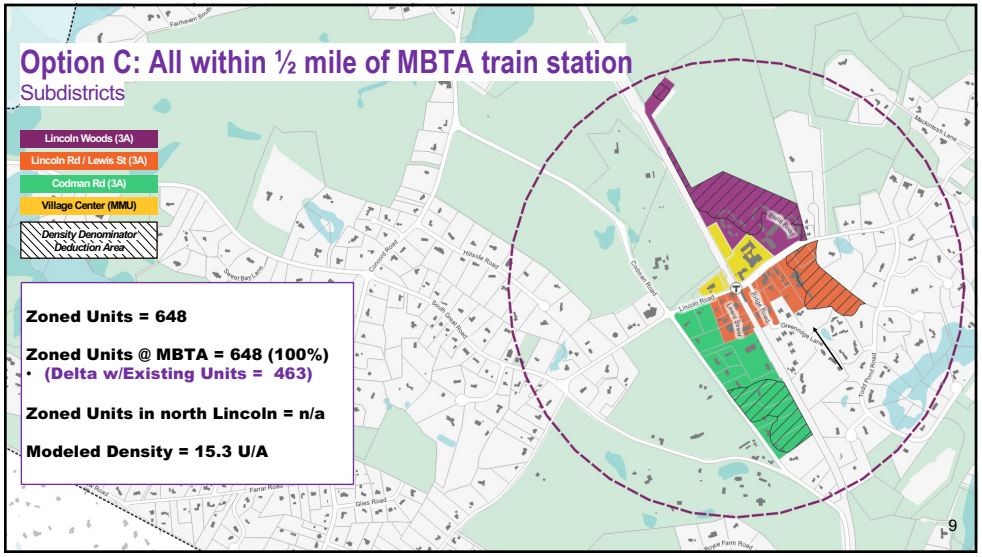
HCAWG Principles

- 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

Option C: All within ½ mile of MBTA train station

Subdistricts



Zoned Units = 648

Zoned Units @ MBTA = 648 (100%)
- **(Delta w/Existing Units = 463)**

Zoned Units in north Lincoln = n/a

Modeled Density = 15.3 U/A

Option D1 (Codman Corner + Lincoln North

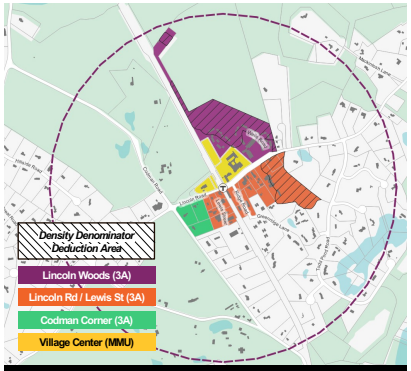
Subdistricts

Zoned Units = 642
- **(Delta w/Existing Units = 465)**

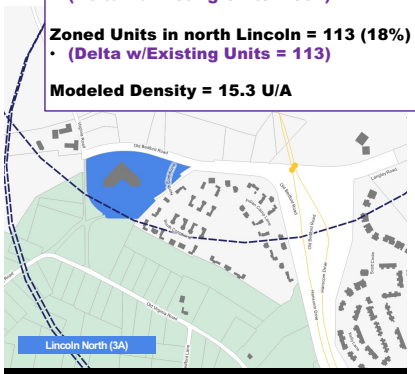
Zoned Units @ MBTA = 529 (82%)
- **(Delta w/Existing Units = 352)**

Zoned Units in north Lincoln = 113 (18%)
- **(Delta w/Existing Units = 113)**

Modeled Density = 15.3 U/A



Reduced Station Area Subdistricts



Lincoln North Subdistrict

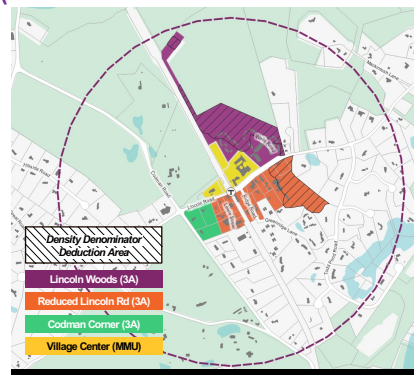
Option D2 Subdistricts (Codman Corner + Battle Road Farm)

Zoned Units = 795
- **(Delta w/Existing Units = 498)**

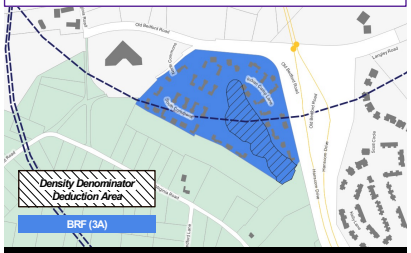
Zoned Units @ MBTA = 529 (67%)
- **(Delta w/Existing Units = 365)**

Zoned Units in north Lincoln = 266 (33%)
- **(Delta w/Existing Units = 146)**

Modeled Density = 15.3 U/A

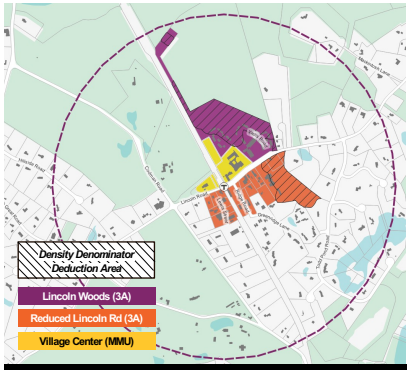


Reduced Station Area Subdistricts



Battle Road Farm Subdistrict

Option D3 Subdistricts (NO Codman + Battle Road Farm)



Reduced Station Area Subdistricts

Zoned Units = 729
- **(Delta w/Existing Units = 435)**

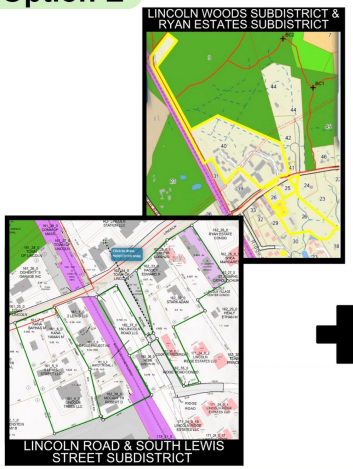
Zoned Units @ MBTA = 463 (64%)
- **(Delta w/Existing Units = 289)**

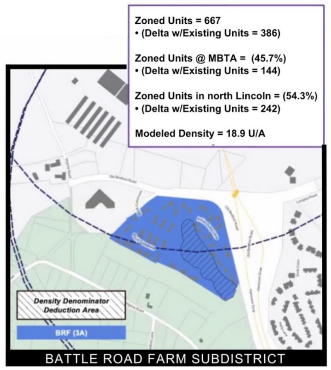
Zoned Units in north Lincoln = 266 (36%)
- **(Delta w/Existing Units = 146)**

Modeled Density = 15.4 U/A

Battle Road Farm Subdistrict

Option E *





BATTLE ROAD FARM SUBDISTRICT

Zoned Units = 667
- **(Delta w/Existing Units = 386)**

Zoned Units @ MBTA = (45.7%)
- **(Delta w/Existing Units = 144)**

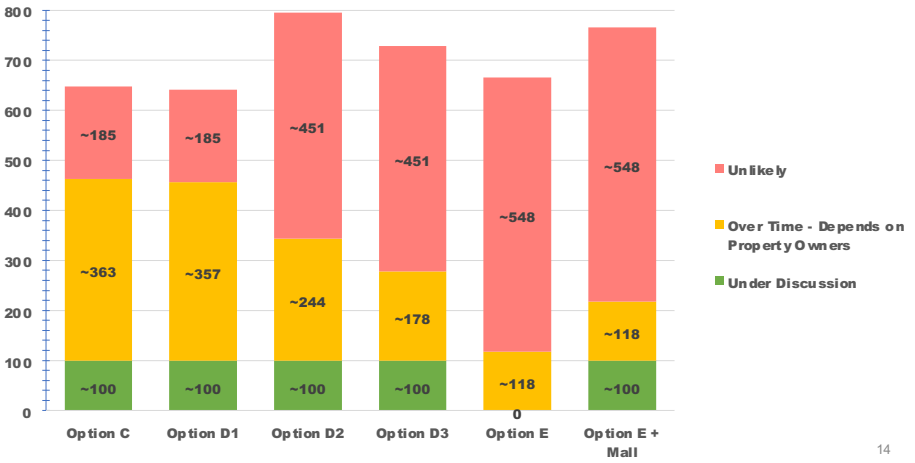
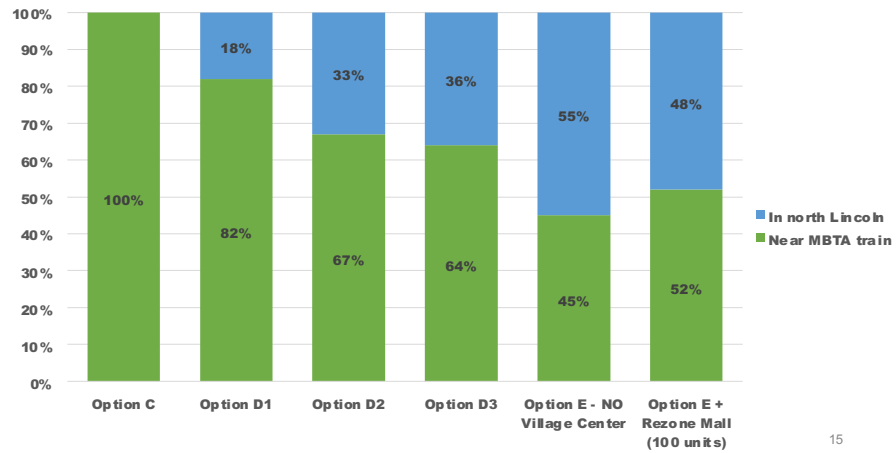
Zoned Units in north Lincoln = (54.3%)
- **(Delta w/Existing Units = 242)**

Modeled Density = 18.9 U/A

Lincoln Residents for Housing Alternatives HCA Submission

* Map provided by residents; compliance under review

How Likely? Comparing the zoned units in each Option



Percentage of zoned units near MBTA train vs. in north Lincoln