



The Housing Choice Act – Lincoln's Path Forward

Public Forum
June 16, 2023

This presentation will cover...

- Context
- Compliance requirements for Lincoln
- Timeline for compliance
- Developing parameters for compliance options
- Analysis of district options
- HCA & Inclusionary Zoning
- Proposal for Village Center Mall Subdistrict
- Q&A
- Next Steps

Working Group Members

- **Michelle Barnes** *Lincoln Land Conservation Trust*
- **Abigail Butt,** *Director Council on Aging & Human Services*
- **Bill Churchill** *Zoning Board of Appeals*
- **Rachel Drew** *Housing Commission*
- **Bob Domnitz** *Planning Board (until end of March 2023)*
- **Steve Gladstone** *Water Commission (beginning April 2023)*
- **Andrew Glass** *Historical Commission*
- **Jennifer Glass** *Select Board*
- **Tim Higgins** *Town Administrator*
- **Darin LaFalam** *Superintendent, Water Department*
- **John MacLachlan** *School Committee*
- **Geoff McGean** *Rural Land Foundation*
- **Craig Nicholson** *Planning Board (beginning May 2023)*
- **Terry Perlmutter** *Council on Aging & Human Services Board*
- **Kathleen Shepard** *Conservation Commission*
- **Gary Taylor** *Planning Board*
- **Paula Vaughn-MacKenzie** *Director of Planning and Land Use*

Town Vision Statement

Lincoln is committed to...

“Fostering economic, racial, ethnic, and age diversity among its citizenry through its educational, housing and other public policy.”



Context

Housing Choice Act was signed into law in 2021; compliance is not optional

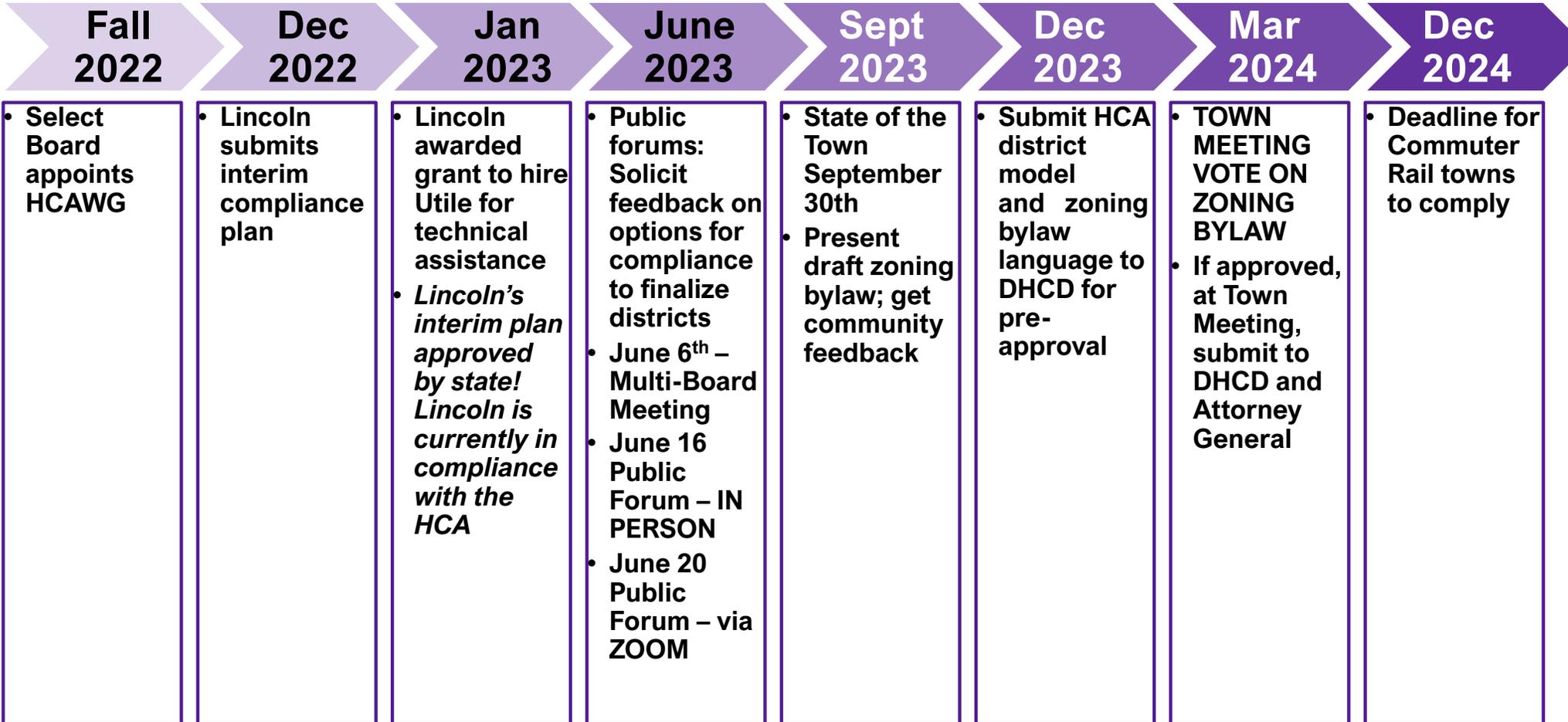
Section 3A of the law applies to 175 cities and towns that have or are adjacent to MBTA service

Commuter rail towns must approve a compliant district by December 2024

*“All MBTA Communities must comply with the Law. Communities that do not currently have a compliant multi-family zoning district must take steps outlined in the DHCD guidelines to demonstrate interim compliance. Communities that fail to comply with the Law may be subject to civil enforcement action. Non-compliant MBTA Communities are also subject to the administrative consequence of being rendered ineligible to receive certain forms of state funding. Importantly, MBTA Communities cannot avoid their obligations under the Law by foregoing this funding. **The Law requires that MBTA Communities “shall have” a compliant zoning district and does not provide any mechanism by which a town or city may opt out of this requirement.**”*

- March 15, 2023, ruling from the Attorney General

Timeline



HCA Requirements for Lincoln

- Zoning vs. Production = HCA is focused on **zoning**
- District must be a minimum of 42 acres
- “By right” zoning of at least 15 units/acre across the district
 - Total **zoning** unit capacity requirement for Lincoln is 635 units
- 20% of district must be within 0.5 miles of the MBTA station
- Subdistricts are allowed
 - Each subdistrict must be at least 5 acres
 - One subdistrict must be at least half of the total district
- HCA aimed at *residential zoning*, *commercial use cannot be required in a compliant district*

A Starting Point Towards Compliance



- Area within ½ mile of the MBTA Train Station
- Area within ½ mile of MBTA Bus Stops on Hanscom Drive
- Look at areas in Lincoln that already have multi-family housing

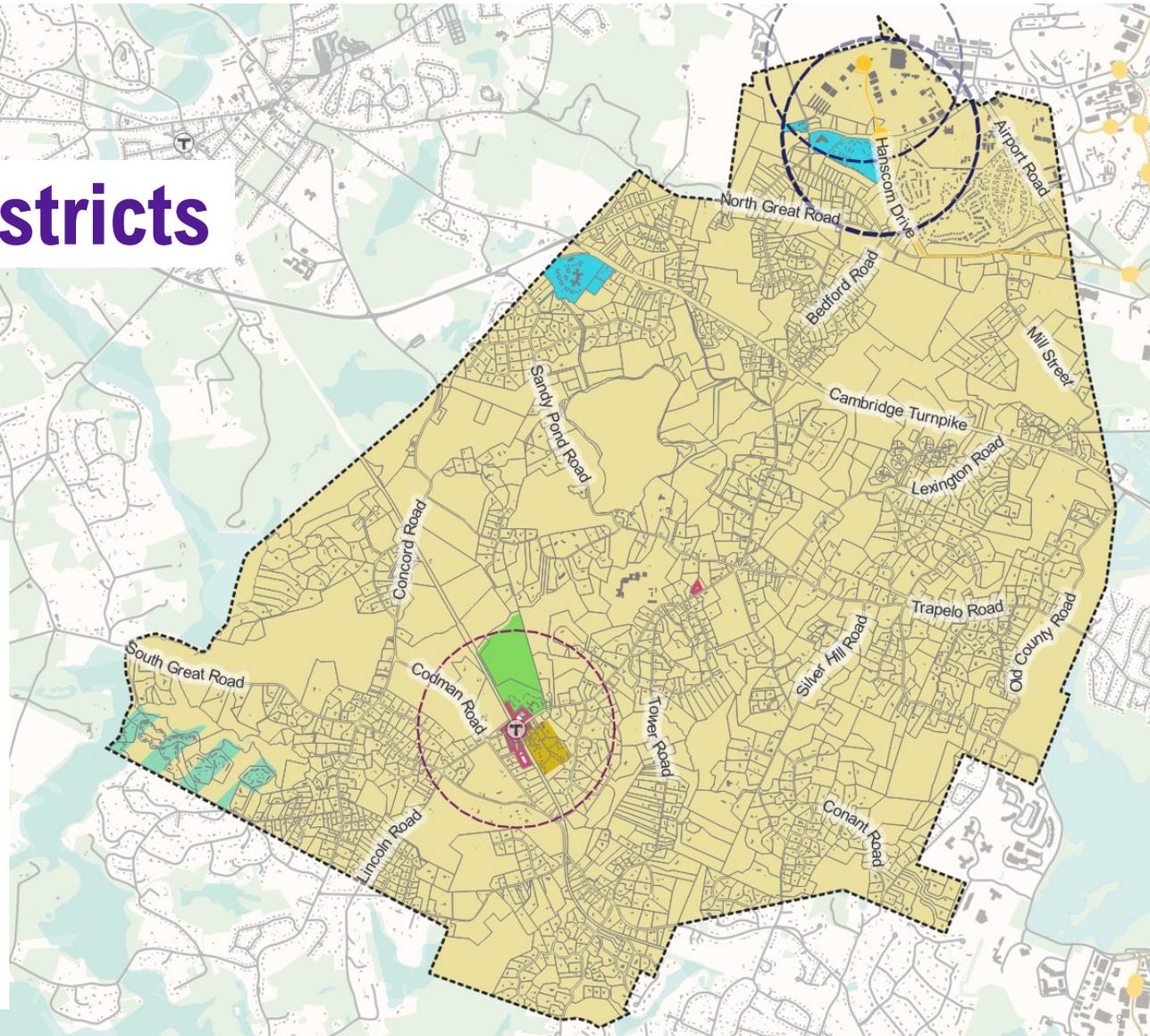


Existing Zoning Districts

Lincoln

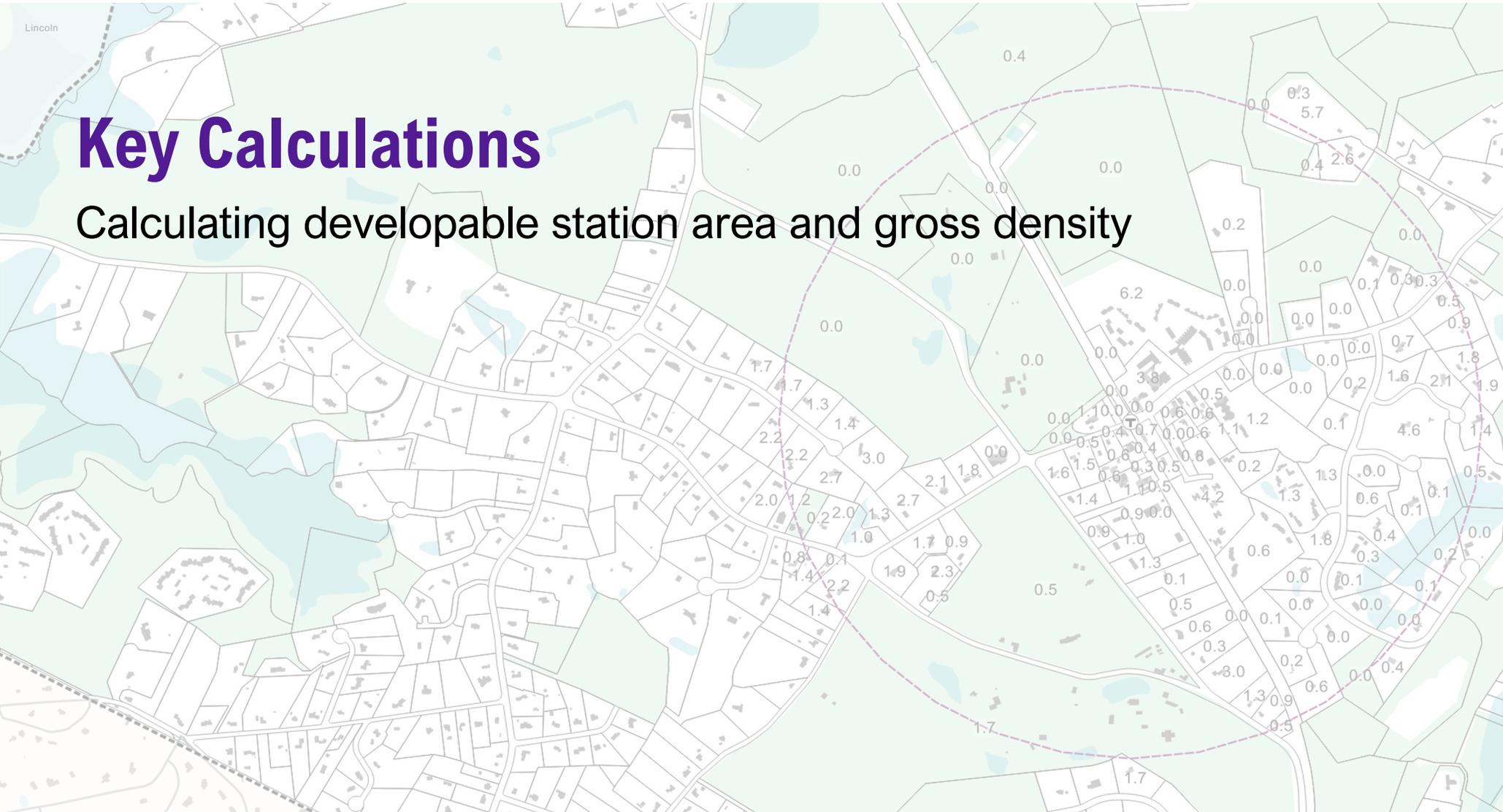
Zoning Districts

- General Residence
- Open Space Residential Development
- Planned Community Development
- Retail Business
- Service Business
- Single Family Residence
- North Lincoln Overlay District



Key Calculations

Calculating developable station area and gross density



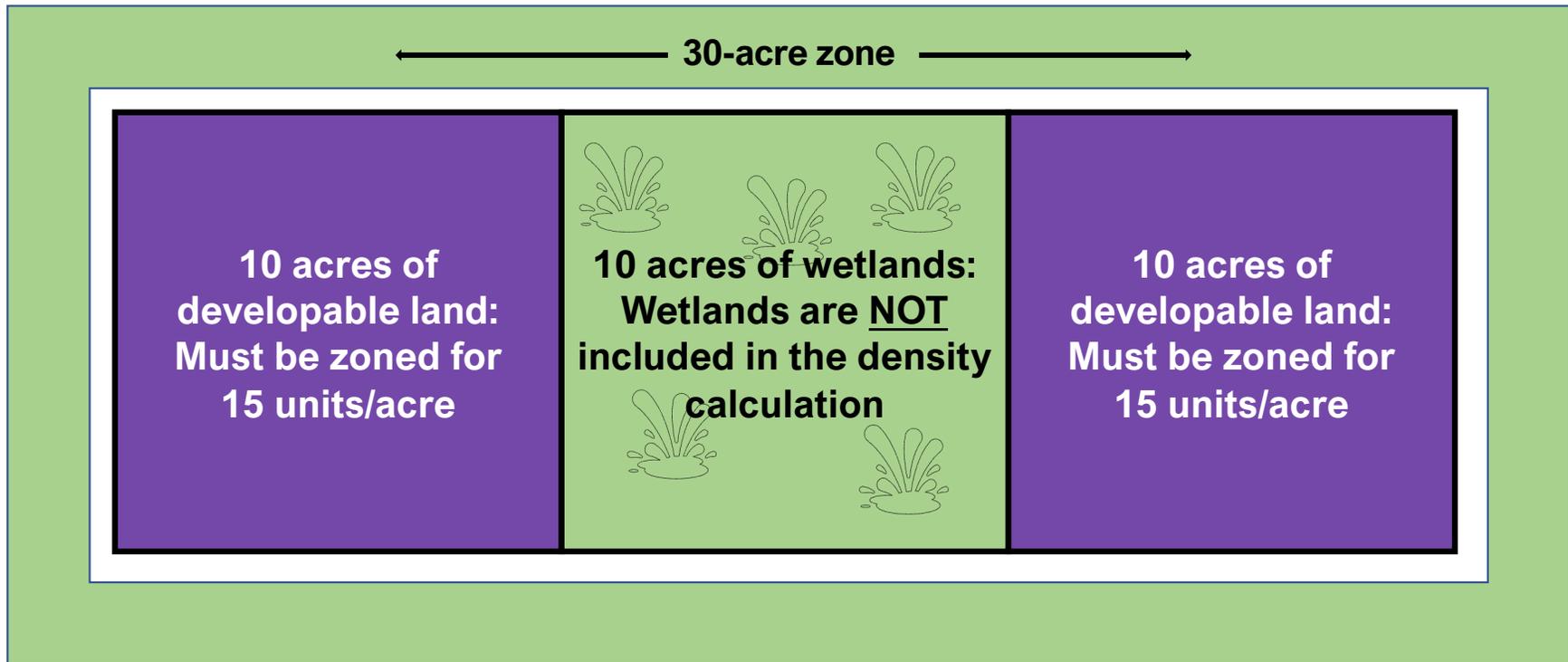
Developable Station Area

1. Calculate area of parcel
2. Subtract area of land deemed “excluded” by statute (*publicly-owned land, surface water bodies, wetland resource areas, with buffer zone equivalent to setback required by Title V of the state environmental code, protected open space/recreational land that is protected in perpetuity, public and private rights-of-way, privately-owned land on which development is prohibited to protect private or public water supplies, including, but not limited to, Zone I wellhead protection areas and Zone A surface water supply protection areas, privately-owned land used for educational or institutional uses*)

The state has determined that Lincoln's developable station area is 130 acres.

Note: This is an example for illustrative purposes only. Unit counts and district acreages are estimates and subject to change.

30-acre zone: Wetlands calculation



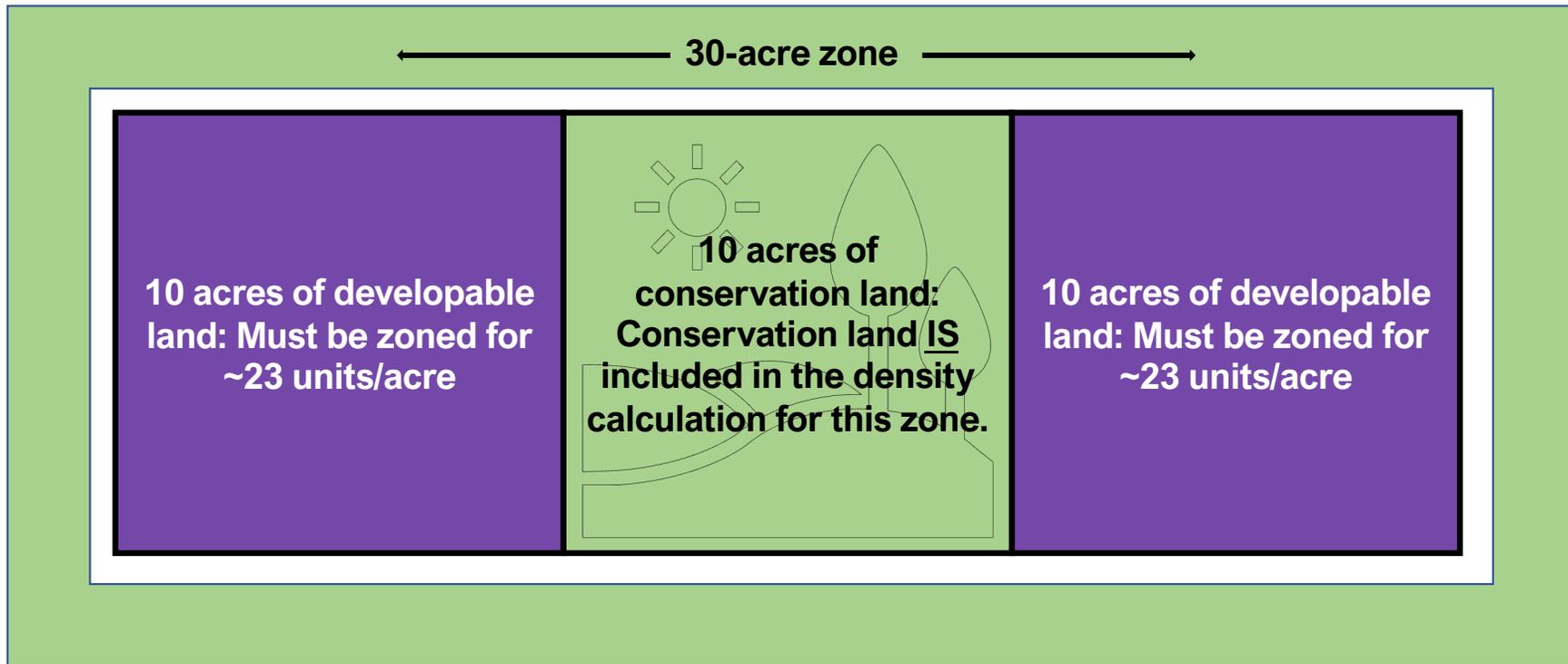
This 30-acre zone would need to be zoned to allow up to 300 units:

30 acres – 10 acres of wetlands = 20 developable acres

20 acres x 15 unit/acre = 300 units

In this example, it would be helpful to include the wetlands because it would make the buildable areas “contiguous.”

30-acre zone: Conservation land calculation



This 30-acre zone would need to be zoned to allow up to 450 units:

Only 20 acres able to be developed, but density would need to make up for the land in conservation.

$$30 \text{ acres} \times 15 \text{ units/acre} = 450 \text{ units}$$

In this example, it would NOT be helpful to include the conservation land. You would need to account for 15 units/acre on the conservation land even though you cannot build on it. Therefore higher density.

Density Examples



Battle Road Farm

- 120 units
- 24 acres
- 5 acres are in conservation
- Density = 5 u/a
- Density minus conservation land = 6.3 u/a
- Height = approx. 30'



The Commons

- 308 units
- 31.2 acres
- 5.1 acres are in conservation
- Density = 10 u/a
- Density minus conservation land = 12 u/a
- Height = 52.5'



Oriole Landing

- 60 units
- 6 acres
- 0 acres are in conservation
- Density = 10 u/a
- Height = 40'



Minuteman Commons

- 32 units
- 3.65 acres
- 0 acres are in conservation
- Density = 9 u/a
- Height = 45'

Density Examples



Lincoln Woods

- 125 units
- 20 acres
- 13 acres are wetlands
- Density = 6.3 u/a
- Density without wetlands = 17.9 u/a
- Height = 18'



Farrar Pond

- 80 units
- 18 acres
- Density = 4.4 u/a
- Height = 26'



Ryan Estates

- 24 units
- 8 acres
- 6.7 acres wetlands
- Density = 3 u/a
- Density minus wetlands = 18.5 u/a single building
- Height = 45'

Preview

Initial District concept discussed by Working Group

BRF/Lincoln North/MM

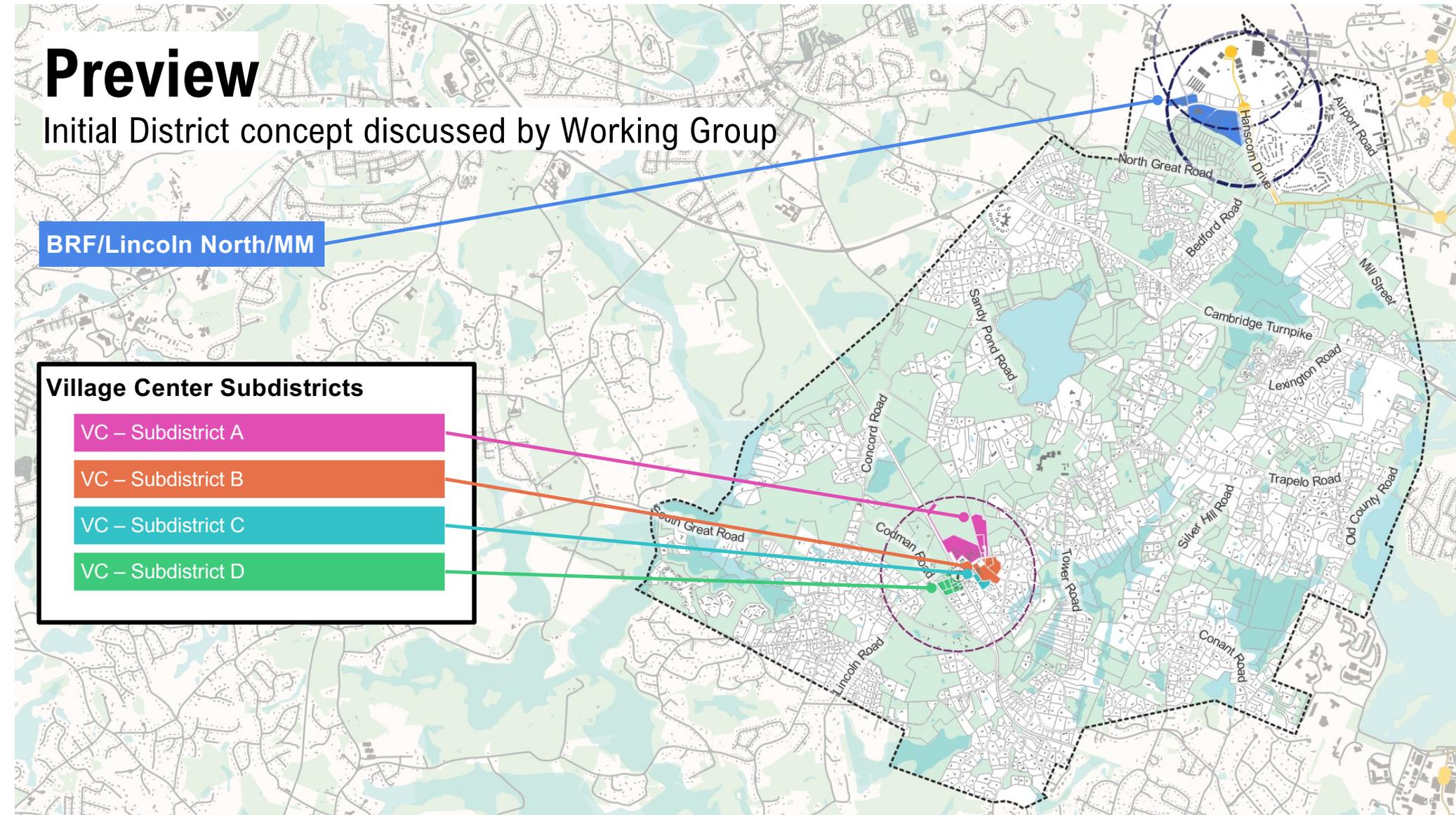
Village Center Subdistricts

VC – Subdistrict A

VC – Subdistrict B

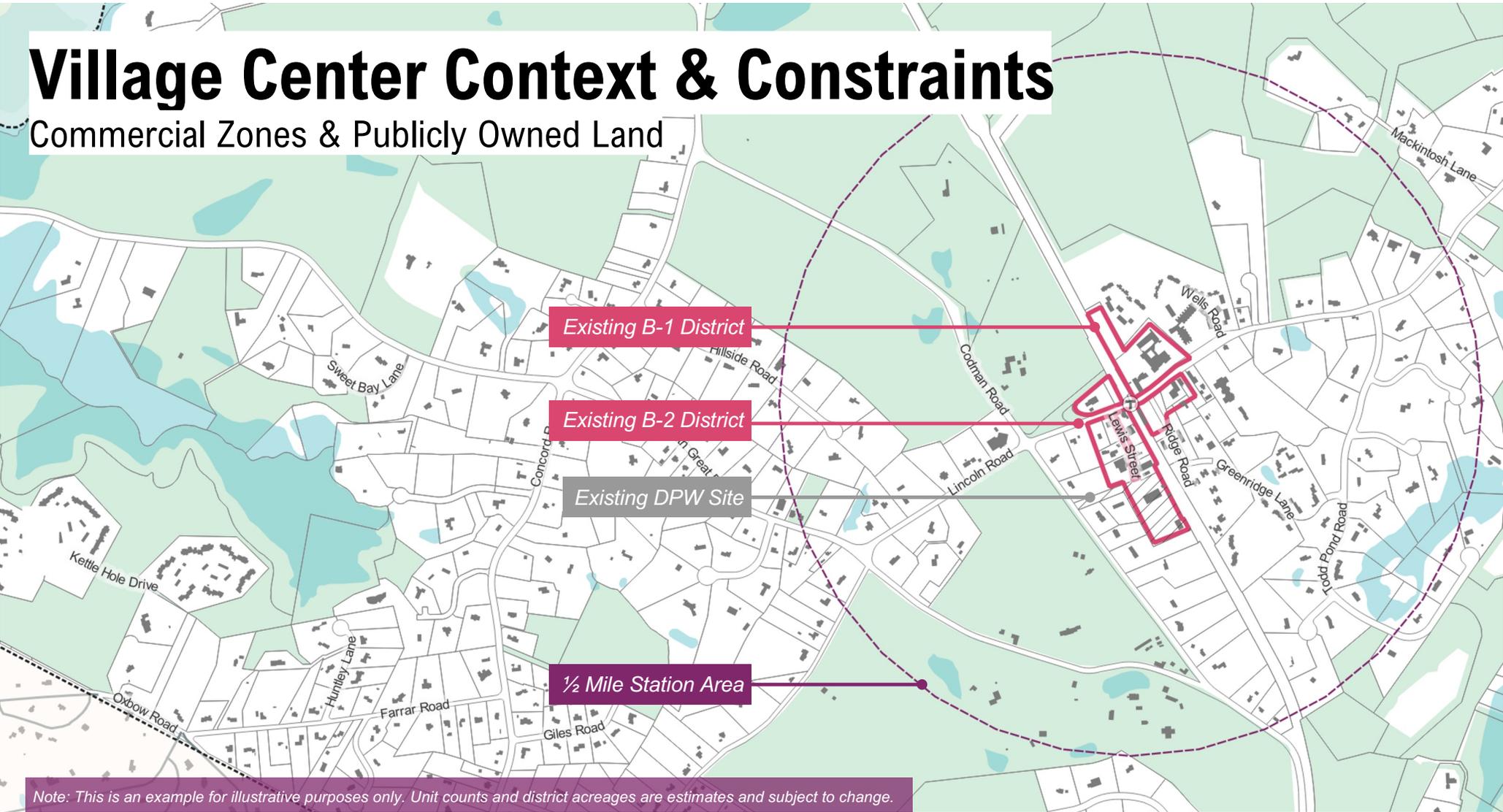
VC – Subdistrict C

VC – Subdistrict D



Village Center Context & Constraints

Commercial Zones & Publicly Owned Land



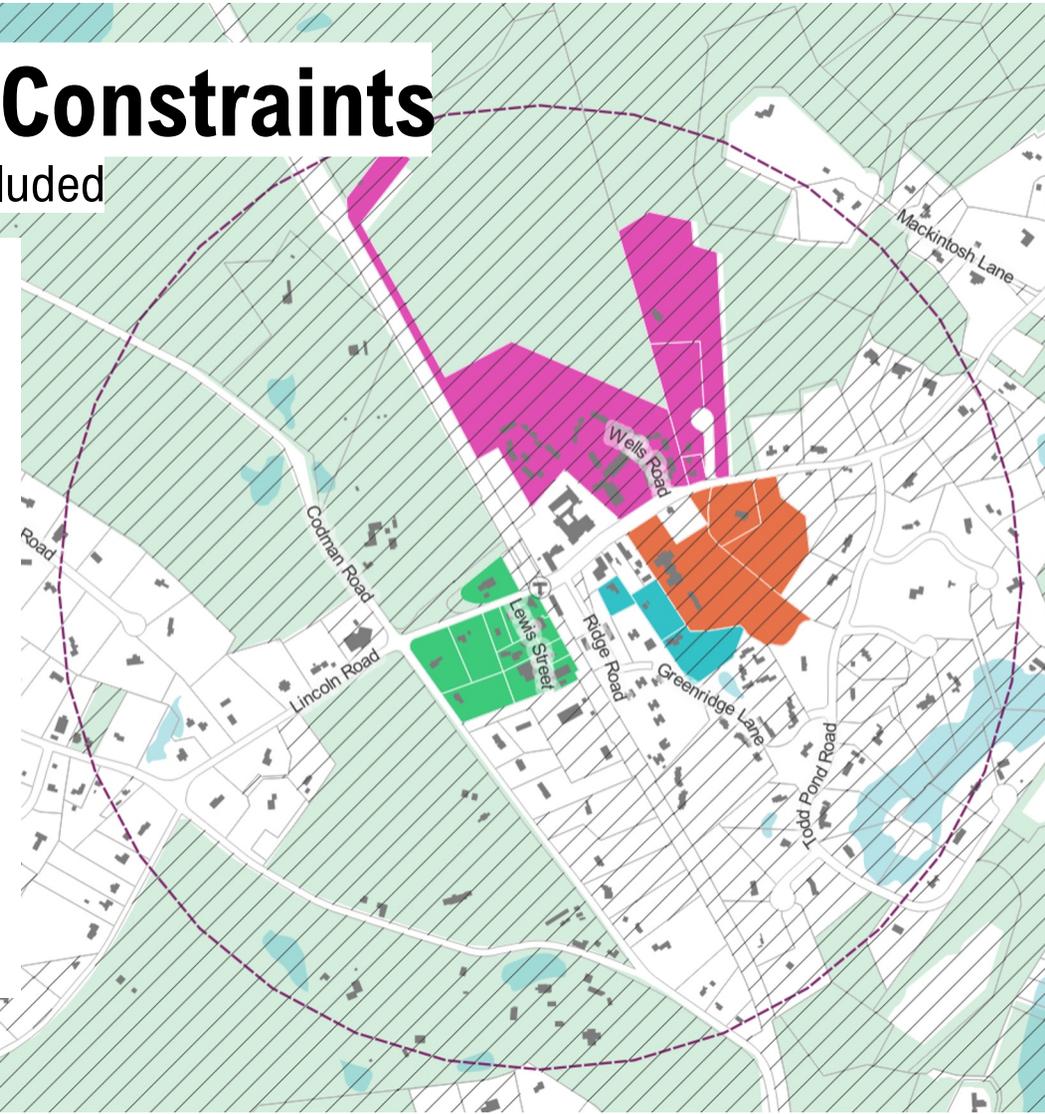
Note: This is an example for illustrative purposes only. Unit counts and district acreages are estimates and subject to change.

Village Center Context & Constraints

Excluded Land – Parcels with 50% or more excluded

Excluded Land:

- All **publicly-owned land**, except for lots or portions of lots determined to be developable public land.
- All rivers, streams, lakes, ponds and other **surface waterbodies**.
- All **wetland resource areas**, together with a buffer zone around wetlands and waterbodies equivalent to the minimum setback required by title 5 of the state environmental code.
- **Protected open space and recreational land** that is legally protected in perpetuity (for example, land owned by a local land trust or subject to a conservation restriction), or that is likely to remain undeveloped due to functional or traditional use (for example, cemeteries).
- All public rights-of-way and private rights-of-way.
- Privately-owned land on which development is prohibited to **protect private or public water supplies**, including, but not limited to, Zone I wellhead protection areas and Zone A surface water supply protection areas.
- Privately-owned land used for **educational or institutional uses** such as a hospital, prison, electric, water, wastewater or other utility, museum, or private school, college or university.



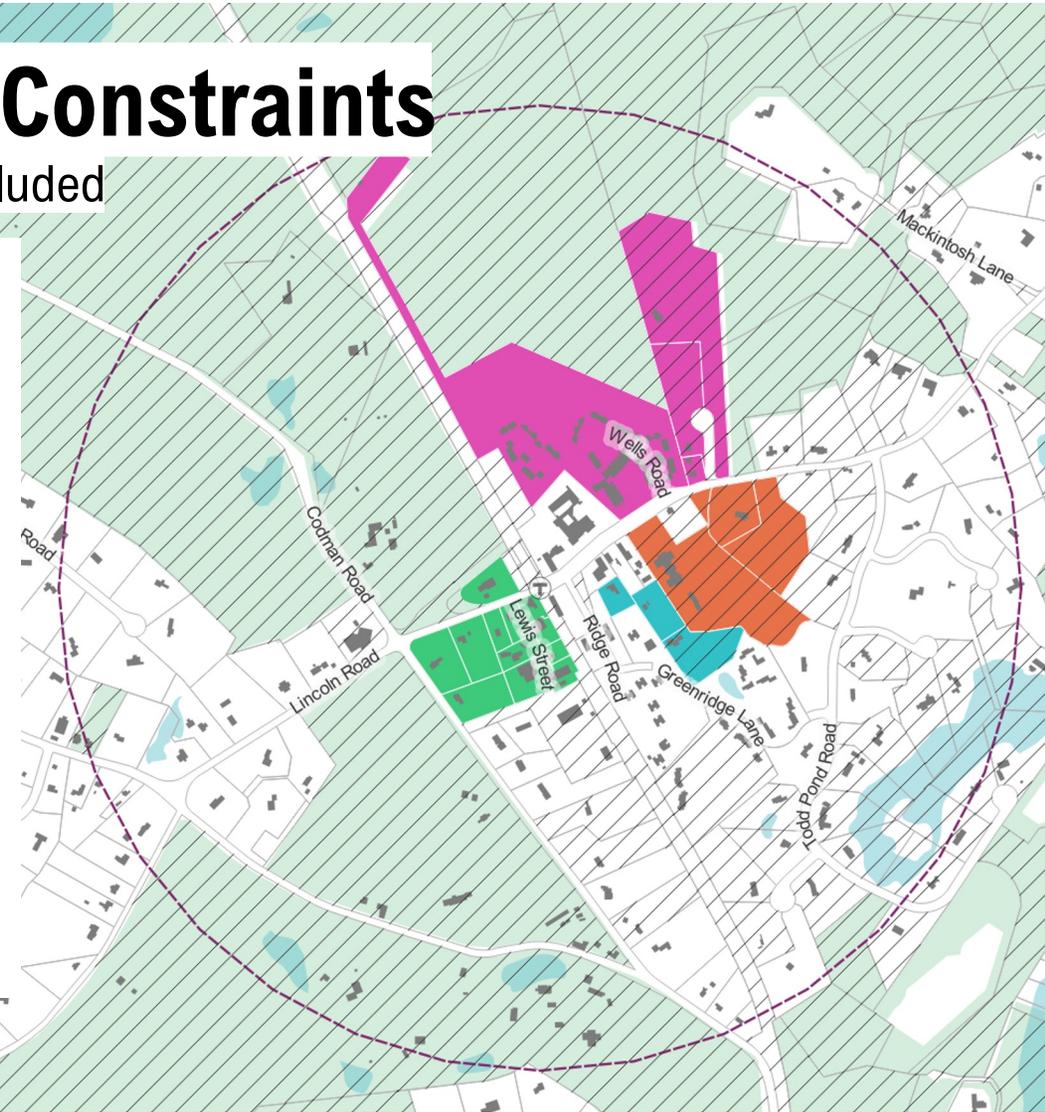
50% or More of Parcel Area "Excluded"

Village Center Context & Constraints

Excluded Land – Parcels with 80% or more excluded

Excluded Land:

- All **publicly-owned land**, except for lots or portions of lots determined to be developable public land.
- All rivers, streams, lakes, ponds and other **surface waterbodies**.
- All **wetland resource areas**, together with a buffer zone around wetlands and waterbodies equivalent to the minimum setback required by title 5 of the state environmental code.
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80% or More of Parcel Area "Excluded"

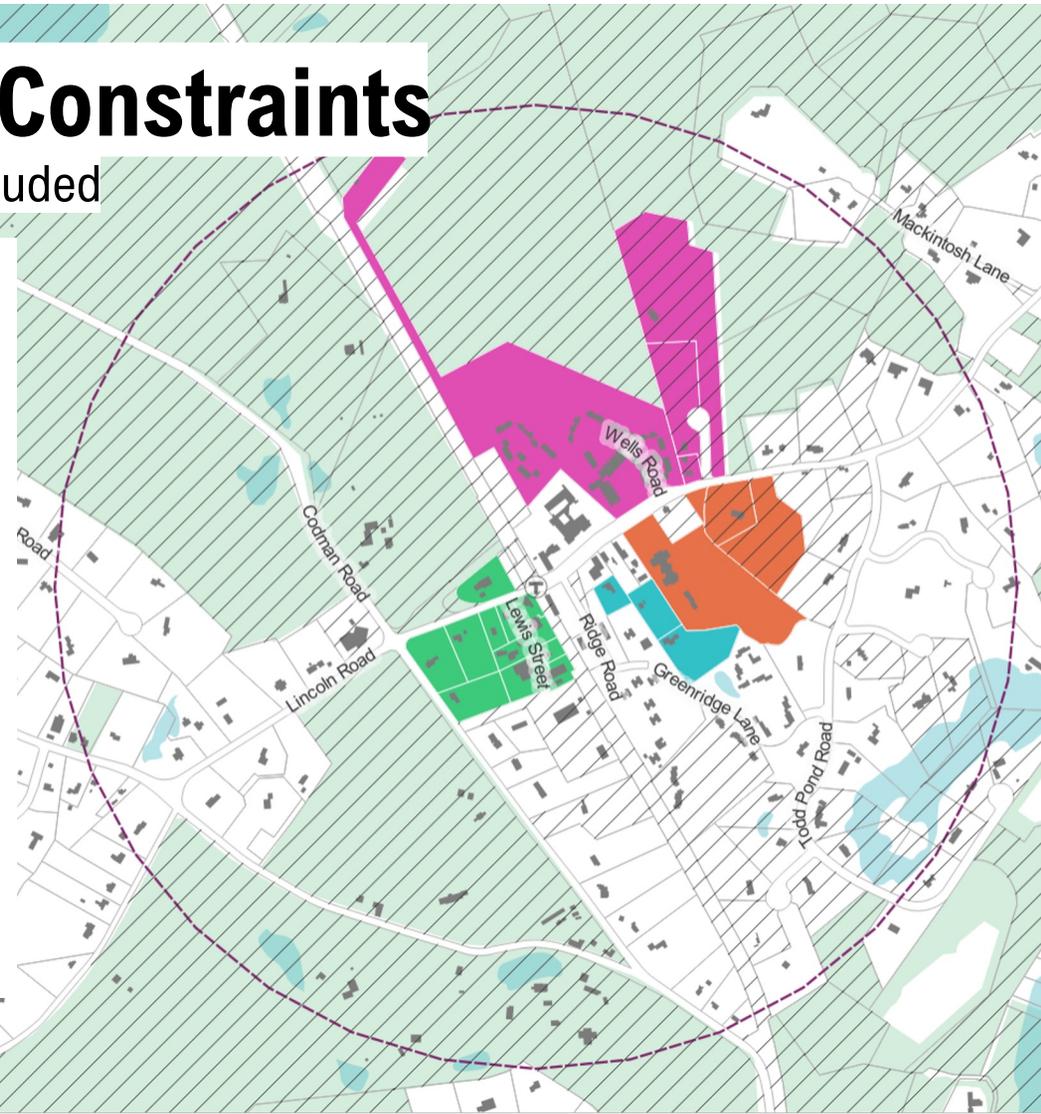
Village Center Context & Constraints

Excluded Land – Parcels with 90% or more excluded

Excluded Land:

- All **publicly-owned land**, except for lots or portions of lots determined to be developable public land.
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90% or More of Parcel Area "Excluded"



Townwide Summary

Zoning Standards & Model Outputs for Initial District Concept

Draft District Name	Max. Height	Setbacks	Min. Parking Spaces per Unit	Max. Units per Acre	Modeled Multifamily Unit Capacity	District Acreage	Subdistrict Density Denominator*	Modeled Gross Subdistrict Density**
VC – Subdistrict A	3.5 stories = 36'	Front: 25' Sides: 25' Rear: 25'	1	-	185	32 acres	7 acres	26.5 Units/Acre = 185 units / 7 acres
VC – Subdistrict B	3.5 stories = 36'	Front: 15' Sides: 15' Rear: 25'	1	15	0	13 acres	1 acre	0
VC – Subdistrict C	3.5 stories = 36'	Front: 15' Sides: 15' Rear: 25'	1	15	26	4 acres	2 acres	13 Units/Acre = 26 units / 2 acres
VC – Subdistrict D	3.5 stories = 36'	Front: 50' Sides: 30' Rear: 30'	1	15	151	10 acres	10 acres	15.1 Units/Acre = 151 units / 10 acres
BRF / Lincoln North / MM	3.5 stories = 36'	Front: 25' Sides: 25' Rear: 30'	1	15	559	40 acres	34 acres	16.4 Units/Acre = 559 units / 34 acres
TOTAL	-	-	-	-	921 units	98 acres	54 acres	17 Units/Acre = 921 units / 54 acres

* District Density Denominator* is the district size MINUS any areas containing: wetlands, water bodies, Title V setbacks, Surface Water Protection Zone A, and Wellhead Protection Zone 1.

** District Density is calculated as Modeled Unit Capacity / District Density Denominator

Townwide Summary

Zoning Standards & Model Outputs for Initial District Concept

Compliance Requirement	Modeled Result	Compliant?
Modeled Unit Capacity \geq 635 units	921 units	Yes.
District Land Area \geq 42 acres	98 acres (54 acres = Gross Density Denominator)	Yes.
Gross Density \geq 15 units/acre	921 units / 54 acres = 17 Units/Acre	Yes.
% Land Area in Station Area \geq 20%	60%	Yes.
% Modeled Unit Capacity in Station Area \geq 20%	40%	Yes.
One contiguous district area must contain \geq 50% of total district land area	VC-Subdistrict A + VC-Subdistrict B + VC-Subdistrict C = 49.8% \rightarrow Rounds to 50%	No.

Why the initial District concept doesn't work

Issues with this initial District concept:

- It does not quite meet the 50% requirement using the VC districts in the transit area - it is just shy of that, so it is technically not compliant but you might be just close enough to comply depending on the State's approach to rounding.
- VC Subdistrict A is almost 90% excluded land and therefore is yielding a modeled multifamily unit capacity of 0.
- VC Subdistrict B is just under 5 acres so it will not comply on its own as a district (it has to be contiguous with Subdistrict A to have a chance at compliance) meaning this approach is dependent on the State accepting a subdistrict that yields 0 modeled units.

For these three reasons, this option is non-compliant because its only potential path to compliance relies on inclusion of a subdistrict in which the State's compliance model does not see multifamily development as viable due to excluded land.

Preview

Additional Subdistricts discussed by Working Group

BRF/Lincoln North/MM

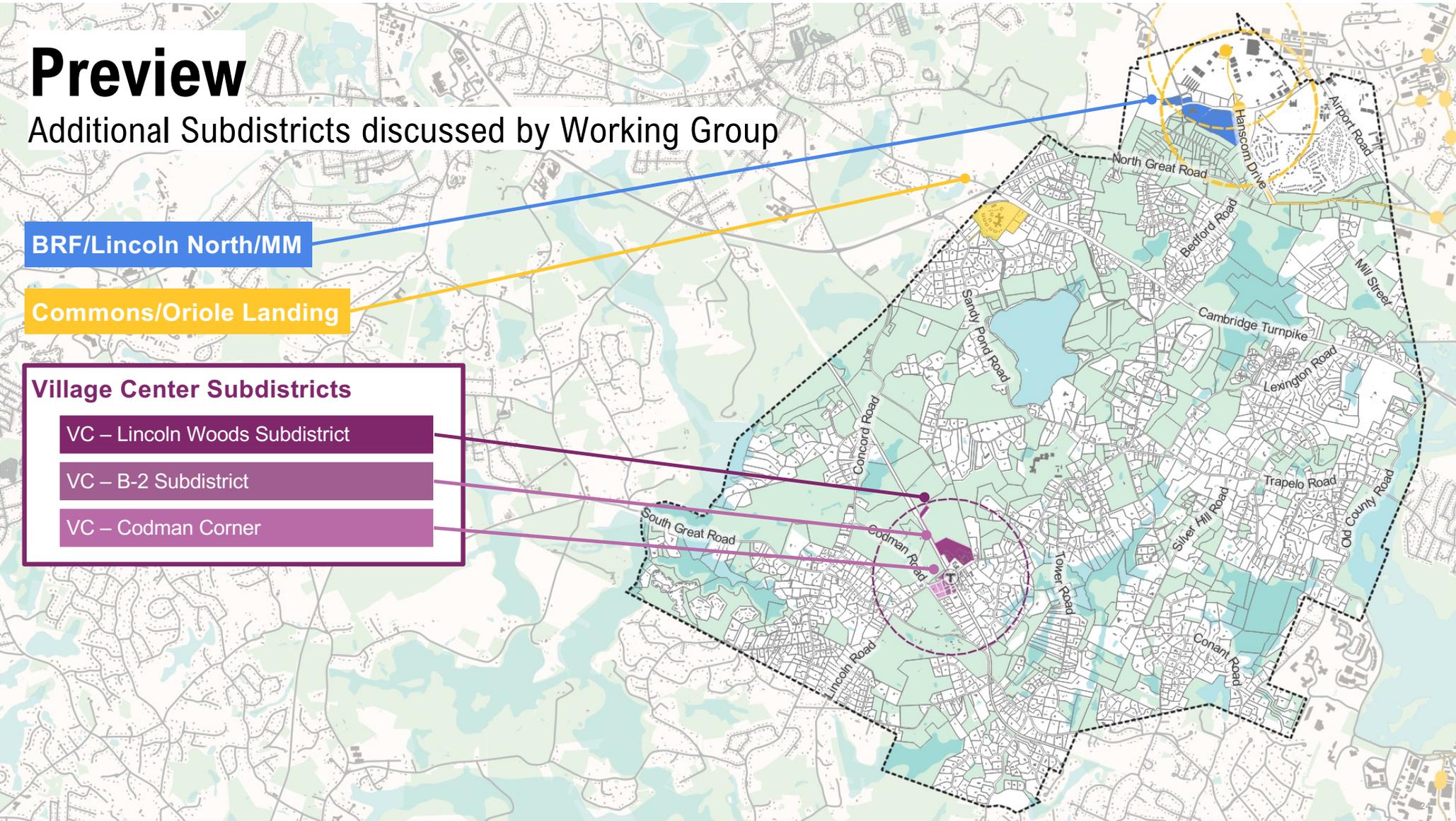
Commons/Oriole Landing

Village Center Subdistricts

VC – Lincoln Woods Subdistrict

VC – B-2 Subdistrict

VC – Codman Corner

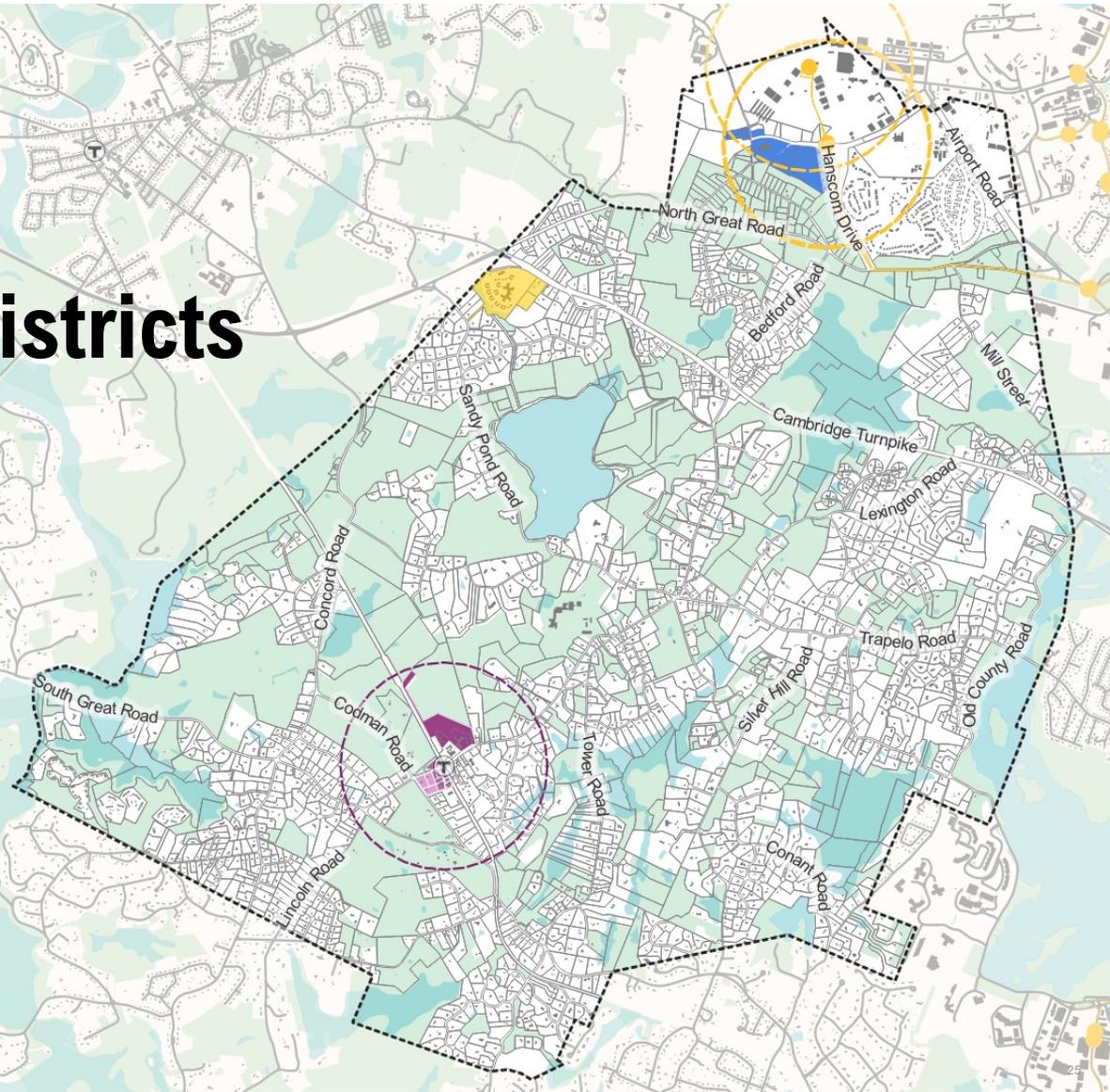


Village Center Subdistricts

Lincoln Woods Subdistrict

B-2 Subdistrict

Codman Corner Subdistrict



Village Center — Subdistricts

VC – Lincoln Woods Subdistrict

Maintain Existing B-1 District

VC – B-2 Subdistrict

Existing B-2 District

VC – Codman Corner Subdistrict

Existing DPW Site

½ Mile Station Area

Note: This is an example for illustrative purposes only. Unit counts and district acreages are estimates and subject to change.

Village Center Lincoln Woods Subdistrict

VC – Lincoln Woods

Draft Zoning Standards:

- No min. lot size
- Max Height 36' = 3.5 stories
- Setbacks:
 - Front: 25'
 - Sides: 25'
 - Rear: 25'
- Min. parking space per unit: 1

Maintain Existing B-1 District

Existing B-2 District

Existing DPW Site

1/2 Mile Station Area

Note: This is an example for illustrative purposes only. Unit counts and district acreages are estimates and subject to change.

Village Center – B-2 Subdistrict

VC – B-2

Draft Zoning Standards:

- No min. lot size
- Max Height 36' = 3.5 stories
- Setbacks:
 - Front: 15'
 - Sides: 15'
 - Rear: 25'
- Min. parking space per unit: 1
- Max. Units per Acre: 15

Maintain Existing B-1 District

Existing B-2 District

Existing DPW Site

½ Mile Station Area

Note: This is an example for illustrative purposes only. Unit counts and district acreages are estimates and subject to change.

VC – B-2 Subdistrict Existing Setbacks



Village Center Codman Corner Subdistrict

VC – Codman Corner

Draft Zoning Standards:

- No min. lot size
- Max Height 36' = 3.5 stories
- Setbacks:
 - Front: 50'
 - Sides: 30'
 - Rear: 30'
- Min. parking space per unit: 1
- Max. units per acre: 15

Maintain Existing B-1 District

Existing B-2 District

Existing DPW Site

1/2 Mile Station Area

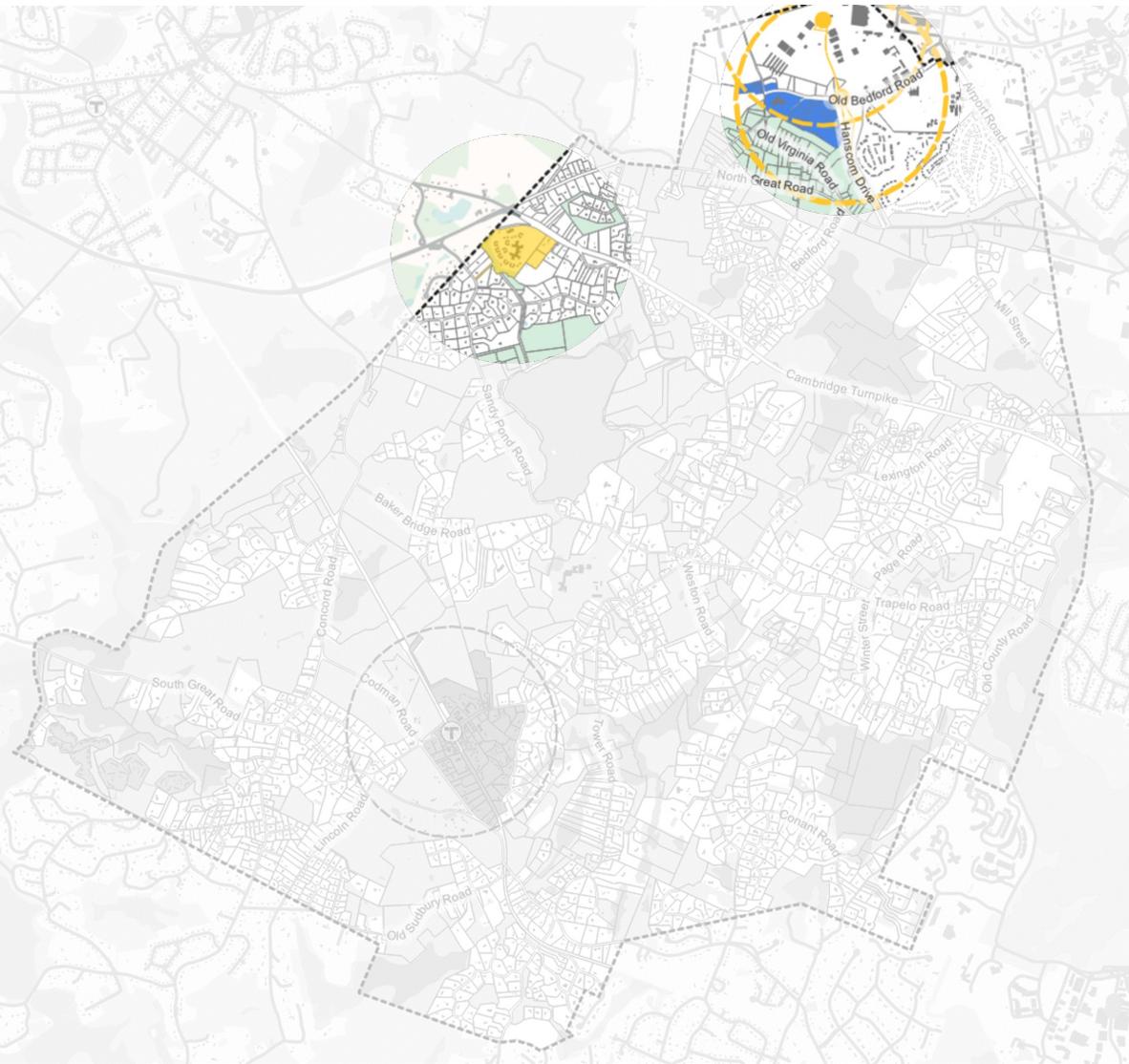
Note: This is an example for illustrative purposes only. Unit counts and district acreages are estimates and subject to change.

Codman Corner Existing Setbacks



Other Subdistricts

**Battle Road Farm/Lincoln
North/MM Subdistrict
Commons/Oriole Landing
Subdistrict**



BRF/Lincoln North/MM

BRF/Lincoln North/MM

Draft Zoning Standards:

- No min. lot size
- Max Height 36' = 3.5 stories
- Setbacks:
 - Front: 25'
 - Sides: 25'
 - Rear: 30'
- Min. parking space per unit: 1
- Max. units per acre: 15

½ Mile Bus Stop Area

Note: This is an example for illustrative purposes only. Unit counts and district acreages are estimates and subject to change.

Commons/Oriole Landing

Commons/Oriole Landing

Draft Zoning Standards:

- No min. lot size
- Max Height 36' = 3.5 stories
- Setbacks:
 - Front: 25'
 - Sides: 25'
 - Rear: 25'
- Min. parking space per unit: 1
- Max. units per acre: 15

Note: This subdistrict is not located in a transit-accessible area.

Note: This is an example for illustrative purposes only. Unit counts and district acreages are estimates and subject to change.

Townwide Summary

Potential Subdistrict Locations & Modeled Multifamily Unit Capacity

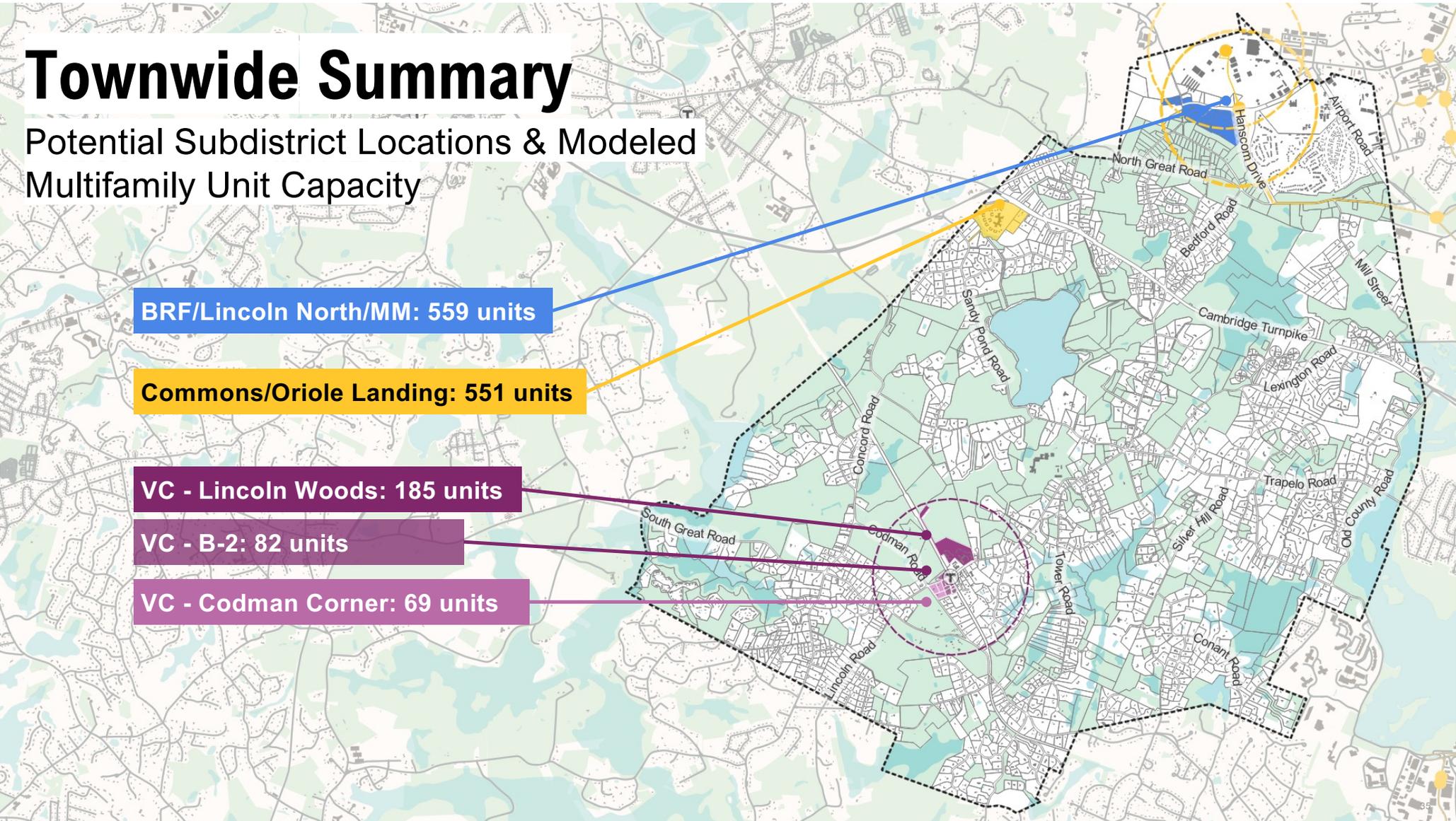
BRF/Lincoln North/MM: 559 units

Commons/Oriole Landing: 551 units

VC - Lincoln Woods: 185 units

VC - B-2: 82 units

VC - Codman Corner: 69 units



Townwide Summary

Zoning Standards & Model Outputs including all candidate subdistricts

Draft District Name	Max. Height	Setbacks	Min. Parking Spaces per Unit	Max. Units per Acre	Modeled Multifamily Unit Capacity	District Acreage	Subdistrict Density Denominator*	Modeled Gross Subdistrict Density**
VC – Lincoln Woods	Max Height 36' = 3.5 stories	Front: 25' Sides: 25' Rear: 25'	1	-	185	20.1 acres	7 acres	26.5 Units/Acre = 185 units / 7 acres
VC – B-2	Max Height 36' = 3.5 stories	Front: 15' Sides: 15' Rear: 25'	1	15	82	5.7 acres	5.7 acres	14.4 Units/Acre = 82 units / 5.7 acres
VC – Codman Corner	Max Height 36' = 3.5 stories	Front: 50' Sides: 30' Rear: 30'	1	15	69	4.6 acres	4.6 acres	15.1 Units/Acre = 69 units / 4.6 acres
BRF/Lincoln North/MM	Max Height 36' = 3.5 stories	Front: 25' Sides: 25' Rear: 30'	1	15	559	39 acres	34.2 acres	16.4 Units/Acre = 559 units / 34.2 acres
Commons/ Oriole	Max Height 36' = 3.5 stories	Front: 25' Sides: 25' Rear: 25'	1	15	551	37.1 acres	37.1 acres	14.9 Units/Acre = 551 units / 37.1 acres
TOTAL	-	-	-	-	1,446 units	106.5 acres	88.5 acres	16.3 Units/Acre = 1,446 units / 88.5 acres

* District Density Denominator* is the district size MINUS any areas containing: wetlands, water bodies, Title V setbacks, Surface Water Protection Zone A, and Wellhead Protection Zone 1.

** District Density is calculated as Modeled Unit Capacity / District Density Denominator

Townwide Summary

Compliance Check including all candidate subdistricts

VC- Lincoln Woods	BRF/Lincoln North/MM
VC- B-2	Commons/Oriole Landing
VC - Codman Corner	

Compliance Requirement	Modeled Result	Compliant?
Modeled Unit Capacity ≥ 635 units	1,446 units	Yes.
District Land Area ≥ 42 acres	106.5 acres	Yes.
Gross Density ≥ 15 units/acre	16.3 Units/Acre	Yes.
% Land Area in Station Area ≥ 20%	VC-Lincoln Woods + VC-B-2 + VC-Codman Corner= 20 acres + 6 acres + 4.6 acres = 29%	Yes.
% Modeled Unit Capacity in Station Area ≥ 20%	VC-Lincoln Woods + VC-B-2 + VC-Codman Corner = 190 units + 80 units + 69 units = 23%	Yes.
One contiguous district area must contain ≥ 50% of total district land area	<ul style="list-style-type: none"> ● BRF/Lincoln North/MM = 39 acres = 37% ● Commons/Oriole Landing = 37 acres = 35% ● VC-B-2 + VC-Codman Corner = 10.3 acres = 10% ● VC Lincoln Woods = 20 acres = 19% 	No.

Townwide Summary

Compliance Check **excluding** Battle Road Farm/Lincoln North

VC- Lincoln Woods

BRF/Lincoln North/MM

VC- B-2

Commons/Oriole Landing

VC - Codman Corner

Compliance Requirement	Modeled Result	Compliant?
Modeled Unit Capacity \geq 635 units	887 units	Yes.
District Land Area \geq 42 acres	67.5 acres (54.4 acres = <i>Gross Density Denominator</i>)	Yes.
Gross Density \geq 15 units/acre	887 units / 54.4 acres = 16.3 Units/Acre	Yes.
% Land Area in Station Area \geq 20%	VC-Lincoln Woods + VC-B-2 + VC-Codman Corner = 20.1 acres + 5.7 acres + 4.6 acres = 45%	Yes.
% Modeled Unit Capacity in Station Area \geq 20%	VC-Lincoln Woods + VC-B-2 + VC-Codman Corner = 185 units + 82 units + 69 units = 38%	Yes.
One contiguous district must contain \geq 50% of total district land area	<ul style="list-style-type: none"> ● Commons/Oriole Landing = 37.1 acres = 55% ● VC B-2 + VC-Codman Corner = 5.7 acres + 4.6 acres = 15.3 % ● VC Lincoln Woods = 20.1 acres = 29.8% 	Yes.

Townwide Summary

Compliance Check **excluding** Commons/Oriole Landing

VC- Lincoln Woods

BRF/Lincoln North/MM

VC- B-2

Commons/Oriole-Landing

VC - Codman Corner

Compliance Requirement	Modeled Result	Compliant?
Modeled Unit Capacity \geq 635 units	895 units	Yes.
District Land Area \geq 42 acres	64 acres (51.5 acres = <i>Gross Density Denominator</i>)	Yes.
Gross Density \geq 15 units/acre	895 units / 51.5 acres = 17.4 Units/Acre	Yes.
% Land Area in Station Area \geq 20%	VC-Lincoln Woods + VC-B-2 + VC-Codman Corner = 20.1 acres + 5.7 acres + 4.6 acres = 47.5%	Yes.
% Modeled Unit Capacity in Station Area \geq 20%	VC-Lincoln Woods + VC-B-2 + VC-Codman Corner= 185 units + 82 units + 69 units = 37.5%	Yes.
One contiguous district must contain \geq 50% of total district land area	<ul style="list-style-type: none"> ● BRF/Lincoln North/MM = 39 acres = 60.9% ● VC-Lincoln Woods = 20.1 acres = 31.4% ● VC-Codman Corner + VC-B-2 = 4.6 acres + 5.7 acres = 16% 	Yes.

Townwide Summary

Compliance Check **excluding** Commons/Oriole Landing AND VC-Codman Corner

VC- Lincoln Woods

BRF/Lincoln North/MM

VC- B-2

Commons/Oriole Landing

VC-Codman Corner

Compliance Requirement	Modeled Result	Compliant?
Modeled Unit Capacity \geq 635 units	826 units	Yes.
District Land Area \geq 42 acres	64.8 acres (46.9 acres = <i>Gross Density Denominator</i>)	Yes.
Gross Density \geq 15 units/acre	826 units / 46.9 acres = 17.6 Units/Acre	Yes.
% Land Area in Station Area \geq 20%	VC-Lincoln Woods + VC-B-2 = 20.1 acres + 5.7 acres = 39.8%	Yes.
% Modeled Unit Capacity in Station Area \geq 20%	VC-Lincoln Woods + VC-B-2 = 185 units + 82 units = 32.3%	Yes.
One contiguous district must contain \geq 50% of total district land area	<ul style="list-style-type: none"> ● BRF/Lincoln North/MM = 39 acres = 60.2% ● VC-Lincoln Woods = 20.1 acres = 31% ● VC-B-2 = 5.7 acres = 8.8% 	Yes.

Townwide Summary

Compliance Check **excluding** BRF/Lincoln North/MM & VC-Codman Corner

VC- Lincoln Woods	BRF/Lincoln North/MM
VC- B-2	Commons/Oriole Landing
VC-Codman Corner	

Compliance Requirement	Modeled Result	Compliant?
Modeled Unit Capacity ≥ 635 units	818 units	Yes.
District Land Area ≥ 42 acres	62.9 acres (49.8 acres = <i>Gross Density Denominator</i>)	Yes.
Gross Density ≥ 15 units/acre	818 units / 49.8 acres = 16.4 Units/Acre	Yes.
% Land Area in Station Area ≥ 20%	VC-Lincoln Woods + VC-B-2 = 20.1 acres + 5.7 acres = 41%	Yes.
% Modeled Unit Capacity in Station Area ≥ 20%	VC-Lincoln Woods + VC-B-2 = 185 units + 82 units = 32.6%	Yes.
One contiguous district must contain ≥ 50% of total district land area	<ul style="list-style-type: none"> ● VC-Lincoln Woods = 20.1 acres = 32% ● VC-B-2 = 5.7 acres = 9.1% ● Commons/Oriole Landing = 59% 	Yes.

Pathways to Compliance

District Options	Does this set of districts comply as currently drawn and with current proposed zoning?	Modeled Multifamily Unit Capacity	Acreage	Modeled Gross Density	Notes
VC- Lincoln Woods VC - B-2 VC- Codman Corner BRF/Lincoln North/MM Commons/Oriole Landing	No.	1,446 units	106.5 acres	16.3 units/acre	<ul style="list-style-type: none"> See Slide 30
VC- Lincoln Woods VC - B-2 VC- Codman Corner BRF/Lincoln North/MM Commons/Oriole Landing	Yes.	887 units	67.5 acres	16.3 units/acre	<ul style="list-style-type: none"> See Slide 31 Dimensional standards can be adjusted to bring modeled unit capacity and modeled density closer to MBTA Communities requirements.
VC- Lincoln Woods VC - B-2 VC- Codman Corner BRF/Lincoln North/MM Commons/Oriole Landing	Yes.	895 units	64 acres	17.4 units/acre	<ul style="list-style-type: none"> See Slide 32 Dimensional standards can be adjusted to bring modeled unit capacity and modeled density closer to MBTA Communities requirements.
VC- Lincoln Woods VC - B-2 VC- Codman Corner BRF/Lincoln North/MM Commons/Oriole Landing	Yes.	826 units	64.8 acres	17.6 units/acre	<ul style="list-style-type: none"> See Slide 33 Dimensional standards can be adjusted to bring modeled unit capacity and modeled density closer to MBTA Communities requirements
VC- Lincoln Woods VC - B-2 VC- Codman Corner BRF/Lincoln North/MM Commons/Oriole Landing	Yes.	818 units	62.9 acres	16.4 units/acre	<ul style="list-style-type: none"> See Slide 34 Dimensional standards can be adjusted to bring modeled unit capacity and modeled density closer to MBTA Communities requirements

HCA & Inclusionary Zoning

- HCA does not require an affordability component. The HCA guidelines will allow 10% affordability requirements.
- Lincoln has “inclusionary zoning” requiring that 15% of multi-family developments be income-restricted
- DHCD requires a third-party feasibility study to prove that any affordability requirement greater than 10% will not prohibit development

Village Center Mall Subdistrict

The Rural Land Foundation is pursuing a redevelopment plan



**Rendering for illustrative purposes only*

Village Center Mall Subdistrict

- The Rural Land Foundation (RLF) is pursuing a redevelopment plan to revitalize The Mall with improved commercial space and multifamily housing
- Town can allow mixed-use by right with a new zoning subdistrict for The Mall area
- RLF's proposed Mall renewal and redevelopment is predicated on such zoning



Town Benefits from VC-Mall Subdistrict

- Redeveloping The Mall for mixed use would enable Lincoln to respond quickly to the regional housing crisis with transit-oriented diverse housing supply
- Results in a more vibrant and sustainable commercial area in the town center with improved commercial space
- Lincoln has long recognized its need for more diverse housing options (for example for young adults, families, downsizing seniors and more)
- Creating the VC-Mall Subdistrict increases the value of the Mall; all else equal this allows the mixed-use redevelopment project to have more (likely costly) features in sync with town values
- Increased property valuations and assessments will increase the Town's property tax collections

RLF Benefits from VC-Mall Subdistrict

- RLF has a decades-long history of creating conservation-minded diverse housing development in town; this sort of creative land use development is squarely in our mission
- With surrounding HCA Zones, and without the ability to have housing by right, the relative valuation of The Mall will decline, making it much harder to create a viable mixed-use project that could be approved at Town Meeting via the current overlay district.
- Trustees find The Mall to be an increasingly risky and hard-to-justify fiduciary obligation of the RLF; at the same time Trustees recognize that our mission is to serve the town through creative land use development



Redeveloping the Mall in the Village Center

- RLF is working with a developer known to and trusted by the Town: CIVICO (Oriole Landing)
- Phased redevelopment to accommodate anchor and other tenants
- RLF and CIVICO will work with the Town to develop a project in keeping with the Town's ethos and values
- RLF does not have the capital to do a mixed-use Mall redevelopment without a developer and would work with Town and CIVICO to develop an agreed-upon design (sale contingent on such design)
- Based on current analysis, for financial viability of this Mall redevelopment project, a minimum of 25 units per acre built above the commercial spaces would be needed
- A preliminary concept plan does not include redeveloping the Post Office/restaurant building



Questions?

Next Steps

- **ASAP:** Inclusionary Zoning Study
- **June:** Public Forums on June 16th and June 20th
- **June/July:** Neighborhood Info Sessions
- **Summer:** Planning Board drafts zoning proposals
- **September 30th:** State of the Town
- **December:** Submit proposed zoning to DHCD