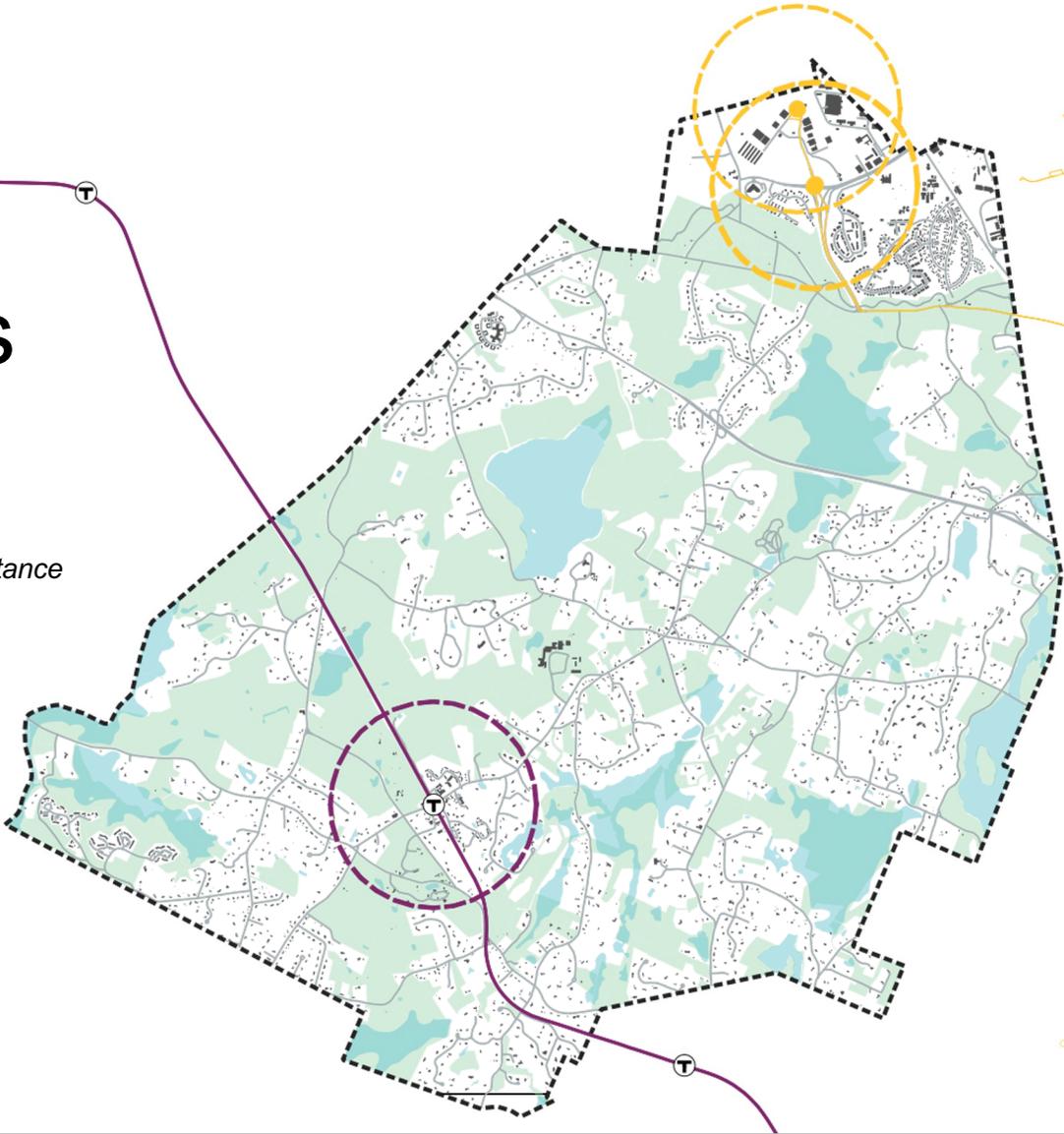


# MBTA Communities October Update

Town of Lincoln  
*Mass Housing Partnership MBTA Communities Technical Assistance*



# Requirements Overview

## Key Compliance Requirements for Lincoln

- Minimum Zoned Multifamily Unit Capacity: **635 units**
- Minimum Zoning District Area: **42 acres**
- Minimum % of Zoning District to be Located in Transit Area: **20%**
  - *Minimum 20% of the multifamily unit capacity and the land area included in the compliant district must be within a half-mile of Lincoln Station*
- Minimum Zoned Density: **15 units/acre**
  - *The district submitted for compliance must be zoned for a density of at least 15 units/acre. Some individual subdistricts may be less dense than 15 units/acre as long as all subdistricts calculated together are at least 15 units/acre.*
- One contiguous subdistrict area must contain **≥ 50%** of total district land area
- If making use of the Mandatory Mixed Use provision, **≥ 75% of multifamily unit capacity minimum must come from 3A subdistricts alone**. All other requirements must be met by 3A subdistricts alone.

This is a theoretical zoned capacity - not a requirement to *build* a certain number of units

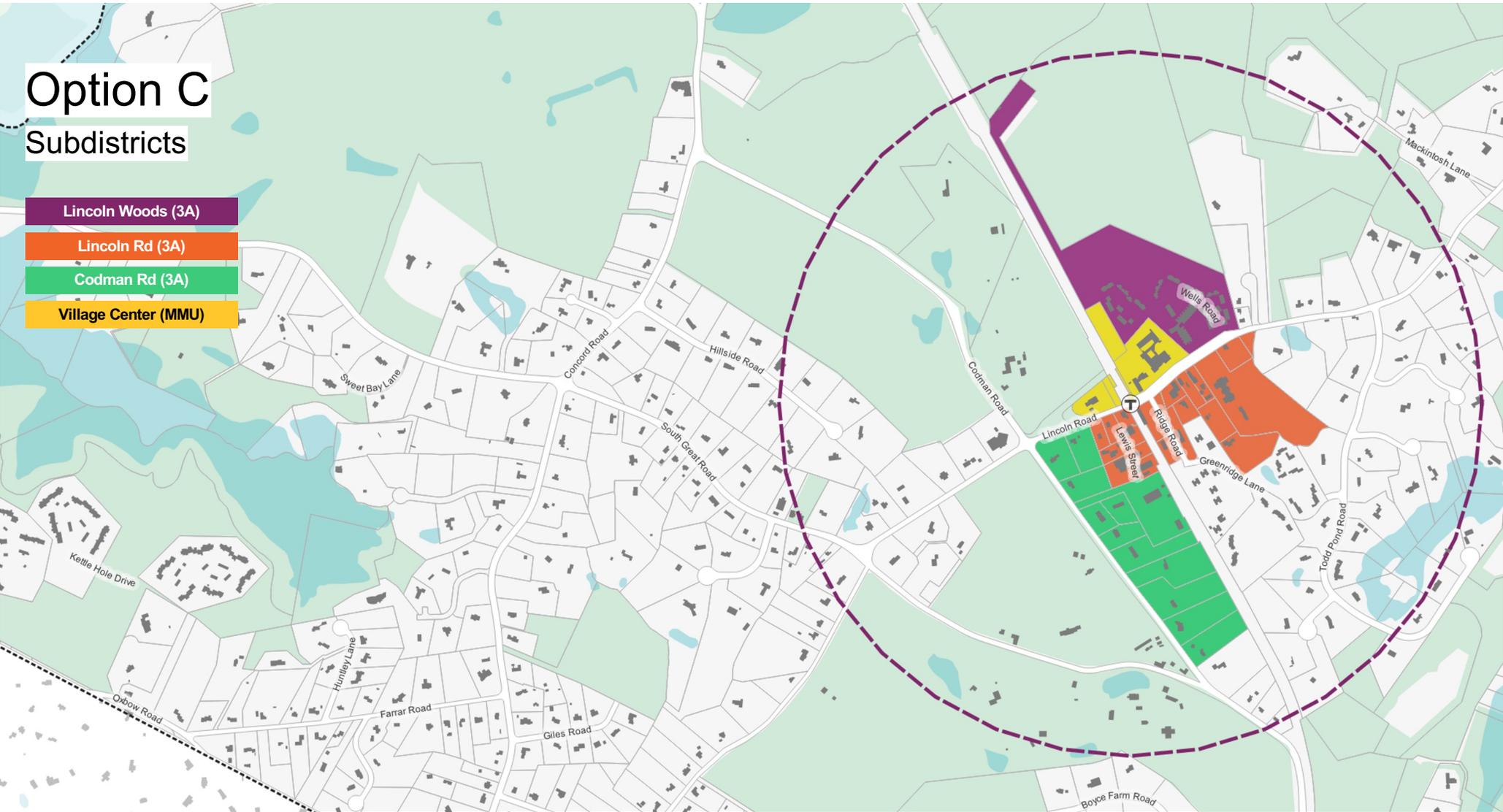
For more information on Section 3A requirements, including key definitions, see:

- <https://www.mass.gov/doc/compliance-guidelines-for-multi-family-zoning-districts-under-section-3a-of-the-zoning-act/download>
- <https://www.mass.gov/info-details/multi-family-zoning-requirement-for-mbta-communities>
- <https://www.mass.gov/doc/advisory-concerning-enforcement-of-the-mbta-communities-zoning-law/download>

# Option C

## Subdistricts

- Lincoln Woods (3A)
- Lincoln Rd (3A)
- Codman Rd (3A)
- Village Center (MMU)



# Option C Zoning Standards & Model Outputs

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	20.2 acres	7.6 acres	20.9 Units/Acre = 159 units / 7.6 acres
Lincoln Rd (3A)	3 stories	Front: 15' Sides: 15' Rear: 25'	1	18	175	20.8 acres	11.4 acres	15.4 Units/Acre = 175 units / 11.4 acres
Codman Rd (3A)	3 stories	Front: 30' Sides: 30' Rear: 50'	1	18	180	23.4 acres	14.1 acres	12.8 Units/Acre = 180 units / 14.1 acres
Village Center (MMU)	3 stories	Front: 25' Sides: 25' Rear: 25'	1	25	125	7.0 acres***	7.0 acres***	17.9 Units/Acre = 125 units / 7.0 acres***
<b>TOTAL w/o MMU</b>	-	-	-	-	<b>514 units</b>	<b>64.4 acres***</b>	<b>33.1 acres***</b>	<b>15.5 Units/Acre = 514 units / 33.1 acres</b>
<b>TOTAL w/ MMU</b>	-	-	-	-	<b>639 units</b>	<b>64.4 acres*</b>	<b>33.1 acres***</b>	<b>15.5 Units/Acre = 514 / 33.1 acres</b>
<b>COMPLIANCE TARGET</b>					<b>635 units</b>	<b>42 acres</b>		<b>15 units/acre</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

\* 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.

# Option C

## Additional Compliance Check

Lincoln Woods (3A)	Village Center (MMU)	
Lincoln Rd (3A)	Codman Rd (3A)	BRF (3A)
Lincoln Rd Reduced (3A)	Codman Corner (3A)	Lincoln North (3A)

Compliance Requirement	Modeled Result	Compliant?
<b>% Land Area in Station Area ≥ 20%</b>	<b>100%</b> , Contributing Subdistricts: <ul style="list-style-type: none"> <li>• Lincoln Woods (3A)</li> <li>• Lincoln Rd (3A)</li> <li>• Codman Rd (3A)</li> </ul>	Yes.
<b>% Modeled Unit Capacity in Station Area ≥ 20%</b>	<b>80%</b> , Contributing Subdistricts: <ul style="list-style-type: none"> <li>• Lincoln Woods (3A)</li> <li>• Lincoln Rd (3A)</li> <li>• Codman Rd (3A)</li> </ul>	Yes.
<b>One contiguous district area must contain ≥ 50% of total district land area</b>	<b>80%</b> , Contributing Subdistricts: <ul style="list-style-type: none"> <li>• Lincoln Woods (3A)</li> <li>• Lincoln Rd (3A)</li> <li>• Codman Rd (3A)</li> </ul>	Yes.
<b>At least 75% of Modeled Unit Capacity Compliance target met by 3A subdistricts alone</b>	<b>81%</b>	Yes.

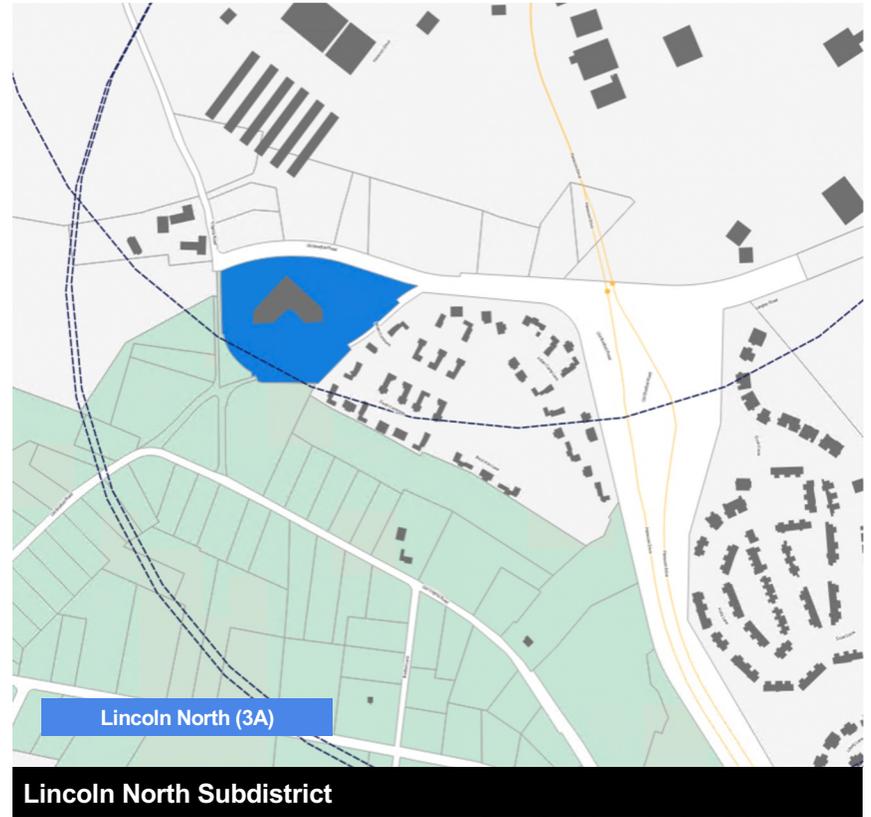
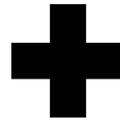
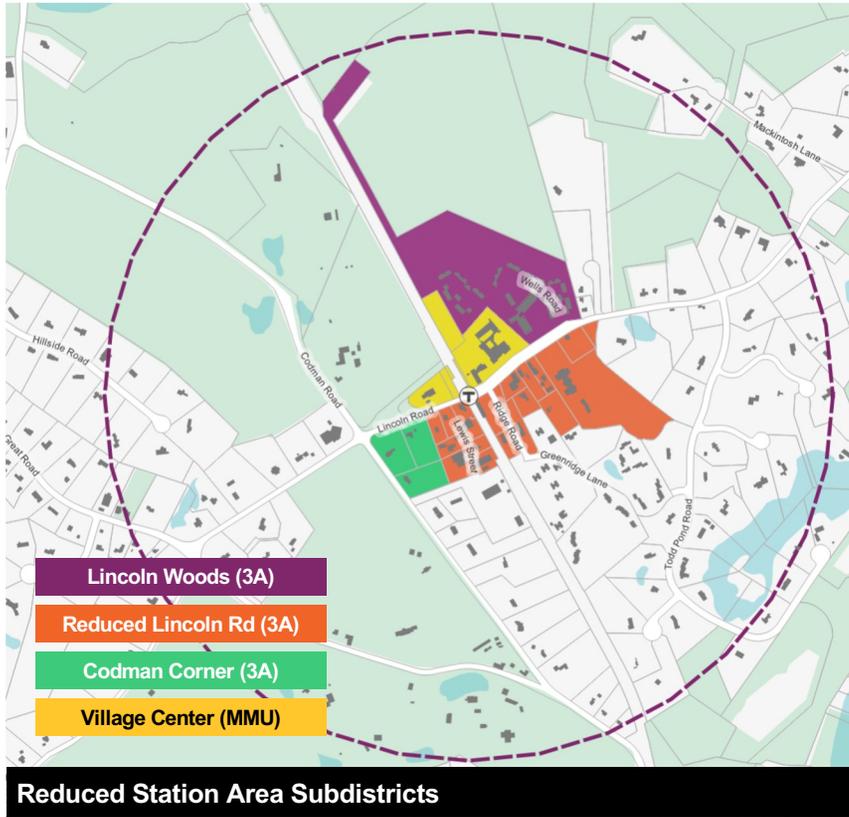
## Option C: Delta Between Existing and Modeled Unit Capacity

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
<b>TOTAL</b>	<b>188 units</b>	<b>639 units</b>	<b>+454 units</b>
<b>Compliance Target</b>		<b>635 units</b>	

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

# Option D-1 (+Lincoln North)

## Subdistricts



# Option D-1 (+Lincoln North) Zoning Standards & Model Outputs

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	20.2 acres	7.6 acres	20.9 Units/Acre
Lincoln Rd Reduced (3A)	3 stories	Front: 15' Sides: 15' Rear: 25'	1	18	175	18.8 acres	11.1 acres	15.7 Units/Acre
Codman Corner (3A)	3 stories	Front: 30' Sides: 30' Rear: 50'	1	18	83	4.6 acres	4.6 acres	18.1 Units/Acre
Village Center (MMU)	3 stories	Front: 25' Sides: 25' Rear: 25'	1	25	125	7.0 acres***	7.0 acres***	17.9 Units/Acre***
Lincoln North (3A)	3 stories	Front: 25' Sides: 25' Rear: 30'	1	10	94	9.2 acres	9.2 acres	10.3 Units/Acre
<b>TOTAL w/o MMU</b>	-	-	-	-	<b>511 units</b>	<b>52.8 acres</b>	<b>32.5 acres</b>	<b>15.7 Units/Acre</b>
<b>TOTAL w/ MMU</b>	-	-	-	-	<b>636 units</b>	<b>52.8 acres</b>	<b>32.5 acres</b>	<b>15.7 Units/Acre</b>
<b>COMPLIANCE TARGET</b>	-	-	-	-	<b>635 units</b>	<b>42 acres</b>	-	<b>15 Units/Acre</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

\*\*\* 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.

# Option D-1 (+Lincoln North)

## Additional Compliance Check

Lincoln Woods (3A)	Village Center (MMU)	
Lincoln Rd (3A)	Codman Rd (3A)	BRF (3A)
Lincoln Rd Reduced (3A)	Codman Corner (3A)	Lincoln North (3A)

Compliance Requirement	Modeled Result	Compliant?
<b>% Land Area in Station Area ≥ 20%</b>	<b>83%</b> , Contributing Subdistricts: <ul style="list-style-type: none"> <li>Lincoln Woods (3A)</li> <li>Lincoln Rd Reduced (3A)</li> <li>Codman Corner (3A)</li> </ul>	Yes.
<b>% Modeled Unit Capacity in Station Area ≥ 20%</b>	<b>66%</b> , Contributing Subdistricts: <ul style="list-style-type: none"> <li>Lincoln Woods (3A)</li> <li>Lincoln Rd Reduced (3A)</li> <li>Codman Corner (3A)</li> </ul>	Yes.
<b>One contiguous district area must contain ≥ 50% of total district land area</b>	<b>83%</b> , Contributing Subdistricts: <ul style="list-style-type: none"> <li>Lincoln Woods (3A)</li> <li>Lincoln Rd Reduced (3A)</li> <li>Codman Corner (3A)</li> </ul>	Yes.
<b>At least 75% of Modeled Unit Capacity Compliance target met by 3A subdistricts alone</b>	<b>80%</b>	Yes.

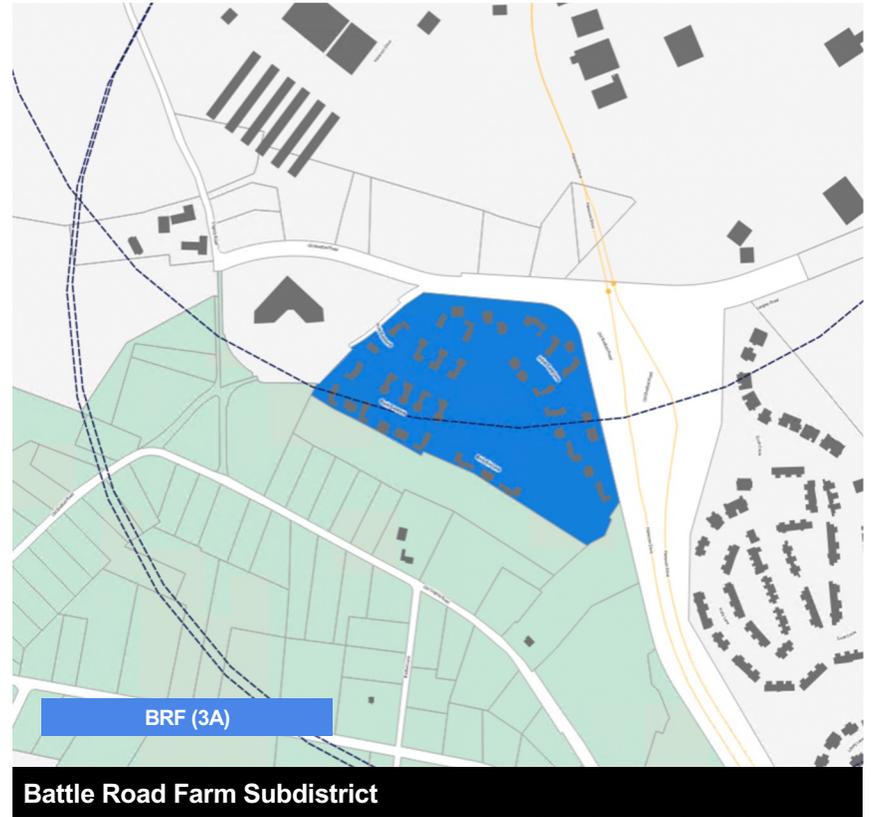
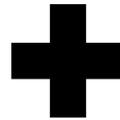
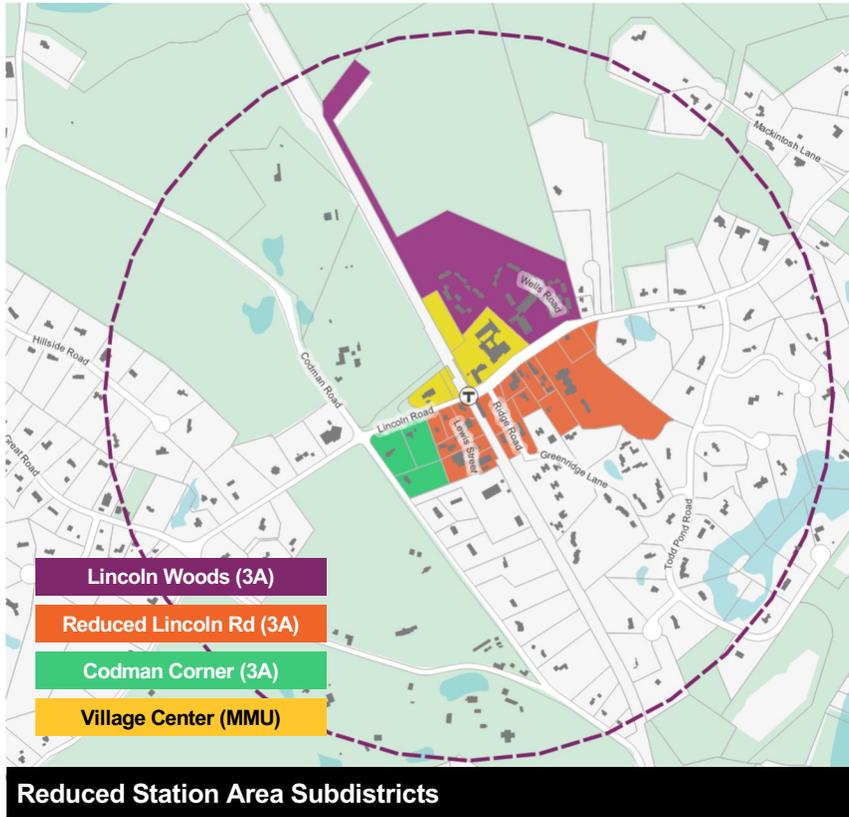
## Option D1: Delta Between Existing and Modeled Unit Capacity

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
Lincoln North (3A)	0	94	+94
Codman Corner (3A)	3	83	+ 80
Village Center (Mandatory Mixed Use)	0	125	+125
<b>Delta w/in ½ mile of MBTA Train</b>	<b>177 units</b>	<b>542 units</b>	<b>+ 395 units</b>
<b>TOTAL</b>	<b>177 units</b>	<b>636 units</b>	<b>+ 489 units</b>
<b>Compliance Target</b>		<b>635 units</b>	

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

# Option D-2

## Subdistricts



# Option D-2 (+BRF) Zoning Standards & Model Outputs

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	20.2 acres	7.6 acres	20.9 Units/Acre
Lincoln Rd Reduced (3A)	3 stories	Front: 15' Sides: 15' Rear: 25'	1	18	175	18.8 acres	11.1 acres	15.7 Units/Acre
Codman Corner (3A)	3 stories	Front: 30' Sides: 30' Rear: 50'	1	18	83	4.6 acres	4.6 acres	18.1 Units/Acre
Village Center (MMU)	3 stories	Front: 25' Sides: 25' Rear: 25'	1	25	125	7.0 acres***	7.0 acres***	17.9 Units/Acre***
Battle Road Farm (3A)	3 stories	Front: 25' Sides: 25' Rear: 30'	1	10	242	24.2 acres	19.2 acres	12.6 Units/Acre
<b>TOTAL w/o MMU</b>	-	-	-	-	<b>659 units</b>	<b>67.8 acres</b>	<b>42.5 acres</b>	<b>15.5 Units/Acre</b>
<b>TOTAL w/ MMU</b>	-	-	-	-	<b>784 units</b>	<b>67.8 acres</b>	<b>42.5 acres</b>	<b>15.5 Units/Acre</b>
<b>COMPLIANCE TARGET</b>	-	-	-	-	<b>635 units</b>	<b>42 acres</b>	-	<b>15 Units/Acre</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

\*\*\* 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.

# Option D-2 (+BRF)

## Additional Compliance Check

Lincoln Woods (3A)	Village Center (MMU)	
Lincoln Rd (3A)	Codman Rd (3A)	BRF (3A)
Lincoln Rd Reduced (3A)	Codman Corner (3A)	Lincoln North (3A)

Compliance Requirement	Modeled Result	Compliant?
<b>% Land Area in Station Area ≥ 20%</b>	<b>64%</b> , Contributing Subdistricts: <ul style="list-style-type: none"> <li>Lincoln Woods (3A)</li> <li>Lincoln Rd Reduced (3A)</li> <li>Codman Corner (3A)</li> </ul>	Yes.
<b>% Modeled Unit Capacity in Station Area ≥ 20%</b>	<b>53%</b> , Contributing Subdistricts: <ul style="list-style-type: none"> <li>Lincoln Woods (3A)</li> <li>Lincoln Rd Reduced (3A)</li> <li>Codman Corner (3A)</li> </ul>	Yes.
<b>One contiguous district area must contain ≥ 50% of total district land area</b>	<b>64%</b> , Contributing Subdistricts: <ul style="list-style-type: none"> <li>Lincoln Woods (3A)</li> <li>Lincoln Rd Reduced (3A)</li> <li>Codman Corner (3A)</li> </ul>	Yes.
<b>At least 75% of Modeled Unit Capacity Compliance target met by 3A subdistricts alone</b>	<b>104%</b>	Yes.

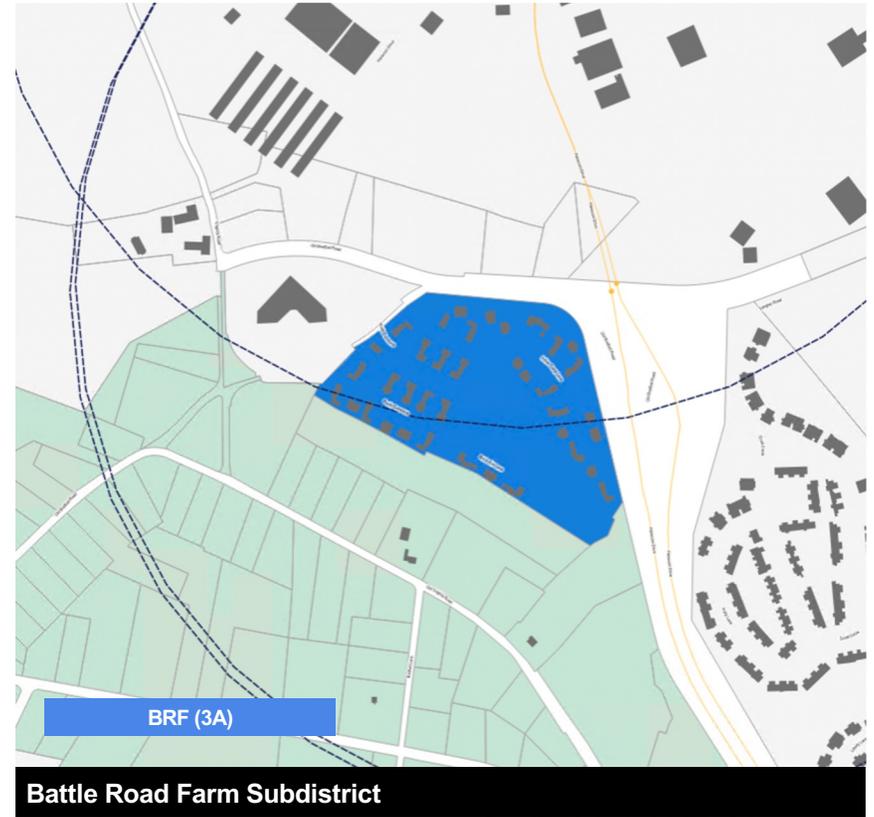
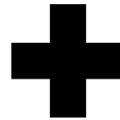
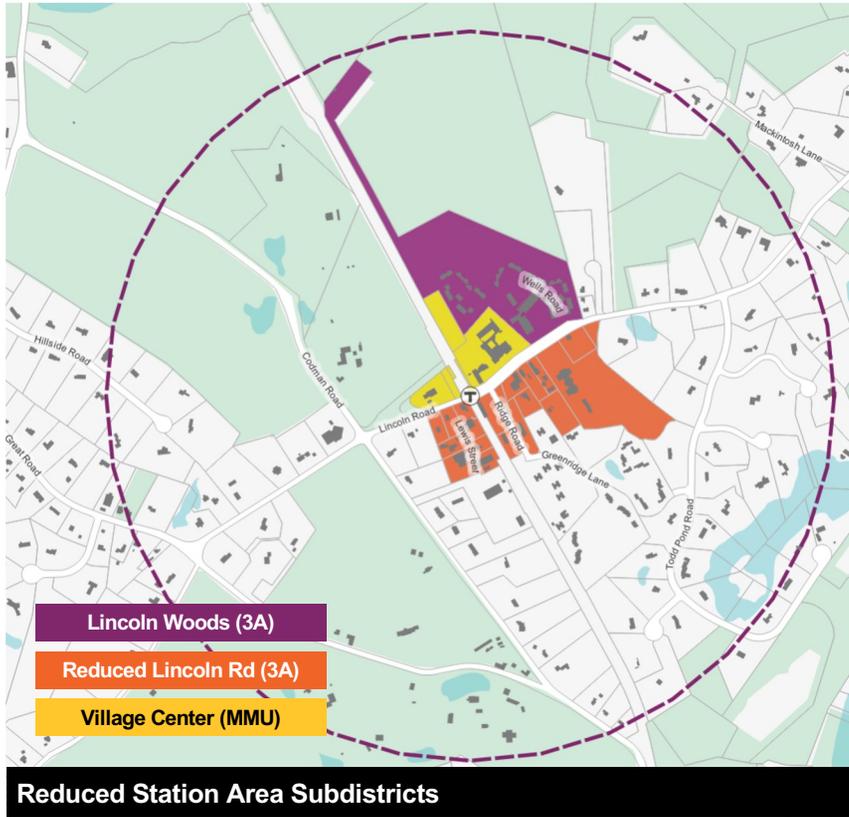
## Option D2: Delta Between Existing and Modeled Unit Capacity

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 Corner (3A)	3	83	+ 80
Village Center (Mandatory Mixed Use)	0	125	+125
Battle Road Farm (3A)	120	242	+122
<b>Delta w/in ½ mile of MBTA Train</b>	<b>177 units</b>	<b>542 units</b>	<b>+ 365 units</b>
<b>TOTAL</b>	<b>297 units</b>	<b>784 units</b>	<b>+ 487 units</b>
<b>Compliance Target</b>		<b>635 units</b>	

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

# Option D-3

## Subdistricts



# Option D-3 (+BRF/-Codman Corner) Zoning Standards & Model Outputs

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	20.2 acres	7.6 acres	20.9 Units/Acre
Lincoln Rd Reduced (3A)	3 stories	Front: 15' Sides: 15' Rear: 25'	1	18	175	18.8 acres	11.1 acres	15.7 Units/Acre
Village Center (MMU)	3 stories	Front: 25' Sides: 25' Rear: 25'	1	25	125	7.0 acres***	7.0 acres***	17.9 Units/Acre***
Battle Road Farm (3A)	3 stories	Front: 25' Sides: 25' Rear: 30'	1	12	290	24.2 acres	19.2 acres	15.1 Units/Acre
<b>TOTAL w/o MMU</b>	-	-	-	-	<b>624 units</b>	<b>63.2 acres</b>	<b>37.9 acres</b>	<b>16.5 Units/Acre</b>
<b>TOTAL w/ MMU</b>	-	-	-	-	<b>749 units</b>	<b>63.2 acres</b>	<b>37.9 acres</b>	<b>16.5 Units/Acre</b>
<b>COMPLIANCE TARGET</b>	-	-	-	-	<b>635 units</b>	<b>42 acres</b>	-	<b>15 Units/Acre</b>

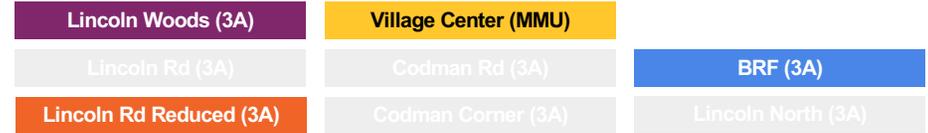
\* "District Density Denominator" is the district size MINUS any areas containing: wetlands, water bodies, Title V setbacks, Surface Water Protection Zone A, and Wellhead Protection Zone 1.

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

\*\*\* 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.

# Option D-3 (+BRF/-Codman Corner)

## Additional Compliance Check



Compliance Requirement	Modeled Result	Compliant?
<b>% Land Area in Station Area ≥ 20%</b>	<b>62%</b> , Contributing Subdistricts: <ul style="list-style-type: none"> <li>Lincoln Woods (3A)</li> <li>Lincoln Rd Reduced (3A)</li> </ul>	Yes.
<b>% Modeled Unit Capacity in Station Area ≥ 20%</b>	<b>45%</b> , Contributing Subdistricts: <ul style="list-style-type: none"> <li>Lincoln Woods (3A)</li> <li>Lincoln Rd Reduced (3A)</li> </ul>	Yes.
<b>One contiguous district area must contain ≥ 50% of total district land area</b>	<b>62%</b> , Contributing Subdistricts: <ul style="list-style-type: none"> <li>Lincoln Woods (3A)</li> <li>Lincoln Rd Reduced (3A)</li> </ul>	Yes.
<b>At least 75% of Modeled Unit Capacity Compliance target met by 3A subdistricts alone</b>	<b>98%</b>	Yes.

## Option D3: Delta 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
Battle Road Farm (3A)	120	290	+170
Village Center (Mandatory Mixed Use)	0	125	+125
<b>Delta w/in ½ mile of MBTA Train</b>	<b>174 units</b>	<b>459 units</b>	<b>+285 units</b>
<b>TOTAL</b>	<b>294 units</b>	<b>749 units</b>	<b>+455 units</b>
<b>Compliance Target</b>		<b>635 units</b>	

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

# Compliant District Options

District Options	Modeled Multifamily Unit Capacity	Zoned Units in North Lincoln	Zoned Units in South Lincoln	Acreage	Density Denominator	Modeled Gross Density	Notes
<b>OPTION C</b> Lincoln Woods Lincoln Rd Codman Rd Village Center (MMU)	639 units	-	639 units	64.4 acres	33.1 acres	15.5 units/acre	<ul style="list-style-type: none"> <li>Most compact</li> <li>Reinforces vision for Village Center (RLF site) by concentrating multifamily nearby</li> <li>Most aligned with spirit of the 3A legislation</li> </ul>
<b>OPTION D-1</b> Lincoln Woods Lincoln Rd Reduced Codman Corner Village Center (MMU) Lincoln North	636 units	94 units	542 units	52.8 acres	32.5 acres	15.7 units/acre	<ul style="list-style-type: none"> <li>Allows for mixed-use multifamily potential at Lincoln North parcel</li> <li>Reduces units in South Lincoln by about 100 units</li> </ul>
<b>OPTION D-2</b> Lincoln Woods Lincoln Rd Reduced Codman Corner Village Center (MMU) BRF	784 units	242 units	542 units	67.8 acres	42.5 acres	15.5 units/acre	<ul style="list-style-type: none"> <li>Recognizes existing multifamily at BRF</li> <li>Reduces units in South Lincoln by about 100 units</li> <li>Results in overall increase of nearly +150 units over Options C and D-1</li> </ul>
<b>OPTION D-3</b> Lincoln Woods Lincoln Rd Reduced Village Center (MMU) BRF	749 units	290 units	459 units	63.2 acres	37.9 acres	16.5 units/acre	<ul style="list-style-type: none"> <li>Recognizes existing multifamily at BRF</li> <li>Reduces units in South Lincoln by about 180 units</li> <li>Results in overall increase of nearly +110 units over Options C and D-1</li> </ul>
<b>COMPLIANCE TARGETS</b>	635 units	-	-	42 acres		15 units/acre	-

# FAQs



# Work to Date

- **January 2021:** The Housing Choice Act (HCA) signed into law.
- **January 31, 2022:** Select Board, Planning Board, and South Lincoln Planning Advisory Committee (SLPAC) briefed on the HCA and its application to MBTA communities.
- **Fall 2022:** Select Board and Planning Board appointed the Housing Choice Act Working Group, and it began meeting to understand the law. Update at State of the Town.
- **December 2022:** Town submits documentation for “interim compliance” which has kept us eligible for the state grants that we’ve received since then.
- **January 2023:** The HCAWG began sending out updates to the town via Select Board newsletters, LincolnTalk, and with posts on the Town web page (<https://www.lincolntown.org/1327/Housing-Choice-Act-Working-Group>)
- **May 2023:** The HCAWG reviewed options in preparation for a June multi-board meeting and sent out a postcard letting residents know about the June public forums.
- **June – July 2023:**
  - ✓ Multi-board meeting with Planning and Select Board
  - ✓ Two public forums (June)
  - ✓ Neighborhood meetings at Battle Road Farm and The Commons (July)
- **September 2023:**
  - ✓ Neighborhood meetings at Codman Road and Lincoln Woods;
  - ✓ Public Forum hosted by the First Parish Church.
  - ✓ State of the Town on September 30<sup>th</sup>.
- **October 10, 2023:** Multi-board meeting to review the input from State of the Town, which was overwhelmingly in favor of Option C.
  - ✓ The boards agreed to look at whether there might be a viable “Option D” that takes credit for rezoning the Mall area, reduces the subdistrict near the train station, and puts some of the zoning in the northern part of town.

# Timeline

## Fall 2022

- Select Board appoints Housing Choice Working Group
- Dec 2022 Lincoln submits interim compliance Plan

## Jan 2023

- Lincoln awarded grant to hire Utile for technical assistance
- *Lincoln's interim plan approved by state!*
- *Lincoln is currently in compliance.*

## June/July 2023

- Public forums: Solicit feedback on options for compliance to finalize districts
- June 6 – Multi-Board Meeting
- June 16 & 20 - Public Forums
- July - Neighborhood meetings @ Battle Road Farm & The Commons

## Sept/Oct 2023

- **STATE OF THE TOWN Sept. 30<sup>th</sup>!**
- Present 3 zoning options; *get community feedback*
- **OCTOBER 10 - MULTI-BOARD MEETING VOTES** to submit Option C submitted for compliance
- *10/24 Present additional iterations*

## Nov/Dec 2023

- November 8th - two **COMMUNITY FORUMS**; feedback will choose a D option
- **DEC. 2<sup>nd</sup> – During Special Town Meeting**, residents use informal paper ballots to choose Option C or Option D.
- *This sense of the Town will determine which option goes to the March Town Meeting.*

## Mar 2024

- **TOWN MEETING VOTE ON ZONING BYLAW**
- If approved, at Town Meeting, submit to EOHLC and Attorney General for final approval

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## Dec 2024

- Deadline for Commuter Rail towns to comply

# Bus Stop



- Is walkable from Battle Road Farm
- Limited safe pathways to the inbound and outbound sides
- No parking
- Limited service

Thank You!

