

Option C: All within ½ mile of MBTA train station

Subdistricts

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

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 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	8	161	20.5 acres	7.3 acres	22.1 Units/Acre = 161 units / 7.3 acres
Lincoln Rd / Lewis St (3A)	3 stories	Front: 15' Sides: 15' Rear: 25'	1	11	193	20.3 acres	12.6 acres	15.3 Units/Acre = 193 units / 12.6 acres
Codman Rd (3A)	3 stories	Front: 30' Sides: 30' Rear: 50'	1	10	169	23.7 acres	14.3 acres	11.8 Units/Acre = 169 units / 14.3 acres
Village Center (MMU)	3 stories	Front: 25' Sides: 25' Rear: 25'	1	25	125	7.1 acres***	7.1 acres***	17.6 Units/Acre = 125 units / 7.1 acres***
TOTAL w/o MMU	-	-	-	-	523 units	64.5 acres***	34.2 acres***	15.3 Units/Acre = 523 units / 34.2 acres
TOTAL w/ MMU	-	-	-	-	648 units	64.5 acres*	34.2 acres***	15.3 Units/Acre = 523 units / 34.2 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 that.

How Likely? Option C

UNLIKELY

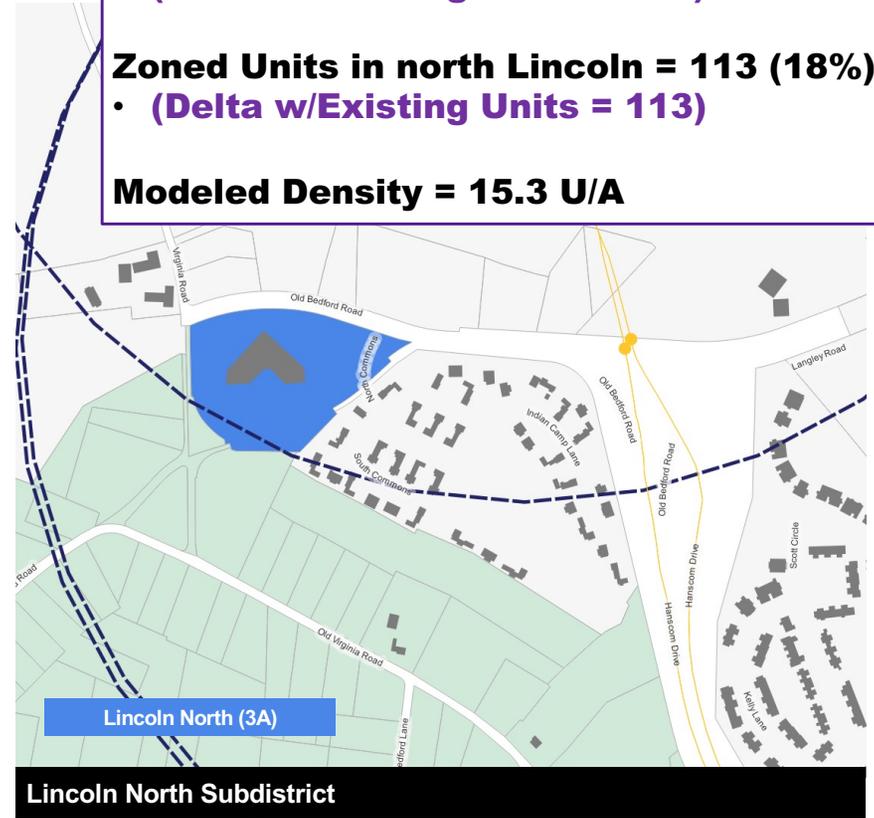
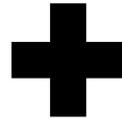
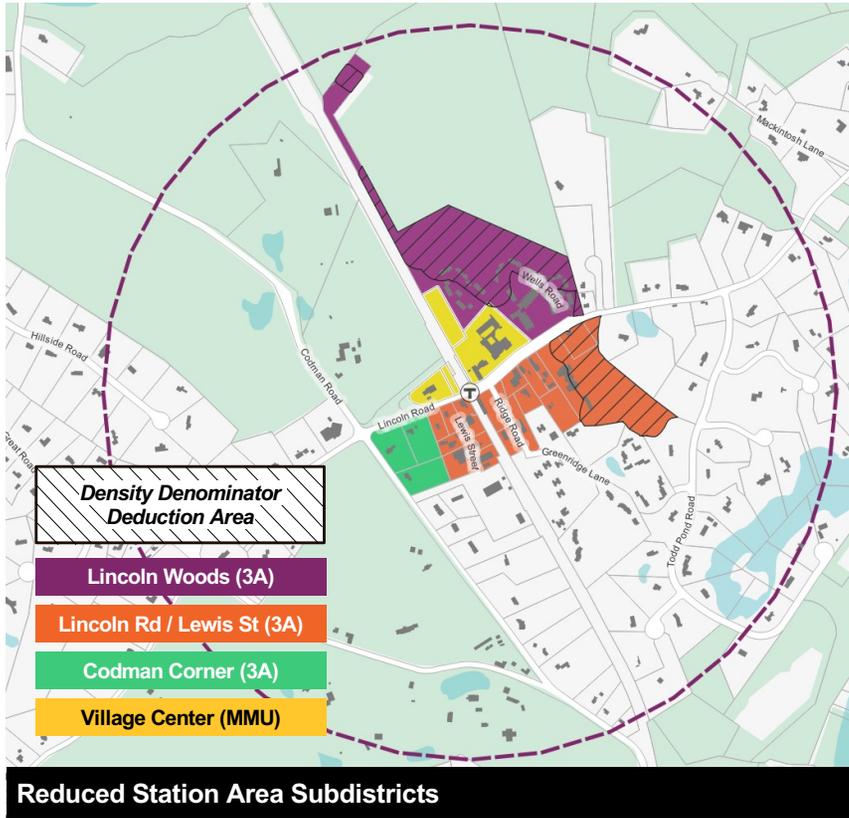
OVER TIME – DEPENDS
ON PROPERTY OWNERS

UNDER DISCUSSION

TOWN LAND – NEEDS TM
APPROVAL

**Zoned Units in
Green + Yellow \leq 487**

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

Option D1 (Codman Corner + 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	8	161	20.5 acres	7.3 acres	22.1 Units/Acre
Lincoln Rd / Lewis St (3A) - Revised	3 stories	Front: 15' Sides: 15' Rear: 25'	1	11	193	20.3 acres	12.6 acres	15.3 Units/Acre
Codman Corner (3A)	3 stories	Front: 30' Sides: 30' Rear: 50'	1	11	50	4.6 acres	4.6 acres	10.9 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	12	113	9.4 acres	9.4 acres	12.0 Units/Acre
TOTAL w/o MMU	-	-	-	-	517 units	54.8 acres	33.9 acres	15.3 Units/Acre
TOTAL w/ MMU	-	-	-	-	642 units	54.8 acres	33.9 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.

How Likely? Option D1

UNLIKELY

**OVER TIME –
DEPENDS ON
PROPERTY
OWNERS**

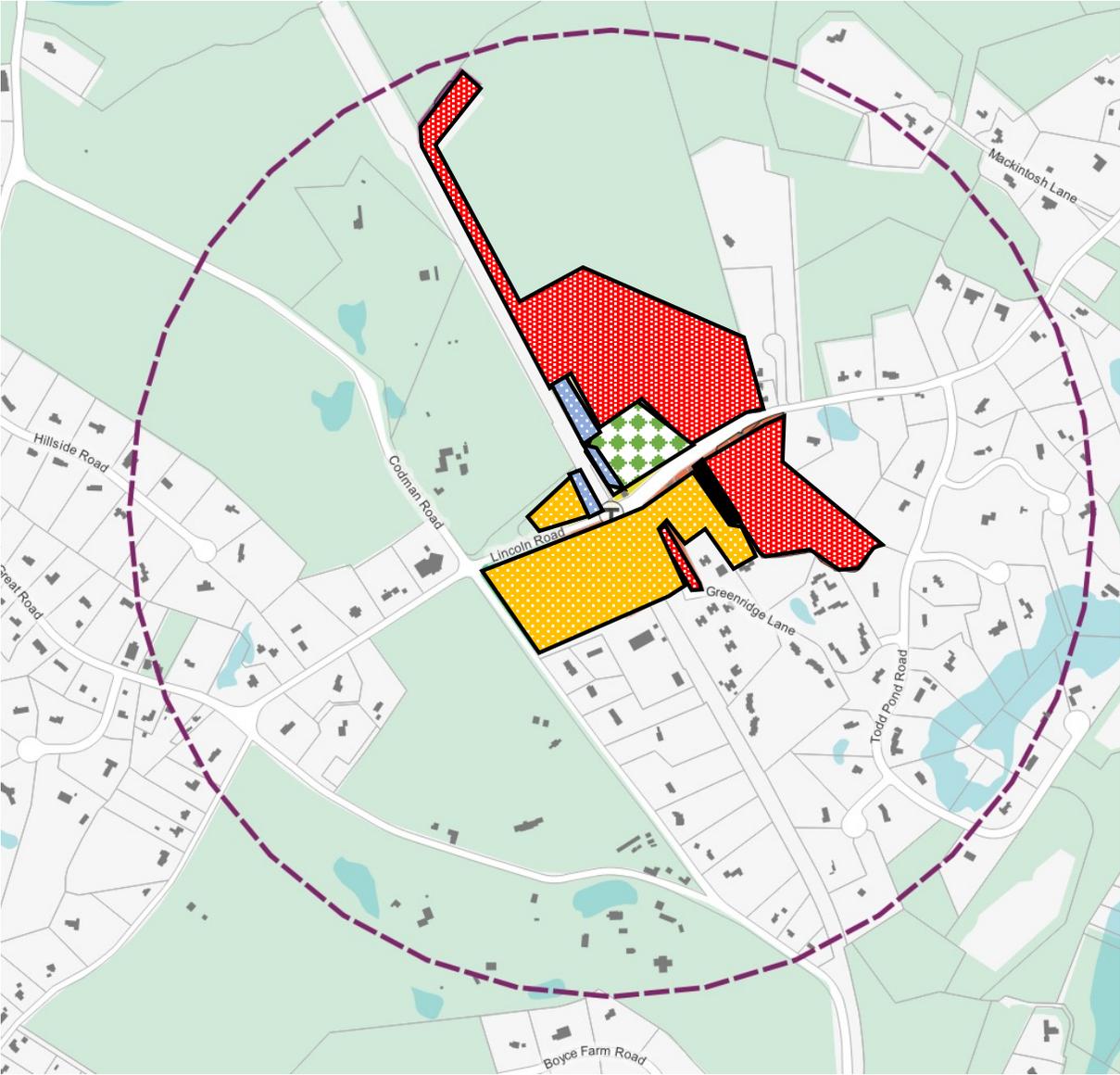
**UNDER
DISCUSSION**

**TOWN LAND –
NEEDS TM
APPROVAL**

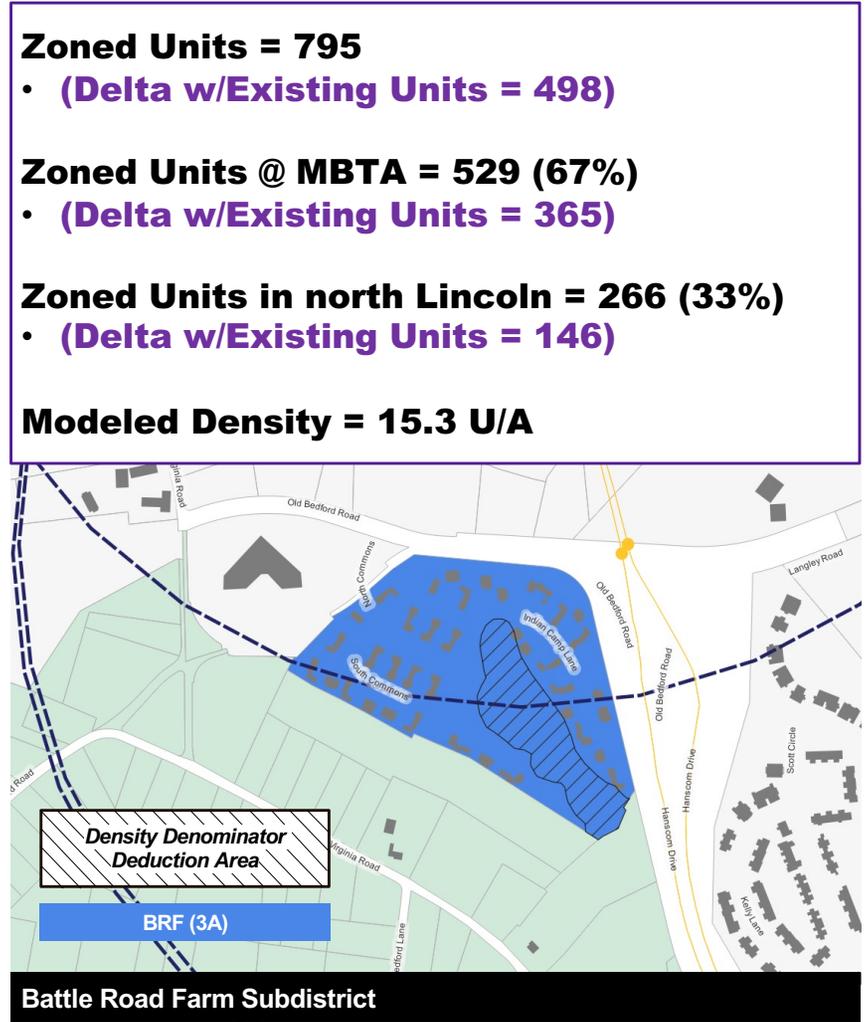
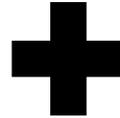
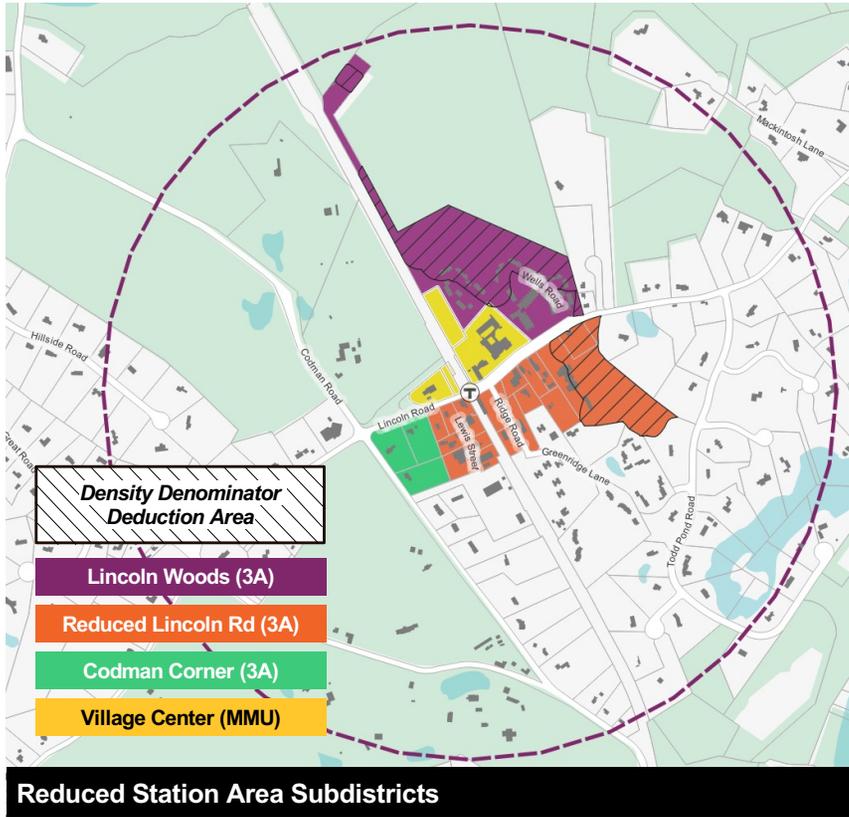
**Zoned Units in
Green + Yellow ≤ 481**



Lincoln North (3A)



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

Option D2 (Codman Corner + Battle Road Farm) 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	161	20.5 acres	7.3 acres	22.1 Units/Acre
Lincoln Rd / Lewis St (3A) - Revised	3 stories	Front: 15' Sides: 15' Rear: 25'	1	11	193	20.3 acres	12.6 acres	15.3 Units/Acre
Codman Corner (3A)	3 stories	Front: 30' Sides: 30' Rear: 50'	1	11	50	4.6 acres	4.6 acres	10.9 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	11	266	24.2 acres	19.3 acres	13.8 Units/Acre
TOTAL w/o MMU	-	-	-	-	670 units	69.6 acres	43.8 acres	15.3 Units/Acre
TOTAL w/ MMU	-	-	-	-	795 units	69.6 acres	43.8 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.

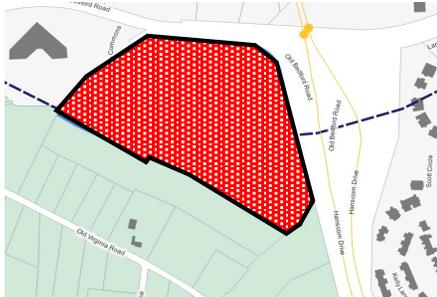
** District Density is calculated as Modeled Unit Capacity / District Density Denominator

*** 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.

How Likely? Option D2

 <p>UNLIKELY</p>	 <p>OVER TIME – DEPENDS ON PROPERTY OWNERS</p>
 <p>UNDER DISCUSSION</p>	 <p>TOWN LAND – NEEDS TM APPROVAL</p>

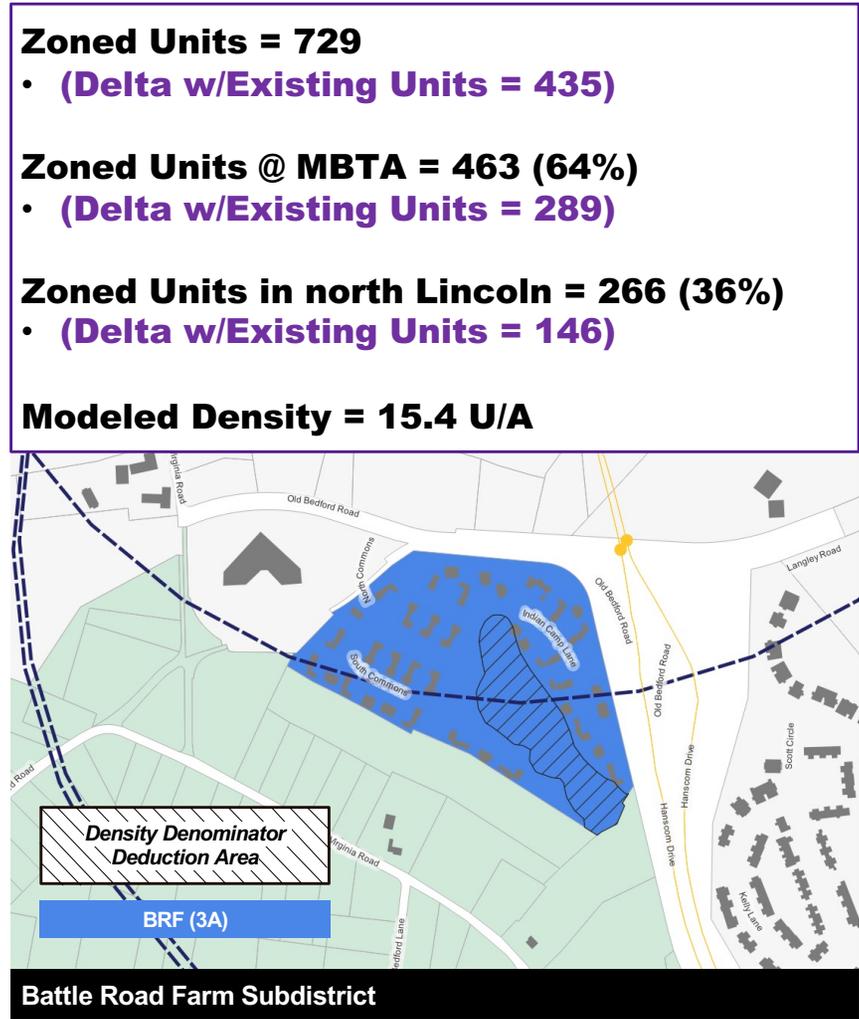
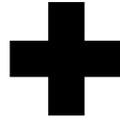
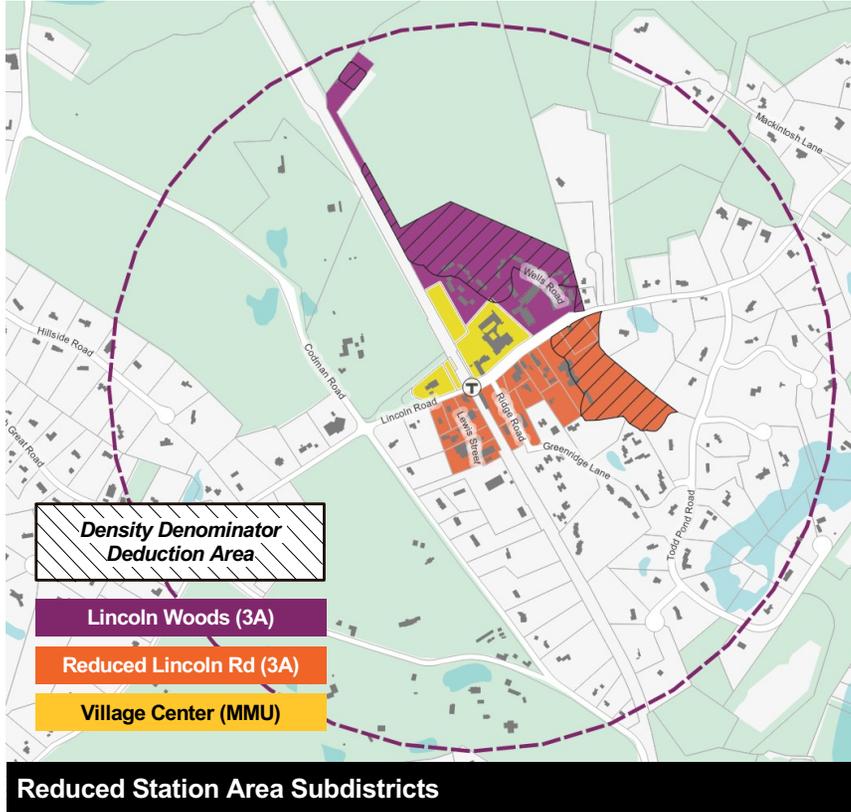
**Zoned Units in
Green + Yellow ≤ 368**



Battle Road Farm



Option D3 Subdistricts (NO Codman + Battle Road Farm)



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

Option D3 (NO Codman + 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	8	161	20.5 acres	7.3 acres	22.1 Units/Acre
Lincoln Rd / Lewis St (3A) - Revised	3 stories	Front: 15' Sides: 15' Rear: 25'	1	10	177	20.3 acres	12.6 acres	14.0 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	11	266	24.2 acres	19.3 acres	13.8 Units/Acre
TOTAL w/o MMU	-	-	-	-	604 units	65.0 acres	39.2 acres	15.4 Units/Acre
TOTAL w/ MMU	-	-	-	-	729 units	65.0 acres	39.2 acres	15.4 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.

How Likely? Option D3

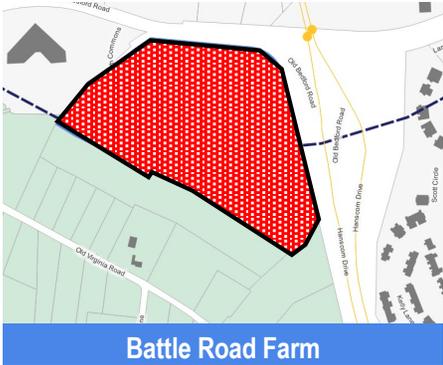
UNLIKELY

OVER TIME –
DEPENDS ON
PROPERTY
OWNERS

UNDER
DISCUSSION

TOWN LAND –
NEEDS TM
APPROVAL

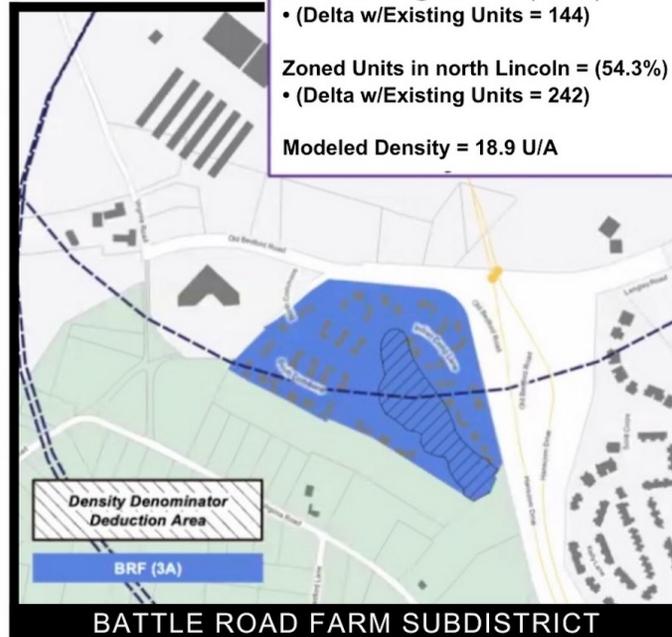
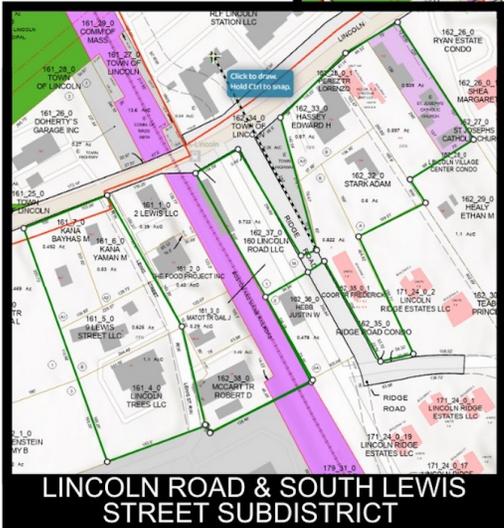
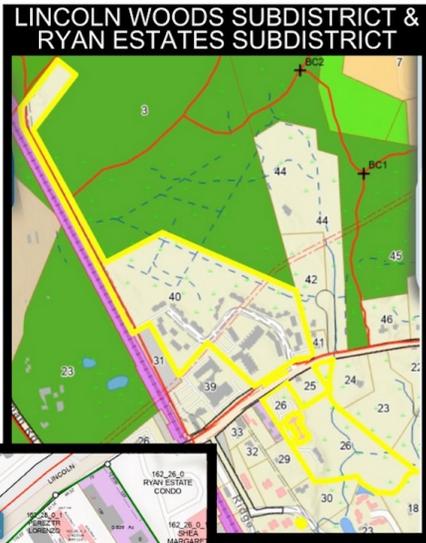
**Zoned Units in
Green + Yellow ≤ 302**



HCAWG Recommended District Options

District Options	Modeled Multifamily Unit Capacity	Zoned Units in North Lincoln	Zoned Units in South Lincoln	Existing Units in Option	Acreage	Density Denominator	Modeled Gross Density	Notes
OPTION C Lincoln Woods Lincoln Rd / Lewis St Codman Rd Village Center (MMU)	648 units	n/a	648 units	185 units (all in south Lincoln) Total delta = 463	64.5 acres	34.2 acres	15.3 units/acre	<ul style="list-style-type: none"> Most compact Reinforces long-studied vision for Village Center (RLF site) by concentrating multifamily nearby Most aligned with Lincoln's 3A designation as a Commuter Rail community
OPTION D-1 Lincoln Woods Lincoln Rd / Lewis St Codman Corner Village Center (MMU) Lincoln North	642 units	113 units	529 units	177 units (all in south Lincoln) South Lincoln delta = 352 Total delta = 465	54.8 acres	33.9 acres	15.3 units/acre	<ul style="list-style-type: none"> Allows for mixed-use multifamily potential at Lincoln North parcel Reduces zoned unit capacity in South Lincoln by about 100 units About the same number of zoned units as Option C
OPTION D-2 Lincoln Woods Lincoln Rd / Lewis St Codman Corner Village Center (MMU) BRF	795 units	266 units	529 units	297 units (177 in south Lincoln; 120 @ BRF) South Lincoln delta = 352 Total delta = 498	69.6 acres	43.2 acres	15.3 units/acre	<ul style="list-style-type: none"> Recognizes existing multifamily at BRF Reduces zoned unit capacity in South Lincoln by about 100 units Results in overall increase of ~150 zoned units over Options C and D-1
OPTION D-3 Lincoln Woods Lincoln Rd / Lewis St Village Center (MMU) BRF	729 units	266 units	463 units	294 units (174 in south Lincoln; 120 @ BRF) South Lincoln delta = 289 Total delta = 435	65.0 acres	39.2 acres	15.4 units/acre	<ul style="list-style-type: none"> Recognizes existing multifamily at BRF Reduces zoned unit capacity in South Lincoln in Option C by 185 units Results in overall increase of about ~85 zoned units over Options C and D-1
COMPLIANCE TARGETS	635 units	-	-		42 acres		15 units/acre	

Option E *



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

Draft District Name	Max. Stories	Setbacks	Min. Parking Spaces per Unit	Max Units Per Acre	Modeled Multi family Unit Capacity	District Acreage	Subdistrict Density Denominator	Modeled Gross Subdistrict Density	Max Units	Existing Units	Delta
Lincoln Woods	3 Stories	Front: 25' Sides: 25' Rear: 25'	1	8	159	20.1	7	22.7	161	125	36
Ryan Estates/ 136 Lincoln Rd	3 Stories	Front: 25' Sides: 15' Rear: 25'	1	3	0	8.8	1.2	0	26	25	1
Lincoln Rd./ South Lewis St.	3 Stories	Front: 25' Sides: 15' Rear: 25'	1	18	118	6.6	6.6	18	118	11	107
Battle Road Farm	3 Stories	Front: 25' Sides: 25' Rear: 30'	1	15	362	24.1	19.1	19	362	120	242
TOTAL	-	-	-	-	639 units	59.6 acres	33.9	18.9 Units/Acre	667 Max units	281 Existing units	386 units
COMPLIANCE TARGET	-	-	-	-	635 units	42 acres	-	15 Units/Acre			

How Likely? Option E*

<p>UNLIKELY</p>	<p>OVER TIME – DEPENDS ON PROPERTY OWNERS</p>
<p>VILLAGE CENTER NOT INCLUDED</p>	<p>Zoned Units in Yellow = 118*</p>

* Compliance under review

Zoned Units in Yellow ≤ 118

