooming house. Cluster development pictures again tended to score above the mid-point.



TYPE	MEAN	STDEV	Top4
Image #22- Two-Family Home	3.92	5.18	17%





TYPE	MEAN	STDEV	Top4
Image #23 - Conservation (Open Space) Duplex and Townhouse Development	5.07	4.39	37%



TYPE	MEAN	STDEV	Top4
Image #24- Two-Family Home	2.80	6.02	0.7%



TYPE	MEAN	STDEV	Top4
Image #25- Three-Family Home	2.83	6.07	9%





TYPE	MEAN	STDEV	Top4
Image #26 - Two-Family Condominium	4.09	5.07	21%





TYPE	MEAN	STDEV	Top4
Image #27- Two-Family Home	3.68	5.37	16%



TYPE	MEAN	STDEV	Top4
Image #28- Four-Family Home	4.18	5.17	27%



TYPE	MEAN	STDEV	Top4
Image #29- Two-Family Home	4.74	4.57	29%





TYPE	MEAN	STDEV	Top4
Image #30- Three-Family Home	3.74	5.47	20%





TYPE	MEAN	STDEV	Top4
Image #31- Two-Family Home	3.09	5.86	11%



TYPE	MEAN	STDEV	Top4
Image #32- Four-Family Home	3.35	5.87	20%





TYPE	MEAN	STDEV	Top4
Image #33- Two-Family Home	3.56	5.57	17%



TYPE	MEAN	STDEV	Top4
Image #34- Three-Family Home	4.42	4.91	27%





TYPE	MEAN	STDEV	Top4
Image #35- Two-Family Home	1.75	6.84	0.2%



TYPE	MEAN	STDEV	Top4
Image #36- Two-Family Home	2.45	6.41	10%



TYPE	MEAN	STDEV	Top4
Image #37- Two-Family Home	3.00	5.84	8%





TYPE	MEAN	STDEV	Top4
Image #38- Two-Family Home	3.65	5.37	17%



TYPE	MEAN	STDEV	Top4
Image #39- Two-Family Home	2.14	6.60	0.6%



TYPE	MEAN	STDEV	Top4
Image #40- Two-Family Home	2.94	5.97	11%



# Townhouses

Townhouses also scored lower in the survey with nothing even reaching the mid-point of the choices. The scores ranged from 4.33 for a colonial era set of townhomes down to 1.13 and 1.05 for 1960's era suburban townhouses. Historic townhouses scored much higher than mid-century suburban or newer reproductions.



TYPE	MEAN	STDEV	Top4
Image #41 - Townhouses	4.20	5.29	30%



TYPE	MEAN	STDEV	Top4
Image #42- Townhouses	3.73	5.63	25%





TYPE	MEAN	STDEV	Top4
Image #43- Townhouses	1.58	7.06	0.3%



TYPE	MEAN	STDEV	Top4
Image #44- Townhouses	2.10	6.69	0.7%



TYPE	MEAN	STDEV	Top4
Image #45 - Townhouses	3.10	6.08	19%





TYPE	MEAN	STDEV	Top4
Image #46- Townhouses	1.37	7.23	0.1%



TYPE	MEAN	STDEV	Top4
Image #47- Townhouses	3.47	5.60	16%



TYPE	MEAN	STDEV	Top4
Image #48- Townhouses	1.13	7.40	0.2%





TYPE	MEAN	STDEV	Top4
Image #49 - Townhouses	2.30	6.65	10%



TYPE	MEAN	STDEV	Top4
Image #50- Townhouses	1.05	7.45	0.004%





TYPE	MEAN	STDEV	Top4
Image #51 - Townhouses	3.19	5.79	12%





TYPE	MEAN	STDEV	Top4
Image #52 - Townhouses	1.70	6.99	0.4%



TYPE	MEAN	STDEV	Top4
Image #54 - Townhouses	2.34	6.50	7%



TYPE	MEAN	STDEV	Top4
Image #55 - Townhouses	2.90	6.15	9%





TYPE	MEAN	STDEV	Top4
Image #56 - Townhouses	4.33	5.10	31%



TYPE	MEAN	STDEV	Top4
Image #57 - Townhouses	2.61	6.32	11%





TYPE	MEAN	STDEV	Top4
Image #58 - Townhouses	2.11	6.72	9%





TYPE	MEAN	STDEV	Top4
Image #59 - Townhouses	4.52	5.03	35%



TYPE	MEAN	STDEV	Top4
Image #60 - Townhouses	3.66	5.53	21%



TYPE	MEAN	STDEV	Top4
Image #61 - Townhouses	1.40	7.18	0.009%





TYPE	MEAN	STDEV	Top4
Image #62 - Townhouses	3.47	5.74	23%



TYPE	MEAN	STDEV	Top4
Image #63 - Townhouses	1.72	6.95	0.04%

# Apartments and Assisted Living/CCRC

Apartments and other senior multifamily developments again scored lower in the survey with nothing even reaching the mid-point of the choices. The scores ranged from 4.79 for a 19th century era multifamily conversion down to 1.02 and 0.79 for 1960's era suburban apartment complexes. Historic buildings with colonial architecture tended to score higher than mid-century suburban or newer reproductions.





TYPE	MEAN	STDEV	Top4
Image #64 - Apartments	3.34	5.73	15%



TYPE	MEAN	STDEV	Top4
Image #65 - Continuing Care Retirement Community	4.02	5.39	28%





TYPE	MEAN	STDEV	Top4
Image #66 - Apartments	4.79	4.57	37%





TYPE	MEAN	STDEV	Top4
Image #67- Apartments	1.02	7.46	0.00%



TYPE	MEAN	STDEV	Top4
Image #68 - Apartments	0.79	7.66	0.004%



TYPE	MEAN	STDEV	Top4
Image #69 - Continuing Care Retirement Community	3.55	5.69	20%





TYPE	MEAN	STDEV	Top4
Image #70 - Apartments	2.20	6.59	8%



TYPE	MEAN	STDEV	Top4
Image #71 - Apartments	3.40	5.70	15%





TYPE	MEAN	STDEV	Top4
Image #72 - Continuing Care Retirement Community	4.63	4.81	30%





TYPE	MEAN	STDEV	Top4
Image #73 - Apartments	2.18	6.61	8%



TYPE	MEAN	STDEV	Top4
Image #74 - Apartments	4.60	4.81	28%





TYPE	MEAN	STDEV	Top4
Image #75 - Apartments Above Commercial	3.96	5.34	23%





TYPE	MEAN	STDEV	Top4
Image #76 - Continuing Care Retirement Community	2.25	6.62	8%



TYPE	MEAN	STDEV	Top4
Image #77 - Apartments	1.14	7.41	0.01%



TYPE	MEAN	STDEV	Top4
Image #78 - Apartments	3.27	5.90	19%





TYPE	MEAN	STDEV	Top4
Image #79 - Apartments	2.23	6.59	6%



TYPE	MEAN	STDEV	Top4
Image #80 - Apartments	2.10	6.70	6%



TYPE	MEAN	STDEV	Top4
Image #82 - Apartments	2.98	6.08	16%





TYPE	MEAN	STDEV	Top4
Image #83 - Apartments	4.22	5.09	25%



TYPE	MEAN	STDEV	Top4
Image #81 - Apartments	2.39	6.48	9%



TYPE	MEAN	STDEV	Top4
Image #84 - Assisted Living	4.01	5.26	24%



# Other Types of Residences

The types in this section included apartments above storefronts, a common type of housing for empty nesters, accessory apartments, town center mixed use, co-housing, and eco-housing (ecologically-based community). Apartments above storefronts ranged in scores from 4.87 down to 2.24 with many in the 3's and 4's. A similar model—the mixed-use town center, was far more popular at 5.83. Accessory housing units were fairly highly ranked ranging from 6.24 down to 3.48 with many above the mid-point. The two co-housing developments scored 3.76 and 3.71 while the ecovillages scored 6.02 and 5.12 respectively.



TYPE	MEAN	STDEV	Top4
Image #85 - Apartment Above Storefront	4.87	4.66	33%



TYPE	MEAN	STDEV	Top4
Image #86 - Co-Housing Development	3.71	5.47	22%





TYPE	MEAN	STDEV	Top4
Image #87 - Apartments Above Commercial	3.44	5.66	16%



TYPE	MEAN	STDEV	Top4
Image #88 - Apartments Above Commercial	3.40	5.66	16%



TYPE	MEAN	STDEV	Top4
Image #89 - Co-Housing Duplexes	3.76	5.43	20%





TYPE	MEAN	STDEV	Top4
Image #90 - Accessory Apartment	6.24	3.64	55%



TYPE	MEAN	STDEV	Top4
Image #91 - Apartment Above Storefront	2.73	6.17	12%



TYPE	MEAN	STDEV	Top4
Image #92 - Accessory Apartment	5.70	4.03	47%





TYPE	MEAN	STDEV	Top4
Image #93 - Apartments Above Storefront	2.24	6.54	7%



TYPE	MEAN	STDEV	Top4
Image #94 - Accessory Apartment	3.48	5.71	19%



TYPE	MEAN	STDEV	Top4
Image #95 - Apartment Above Storefront	3.95	5.25	24%





TYPE	MEAN	STDEV	Top4
Image #96 - Accessory Apartment	5.51	4.31	41%



TYPE	MEAN	STDEV	Top4
Image #97 - Town Center Mixed Use	5.83	4.18	53%





TYPE	MEAN	STDEV	Top4
Image #98 - Accessory Apartment	4.16	5.14	23%





TYPE	MEAN	STDEV	Top4
Image #99 - Apartments Above Storefront	3.63	5.46	18%



TYPE	MEAN	STDEV	Top4
Image #100 - Rural Accessory Apartment	4.71	4.72	28%





TYPE	MEAN	STDEV	Top4
Image #101 - Rural Accessory Apartment	5.69	4.01	28%





TYPE	MEAN	STDEV	Top4
Image #102 - Ecovillage	6.02	3.89	51%



TYPE	MEAN	STDEV	Top4
Image #103 - Accessory Apartment	3.96	5.30	21%



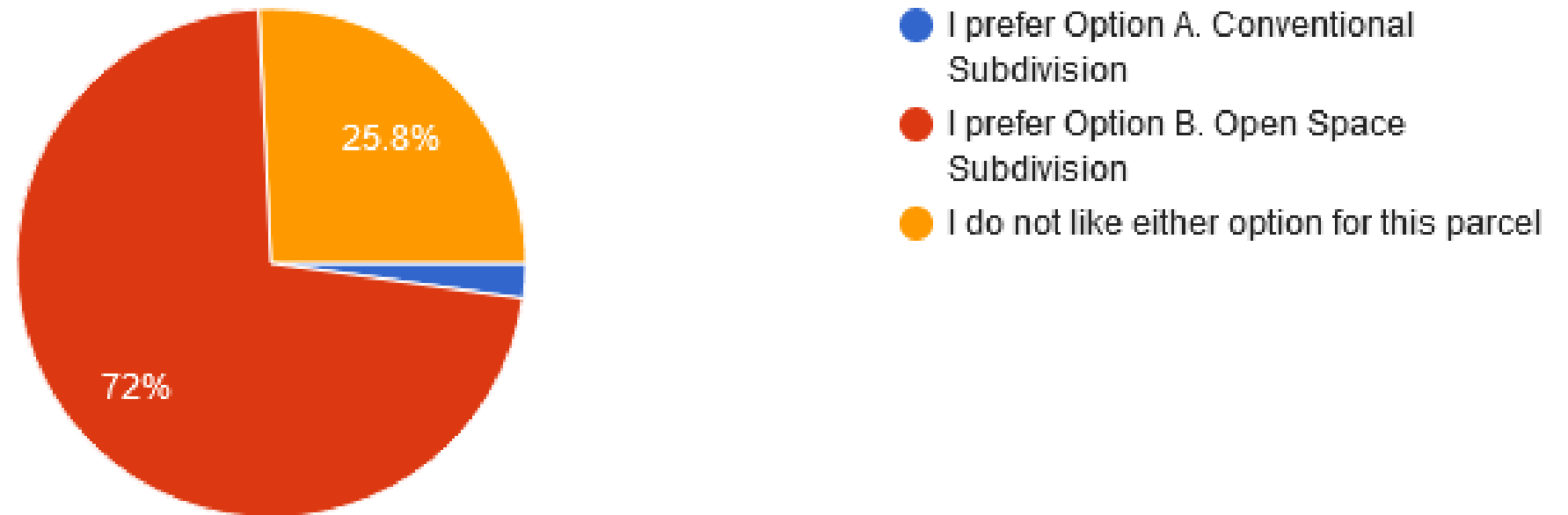


TYPE	MEAN	STDEV	Top4
Image #104 - Ecovillage #2	5.12	4.50	37%



## Image #105 - Conventional versus Open Space Development

225 responses



# Additional Comments by Respondents

- Categorized by Topic
- Some editing out of extraneous
- Tried to retain as much critique as possible

## Adaptive Design

- Some of these images seem challenging for a senior community - particularly the townhouses. The big stairs up the front seem like a major hurdle.
- Love this! I tried to think about what would fit with Harvard and **thinking about accessibility**, though it's hard to tell what the interiors would offer -- elevators, lifts, etc.
- If this is specifically for Seniors, I **like the idea of commercial being a walkable distance**; whether mixed use (above the commercial) or not.



## Architectural or Building Design

- I think the somewhat **quirky mid-century modern stuff** you see around Harvard and Concord is pretty cool. I'd generally **avoid the McMansion** look.
- **Garages** are very important
- I think that a lot of these images are wonderful! The **charming cottages** that go the extra mile to add porches, stone, and woodwork accents would look lovely in Harvard, letting seniors have **smaller homes and less land maintenance**, with a **close neighborhood** of support. I think we want to **avoid cookie-cutter subdivisions** of homes with no visual interest, loud paint colors, and obvious parking lots. **Natural, traditional styles** will maintain the charm of our sweet New England town.
- Multi-family homes are a tough sell, design-wise. However, if they have a **more traditional, charming design**, they will keep the aesthetic of Harvard intact.
- Overall, there is no trace of architectural vision befitting the 21st Century!
- I was in favor of housing with **access to the outdoors** either through land around the building or with a balcony.

## Architectural or Building Design

- The **building façade is the most important architectural detail**. If we were to follow lines Like a shaker village style or to go back to Sturbridge Village. **Green space** is the most important element. Concrete and black top do not belong whatsoever. If it looks generic it probably is.
- Images 95-97 reflect more **colonial, distinctive architectural styles incorporating finer building materials** and a more welcoming design...the **preservation of communal open spaces** is intrinsic to providing a feeling of open space....**front porches or terraces** should be incorporated / **no front big garage doors** ...make owner driving -garage access in the rear like the fine Brick Captains Row in Devens ....as well as some **new village style townhouse** style new projects at Devens .....hopefully development is **closer and walkable to Town Center**.
- I'm of the age that I might consider moving from my own home to a smaller residence that may be built in town. It seems to me that this questionnaire is trying to assess type of home (e.g., single family, singly family cluster, development, co-living, cottage, accessory, continuing care, etc.) in tandem with personal ideas about type of architecture and style. Please.... yes, ask about type of home, then, separately and much later professionals should ensure that the design will be very sensitive to the landscape and the site. Just think about many brick single two or three story family houses that really belong in Newton would look plunked down on a field in Harvard. If we want the town landscape to be as rural and open as we are now, **design and placement is of the utmost importance**.

## Layout and Site Planning

- I'd prefer to see **larger lots for subdivisions** - both options appear fairly dense, but it's hard to tell the scale. Harvard should continue to require larger lots, even for housing communities. If there's a co-housing situation that could be different, but I wouldn't expect more than **6-10 houses in a cluster** rather than something like 40.
- I hope there is a way of **prioritizing the use of space** over the type of architecture for that space.
- Subdivision developments are nicer when they have **all different styled houses**, not the same 2 or 3 models. Will age better.
- ...but I'm **not big on subdivisions** in town
- I'm **not a fan of cookie cutter subdivisions**.
- I would love to see **Town Center Mixed Use in the commercial district**. I like the ideas of **Ecovillage** and **Open Space Subdivision**. We have Pine Hill Village next to us and I'm watching to learn the pros and cons of that kind of development and being an abutter to that kind of development.
- I think in all cases, single and multi-family, if **parking and garages are kept in alleys behind the homes**, it makes a positive difference in the overall impression of the area.
- Please no housing developments or condos, unless **tiny house eco-based community** catering to **fixed income/low income** or **single-story retirement community**



## Layout and Site Planning

- I would prefer to see buildings (similar to #96) that look **antique/interesting** vs. new builds that all look the same or similar (like what we see over at Webber's Village or apartment buildings like Sunrise). Having **smaller neighborhoods of cottages** that have **interesting architectural elements** for our elderly friends would be a wonderful addition to town.
- I also think something that has **plenty of green/garden space** vs. cottages that are right on top of each other (again, like the ugly design at Webber's Village) would be a delightful addition. New builds these days look very cheap and shoddy and get thrown up so quickly, they don't have any character or interesting qualities about them. If we're going to build something nice for our elderly neighbors, I'd hope it would be not only pleasing to the eye for our historical and nature-loving community, but also with **easy accessibility** (single level cottages and minimal stairs).

## Layout and Site Planning

- General - **Porches and/or Decks very important!** Expand living space, enhance quality of life. **Sense of community.** **Fireplace** - woodburning or other - would be ideal -- and serve residents well in our far-too-frequent power outages. In fact, could developers be asked/**required to include generators?** Esp. important for senior/disabled housing. BTW, **disabled means not just older folks** - think kids & adults w/medical issues who are dependent on equipment necessary for treatment. Make sure there is a **plan for trash pickup and/or transfer station access**. Make sure there is a **"reasonable" amount of storage** space for every unit.
- Too many examples are inappropriate for Harvard, wrong context. More suited for more urban areas, or dense suburban areas. **Small cottage clusters seem the only option**, other than along the Commercial district.
- Good design is contextual, or it is a failure. The **South Acton Historic District**, which I often drive through between Harvard and West Concord, has barely a single home of any distinction and yet the entire district is delightful. Old trees, dipping and winding roads, houses of different sizes, ages, colors, and set backs add immeasurably to the area's charm. Without the **early design imprint of a qualified, experienced landscape design team**, any of these projects risks failure.

## Opposed to Development

- I prefer green space and historic buildings
- It's really a shame to keep developing land.
- I admittedly do not like to see any development on currently open space in town!!
- The MP is flawed and needs to be revised. None of these options are viable for the town.
- Your survey presupposed a lot, and makes the assumption that these are categories that should be pursued at all - pushing the user into making a choice on preference, when the basis of the survey itself of whether any options should be taken is not presented as an overarching option.
- What is happening to Harvard? Where is this push to develop and turn us into Littleton and Acton coming from? There has not been enough education or communication regarding this. People move here for a reason and it is clear that Chris Ryan does NOT understand Harvard, it's residents, or that we do not want what he is proposing.
- I prefer conservation over any type of development
- I moved here to be able to have space, trees, few cars, and to simply be able to breathe and raise my family. I think our min. acreage should be increased. I think when people move in they should be made aware of Conservation and Wetlands issues at or near their property (too many are ignorant and after the fact does nothing). Finally, if I wanted to live in Boston, Cambridge, or Concord I would have moved there. I wanted a town with a low population, few homes, and a high percentage of the town under conservation.



## Opposed to Development

- Image 105 is extremely misleading. Getting people to choose B over A is completely meaningless. Focusing on development when the **clear movement of the future is open space** (e.g. the 30 by 2030 initiative) will place Harvard at a disadvantage/behind the trend instead of at the forefront.
- **Stop trying to change / develop Harvard** into a metropolis. Go to Acton MA or Westford MA. They used to be country towns now they're ruined cuz of development, jammed up roads with traffic , etc.
- We moved to Harvard because we wanted to have privacy and be surrounded by woods and nature. If we **keep the high acre minimums this town** and our **properties will become increasingly valuable**, as there will be few areas like this. If we decrease zoning, we might as well have moved to Sudbury and have all of the stores, proximity to Boston, sidewalks throughout the whole town which are great for walking, and community centers and playgrounds which reopened for the children six months ago (unlike Harvard). If we cannot take care of and offer what we already have, why are we considering adding more?
- **None of these developments seem to fit this town. We are a small community and it should stay that way.**

## The Need for Senior Housing

- **Senior housing is desperately needed** and wooing **cost-effective senior housing** for our current seniors should be a top priority.

## The Need for Housing Diversity

- Senior housing is desperately needed and wooing cost-effective senior housing for our current seniors should be a top priority. Co-housing units that try to make it look more like a larger single family typical of this area are personally preferred (although for non-senior living single family is preferred).
- It would be terrific to see different kinds of housing types implemented in Harvard. I applaud the Planning Board's efforts in this area and intend to support them at Town Meeting.
- Housing is a critical need. In Harvard, in Mass., and nationally. We don't live in a museum (AKA Old Sturbridge village,, Plimoth Plantation, etc.). This is a living, breathing, real place, in an all too real/evolving world. Harvard must ACT.
- ...it seems an (unwritten) assumption that the plan is for senior housing. When I walk around, I see many BLM signs. If these are our collective values, shouldn't we subsidize housing for lower income people, as well as increase diversity in terms of Black families? This seems more congruent with what the signage signals people's values are. While sad that some seniors may have to leave, they at least had the opportunity to live in a nice, safe community for much of their lives- how about giving an opportunity to some people whose children would not have a chance for a great education otherwise?

## NIMBY-ism or Exclusivity

- What matters MOST to me is **affordability + quality rentals**. Not everyone can or should buy! Focus MUST be on already well documented housing NEEDS here, and **NIMBY-ism should not be allowed**. NIMBY has predominated for decades & **does not support a diverse, vibrant, and healthy community**.
- This **town should be open and welcoming to ALL**. NIMBY-ISM hurts the folks Harvard claims to value. **This is an embarrassment**. Harvard was once vastly more diverse and inclusive than it is now. Town is focused on affluent families, real estate industry, and a public school serving a relatively small # of children at massive long-term cost to the whole community. If you are a kid, you're doing super-fine.
- **If you are Older, Senior, Disabled, Low/moderate/fixed income, you are not welcome here**. Harvard's unspoken plan for you: LEAVE.
- Harvard has long known that you are underserved. **Harvard has consciously decided, time and time again, to do nothing, opting to fail this substantial % of the population**. Folks who worked hard, paid taxes, raised families, supported churches and civic groups, volunteered, and generously contributed talent and treasure to the community. **They are the foundation, part of Harvard's history**.



## NIMBY-ism or Exclusivity

- This is a **closed-minded place. Clannish**. Folks here seem to think they are SPECIAL. News flash - they are no better, smarter, or anything else than people in other communities, than people from other walks of life. **The lack of diversity in Harvard is unhealthy.**
- This is a community out of balance. I **implore leadership to act**, to **address the well documented issues** before it. Actions speak louder than words.
- Please **don't allow the typical bullying, NIMBYism, hysterical residents** threatening legal action, crying that life as they know it will be over if anything changes. The natural world will be destroyed. And so on. **Complaints and threats have been successful in terms of blocking progress. This will continue. Please establish/develop a strategy to head off re-litigating this decades-old issue.**

## Affordability or Cost

- **COST of housing is VERY IMPORTANT.** MUST be affordable to ordinary humans - not just the Harvard economic ""elites."" MUST be a **mix of affordable/market rate** units - INCLUDING **RENTALS!!!**
- The slide show seems also to **force answers toward more expensive projects** than those clearly done on a tighter budget. It may be easier to do a poor job with a lot of funds than to do an excellent job within reasonable constraints.
- I suspect that some **elders are thinking that a new smaller home might cost less** than the sale price of their current residence."

## Other Comments of Note

- I feel that **we are pretty lucky and a bit entitled to be able to make these choices** for people who come to live here after us.
- I found it difficult to rate many of them outside of context. Some may have been pleasing to look at but NOT for Harvard; others I wondered if I HAD to like one of them IF we were going to have to build them, for instance, apartment above store front- wasn't sure if I should like one of them or just say no to all!
- Unclear in some instances if development is for existing parcels/structures or if approval of one necessitates developing the other. (i.e. With regard to apartments over storefronts: are these apartments to be built over existing storefronts or, given that we have so few stores, is approval of these apartments also linked to approval of commercial development? Some of the apartments were lovely, but I don't necessarily want more commercial development.)
- I feel (somewhat) sorry for kids growing up here these days - they essentially live in a bubble. **Harvard does not effectively prepare children for the real world.** That being said, the vast majority of the annual budget is allocated to children - a cost to all others. Affluent families move here "for the schools" [and] taxes increase every year, mostly for public (but run like private) schools. Kids graduate, families sell at a handsome profit, & move. Town is left holding the debt and property tax bag. **Unsustainable.**
- I'm not sure that some of the images really belong here because they are old buildings, sometime old and historical and others old and run down, **neither of which would likely be replicated in new construction.**
- **Most of these images look like dumps** or not appropriate for the rural character of Harvard.