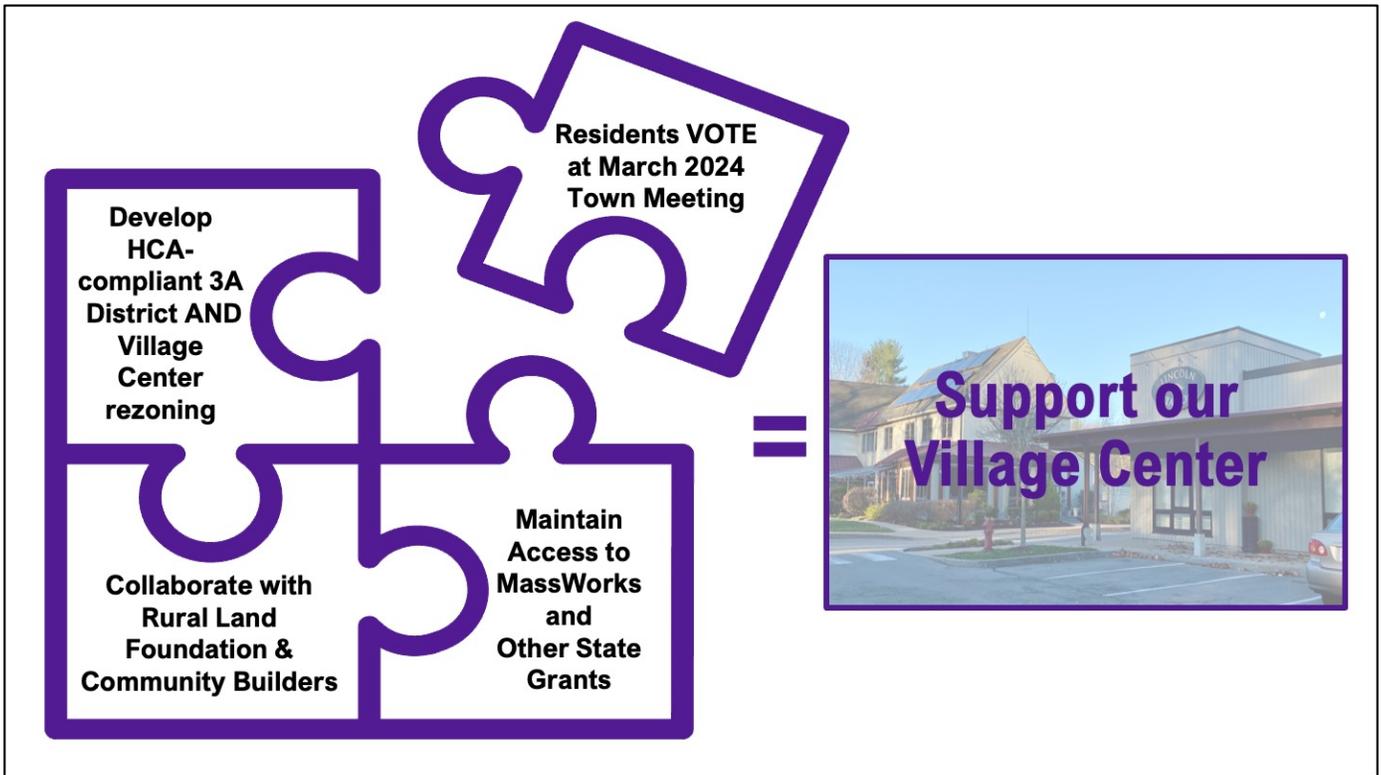




- Presenters: Jennifer Glass, Select Board and member of the Housing Choice Act Working Group; Paula Vaughn-MacKenzie, Director of Planning and Land Use for the Town; Michelle Barnes, Chair of the Board of the Rural Land Foundation and the Lincoln Land Conservation Trust.



The big picture: (Jennifer)

1. Housing Choice zoning, like the other topics we're focusing on at State of the Town, gives us a chance to think about who we want to be as a town and the actions we're going to take to get there.
2. These are not new discussions. For example, ever since the 40B affordable housing law was passed in 1969, Lincoln's residents and leadership have worked proactively to imagine and approve a variety of multi-family housing developments throughout town.
3. And we know there is more to be done: We've been studying how to support our commercial area for decades, and Lincoln's Comprehensive Plan has long envisioned a thriving town center. As you'll hear from the Rural Land Foundation (which owns The Mall), maintaining the status quo is not financially sustainable. More housing is part of the solution.
4. In this context, the conversation about Housing Choice zoning becomes an opportunity for our generation:
 - To address the housing needs of our children, our employees, and ourselves
 - To work with the RLF to add housing in the short term that would support our commercial area, and
 - To keep us eligible for millions of dollars in state planning,

technical assistance, and infrastructure grants

Presentation will cover:

- Compliance Requirements for Lincoln
- Development of Options & Timeline (**Town VOTE in March 2024!**)
- 3 Options that comply (A, B, & C)
- Concurrent proposal to rezone the “Village Center”
 - **The Mall; Commuter Parking Lot (paved); Resident Commuter Lot (gravel); Doherty’s property**
 - **provides Rural Land Foundation w/opportunity to redevelop The Mall**
- **Q&A**
- **Small Groups**
 - Identify pros and cons of each Option
- **Final Feedback**

- This presentation provides an overview of the law, presents the 3 compliant zoning proposals, and asks you to consider the pros and cons of each.
- We are also asking you to tell us which proposal you prefer.

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 LaFalaz** *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*

- The Select Board and Planning Board jointly appointed the HCA Working Group in 2022 with broad representation from town departments, boards, and committees.
- We are very grateful for the expertise and insights of all our group's members!

Town Vision Statement

Lincoln is a town that cherishes its rural, agricultural character, its small-town heritage, its open space, and its historical legacy.

The Town is committed to:

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



- Throughout our work, we have used the Lincoln Town Vision Statement as a guidepost.
- It emphasizes conservation, the value we place on diversity, and recognizes the power of public policy as a tool to fulfilling that vision.
- For example, over the past 50 years, we’ve made sure that at least 10% of our housing is affordable, while simultaneously protecting more open space.
 - Over 40% of the land area in Town is in permanent Conservation.
 - Today we are talking about rezoning 0.4% of our land.

What is the Law?

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

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

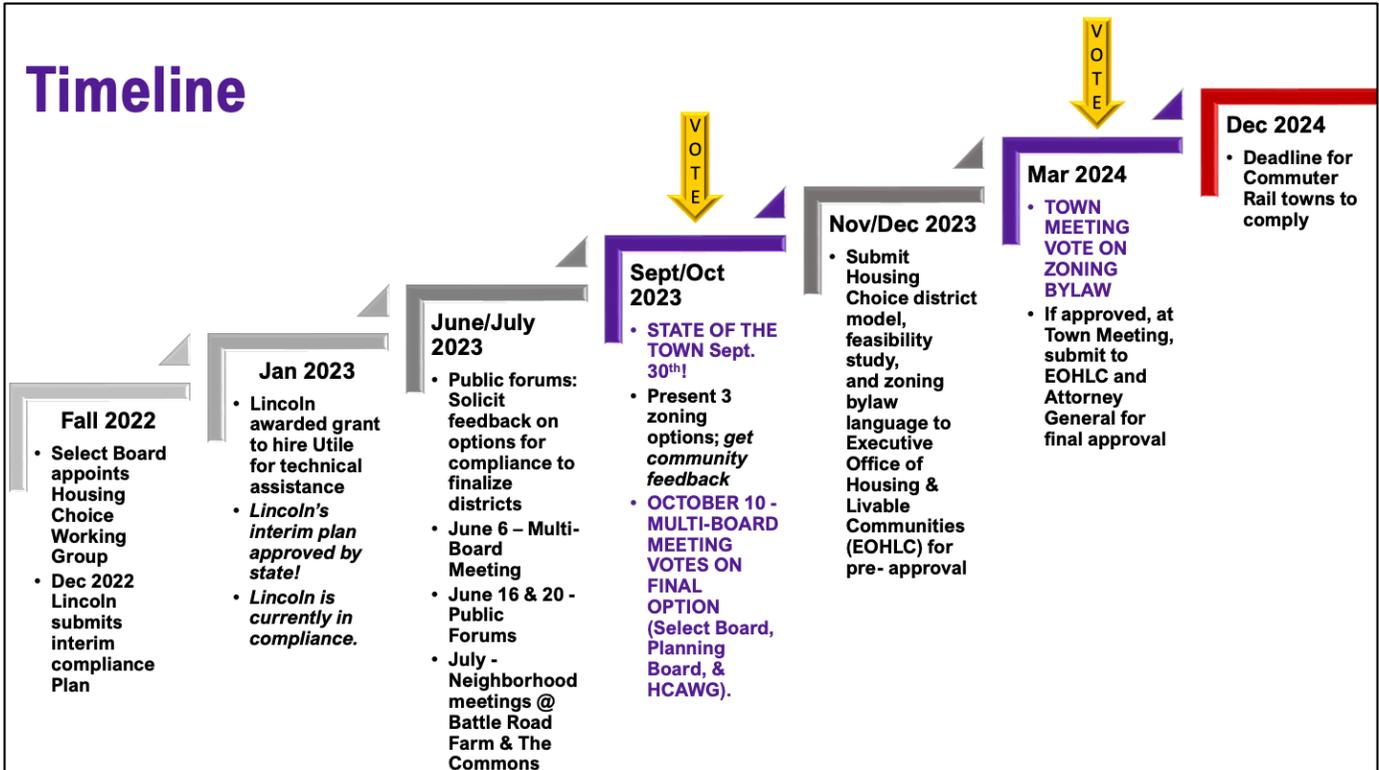
Commuter rail towns must approve a compliant district by December 2024

“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.”

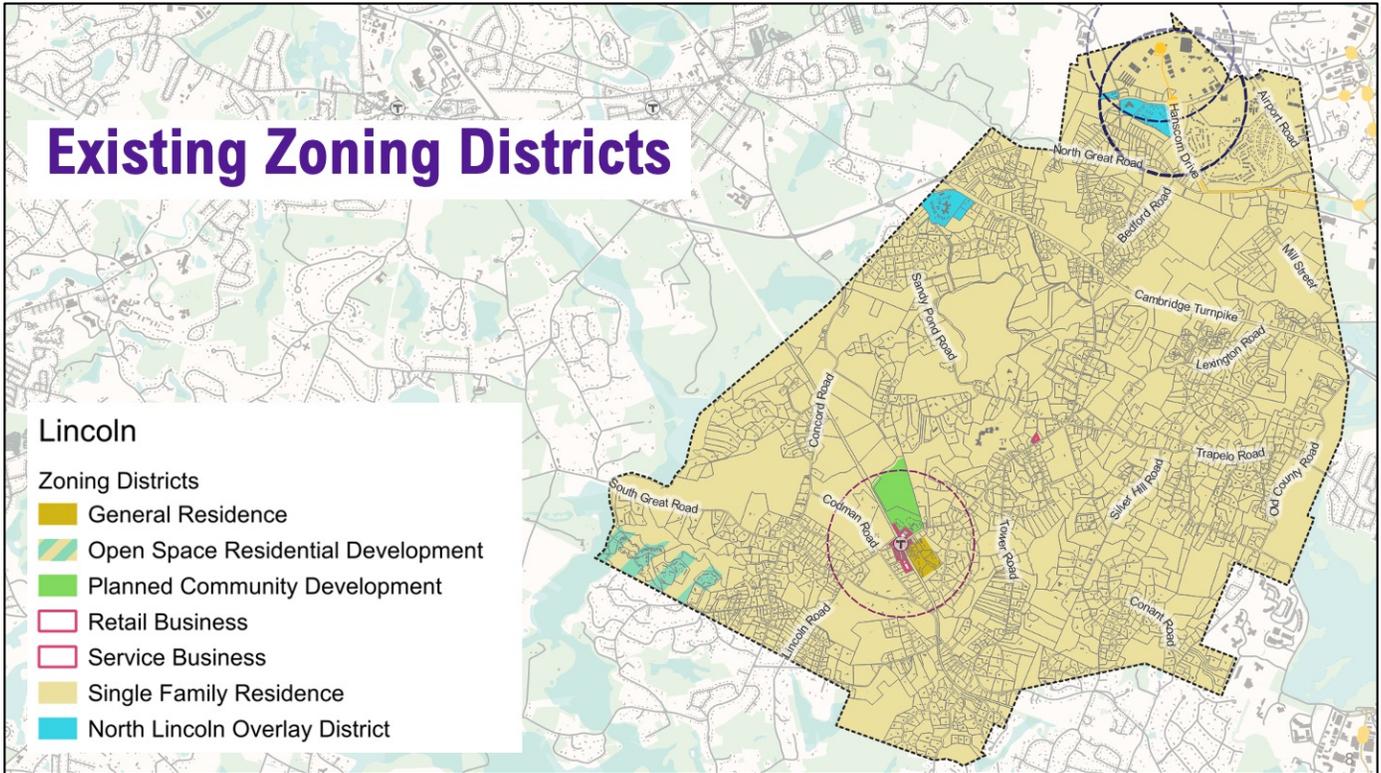
- March 15, 2023, ruling from the Attorney General

- Governor Baker signed the HCA into law in 2021 to make it easier to build more housing, and Governor Healey has made it clear it is one of her highest priorities.
- Section 3A of the Housing Choice Act applies to cities and towns that have MBTA service or are adjacent to towns with service. The law says these communities “shall” create a compliant district.
- In March, Attorney General Campbell “clarified” that “shall means shall” and compliance with the law is not optional. She also said that being willing to give up grants named in the statute does not get towns off the hook from complying.
- And in August, the state expanded the list of grants that will take compliance into consideration.
- Currently, there is only one town that has stated they will not comply, and they are now the subject of a lawsuit.

Timeline



- Here's our timeline.
- As a commuter rail town, we have until the end of 2024 to approve compliant zoning.
- Between now and then, there are two decision points.
 - On October 10th the Planning Board, Select Board, and Housing Choice Working Group will take all the feedback we've gotten since June and choose one of the zoning proposals to send to the state for pre-approval.
 - At the Annual Town Meeting in March Lincoln voters will vote to approve the zoning. It requires a simple majority vote.



- It is important to remember that HCA compliance is strictly about zoning, NOT a plan to build housing. The law does not require any housing units to be built, it just tries to make it easier to do so.
- See the pale gold color? Right now, with just a few exceptions, the only thing a property owner can build by right is a single-family house on a roughly 2-acre lot.
- Most of our existing multi-family developments had to be approved by a 2/3 majority vote at Town Meeting. This is not an easy or cost-effective process.
- The main purpose of Housing Choice is to change zoning so that multi-family housing can be built by right.

“By Right”

BY RIGHT MEANS...

- What you are allowed to build on a piece of property.
- *No Town Meeting vote is needed.*
- *No special permit is required.*

HOWEVER, ALL PROJECTS ARE SUBJECT TO...

- Site Plan Review by the Planning Board
- Wetlands Protection laws
- Stormwater Mitigation laws
- Lincoln’s Demolition Delay bylaw
- Lincoln’s Stretch Energy Building Code

- “By right” is what a property owner is allowed to build simply by getting a building permit. No Special Permits required and no going to Town Meeting for a vote.
- However, this does not mean there aren’t any rules! Any proposed project is subject to all the bylaws and regulations listed on this slide.





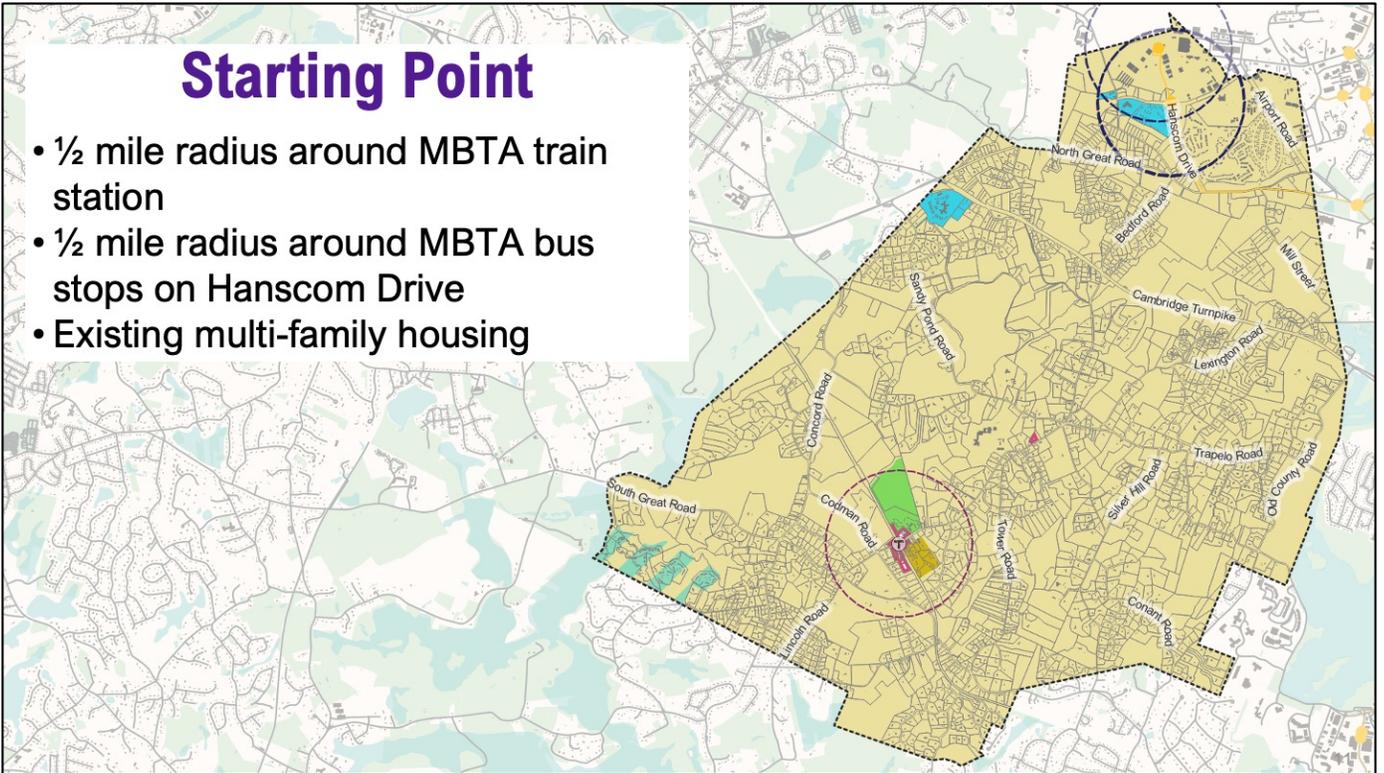

Housing Choice “Section 3A” Requirements for Lincoln

- **Housing Choice District (HCA) = Compliant District = Section 3A District** (interchangeable terms)
- **Zoning vs Production** – HCA is for *changing zoning* to allow multi-family housing *by right*; *not* a plan to build housing; housing *cannot* be age restricted.
- **Size of Lincoln’s 3A District** – Must be a **minimum of 42 acres**. (42 acres = 0.4% of town’s land area)
- **Capacity** – District must be **zoned for a minimum of 635 residential units**.
 - Total # of units that *could* be built in the District, *not* units that Lincoln must add to existing housing.
- **Density** – **At least 15 units/acre** averaged across the district.
- **20% of 3A Compliant District** must be **within 0.5 miles of the MBTA** train station. Subdistricts are allowed:
 - Each subdistrict must be at least 5 acres.
 - One subdistrict must be at least ½ of the total district.
- HCA is zoning for multi-family residential units; **commercial use cannot be required** in a compliant district.
- **Affordable Requirements:** At least 10% of units must be income-restricted.

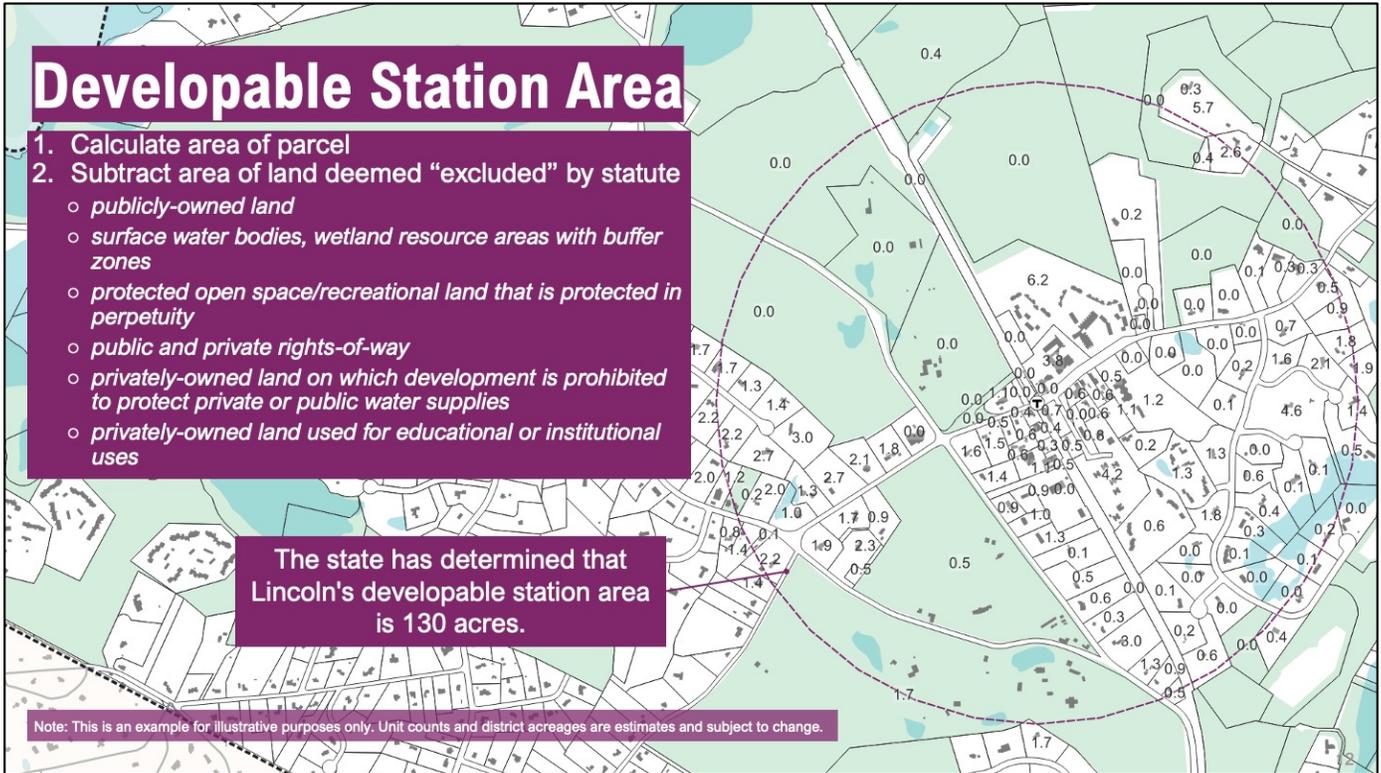
- So, what does all of this mean for Lincoln? The key points are:
 - Our district must be at least 42 acres and allow a minimum of 15 units/acre
 - We are allowed to create “subdistricts” in different areas of town, but at least 20% of our district must be within ½ mile of the train station.
 - Subdistricts must be at least 5 acres, and one subdistrict must be at least ½ of our total district.
 - And, zoning cannot require commercial use, but it can allow mixed use through a special permit process.
- Today we’ll focus on 3 options that comply with the law
 - ALSO, we will talk about rezoning part of the Village Center, which would give the Rural Land Foundation the tools it needs to develop a mixed-use project.
- Together, these zoning changes will support our commercial area and address short- and long-term housing needs.
- This is very technical work, and thanks to Paula we received a state grant to hire our consultant, Utile, to help us understand the many variables that go into compliance.

Starting Point

- ½ mile radius around MBTA train station
- ½ mile radius around MBTA bus stops on Hanscom Drive
- Existing multi-family housing



- As a starting point, we asked Utile to look at the land that is considered developable within a ½ mile radius of the train station and within ½ mile of the MBTA bus stops on Hanscom Drive. For a bit of perspective, a half mile radius is 500 acres.
- We also asked Utile to look at places in town that currently have multi-family housing to see if it made sense to match the zoning to what we've already built.
- Paula will now describe the options, and after her presentation, Michelle Barnes will talk about the RLF's plans and how the proposal to rezone the "Village Center" fits in with Housing Choice and supports the redevelopment of the Mall.



- (Paula) To calculate the developable land within .5 miles of the MBTA stop, Utile subtracted the land that the statute excludes: publicly owned land, water bodies, wetlands, conservation land, rights of way, institutional land, and land that protects water supplies.
- The state determined there are 130 acres out of the 500 acres of developable acres within the .5 miles.

Included in Options A, B, & C

Density Examples



Lincoln Woods

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



Ryan Estate

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



Farrar Pond

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

- Here are some examples of multi-family housing in Town with various densities ranging from 4.5 to 18.5 units per acre and heights ranging from 18 to 53 feet.

Included in Option B

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'**



Minuteman Commons

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



The Commons

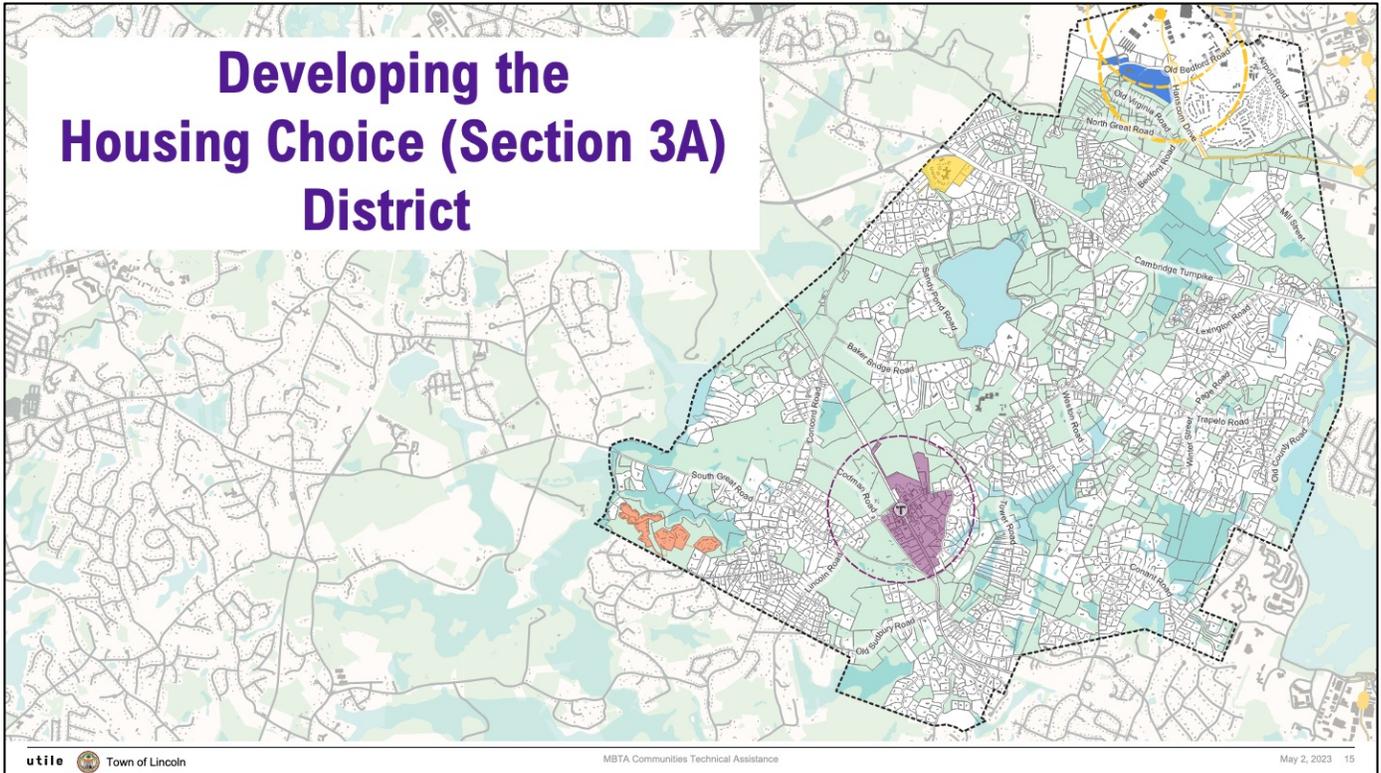
- 308 units
- 31.2 acres
- 5.1 acres are in conservation
- Density = 10 u/a
- **Density minus conservation land = 12 u/a**
- **Height = 52.5'**



Oriole Landing

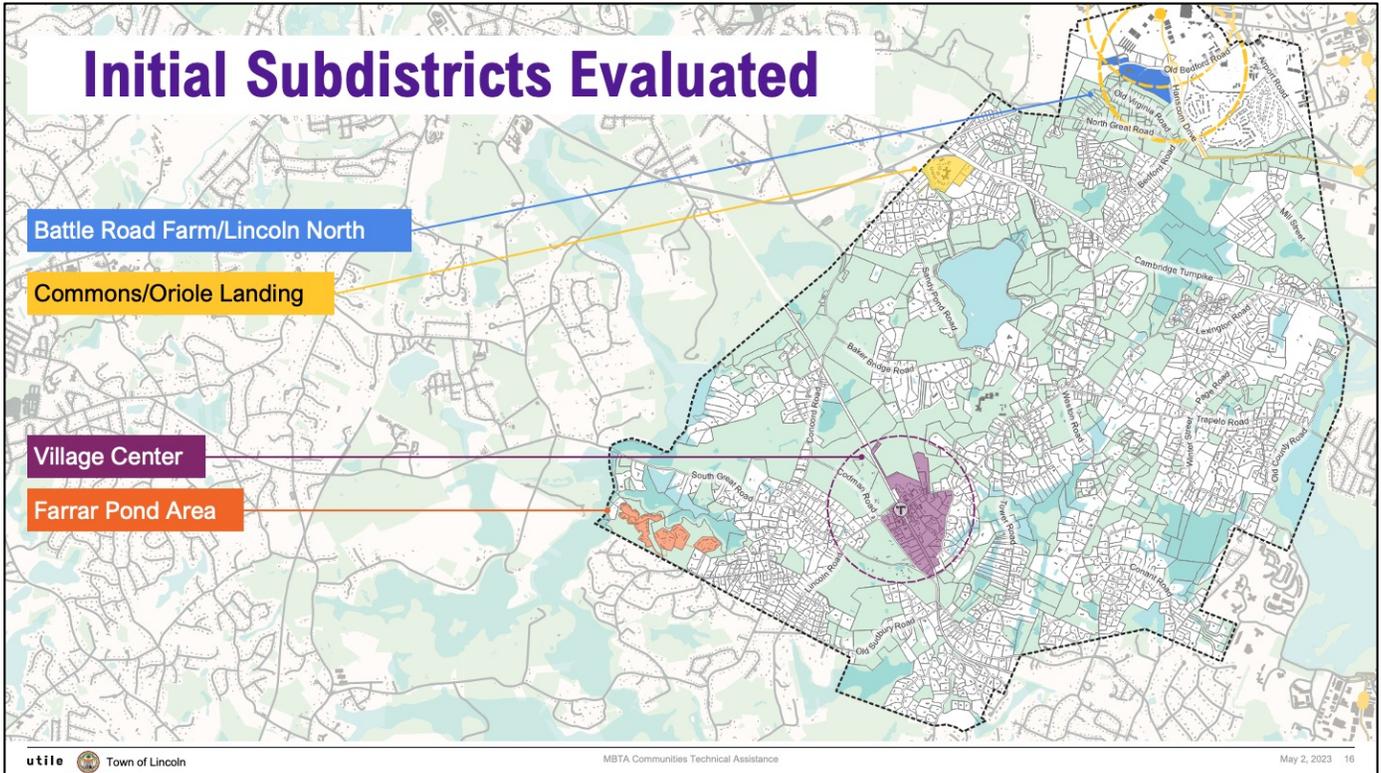
- 60 units
- 6 acres
- 0 acres are in conservation
- **Density = 10 u/a**
- **Height = 40'**

Developing the Housing Choice (Section 3A) District



- The Housing Choice Working Group began by looking at the center of Town, as well as areas in North Lincoln that were within .5 miles of a bus stop.
- To identify another large area that could be more than 50% of the District, we also looked at and then other large multi-family areas like Oriole Landing/The Commons and Farrar Pond.
- Utile ran models for different scenarios that would comply with the requirements of Section 3A.

Initial Subdistricts Evaluated



The working group suggested looking at Battle Road Farm/Lincoln North/MM Commons which is within .5 miles of the bus stop. Oriole Landing/The Commons as an example of existing development, The Village Center area around the MBTA stop and Farrar Pond Village. The working group eliminated Farrar Pond as too far from any amenities and public transit.

Proposed Subdistricts: June 2023

Revised subdistricts for Working Group consideration

Battle Road Farm/Lincoln
North/MM Commons

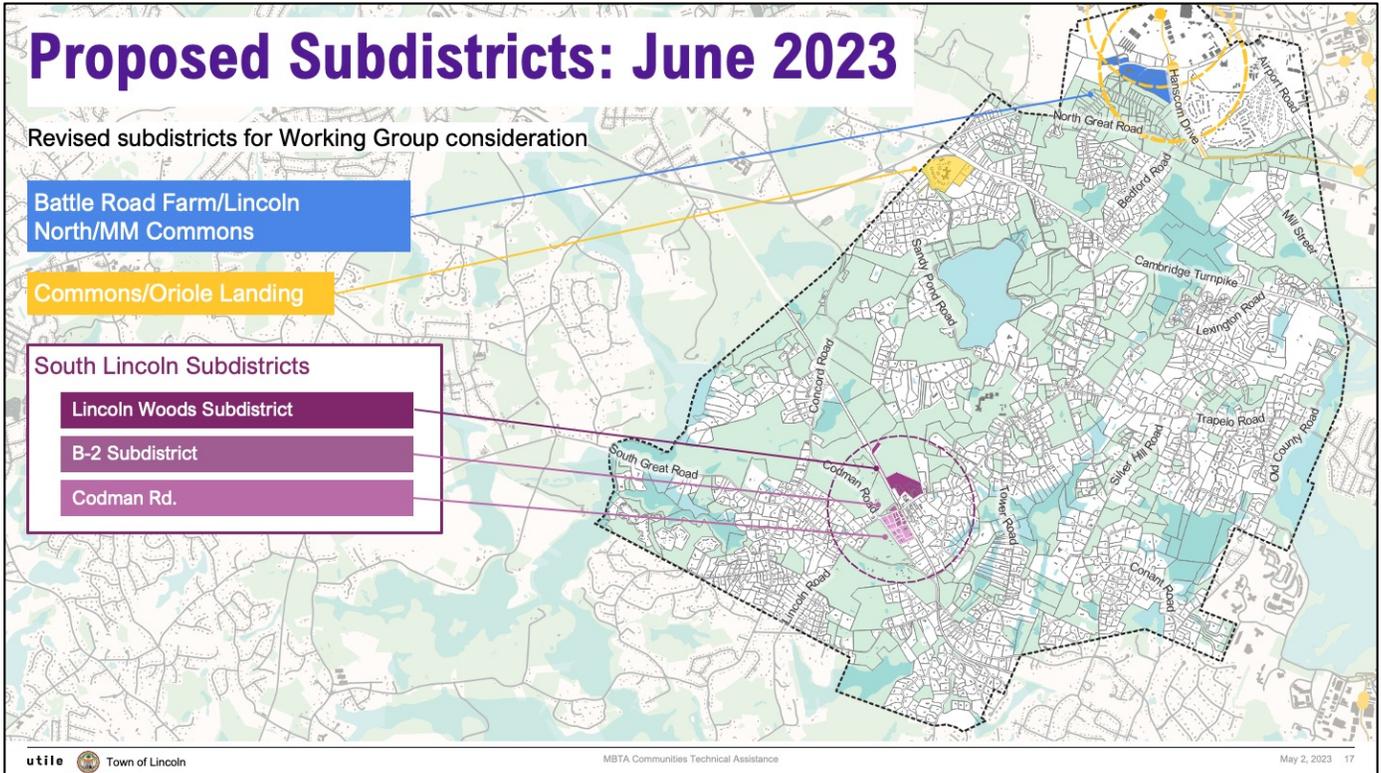
Commons/Oriole Landing

South Lincoln Subdistricts

Lincoln Woods Subdistrict

B-2 Subdistrict

Codman Rd.



Working Group considered having the larger required area in North Lincoln and the smaller area in the Village Center.

Battle Road Farm/Lincoln North/Minuteman Commons

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.

This was one of the initial areas for the >50% area, This area complies with the spirit of the legislation because it has access to the bus stop at Hanscom, even though the bus stops do not really serve the Town.

The 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.

The Commons and Oriole Landing area was another candidate for the over 50% subdistrict, but it is not walkable to any public transit or public amenities. So, the Working Group realized this would be an option that could be less defensible to the State.

Iterations of 3A-Compliant District Options

JUNE Option 1	JUNE Option 2	JULY	JULY	SEPTEMBER
<ul style="list-style-type: none"> • SMALLER Lincoln Center + The Commons & Oriole Landing • <i>Total Acres = 62.9</i> • <i>Subdistrict Density Denominator = 37.2</i> • Modeled Capacity = 818 units • Modeled Density/Acre Across the District = 16.4 units/acre 	<ul style="list-style-type: none"> • SMALLER Lincoln Center + Battle Road Farm/Lincoln North/Minuteman Commons • <i>Total Acres = 64.8</i> • <i>Subdistrict Density Denominator = 34.1</i> • Modeled Capacity = 830 units • Modeled Density/Acre Across the District = 17.7 units/acre 			

- With help from Utile, the working group developed two options:
- Options 1 and 2 would have some area in the village center and at least half of the district in north Lincoln.
- These two options were presented at two Public Forums in June, and feedback was solicited.

Refocusing in response to June Public Forums

- More of the Compliant District should be located near the MBTA train station.
- Two new Options were developed:
 - **Option A** – LARGER Village Center (Lincoln Woods, Lincoln Road/Lewis Street, Codman Road) + *Lincoln North*
 - **Option B** – LARGER Village Center (Lincoln Woods, Lincoln Road/Lewis Street, Codman Road) + *Battle Road Farm*

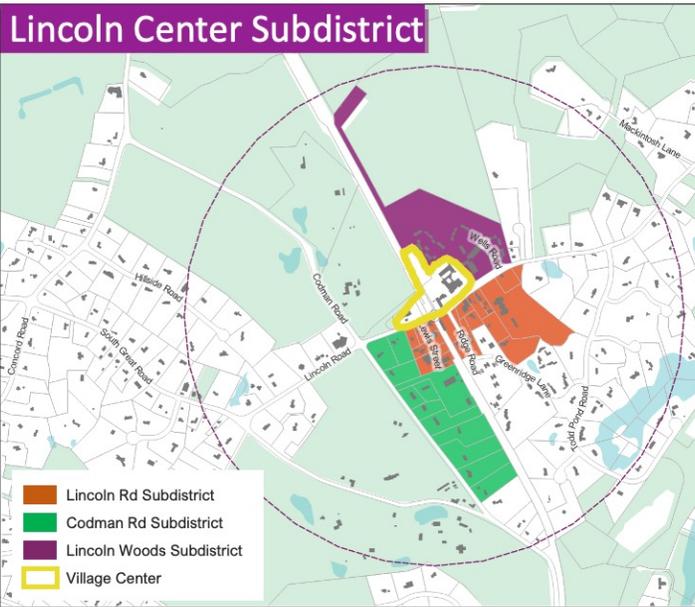


Lincoln North Commercial Building

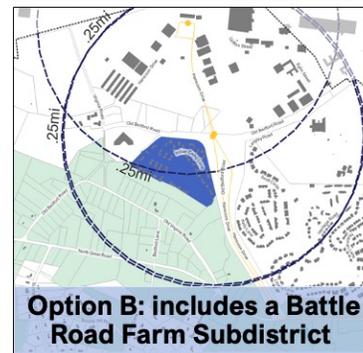
21

- The feedback received at the public forums most notably suggested that most of the area should be around the Village Center and the MBTA stop, as the intention of the law is to focus on transit-oriented housing.
- So, the Working Group went back to the drawing board and developed two new options.
- These options put most of the area in the Village Center, plus one smaller area in North Lincoln.

Revised 3A Subdistricts: July 2023



A

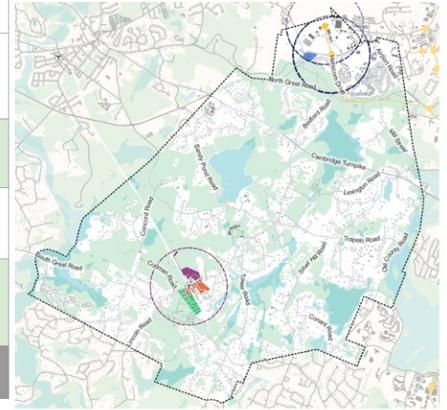


B

- Option A includes the Lincoln Center Subdistrict plus a mixed-use subdistrict on the current Lincoln North commercial property, and
- Option B includes the Lincoln Center Subdistrict plus a housing-only subdistrict on the Battle Road Farm property.
- The yellow outline shows the "Village Center" proposal, which would rezone the area around The Mall.

Revised 3A Subdistrict Summary: July 2023

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**
Lincoln Woods	3 stories	Front: 25' Sides: 25' Rear: 25'	1	20	159	20 acres	7 acres	22.7 Units/Acre = 159 units / 7 acres
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
Codman Rd	3 stories	Front: 30' Sides: 30' Rear: 50'	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
TOTAL w/Lincoln North (instead of BRF)	-	-	-	-	702 units	74 acres	42 acres	16.7 Units/Acre = 702 units / 42 acres
+ Battle Road Farm	3 stories	Front: 25' Sides: 25' Rear: 30'	1	12	290 units	24.2 acres	19.2 acres	15.1 Units/Acre = 290 units / 19.2 acres
TOTAL w/Battle Road Farm (instead of Lincoln North)	-	-	-	-	804 units	88.6 acres	52.3 acres	15.4 Units/Acre = 804 units / 52.3 acres
Compliance Target					635 units	42 acres		15 units/acre



This Table shows the analysis for Option A and B and the result that both Options will satisfy the Housing Choice Act requirements.

Iterations of 3A-Compliant District Options

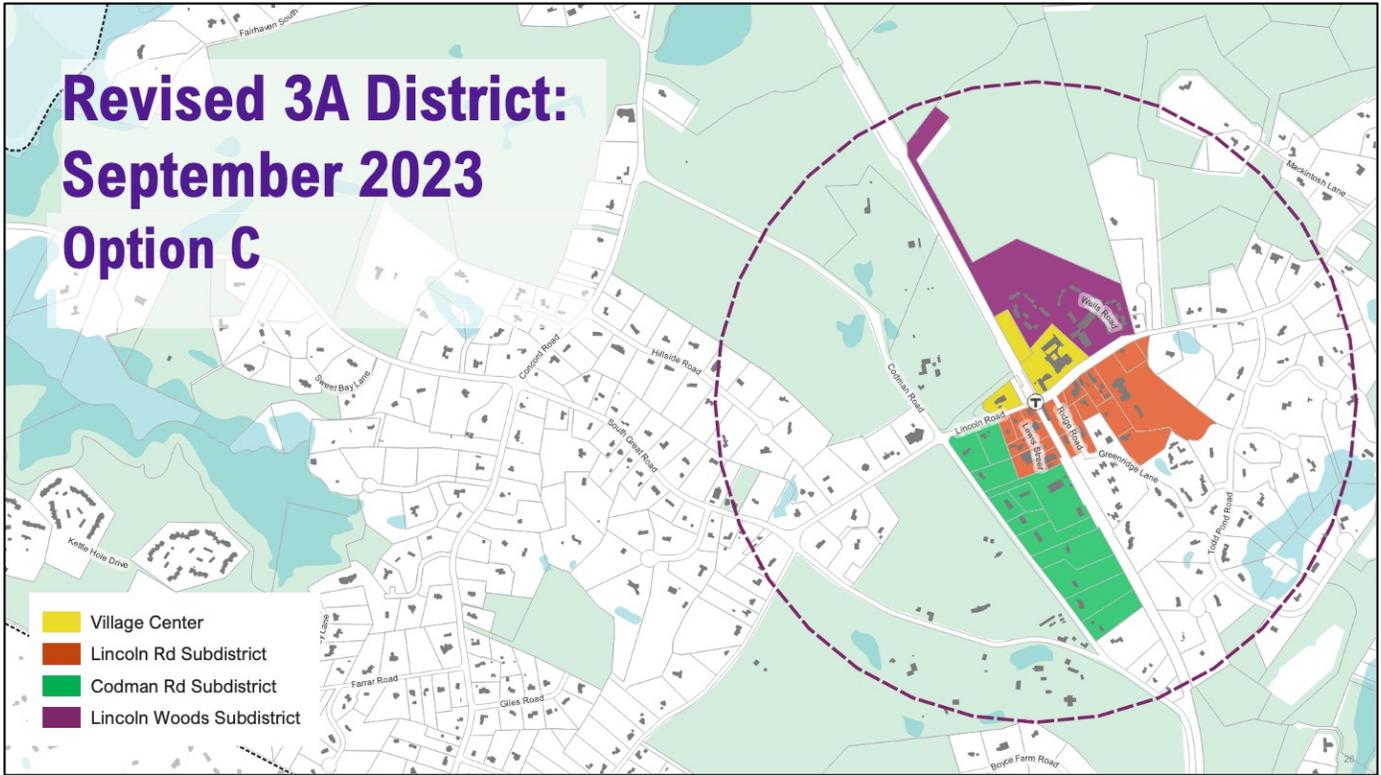
JUNE Option 1	JUNE Option 2	JULY Option A	JULY Option B	SEPTEMBER
<ul style="list-style-type: none"> • SMALLER Lincoln Center + The Commons & Oriole Landing • Total Acres = 62.9 • Subdistrict Density Denominator = • Modeled Capacity = 818 units • Modeled Density/Acre Across the District = 16.4 units/acre 	<ul style="list-style-type: none"> • SMALLER Lincoln Center + Battle Road Farm/Lincoln North/Minuteman Commons • Total Acres = 64.8 • Subdistrict Density Denominator = • Modeled Capacity = 830 units • Modeled Density/Acre Across the District = 17.7 units/acre 	<ul style="list-style-type: none"> • LARGER Lincoln Center + Lincoln North • Lincoln North would allow MIXED USE • Total Acres = 74 acres • Subdistrict Density Denominator = 42 acres • Modeled Capacity = 702 units • Modeled Density/Acre Across the District = 16.7 units/acre 	<ul style="list-style-type: none"> • LARGER Lincoln Center + Battle Road Farm • Battle Road Farm zoned for HOUSING ONLY • Total Acres = 88.6 acres • Subdistrict Density Denominator = 52.3 acres • Modeled Capacity = 804 units • Modeled Density/Acre Across the District = 15.4 units/acre 	

The two new Options A and B replaced the original Options 1 and 2.

Revised Guidelines: Issued August 2023

- Executive Office of Housing & Livable Communities (EOHLC) now **allows communities to take "credit" for multi-family zoning in a commercial area that also allows housing (mixed-use).**
- **To comply, Lincoln can count the residential units that the rezoned Village Center allows (up to 125 housing units) as part of our total required multi-family capacity of 635 units:**
- **Village Center = *The Mall + the Town commuter lot + Town resident commuter lot + Doherty's***
 - Still not submitted to EOHLC as part of the Section 3A District but new rule allows ALL of the Compliant District to be located near the MBTA train station.

- We thought that these were the options we would present to the Town at State of the Town, but good news!
- In August, the Executive Office of Housing and Livable Communities (EOHLC) issued revised guidelines that allow communities to take "credit" for multi-family units allowed in a mixed-use district that requires commercial uses (and complies with other technical requirements).
- This "credit" counts towards the unit capacity requirement of the 3A District. Lincoln's capacity requirement is 635 units.
- The Mixed-Use District's land area does NOT count towards the required land area of the 3A District.



- The Village Center rezoning we are proposing (shown in yellow) is made up of the RLF parcel, the paved Commuter Lot, the gravel commuter lot and the Doherty's parcel.
- Although we vote on the zoning together, the Village Center rezoning cannot be counted as part of the 3A district.

Option C: Station Area Only (w/credit for Village Center)

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*
Lincoln Woods (3A)	3 stories	Front: 25' Sides: 25' Rear: 25'	1	20	159	20 acres	7 acres	22.7 Units/Acre = 159 units / 7 acres
Lincoln Rd (3A)	3 stories	Front: 15' Sides: 15' Rear: 25'	1	18	175	21 acres	12 acre	14.3 Units/Acre = 175 units / 12 acres
Codman Rd (3A)	3 stories	Front: 30' Sides: 30' Rear: 50'	1	18	180	23 acres	14 acres	12.5 Units/Acre = 180 units / 14 acres
Village Center (Mandatory Mixed Use)	3 stories	Front: 25' Sides: 25' Rear: 25'	1	25	125	6.2 acres*	6.2 acres*	20.2 Units/Acre = 125 units / 6.2 acres*
TOTAL w/o MMU	-	-	-	-	514 units	64 acres*	33 acres*	15.6 Units/Acre = 514 units / 33 acres
TOTAL w/ MMU	-	-	-	-	639 units	64 acres*		15.6 Units/Acre
Compliance Target					635 units	42 acres		15 units/acre

* Mandatory Mixed Use (MMU) subdistricts count towards meeting 3A unit capacity requirements but do not count towards 3A land area requirements. The 3A subdistricts alone must meet at least 75% of the Minimum Multifamily Unit Capacity Requirement. The calculations in this sheet reflect that.

- We asked Utile to see if the Town could take credit for the multi-family units zoned in this new district and come up with an Option C.
- It worked!
- Option C is entirely within ½ mile of the MBTA train station.
- The “credit” taken from the Village Center Overlay District is 125 units.
- Option C means we do not need to rezone any areas in north Lincoln.

Iterations of 3A-Compliant District Options

JUNE
Option 1

- **SMALLER** Lincoln Center + The Commons & Oriole Landing
- Total Acres = 62.9
- Subdistrict Density Denominator = 42
- Modeled Capacity = 818 units
- Modeled Density/Acre Across the District = 16.4 units/acre

JUNE
Option 2

- **SMALLER** Lincoln Center + Battle Road Farm/Lincoln North/Minuteman Commons
- Total Acres = 64.8
- Subdistrict Density Denominator = 42
- Modeled Capacity = 830 units
- Modeled Density/Acre Across the District = 17.7 units/acre

JULY
Option A

- **LARGER** Lincoln Center + Lincoln North
- Lincoln North zoned for mixed use
- Total Acres = 74 acres
- Subdistrict Density Denominator = 42
- Modeled Capacity = 702 units
- Modeled Density/Acre Across the District = 16.7 units/acre

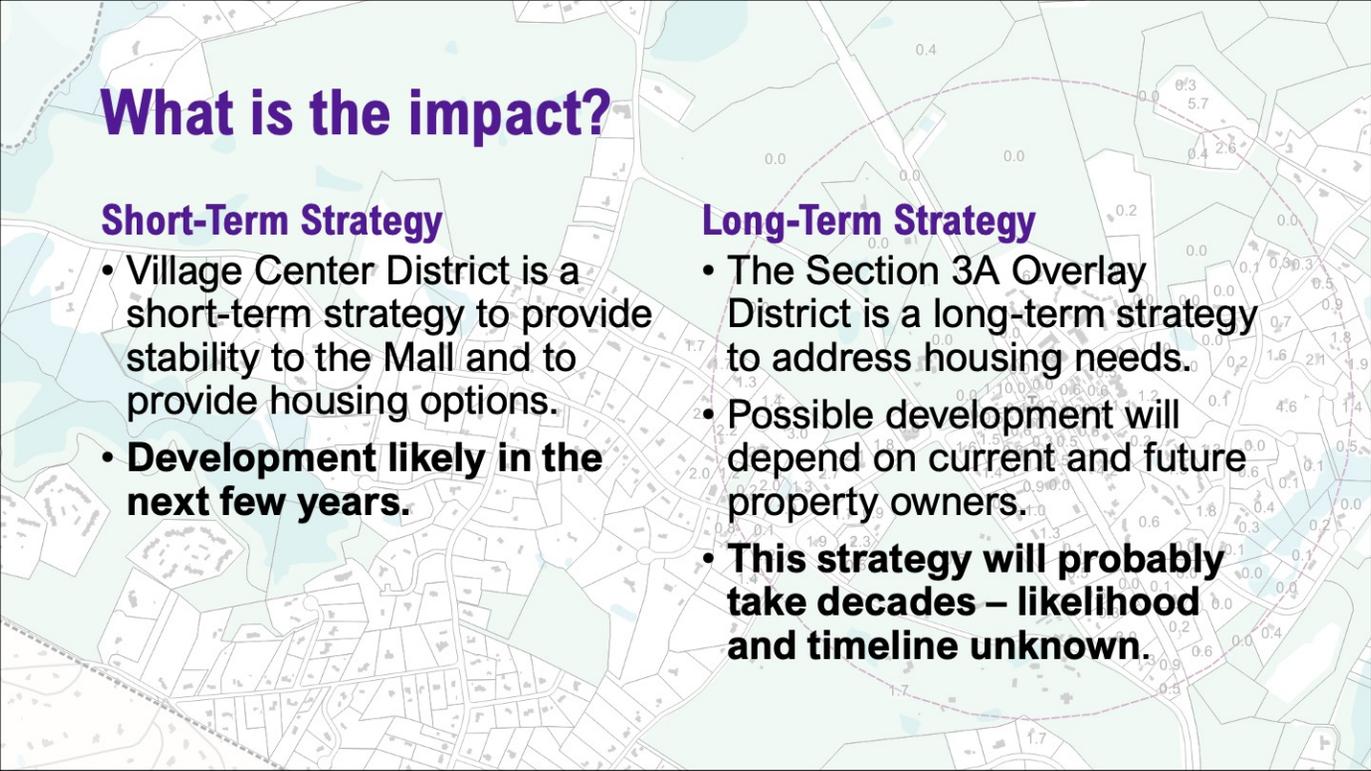
JULY
Option B

- **LARGER** Lincoln Center + Battle Road Farm
- Battle Road Farm zoned for housing only
- Total Acres = 88.6 acres
- Subdistrict Density Denominator = 52.3
- Modeled Capacity = 804 units
- Modeled Density/Acre Across the District = 15.4 units/acre

SEPTEMBER
Option C

- **LARGER** Lincoln Center + Village Center (VC)
- Takes "credit" for 125-unit capacity from VC zoning
- Total Acres = 64 acres
- Subdistrict Density Denominator = 33
- Modeled Capacity = 639 units
- Modeled Density/Acre Across the District = 15.6 units/acre

- We now have 3 Options that can be used to satisfy the Housing Choice Act.
- Because of the rule changes, Option C is the smallest, most compact zoning option that will meet all the requirements.



What is the impact?

Short-Term Strategy

- Village Center District is a short-term strategy to provide stability to the Mall and to provide housing options.
- **Development likely in the next few years.**

Long-Term Strategy

- The Section 3A Overlay District is a long-term strategy to address housing needs.
- Possible development will depend on current and future property owners.
- **This strategy will probably take decades – likelihood and timeline unknown.**

- The impact of the 3A District and the Village Center District promotes a short term and long-term strategy.
- The Village Center rezoning will allow the Mall to be redeveloped into a mixed-use project that will revive the Mall area.
- This development is likely to take place in the next few years.
- The State's strategy with the 3A Overlay District is intended to be a long-term strategy. Any development depends on the personal decisions of current and future property owners. The strategy is intended and likely to take decades.

Is State Funding Important?

Grants Received Since 2021...	...from Programs Named by HCA Legislation	...from Other State Programs	Potential Needs for Future State Grant Funding
Municipal Vulnerability Planning (MVP) Grants: <ul style="list-style-type: none"> • Climate Action Plan • MVP 2.0 Project 	\$200,000		<ul style="list-style-type: none"> • Implementation of Climate Action Plan • Compliance with State MS4 stormwater mitigation requirements
Rural & Small Town Grants for Waste Treatment Study	\$400,000		<ul style="list-style-type: none"> • Used for planning & infrastructure
Planning Grants	\$97,000		<ul style="list-style-type: none"> • Any future planning efforts
MassWorks Grants	-		<ul style="list-style-type: none"> • \$2M - \$4M to update wastewater treatment plant serving Village Center District. • \$7M - \$8M to replace 2.7 miles of water main pipe between 5 corners and the Mall • Other water department infrastructure • Stormwater mitigation projects
Mass Housing Partnership	\$40,000		<ul style="list-style-type: none"> • Future development of affordable housing
Dept. of Energy Resources (DOER)/Eversource		\$820,000 (pending)	<ul style="list-style-type: none"> • Implementation of Climate Action Plan
Complete Streets Grants		\$800,000	<ul style="list-style-type: none"> • Future roadside path work • Implementation of Bicycle & Pedestrian Master Plan
TOTALS	\$737,000	\$1,620,000	\$9M - \$12M in known projects

- The Town has been fortunate to receive close to a million dollars in grants since 2021 that would be directly impacted by non-compliance with the Housing Choice Act.
- We risk access to future grants that could help address the Town's infrastructure needs like water main pipes, future transportation circulation projects, village center streetscape projects, the implementation of the Climate Action Plan, the Bicycle & Pedestrian Master Plan, Drainage and Stormwater projects, as well as general technical assistance and planning grants.
- These grants would help fund projects costing millions of dollars.



- As you can see, developing both a compliant 3A and the Village Center overlay districts, collaboration with the RLF, access to grants, and your vote at the March town meeting are all pieces of the puzzle that are necessary to support Lincoln and our Village Center.
- I will now pass the baton to Michelle Barnes who will explain the Rural Land Foundation's plans to redevelop the Mall under the new Village Center District.

Village Center

The Rural Land Foundation (RLF) is pursuing a redevelopment plan!



(Michelle Barnes, the Chair of the Board of the Rural Land Foundation and the Lincoln Land Conservation Trust).

Both the RLF and the LLCT are nonprofit conservation organizations, they both share the same set of Trustees, and they both share the mission of protecting Lincoln's rural character. The RLF owns the Lincoln Mall and has been instrumental in conservation-minded creative land use development, such as the creation of Lincoln Woods, the conservation of Wheeler Farm and that area, and more recently, the Wang parcel resulting in the creation of a new athletic field for the town, a permanent redeveloped home for the Birches School, and conservation land.

This slide shows a rendering, for illustrative purposes, of a mixed-use buildout on the Something Special and Bank of America building areas. This is what two floors of housing over commercial with parking in the back could look like. The RLF is pursuing a redevelopment project for the benefit of the Town and the Lincoln Station area as we feel it is our best chance at improving the sustainability of commercial space at the Mall.



Village Center Rezoning

- The Rural Land Foundation (RLF) wants to redevelop The Mall with improved commercial space and multi-family housing
- Proposed Village Center rezoning would allow mixed-use development by right up to 25 units/acre.
- *A redevelopment project depends on new zoning*

The new Village Center zoning will allow mixed-use development by right. Without this, we are highly unlikely to be able to revitalize the Mall area, let alone do it in a manner that is in sync with Lincoln's values. One developer, who has gone through a Lincoln Town Meeting process for project approval, said they would not be willing to do so again. So, trying to do this project through a Town Meeting vote is untenable in the context of HCA compliance in towns all around us. There would be no incentive for developers to go through a Town Meeting vote process if they can build by right in other towns.

Benefits to the Town



Transit-oriented housing supports Lincoln's sustainability goals



More housing supports Lincoln's business community



Provides new housing options for young adults, families, downsizing seniors, and more



Increased property valuations and assessments will increase the Town's property tax collections

- How does the Town benefit from rezoning the Village Center?
- This rezoning protects our commercial Center.
- Also, we are actually planning to build housing. This would both provide a range of more diverse housing options for Lincoln and allow Lincoln to respond to the regional housing crisis with some transit-oriented housing supply.
- The project would also result in improved commercial space for businesses, making it a more attractive destination for residents and businesses alike.
- Due to Lincoln's stringent energy efficient building codes, it would allow for more efficient and greener commercial and housing space.
- This project, by increasing the value of the mall and its assessment, will also increase the Town's property tax collections over time.



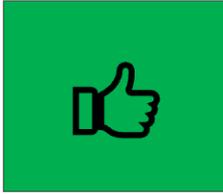
Mall Redevelopment Needs HCA + Village Center Rezoning

- RLF is currently working with CIVICO – a developer known to and trusted by the Town (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, a minimum of 25 units/acre is needed for a financially viable project
- Preliminary concept plan does not include redeveloping the Post Office/restaurant building nor Donelan's

- Let me now turn to an update regarding the project we would like to do at The Mall.
- We are working with CIVICO, a trusted town partner, who is the developer who built Oriole Landing at Mary's Way.
- It would need to be a phased development to accommodate anchor and other tenants.
- RLF and CIVICO plan to go through a public process working with the town to create a project in keeping with town values and its ethos.
- RLF does not have the capital to do such a mixed-use redevelopment without a developer. We would condition any sale or ground lease to CIVICO or any other developer on broad features that are both important to the town and economically viable.
- At this point, preliminary concepts do not include redeveloping the Post Office/restaurant or Donelan's buildings.
- It is important to understand that the mall redevelopment needs both the passage of the HCA and village center rezoning to be viable. For example, we need to partner with the town and state to defray the cost of upgrading the wastewater treatment plant that is owned by Lincoln Woods and services the Mall. This will not be possible if we are not compliant. Also, in the longer-term, more density is needed to support a thriving mall.

What Do You Think?

I SUPPORT ANY of the HCA Options



I Prefer Option A



Lincoln Center Subdistrict
(Lincoln Woods, Lincoln Road, & Codman Road)
+
Rezone Village Center
+
Lincoln North Subdistrict
(mixed use)

I Prefer Option B



Lincoln Center Subdistrict
(Lincoln Woods, Lincoln Road, & Codman Road)
+
Rezone Village Center
+
Battle Road Farm Subdistrict
(housing only)

I Prefer Option C



Lincoln Center Subdistrict
+
Rezone Village Center
Change in law allows town to "take credit" for rezoning the Village Center. No additional subdistrict in north Lincoln is needed.

I DO NOT SUPPORT ANY of the HCA Options



- Think about the pros/cons of each option:
 - Option C is the smallest, most efficient Option.
 - Are there advantages/disadvantages to having part of the district in the northern part of Lincoln? These two options go beyond what is required.
 - For Options A & B, are there advantages/disadvantages to zoning for mixed-use versus all-residential?
- Please fill out the google survey and let us know what you think!
- The survey closes on Thursday, October 5th!
- The multi-board meeting to choose and option to send to the state is on Tuesday, October 10th.
- THANK YOU!

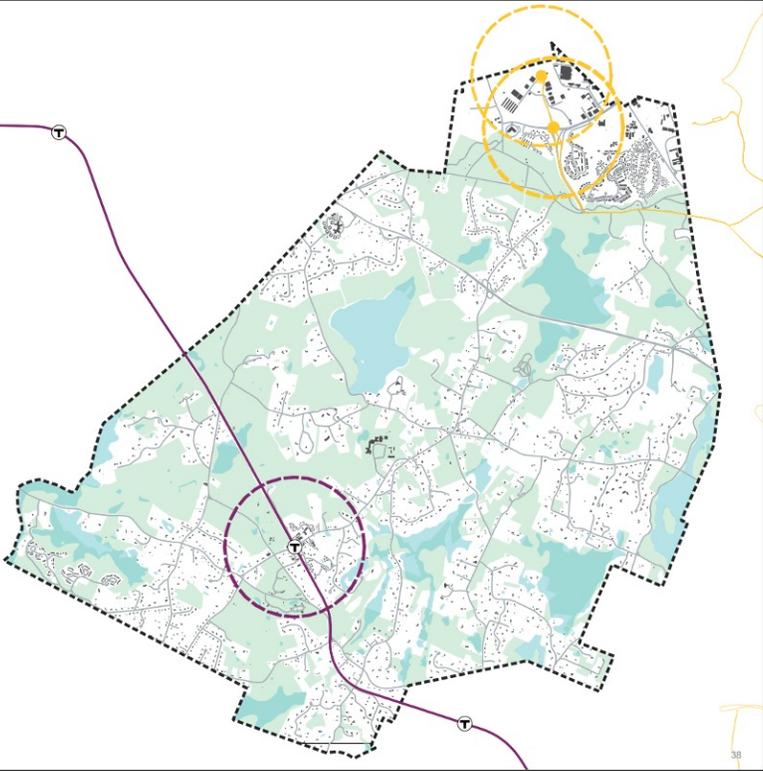
Town Vision Statement

Lincoln is a town that cherishes its rural, agricultural character, its small-town heritage, its open space, and its historical legacy.

The Town is committed to:

- Achieving a balance between preserving these values while making reasonable provision for citizens' safety and convenience;
- Fostering economic, racial, ethnic, and age diversity among its citizenry through its educational, housing, and other public policy;
- Excellence in its public educational system; and
- The Town Meeting form of government and the traditions of civic leadership and volunteer public service.

Thank You!



Difference Between Existing and Modeled Unit Capacity

Draft District Name	Existing Residential Units Estimate*	Modeled Multifamily Unit Capacity	Delta
Lincoln Woods (3A)	125 <i>(128 according to Residency)</i>	159	+34
Lincoln Rd (3A)	49	175	+126
Codman Rd (3A)	11	180	+169
Village Center (Mandatory Mixed Use)	0	125	+125
TOTAL	188 units	639 units	+454 units
Compliance Target		635 units	

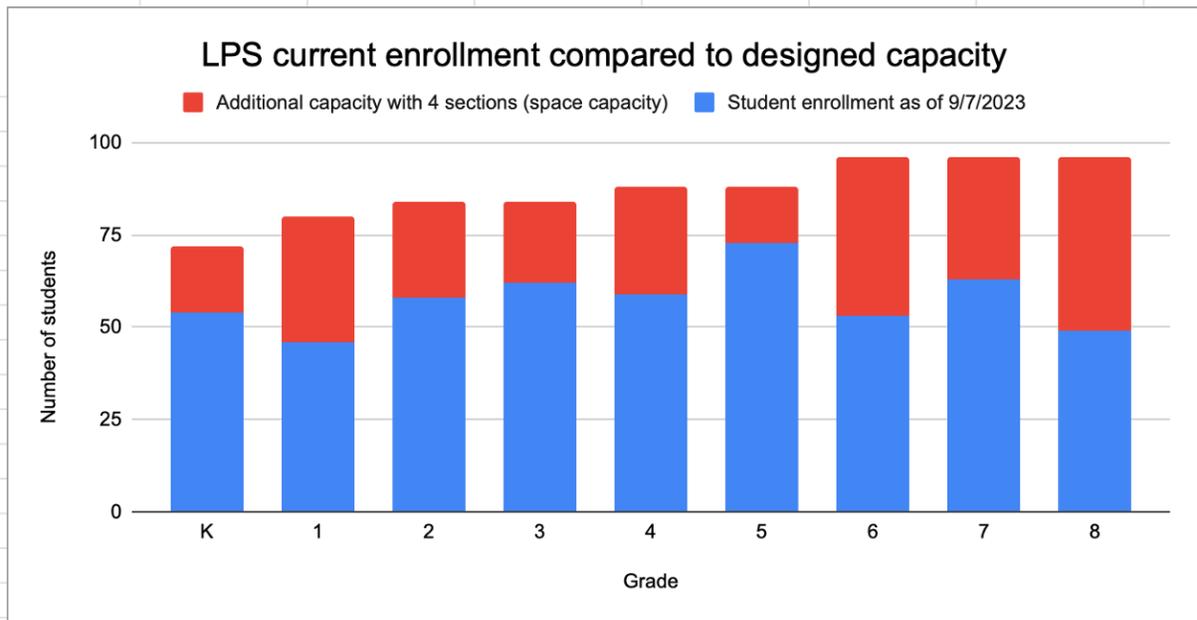
* All existing residential unit estimates are pulled from the MHP Residency tool: <https://residency.mhp.net/>

- Delta between existing units and modeled unit capacity.

LPS School Enrollment

Grade	Student enrollment as of 9/7/2023	Current Number of Sections per Grade	Enrollment capacity with current number of sections	Additional enrollment capacity with current number of sections		Enrollment capacity with 4 sections (space capacity)	Additional capacity with 4 sections (space capacity)
K	54	3	54	0		72	18
1	46	3	60	14		80	34
2	58	3	63	5		84	26
3	62	3	63	1		84	22
4	59	4	88	29		88	29
5	73	4	88	15		88	15
6	53		96	43		96	43
7	63		96	33		96	33
8	49		96	47		96	47
K-4	279		328	49		408	129
5-8	238		376	138		376	138
Total	517		704	187		784	267

LPS School Enrollment

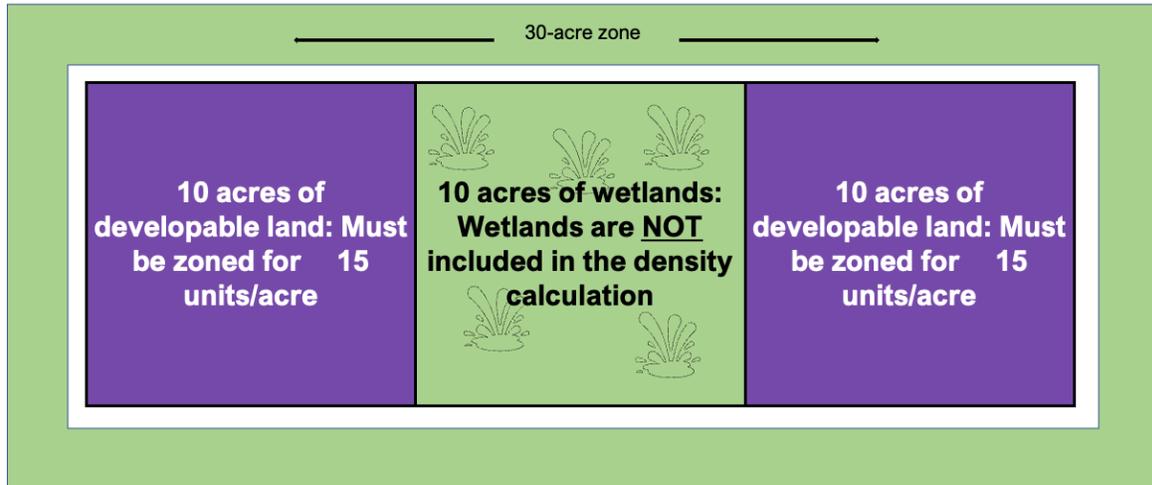


Compliance Check Options A, B, C

Compliance Requirement	Option A: with Lincoln North		Option B: with Battle Road Farm		Option C: Lincoln Station Area Only	
	Modeled Result	Compliant?	Modeled Result	Compliant?	Modeled Result	Compliant?
Modeled Unit Capacity \geq 635 units	702 units	Yes	804 units	Yes	639 units	Yes
District Land Area \geq 42 acres	74 acres (42 acres = Gross Density Denominator)	Yes	88.6 acres (52.3 acres = Gross Density Denominator)	Yes	64 acres (33 acres = Gross Density Denominator)	Yes
Gross Density \geq 15 units/acre	16.7 Units/Acre	Yes	15.4 Units/Acre	Yes	15.6 Units/Acre	Yes
% Land Area in Station Area \geq 20%	86%	Yes	73%	Yes	100%*	Yes
% Modeled Unit Capacity in Station Area \geq 20%	73%	Yes	64%	Yes	100%*	Yes
One contiguous district must contain \geq 50% of total district land area	VC Subdistricts = 86%	Yes	73%	Yes	100%*	Yes
% Units in Mixed Use Subdistrict \leq 25%	0%	Yes	0%	Yes	19.6%	Yes

* Our assumption is that the land area of the Village Subdistrict does not count towards 3A minimum land area requirements, but units in that subdistrict do count towards 3A minimum unit capacity requirements.

30-acre zone: Wetlands calculation



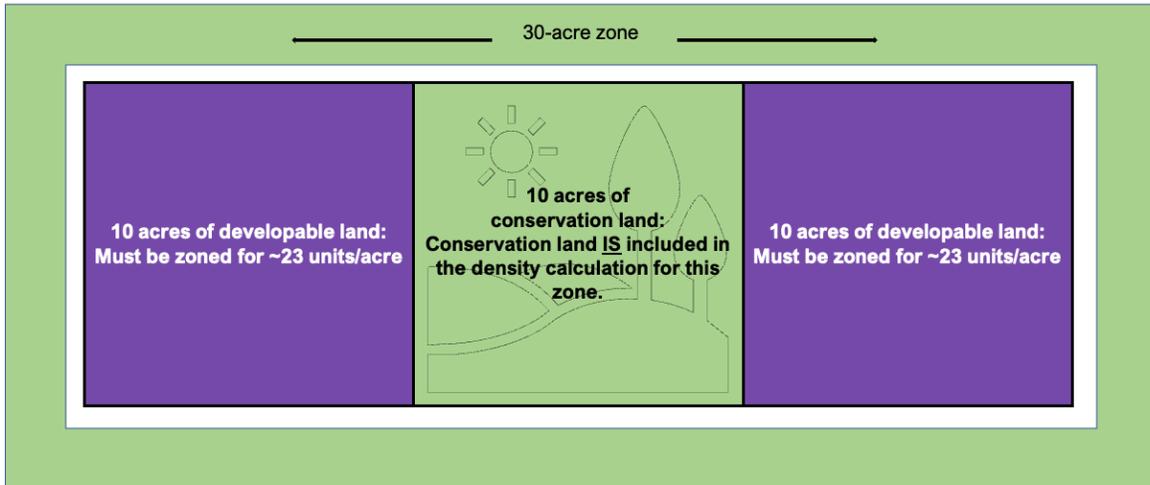
This 30-acre zone would need to be zoned to allow up to 300 units:

$30 \text{ acres} - 10 \text{ acres of wetlands} = 20 \text{ developable acres}$

$20 \text{ acres} \times 15 \text{ unit/acre} = 300 \text{ units}$

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.

Lewis Street Development – What could it look like?

