



# The Housing Choice Act – Lincoln's Path Forward

Multi-Board Meeting  
*Tuesday, June 6, 2023*

# This presentation will cover...

- Compliance requirements for Lincoln
- Timeline for compliance
- District options
- Proposal for Village Center Mall Subdistrict
- Q&A
- Next Steps

# Working Group Members

- *Michelle Barnes*
  - *Abigail Butt,*
  - *Bill Churchill*
  - *Rachel Drew*
  - *Bob Domnitz*
  - *Steve Gladstone*
  - *Andrew Glass*
  - *Jennifer Glass*
  - *Tim Higgins*
  - *Darin LaFalam*
  - *John MacLachlan*
  - *Geoff McGean*
  - *Craig Nicholson*
  - *Terry Perlmutter*
  - *Kathleen Shepard*
  - *Gary Taylor*
  - *Paula Vaughn-MacKenzie*
- Lincoln Land Conservation Trust*  
*Director Council on Aging & Human Services*  
*Zoning Board of Appeals*  
*Housing Commission*  
*Planning Board (until end of March 2023)*  
*Water Commission (beginning April 2023)*  
*Historical Commission*  
*Select Board*  
*Town Administrator*  
*Superintendent, Water Department*  
*School Committee*  
*Rural Land Foundation*  
*Planning Board (beginning May 2023)*  
*Council on Aging & Human Services Board*  
*Conservation Commission*  
*Planning Board*  
*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 2020; compliance is not optional

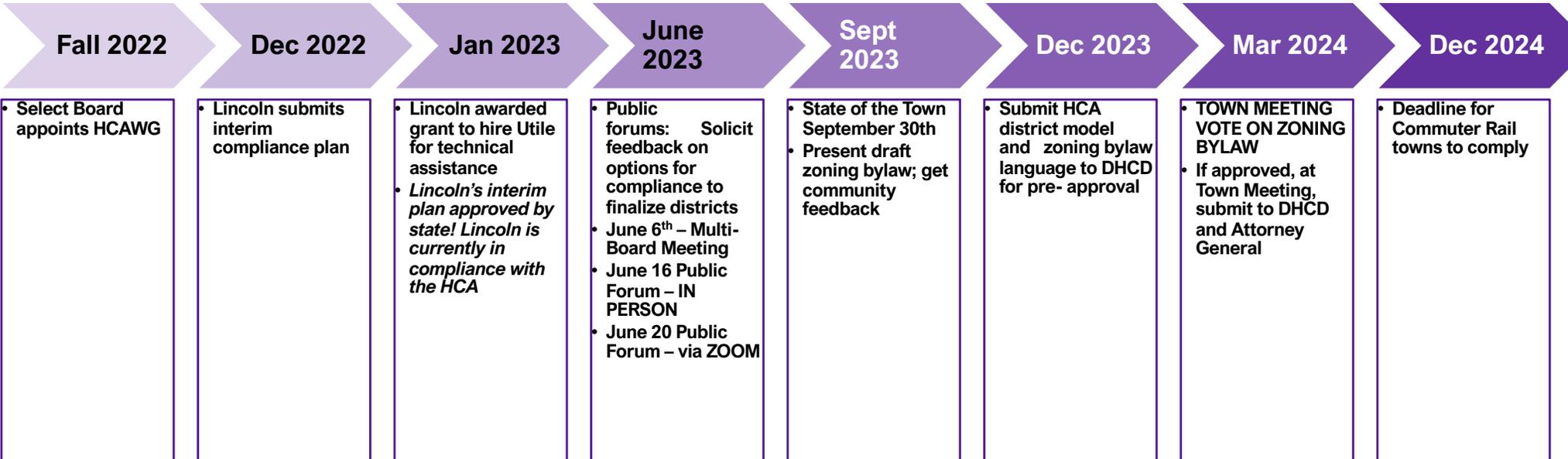
Section 3A of the law applies to 175 cities and towns that have or are adjacent to MBTA service

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

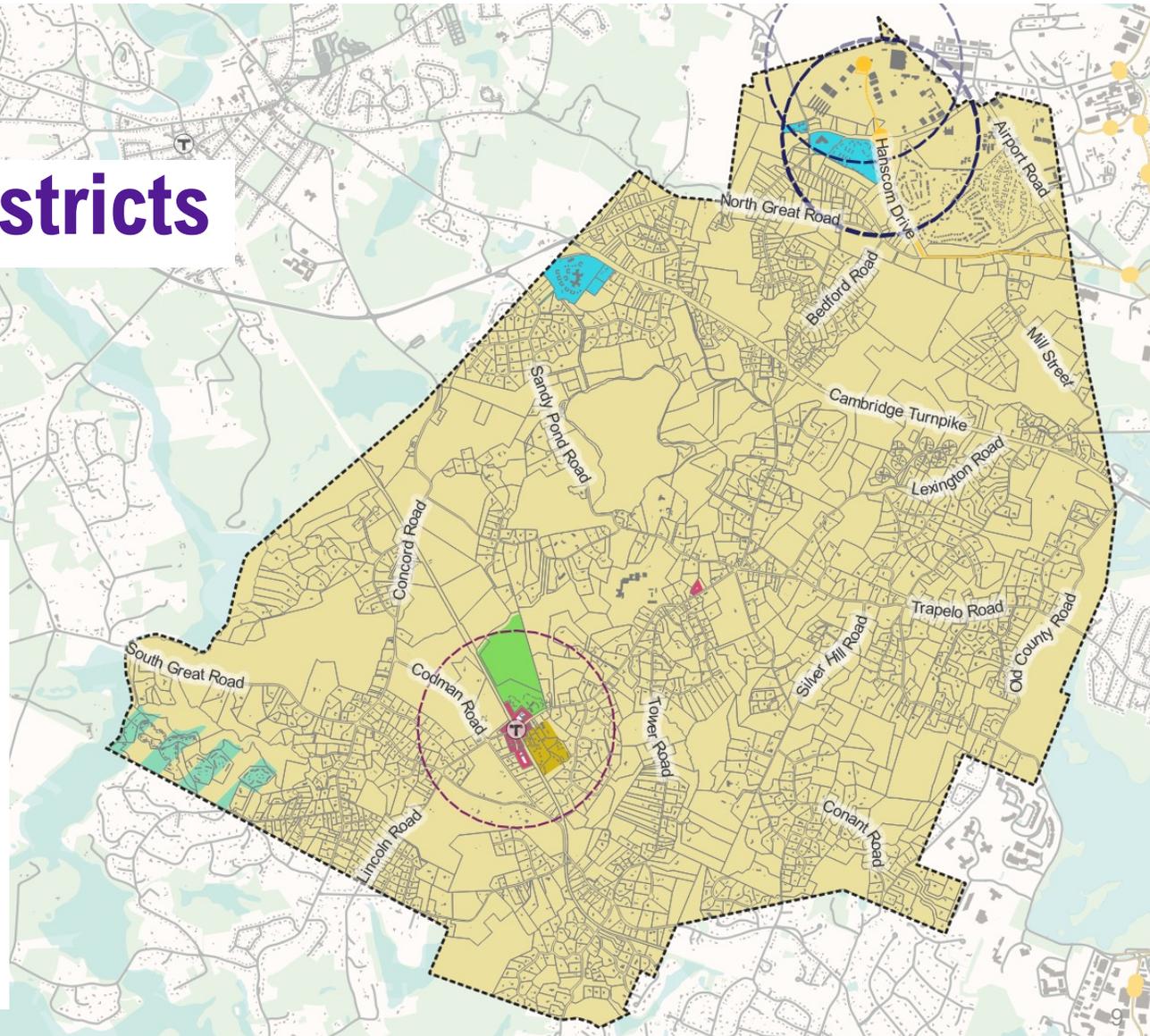


# Existing Zoning Districts

## 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.

# 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'

# Initial Subdistrict Candidates

Initial Options Presented at the Beginning of June 2023

# Refresher

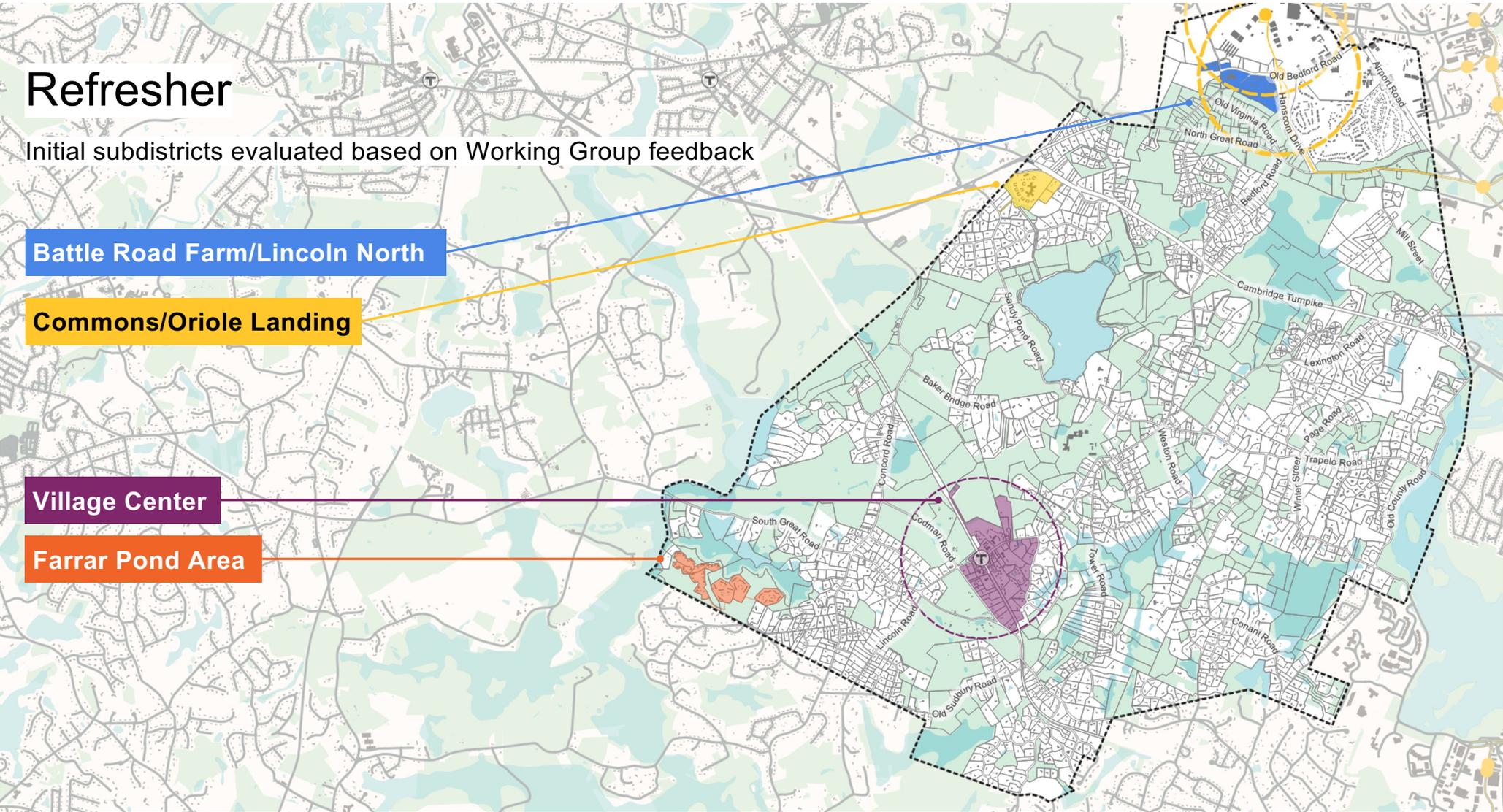
Initial subdistricts evaluated based on Working Group feedback

**Battle Road Farm/Lincoln North**

**Commons/Oriole Landing**

**Village Center**

**Farrar Pond Area**



# Preview

Revised subdistricts for Working Group consideration

Battle Road Farm/Lincoln North

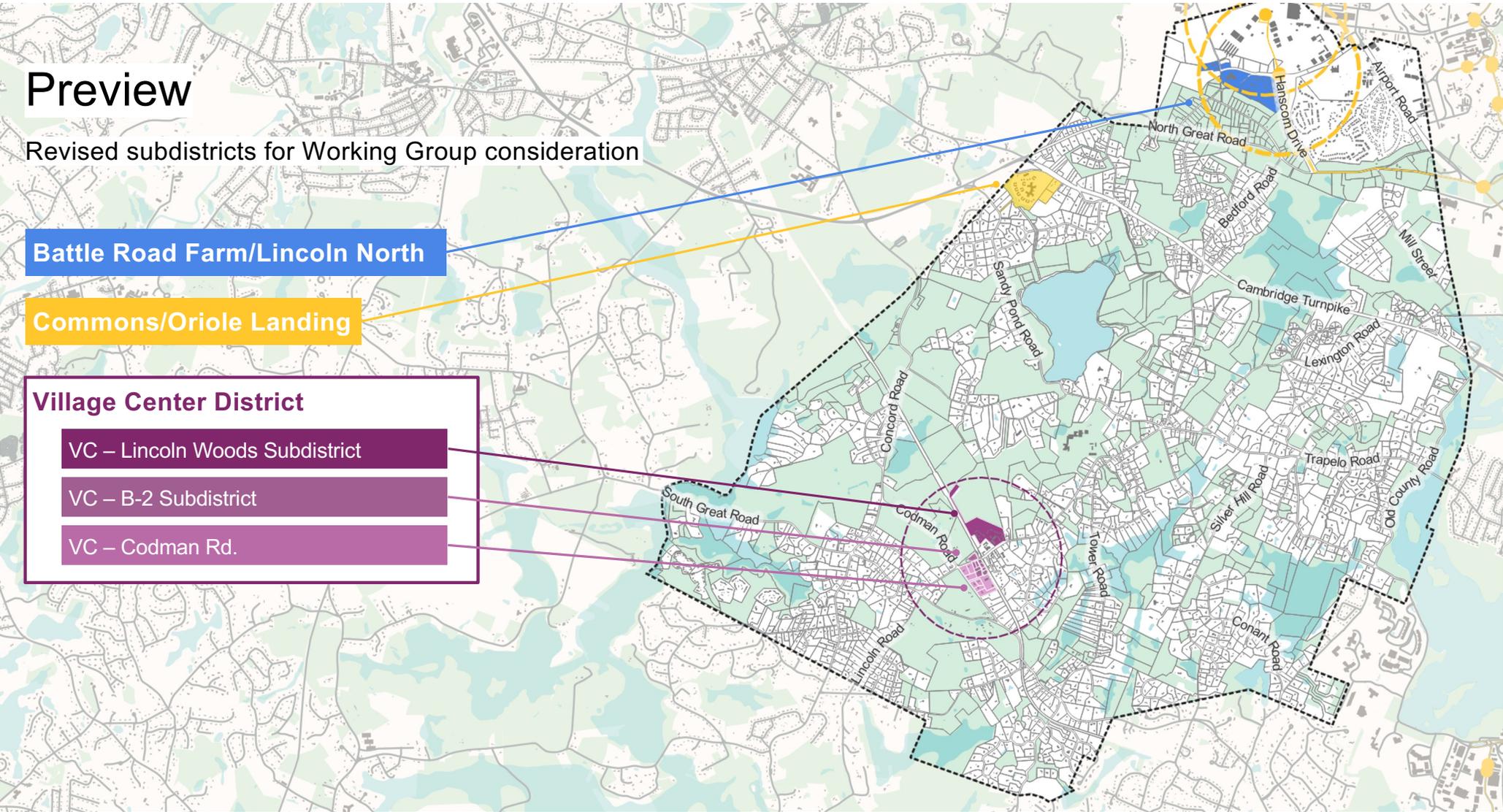
Commons/Oriole Landing

## Village Center District

VC – Lincoln Woods Subdistrict

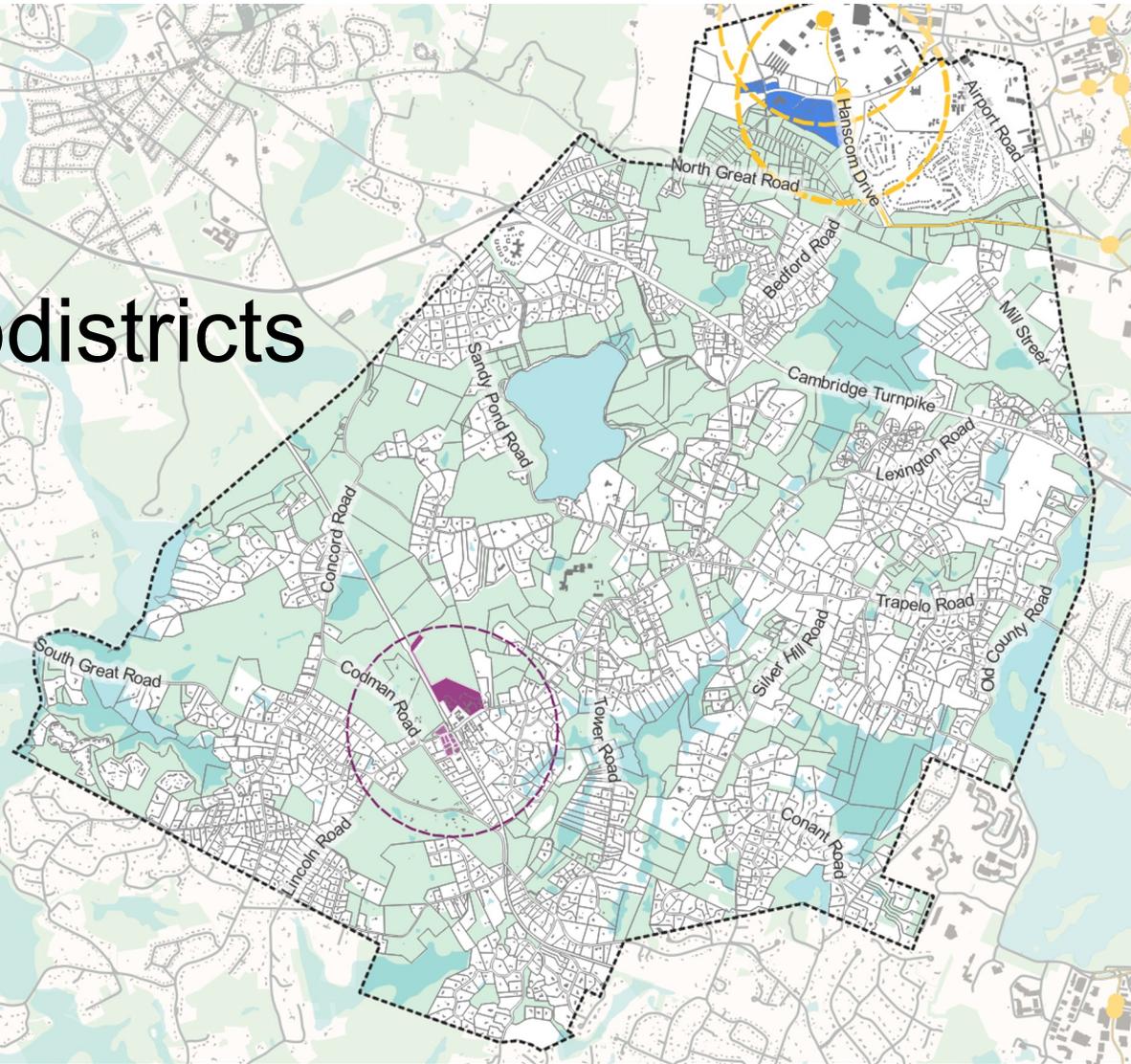
VC – B-2 Subdistrict

VC – Codman Rd.



# Village Center Subdistricts

- Lincoln Woods Subdistrict
- B-2 Subdistrict
- Codman Corner Subdistrict



# Village Center — Subdistricts

VC – Lincoln Woods Subdistrict

VC – B-2 Subdistrict

VC – Codman Corner Subdistrict

Maintain Existing B-1 District

Existing B-2 District

Existing DPW Site

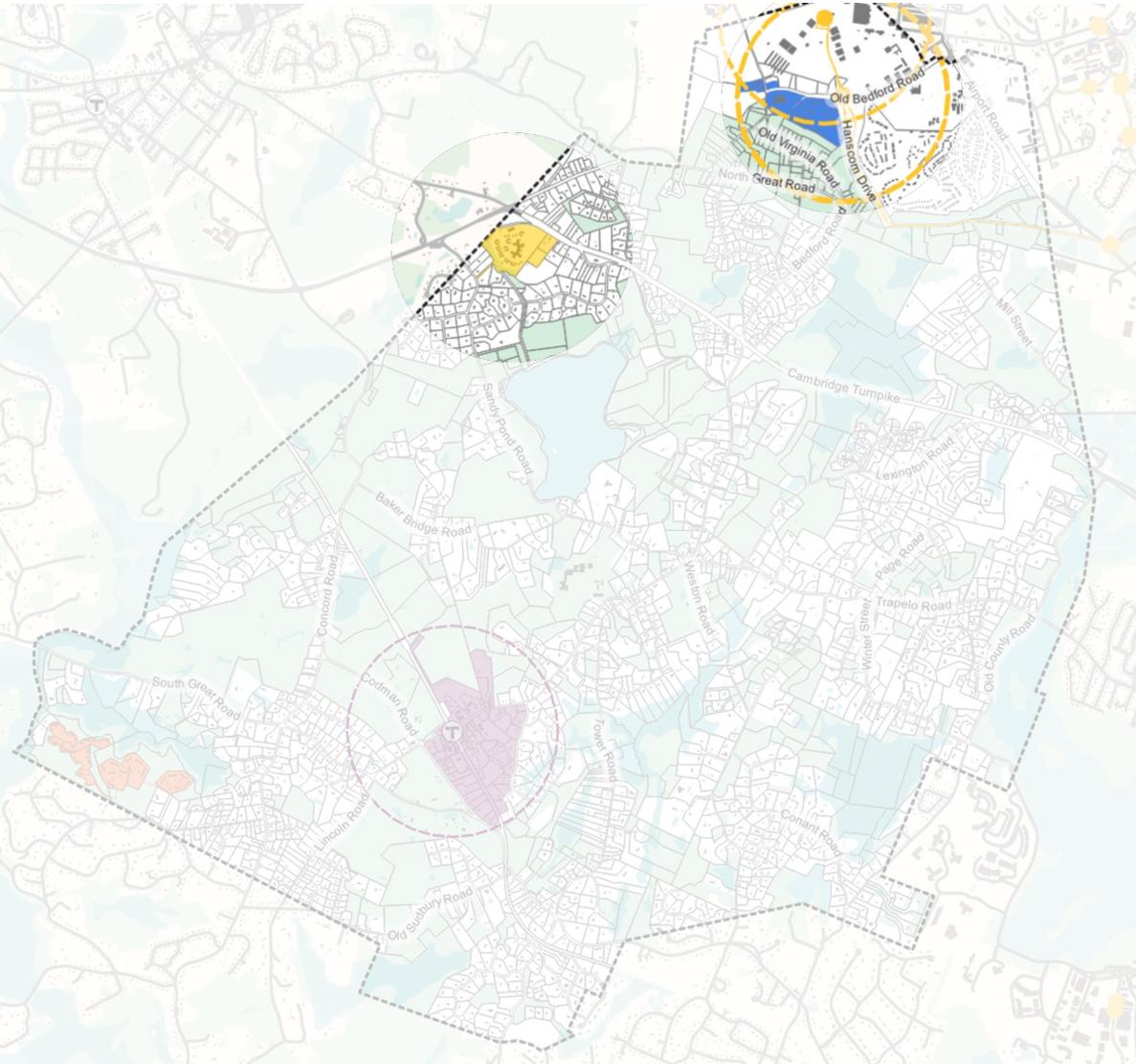
½ Mile Station Area

Note: DPW parcel is included in the Codman Corner subdistrict for contiguity purposes. Since it's publicly owned, this parcel does not currently count toward unit capacity. This parcel could instead be included in the VC-B-2 Subdistrict.

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

# 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
- 3.5 story max.
- 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
- 3.5 story max.
- 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

Evaluating Initial Options Presented at the Beginning of June 2023

# Townwide Summary

Zoning Standards & Model Outputs **including** all candidate subdistricts

Draft District Name	Max. Stories	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	3 stories = 36'	Front: 25' Sides: 25' Rear: 25'	1	-	185	20.1 acres	7 acres	26.5 Units/Acre = 185 units / 7 acres
VC – B-2	3 stories = 36'	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	3 stories = 36'	Front: 50' Sides: 30' Rear: 30'	1	15	144	13.6 acres	12.8 acres	11.3 Units/Acre = 144 units / 13.6 acres
BRF/Lincoln North/MM	3 stories = 36'	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	3 stories = 36'	Front: 25' Sides: 25' Rear: 25'	1	15	551	37.1 acres	37.1 acres	14.9 Units/Acre = 551 units / 37.1 acres
<b>TOTAL</b>	-	-	-	-	<b>1,521 units</b>	<b>115.7 acres</b>	<b>96.8 acres</b>	<b>15.7 Units/Acre = 1,521 units / 96.8 acres</b>

\* 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

Potential Subdistrict Locations & Modeled Multifamily Unit Capacity

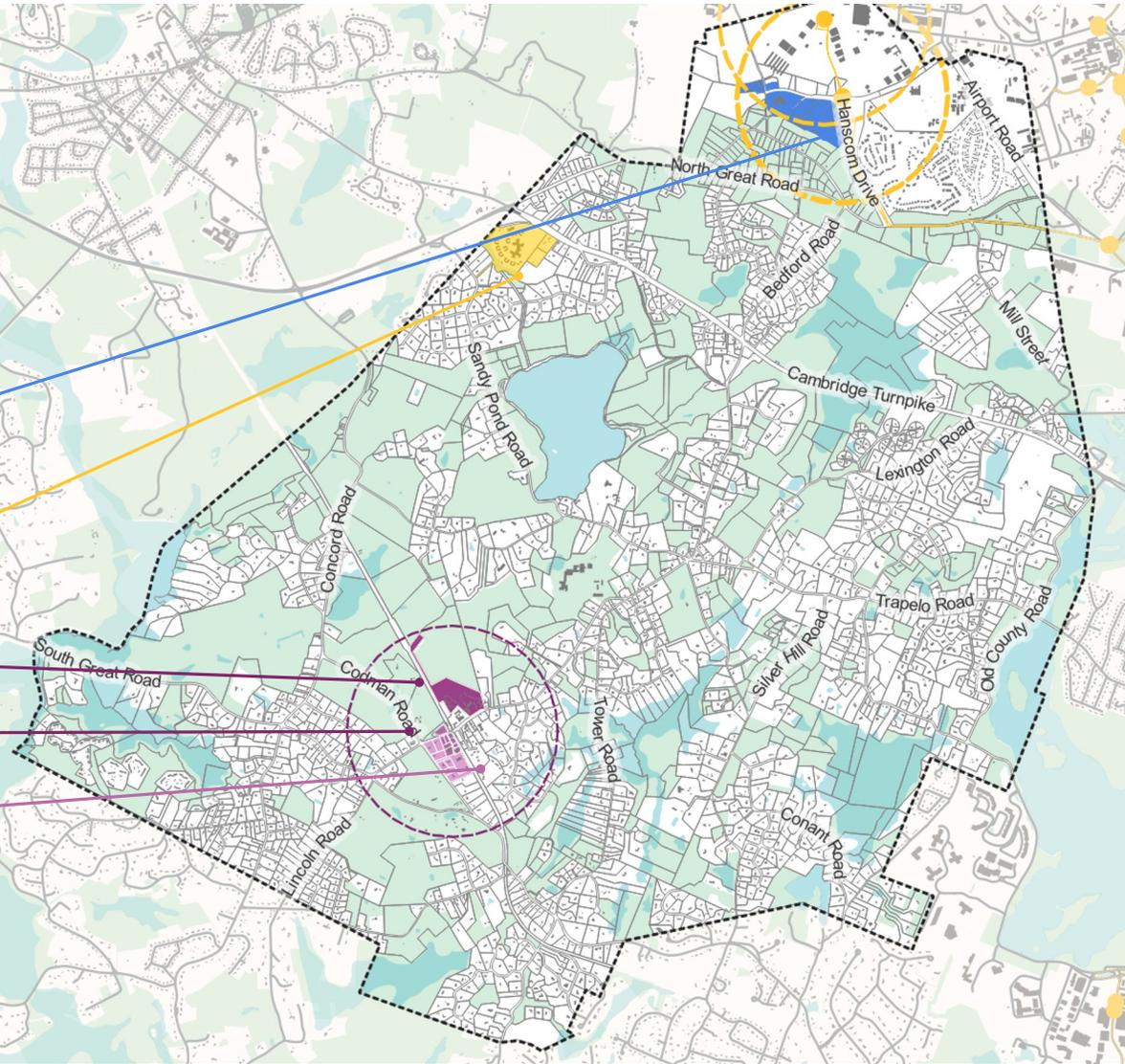
**BRF/Lincoln North/MM: 559 units**

**Commons/Oriole Landing: 551 units**

**VC - Lincoln Woods: 185 units**

**VC - B-2: 82 units**

**VC - Codman Corner: 144 units**



# District Options

## Pathways to compliance for Working Group consideration

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. Does not meet “50% contiguous area” rule.	1,520 units	116 acres	15.6 units/acre	<ul style="list-style-type: none"> <li>See Slide 20</li> </ul>
VC- Lincoln Woods VC - B-2 VC- Codman Corner BRF/Lincoln North/MM • Commons/Oriole Landing	No. Does not meet “50% contiguous area” rule.	960 units	76.5 acres	15.2 units/acre	<ul style="list-style-type: none"> <li>Commons/Oriole Landing district would likely need to be expanded slightly to meet the 50% contiguous area rule.</li> <li>See Slide 21</li> </ul>
VC- Lincoln Woods VC - B-2 VC- Codman Corner BRF/Lincoln North/MM • Commons/Oriole Landing	No. Does not meet “50% contiguous area” rule.	970 units	78.4 acres	16.2 units/acre	<ul style="list-style-type: none"> <li>This could be made compliant with small tweaks to the area of BRF/Lincoln North/MM. Adding one or two more parcels to this district should solve the “50% contiguous area” issue.</li> <li>See Slide 22</li> </ul>
VC- Lincoln Woods VC - B-2 VC- Codman Corner BRF/Lincoln North/MM • Commons/Oriole Landing	Yes.	830 units	64.8 acres	17.7 units/acre	<ul style="list-style-type: none"> <li>Dimensional standards can be adjusted to bring the modeled unit capacity and modeled density closer to the MBTA Communities requirements.</li> <li>See Slide 23</li> </ul>
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"> <li>Dimensional standards can be adjusted to bring modeled unit capacity and modeled density closer to MBTA Communities requirements.</li> <li>DPW parcel can be moved to VC-B-2 subdistrict</li> <li>See Slide 24</li> </ul>

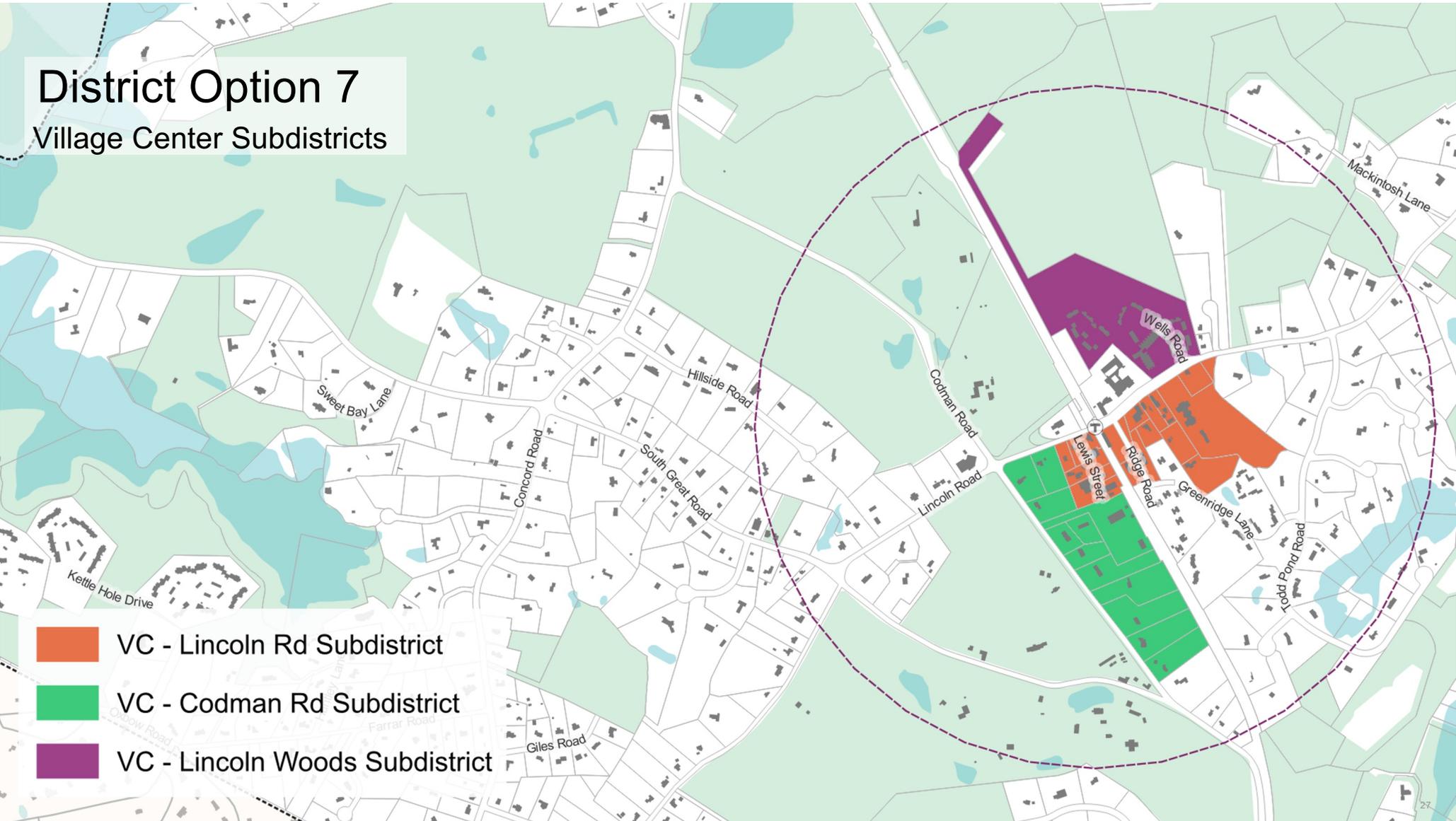
# Refocusing on the Village Center

Candidate Subdistricts Developed in Response to Early June Public Engagement

# District Option 7

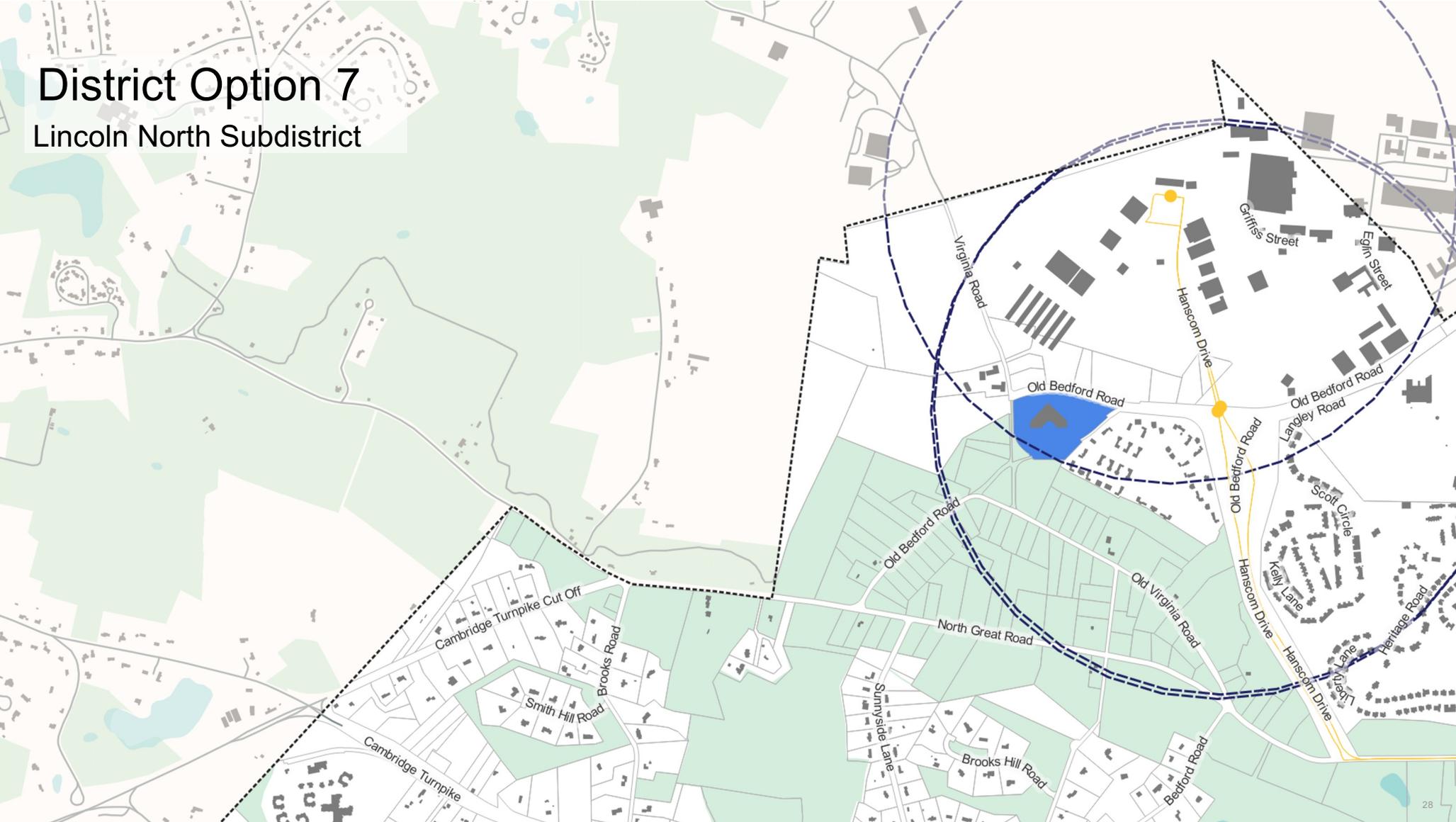
## Village Center Subdistricts

-  VC - Lincoln Rd Subdistrict
-  VC - Codman Rd Subdistrict
-  VC - Lincoln Woods Subdistrict



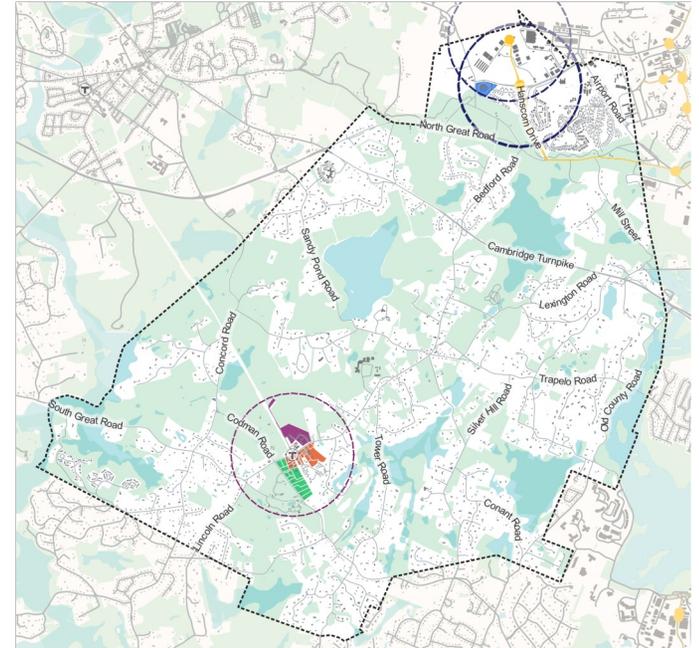
# District Option 7

Lincoln North Subdistrict



# District Option 7 Summary

Draft District Name	Max. Stories	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	3 stories	Front: 25' Sides: 25' Rear: 25'	1	-	159	20 acres	7 acres	22.7 Units/Acre = 159 units / 7 acres
VC – Lincoln Rd	3 stories	Front: 15' Sides: 15' Rear: 25'	1	18	175	21 acres	12 acre	14.3 Units/Acre = 175 units / 12 acres
VC – Codman Rd	3 stories	Front: 50' Sides: 30' Rear: 30'	1	18	180	23 acres	14 acres	12.5 Units/Acre = 180 units / 14 acres
Lincoln North	3 stories	Front: 25' Sides: 25' Rear: 30'	1	20	188	9 acres	9 acres	20.4 Units/Acre = 188 units / 9 acres
<b>TOTAL</b>	-	-	-	-	<b>702 units</b>	<b>74 acres</b>	<b>42 acres</b>	<b>16.4 Units/Acre</b> = <b>702 units / 42 acres</b>



# District Option 7 - Compliance Check

Compliance Requirement	Modeled Result	Compliant?
<b>Modeled Unit Capacity <math>\geq</math> 635 units</b>	702 units	Yes.
<b>District Land Area <math>\geq</math> 42 acres</b>	74 acres (42 acres = <i>Gross Density Denominator</i> )	Yes.
<b>Gross Density <math>\geq</math> 15 units/acre</b>	16.4 Units/Acre	Yes.
<b>% Land Area in Station Area <math>\geq</math> 20%</b>	86%	Yes.
<b>% Modeled Unit Capacity in Station Area <math>\geq</math> 20%</b>	73%	Yes.
<b>One contiguous district must contain <math>\geq</math> 50% of total district land area</b>	VC Subdistricts = 86%	Yes.

# Summary of Viable District Options

## Pathways to compliance for Working Group consideration

District Options	Does this set of districts comply as <i>currently drawn and with current proposed zoning</i> ?	Modeled Multifamily Unit Capacity	Acreage	Modeled Gross Density	Notes
<a href="#">VC- Lincoln Woods</a> <a href="#">VC - B-2</a> <a href="#">VC-Codman Corner</a> <a href="#">BRF/Lincoln North/MM</a> <a href="#">Commons/Oriole Landing</a>	Yes.	830 units	64.8 acres	17.7 units/acre	<ul style="list-style-type: none"> <li>Dimensional standards can be adjusted to bring the modeled unit capacity and modeled density closer to the MBTA Communities requirements.</li> <li>See Slide 23</li> </ul>
<a href="#">VC- Lincoln Woods</a> <a href="#">VC - B-2</a> <a href="#">VC-Codman Corner</a> <a href="#">BRF/Lincoln North/MM</a> <a href="#">Commons/Oriole Landing</a>	Yes.	818 units	62.9 acres	16.4 units/acre	<ul style="list-style-type: none"> <li>Dimensional standards can be adjusted to bring modeled unit capacity and modeled density closer to MBTA Communities requirements.</li> <li>DPW parcel can be moved to VC-B-2 subdistrict</li> <li>See Slide 24</li> </ul>
<a href="#">VC - Subdistrict A</a> <a href="#">VC - Subdistrict B</a> <a href="#">VC - Subdistrict C</a> <a href="#">VC - Subdistrict D</a> <a href="#">BRF/Lincoln North/MM</a>	Maybe depending on: <ul style="list-style-type: none"> <li>Whether a subdistrict yielding 0 units due to excluded land will be allowed</li> <li>How precise 50% contiguous district interpretation is (currently at 49.8%)</li> </ul>	921 units	98 acres	17 Units/Acre	<ul style="list-style-type: none"> <li>VC-Lincoln Woods + VC-Subdistrict A + VC-Subdistrict B = 49.8% → Rounds to 50%</li> <li>VC - Subdistrict A yields 0 units because it is almost entirely excluded land (e.g. wetlands)</li> <li>VC - Subdistrict B is below the 5 acre minimum, but this is likely acceptable because it is contiguous with VC - Subdistrict A</li> </ul>
<a href="#">VC- Lincoln Woods</a> <a href="#">VC - Lincoln Rd</a> <a href="#">VC - Codman Rd</a> <a href="#">Lincoln North</a>	Yes.	702 units	74 acres	16.4 Units/Acre	

# 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