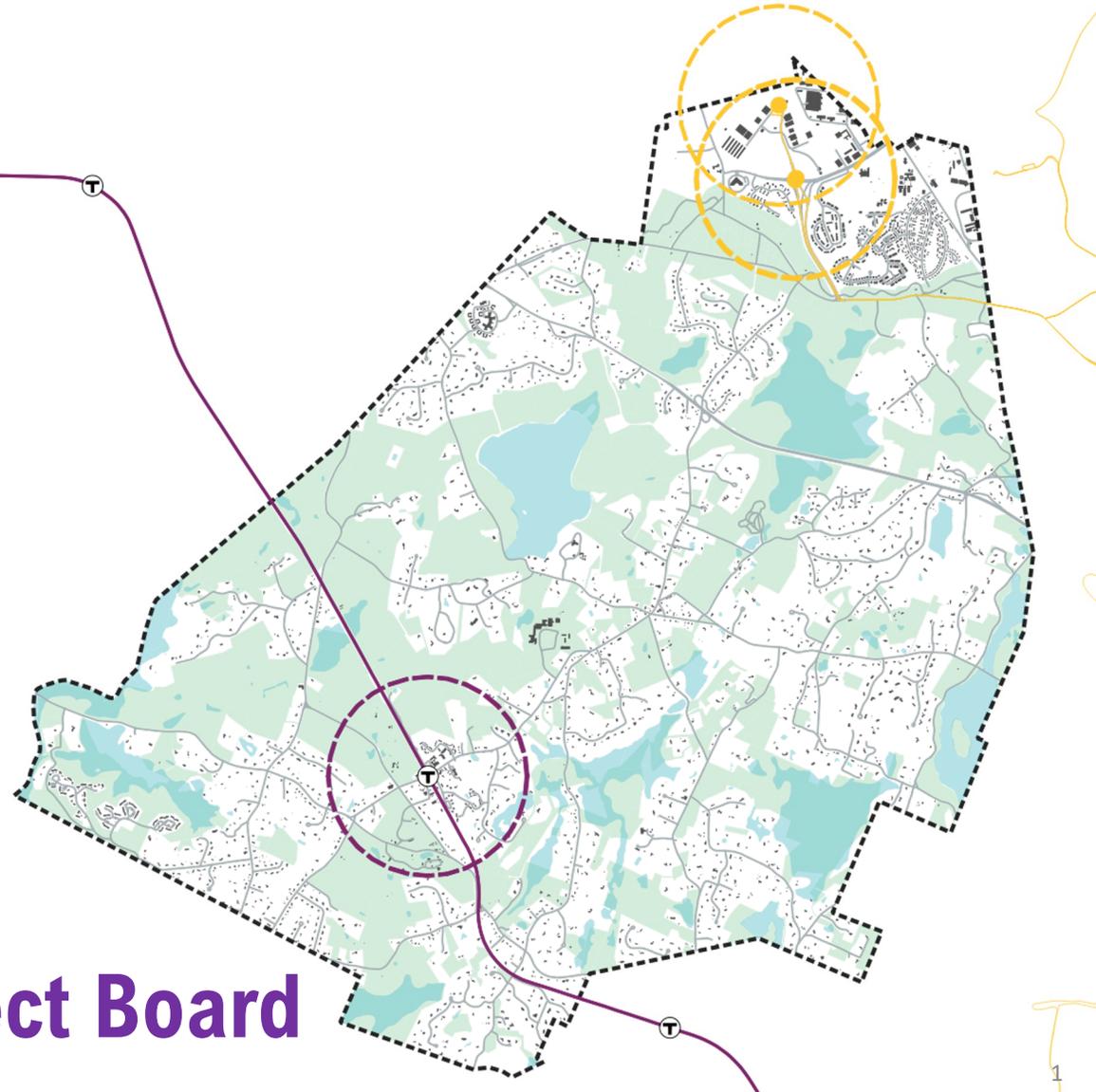


November 13, 2023

# MBTA Communities Working Group @ Select Board



# Town Vision Statement

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

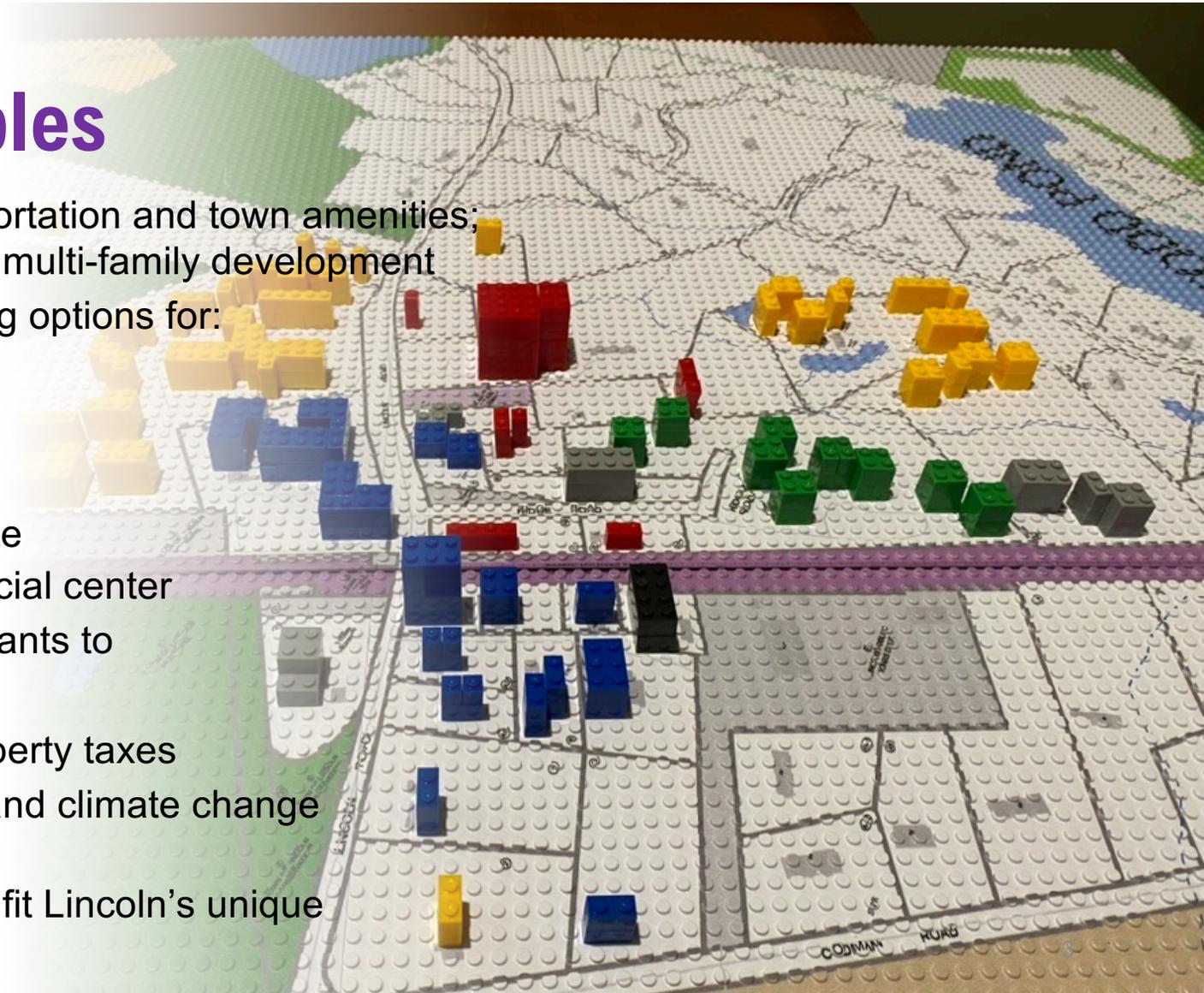
The Town is committed to:

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



# HCAWG Principles

- Rezone near public transportation and town amenities; consider codifying near-by multi-family development
- Lay groundwork for housing options for:
  - young adults
  - families
  - local workforce
  - those ready to downsize
- Support our small commercial center
- Keep Lincoln eligible for grants to
  - achieve town goals
  - mitigate impact on property taxes
- Promote decarbonization and climate change adaptation
- Proactively tailor zoning to fit Lincoln's unique character



# Iterations of 3A-Compliant District Options

## Presented @ June Forums

JUNE Option 1	JUNE Option 2
<ul style="list-style-type: none"> <li>• <b>SMALLER Lincoln Center + The Commons &amp; Oriole Landing</b></li> <li>• Modeled Capacity = <b>818 units</b></li> <li>• Modeled units/acre = 16.4</li> <li>• <b>Concurrent proposal to rezone Mall (Village Center, “VC” district)</b></li> <li>• <b>33% @ MBTA (no VC)</b></li> <li>• <b>42% @ MBTA (w/ 125 units zoned @ VC)</b></li> </ul>	<ul style="list-style-type: none"> <li>• <b>SMALLER Lincoln Center + Battle Road Farm/Lincoln North/Minuteman Commons</b></li> <li>• Modeled Capacity = <b>826 units</b></li> <li>• Modeled units/acre = 17.6</li> <li>• <b>Concurrent VC proposal</b></li> <li>• <b>32% @ MBTA (no VC)</b></li> <li>• <b>41% @ MBTA (w/ 125 units zoned @ VC)</b></li> </ul>

FEEDBACK: More of the Compliant District should be located near the MBTA train station.

## Presented @ State of the Town

JULY Option A	JULY Option B
<ul style="list-style-type: none"> <li>• <b>LARGER Lincoln Center + Lincoln North</b></li> <li>• <b>Lincoln North zoned for mixed use</b></li> <li>• Modeled Capacity = <b>702 units</b></li> <li>• Modeled units/acre = 16.7</li> <li>• <b>Concurrent VC proposal</b></li> <li>• <b>73% @ MBTA (no VC)</b></li> <li>• <b>77% @ MBTA (w/ 125 units zoned @ VC)</b></li> </ul>	<ul style="list-style-type: none"> <li>• <b>LARGER Lincoln Center + Battle Road Farm</b></li> <li>• <b>Battle Road Farm zoned for housing only</b></li> <li>• Modeled Capacity = <b>804 units</b></li> <li>• Modeled units/acre = 15.4</li> <li>• <b>Concurrent VC proposal</b></li> <li>• <b>64% @ MBTA (no VC)</b></li> <li>• <b>69% @ MBTA (w/ 125 units zoned @ VC)</b></li> </ul>

FEEDBACK: 175 respondents (76%) at SOTT (125) + post-SOTT survey (50) preferred Option C; submitted to state for compliance check

## Presented @ November Forums

SEPTEMBER Option C	OCTOBER Option D1	OCTOBER Option D2	OCTOBER Option D3
<ul style="list-style-type: none"> <li>• <b>All in Lincoln Center (Lincoln Woods, Lincoln Rd/Lewis St., Codman Rd.)</b></li> <li>• Modeled Capacity = <b>639 units</b></li> <li>• Modeled units/acre = 15.3</li> <li>• <b>Takes credit for 125-unit capacity from VC zoning</b></li> <li>• <b>100% @ MBTA</b></li> </ul>	<ul style="list-style-type: none"> <li>• <b>Lincoln Woods, Lincoln Rd/Lewis St., Codman Corner + Lincoln North, mixed use</b></li> <li>• Modeled Capacity = <b>636 units</b></li> <li>• Modeled units/acre = 15.3</li> <li>• <b>Takes credit for 125-unit capacity from VC zoning</b></li> <li>• <b>85% @ MBTA</b></li> </ul>	<ul style="list-style-type: none"> <li>• <b>Lincoln Woods, Lincoln Rd/Lewis St., Codman Corner + Battle Road Farm @ 10 u/a</b></li> <li>• Modeled Capacity = <b>784 units</b></li> <li>• Modeled units/acre = 15.2</li> <li>• <b>Takes credit for 125-unit capacity from VC zoning</b></li> <li>• <b>69% @ MBTA</b></li> </ul>	<ul style="list-style-type: none"> <li>• <b>Lincoln Woods, Lincoln Rd/Lewis St. (NO CODMAN) + Battle Road Farm @ 12 u/a</b></li> <li>• Modeled Capacity = <b>711 units</b></li> <li>• Modeled units/acre = 15.2</li> <li>• <b>Takes credit for 125-unit capacity from VC zoning</b></li> <li>• <b>59% @ MBTA</b></li> </ul>

FEEDBACK: Want options with less zoning capacity near train; no Codman Road; ~ 100 residents write that they want an additional option(s) to be added

# Option C

## Subdistricts

- Lincoln Woods (3A)
- Lincoln Rd / Lewis St (3A)
- Codman Rd (3A)
- Village Center (MMU)
- Density Denominator Deduction Area

**Zoned Units = 639**

**Zoned Units @ MBTA = 639 (100%)**

- (Delta w/Existing Units = 454)

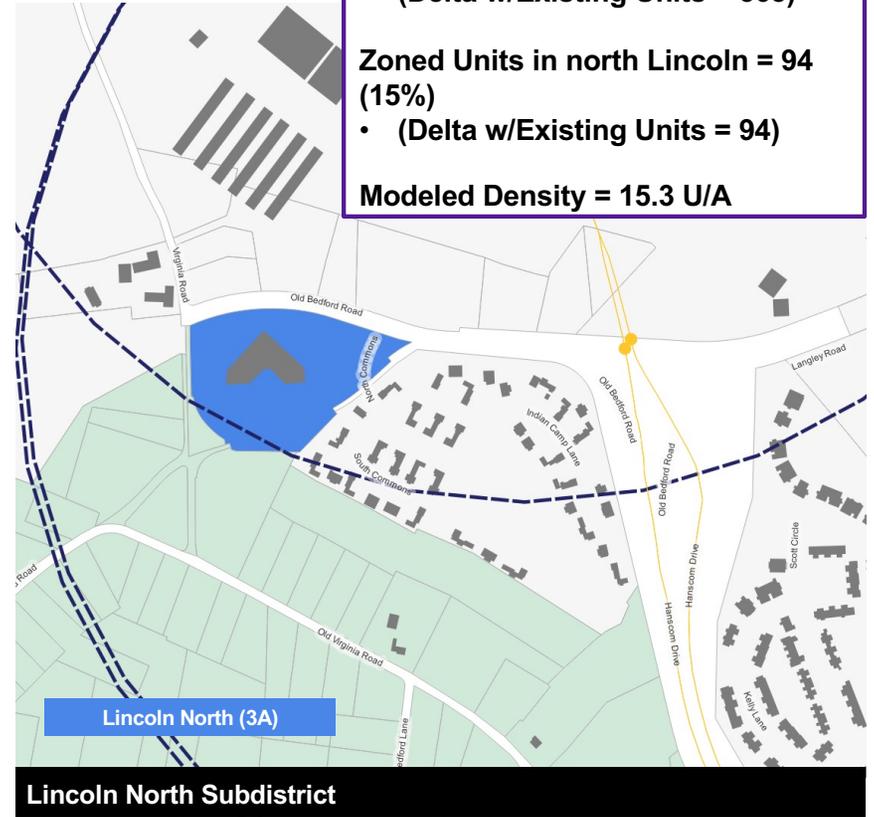
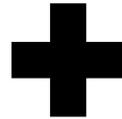
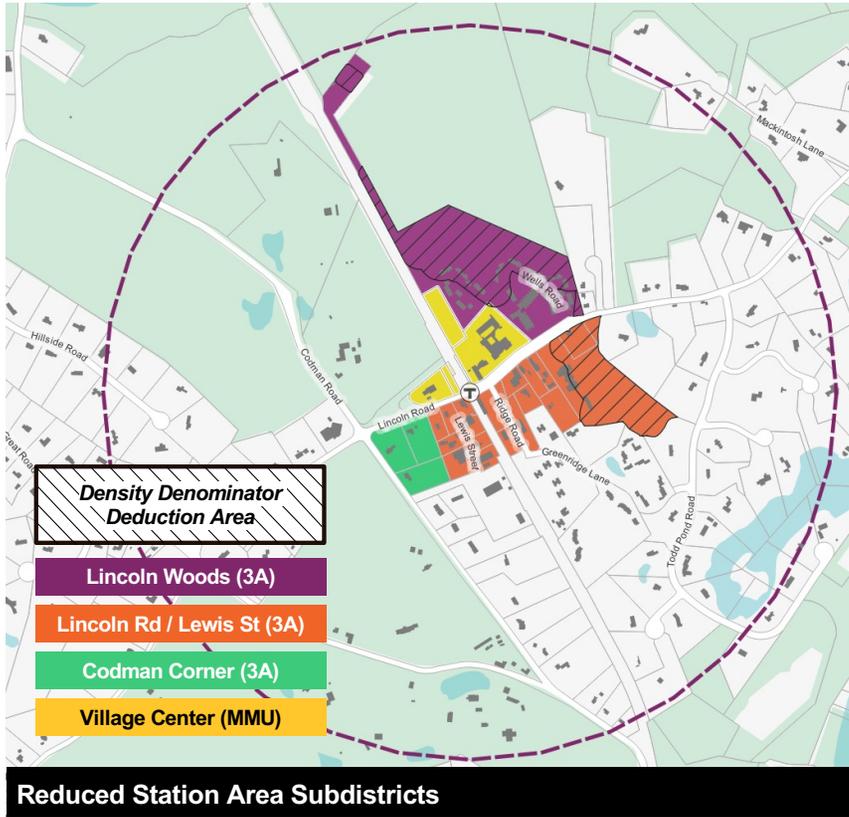
**Zoned Units in north Lincoln = n/a**

**Modeled Density = 15.3 U/A**

Note: 150 Lincoln Parcel Removed

# Option D1 (+ Lincoln North; Codman Corner)

## Subdistricts



**Zoned Units = 636**  
• (Delta w/Existing Units = 459)

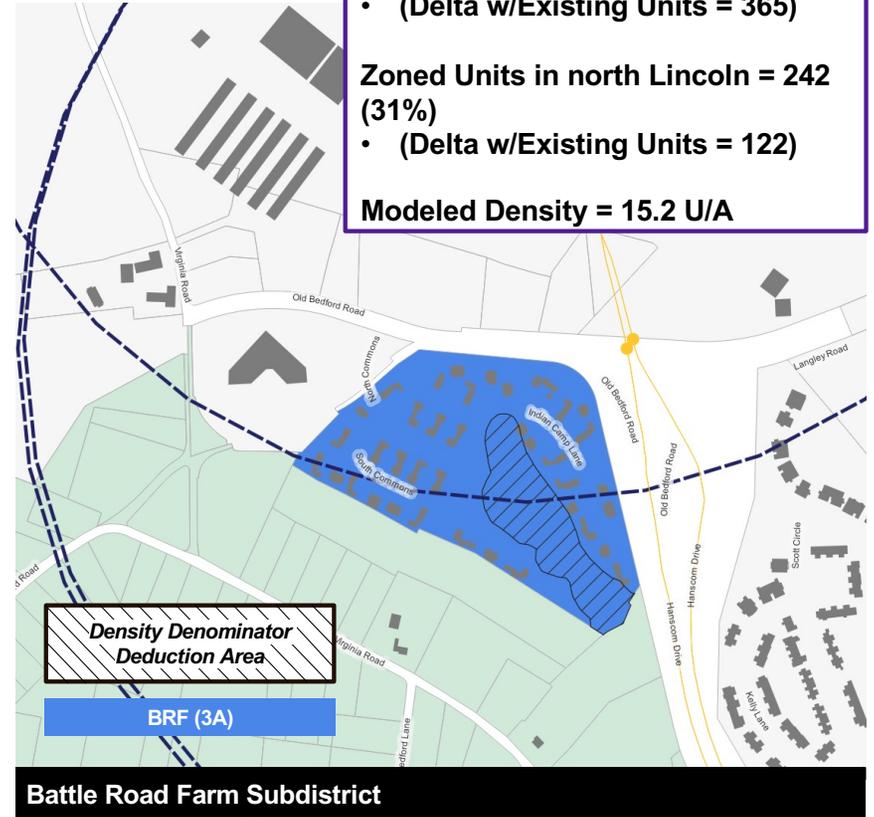
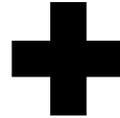
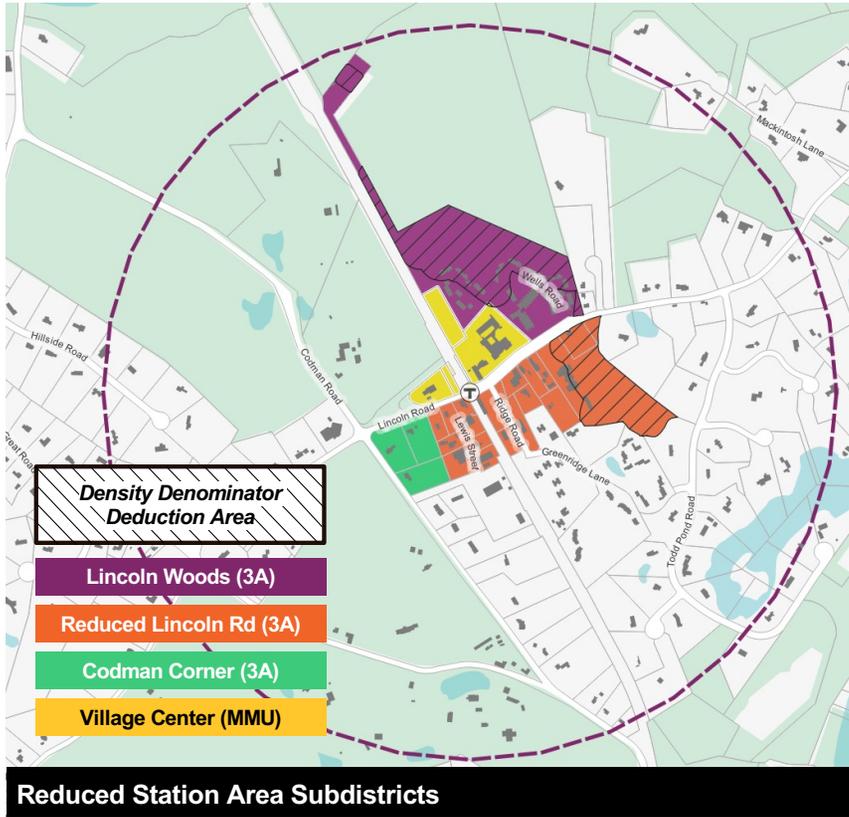
**Zoned Units @ MBTA = 542 (85%)**  
• (Delta w/Existing Units = 365)

**Zoned Units in north Lincoln = 94 (15%)**  
• (Delta w/Existing Units = 94)

**Modeled Density = 15.3 U/A**

# Option D2 (+ Battle Road Farm; Codman Corner)

## Subdistricts



**Zoned Units = 784**  
 • (Delta w/Existing Units = 487)

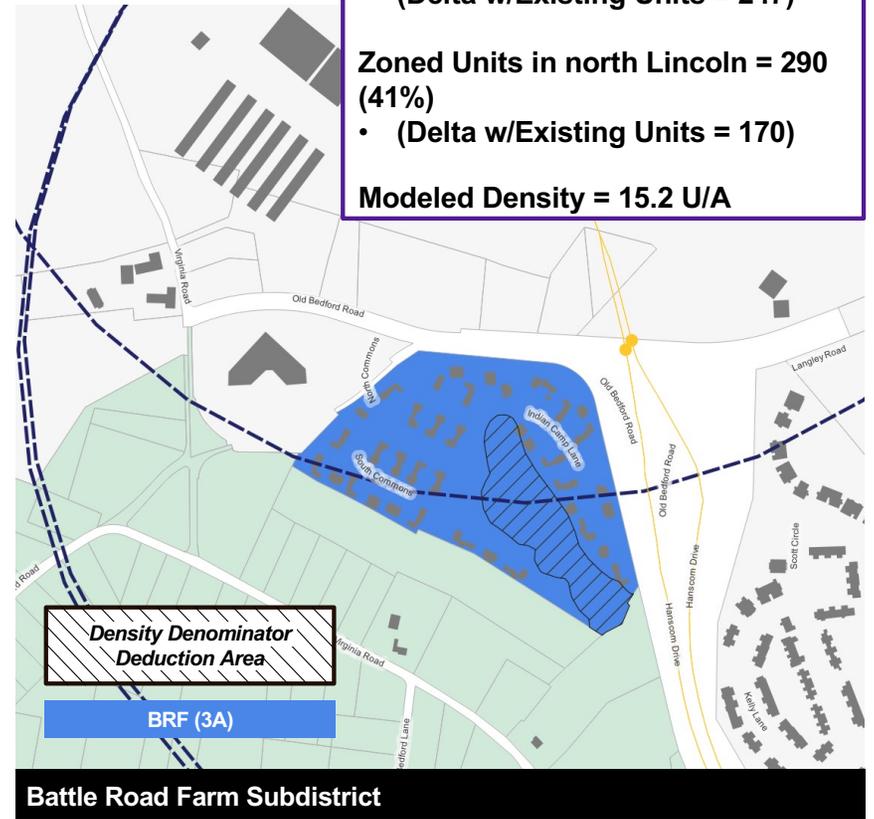
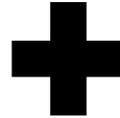
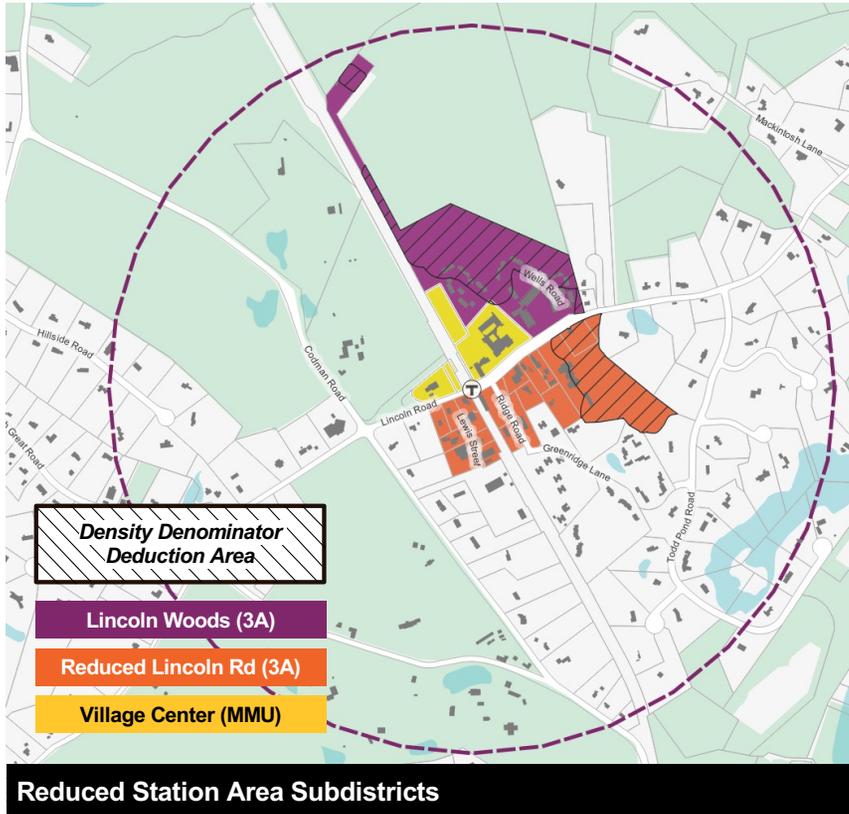
**Zoned Units @ MBTA = 542 (69%)**  
 • (Delta w/Existing Units = 365)

**Zoned Units in north Lincoln = 242 (31%)**  
 • (Delta w/Existing Units = 122)

**Modeled Density = 15.2 U/A**

# Option D3 (+ Battle Road Farm; no Codman Corner)

## Subdistricts



**Zoned Units = 711**  
• (Delta w/Existing Units = 417)

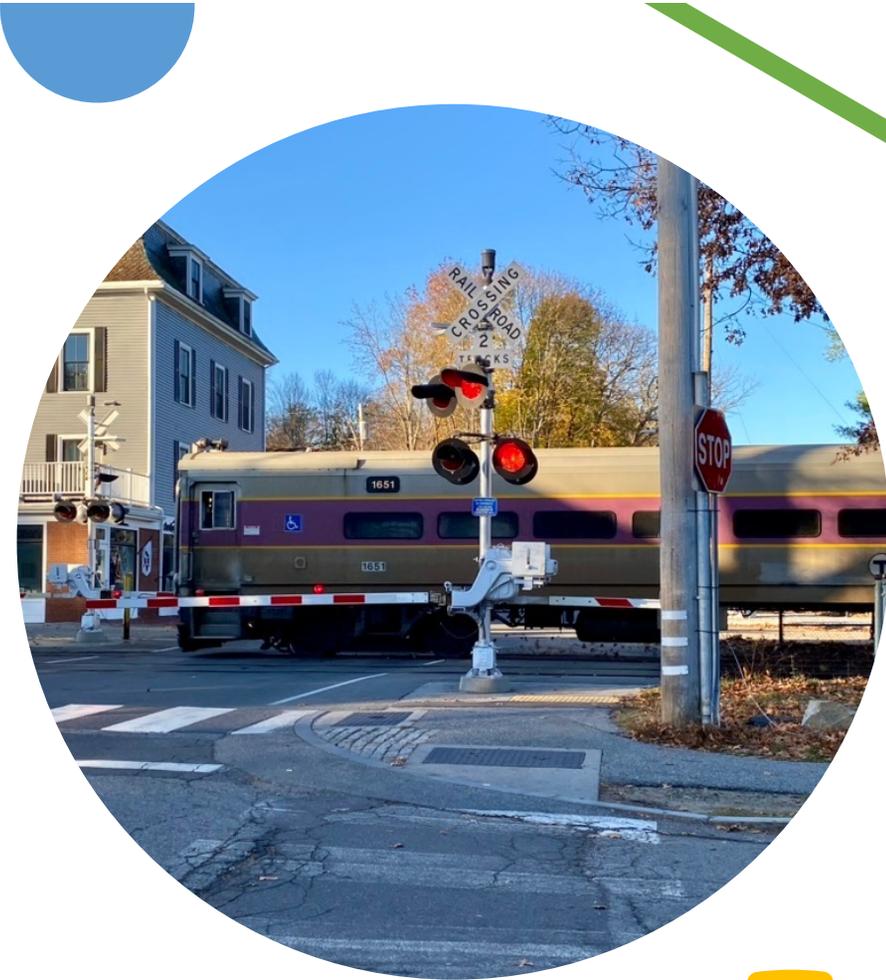
**Zoned Units @ MBTA = 421 (59%)**  
• (Delta w/Existing Units = 247)

**Zoned Units in north Lincoln = 290 (41%)**  
• (Delta w/Existing Units = 170)

**Modeled Density = 15.2 U/A**

# For Consideration...

- Add a warrant article to December 2<sup>nd</sup> Special Town Meeting
- Ask residents to contact HCAWG if there is an option they would like to see added – **by noon 11/20**
  - ✓ Must include subdistricts that are within ½ mile of existing public transportation
- **11/21:** HCAWG finalizes Options to present at STM
- Use same voting method as Community Center – in person form of ranked choice voting
  - ✓ Winning Option will go to March 23<sup>rd</sup> Annual Town Meeting
- *IF winning Option does not include the Village Center subdistrict, a separate warrant article will be added at the March Town Meeting to rezone the Mall*



# In Person Ranked Choice Voting

## Vote #1 – Recorded Vote/Break

- 5 Options are on the ballot
- Pick the Option that is your 1<sup>st</sup> choice!
  - ✓ Please color in the bubble completely!
  - ✓ Put your ballot in the collection envelope or go to the designated machine
- *If one Option receives a majority, voting is finished*
- If not, the 3 Options with the most votes will move on to the 2<sup>nd</sup> Vote

## Vote #2 – Stand and Count

- Moderator decides room is ready to vote
- 15 min break to allow Inspectors to get all locations ready for voting; Time for start of vote will be given!
- The doors will close at the end of the break!
  - ✓ Everyone voting must be in one of the designated areas!
- Vote #2:
  - ✓ Stand up if you like option X (Inspectors count)
  - ✓ Stand up if you like option Y (Inspectors count)
  - ✓ Stand up if you like option Z (Inspectors count)
- Vote totals are reported; if one Option gets a majority, voting is finished; otherwise, drop Option with lowest total and go to Vote #3

## Vote #3 – Stand and Count

- Same process as Vote #2
- Option that receives a majority of the vote goes to March Annual Town Meeting
  - ✓ Simple majority vote required