Housing Choice Act Zoning Options

The Housing Choice Act Working Group has developed these four zoning options with more or less of the rezoning located near the Lincoln MBTA train station. **The final set of options will be determined b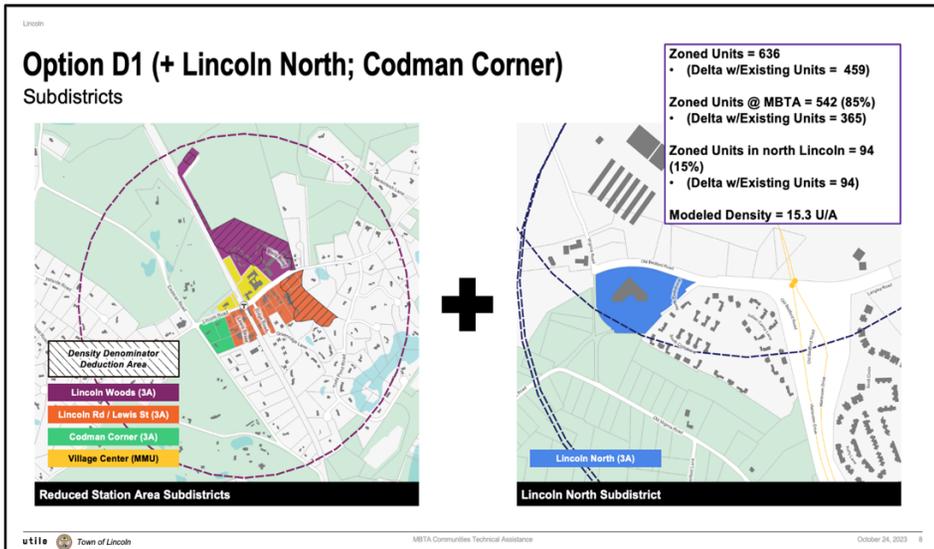y the HCAWG on November 21st and will be available at: https://www.lincolntown.org/1327/Housing-Choice-Act-Working-Group**

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 C REVISED - 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	8	159	20.1 acres	7.0 acres	22.7 Units/Acre = 159 units / 7.0 acres
Lincoln Rd / Lewis St (3A) – Revised (smaller land area, same unit capacity)	3 stories	Front: 15' Sides: 15' Rear: 25'	1	18	175	20.0 acres	12.4 acres	14.1 Units/Acre = 175 units / 12.4 acres
Codman Rd (3A)	3 stories	Front: 30' Sides: 30' Rear: 50'	1	18	180	23.7 acres	14.3 acres	12.6 Units/Acre = 180 units / 14.3 acres
Village Center (MMU)	3 stories	Front: 25' Sides: 25' Rear: 25'	1	25	125	7.1 acres***	7.1 acres***	17.7 Units/Acre = 125 units / 7.1 acres**
TOTAL w/o MMU	-	-	-	-	514 units	63.8 acres***	33.7 acres***	15.3 Units/Acre = 514 units / 33.7 acres
TOTAL w/ MMU	-	-	-	-	639 units	63.8 acres*	33.7 acres***	15.3 Units/Acre = 514 units / 33.7 acres
COMPLIANCE TARGET					635 units	42 acres		15 units/acre

* "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 this.

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Option C: Entirely within ½ mile of the MBTA train station; includes Codman Road subdistrict (residential), Lincoln Woods (residential), and Lincoln Road/Lewis Street subdistrict (mixed use allowed); takes credit for rezoning the Mall (commercial + residential)
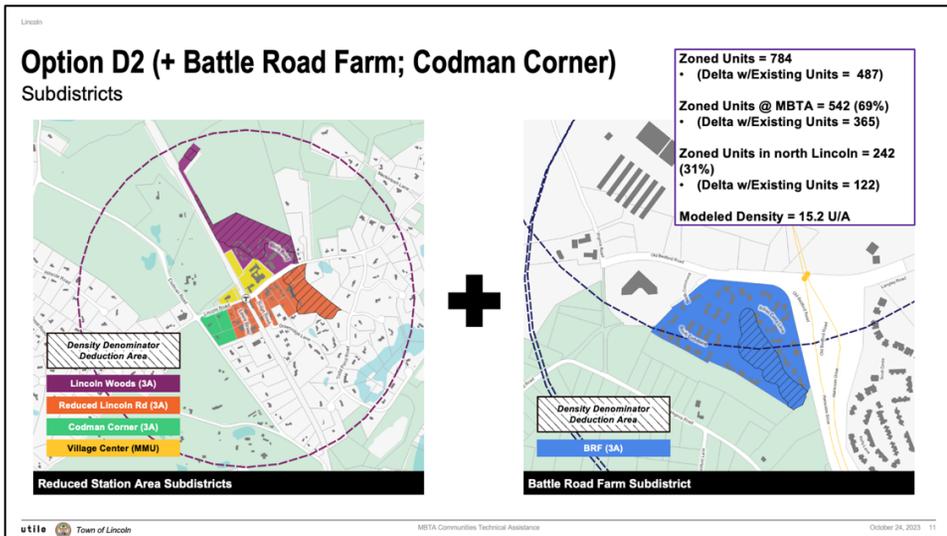

Option D1 (+ Lincoln North; Codman Corner) Subdistricts

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

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

Reduced Station Area Subdistricts

- Lincoln North (3A)

Lincoln North Subdistrict

Option D1 (+ Lincoln North; 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	8	159	20.1 acres	7.0 acres	22.7 Units/Acre
Lincoln Rd / Lewis St (3A) - Revised	3 stories	Front: 15' Sides: 15' Rear: 25'	1	18	175	20.0 acres	12.4 acres	14.1 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	7.1 acres***	7.1 acres***	17.7 Units/Acre
Lincoln North (3A)	3 stories	Front: 25' Sides: 25' Rear: 30'	1	10	94	9.4 acres	9.4 acres	10.0 Units/Acre
TOTAL w/o MMU	-	-	-	-	511 units	54.1 acres	33.3 acres	15.3 Units/Acre
TOTAL w/ MMU	-	-	-	-	636 units	54.1 acres	33.3 acres	15.3 Units/Acre
COMPLIANCE TARGET	-	-	-	-	635 units	42 acres	-	15 Units/Acre

* "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.

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Option D1: Reduces Codman Road subdistrict substantially (residential); adds Lincoln North as a subdistrict (mixed use allowed); takes credit for rezoning the Mall (commercial + residential)
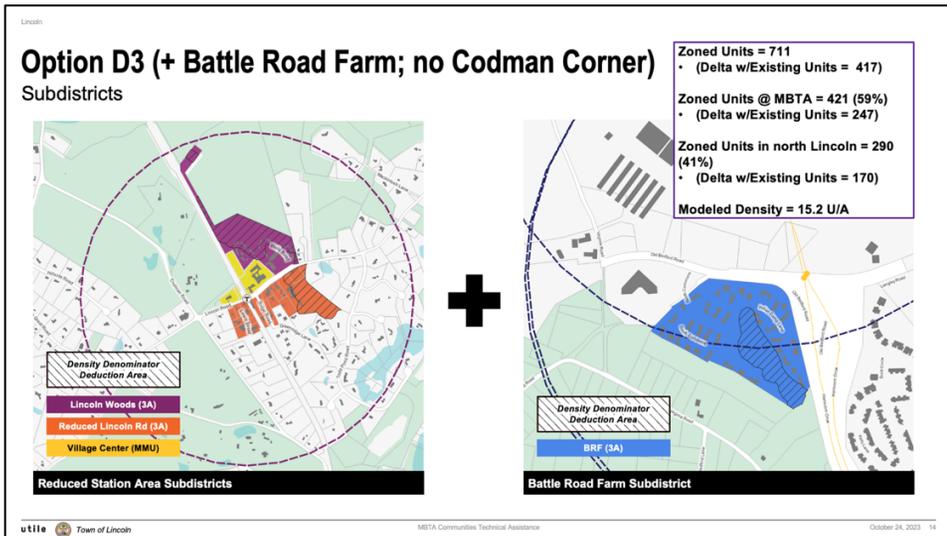
Option D2 (+ Battle Road Farm; Codman Corner)

Subdistricts — Reduced Station Area Subdistricts + Battle Road Farm Subdistrict

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

Density Denominator Deduction Area
- Lincoln Woods (3A)
- Reduced Lincoln Rd (3A)
- Codman Corner (3A)
- Village Center (MMU)
- BRF (3A)

Option D2 (+ Battle Road Farm; 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	8	159	20.1 acres	7.0 acres	22.7 Units/Acre
Lincoln Rd / Lewis St (3A) - Revised	3 stories	Front: 15' Sides: 15' Rear: 25'	1	18	175	20.0 acres	12.4 acres	14.1 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	7.1 acres***	7.1 acres***	17.7 Units/Acre
Battle Road Farm (3A)	3 stories	Front: 25' Sides: 25' Rear: 30'	1	10	242	24.2 acres	19.3 acres	12.6 Units/Acre
TOTAL w/o MMU	-	-	-	-	659 units	68.9 acres	43.2 acres	15.2 Units/Acre
TOTAL w/ MMU	-	-	-	-	784 units	68.9 acres	43.2 acres	15.2 Units/Acre
COMPLIANCE TARGET	-	-	-	-	635 units	42 acres	-	15 Units/Acre

* "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 and 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.

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Option D2: Reduces Codman Road subdistrict substantially (residential); adds Battle Road Farm as a subdistrict (residential); takes credit for rezoning the Mall (commercial + residential)

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

Subdistricts — Reduced Station Area Subdistricts + Battle Road Farm Subdistrict

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

Density Denominator Deduction Area
- Lincoln Woods (3A)
- Reduced Lincoln Rd (3A)
- Village Center (MMU)
- BRF (3A)

Option D3 (+ BRF; no 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	8	159	20.1 acres	7.0 acres	22.7 Units/Acre
Lincoln Rd / Lewis St (3A) - Revised	3 stories	Front: 15' Sides: 15' Rear: 25'	1	14	137	20.0 acres	12.4 acres	14.1 Units/Acre
Village Center (MMU)	3 stories	Front: 25' Sides: 25' Rear: 25'	1	25	125	7.1 acres***	7.1 acres***	17.7 Units/Acre
Battle Road Farm (3A)	3 stories	Front: 25' Sides: 25' Rear: 30'	1	12	290	24.2 acres	19.3 acres	15.1 Units/Acre
TOTAL w/o MMU	-	-	-	-	586 units	64.3 acres	38.6 acres	15.2 Units/Acre
TOTAL w/ MMU	-	-	-	-	711 units	64.3 acres	38.6 acres	15.2 Units/Acre
COMPLIANCE TARGET	-	-	-	-	635 units	42 acres	-	15 Units/Acre

* "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 and 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.

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Option D3: Eliminates Codman Road subdistrict; reduces Lincoln Road/Lewis Street density; adds Battle Road Farm as a subdistrict (residential); takes credit for rezoning the Mall (commercial + residential)

These Options all meet the HCAWG's criteria: 1) rezone near public transportation to promote decarbonization and climate adaptation; **2)** codify, where appropriate, existing multi-family housing; **3)** lay the groundwork for creating new housing to meet peoples' needs; **4)** support our commercial center; **5)** be proactive, shape our future, and stay eligible for state funding. *Scan the QR code to learn more!*