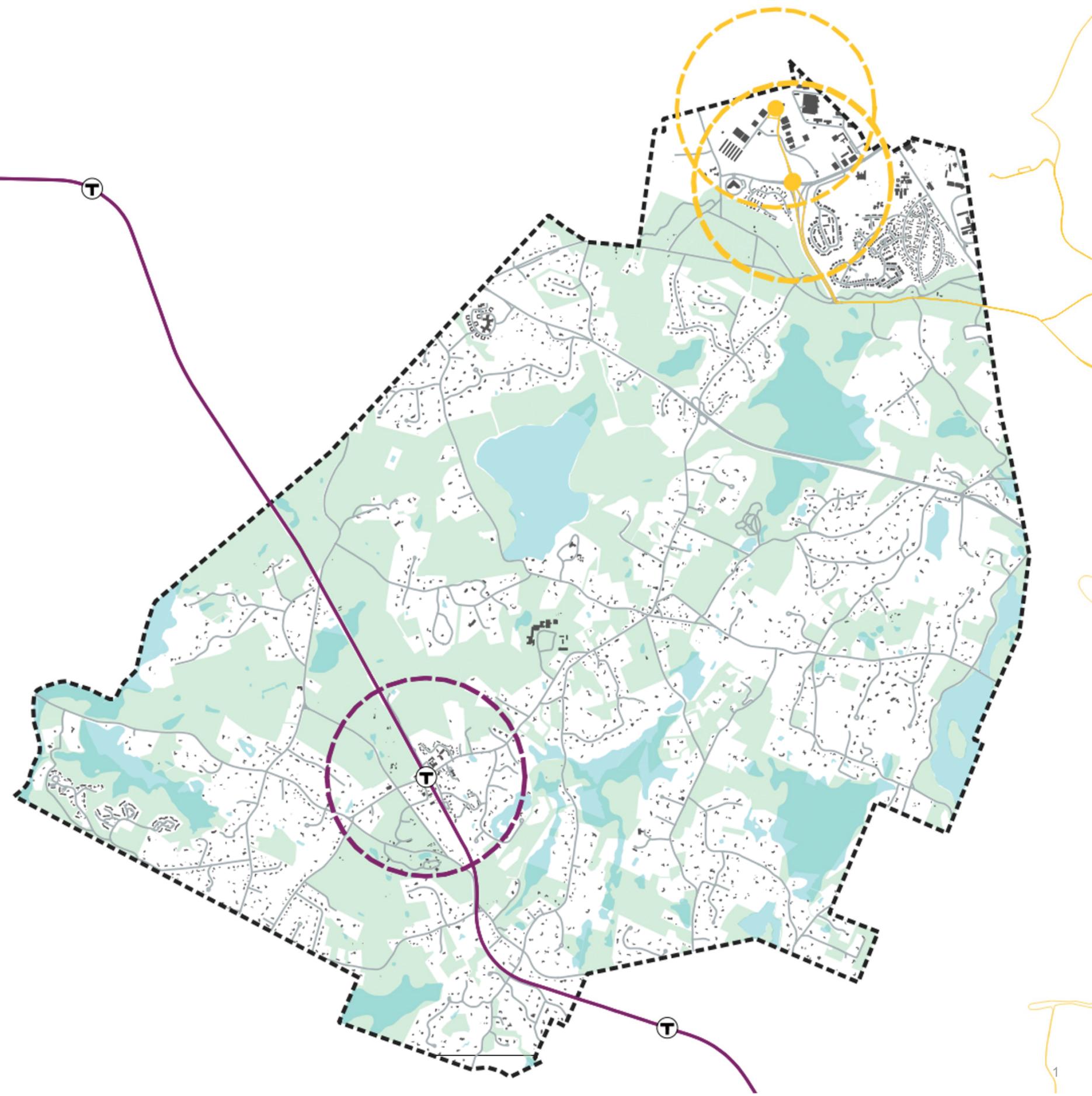


# Housing Choice Act Working Group

***Special Town Meeting  
Saturday, December 2, 2023***



# Working Group Members

- **Michelle Barnes** *Lincoln Land Conservation Trust (Water Commission prior to April 2023)*
- **Abigail Butt** *Director Council on Aging & Human Services*
- **Bill Churchill** *Zoning Board of Appeals*
- **Rachel Drew** *Housing Commission*
- **Bob Domnitz** *Planning Board (until end of March 2023)*
- **Steve Gladstone** *Water Commission (beginning April 2023)*
- **Andrew Glass** *Historical Commission*
- **Jennifer Glass** *Select Board*
- **Tim Higgins** *Town Administrator*
- **Darin LaFalam** *Superintendent, Water Department*
- **John MacLachlan** *School Committee*
- **Geoff McGean** *Rural Land Foundation*
- **Craig Nicholson** *Planning Board (beginning May 2023)*
- **Terry Perlmutter** *Council on Aging & Human Services Board*
- **Kathleen Shepard** *Conservation Commission*
- **Gary Taylor** *Planning Board*
- **Paula Vaughn-MacKenzie** *Director of Planning and Land Use*

# 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:

- *Achieving a balance between preserving these values while making reasonable provision for citizens' safety and convenience;*
- *Fostering economic, racial, ethnic, and age diversity among its citizenry through its educational, housing and other public policy;*
- *Excellence in its public education system;*
- *The Town Meeting form of government and the tradition of civic leadership and volunteer public service.*



# 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
- Promote decarbonization and climate change adaptation
- Keep Lincoln eligible for grants to
  - achieve town goals
  - mitigate impact on property taxes
- Proactively tailor zoning to fit Lincoln's unique character



**JANUARY 2022**  
Joint Select Board/Planning Board meeting to review new HCA law

**SPRING – SUMMER 2022**  
Understand & provide feedback to the State on draft regulations; clarify Lincoln's requirements

**OCTOBER 2022**  
Joint SB/PB meeting to discuss establishing a working group to advise Planning Director & develop options for compliance  
HCAWG appointed by Select Board

**NOVEMBER 2022**  
State of the Town:  
Discussion re Housing and Zoning  
Monthly HCAWG updates @ SB meetings  
**DECEMBER 2022**  
Town files for interim compliance and receives grant to hire consultant

**JULY 2023**  
Neighborhood Outreach

**JUNE 2023**  
Public Forums to introduce 2 options for HCA compliance

**MAY 2023**  
Planning begins for Fall State of the Town  
Dates set for HCA public forums

**JANUARY – APRIL 2023**  
HCA update in Select Board Newsletter  
Joint meeting of HCAWG, Select Board, Planning Board  
HCAWG monthly updates to residents

**AUGUST 2023**  
State allows the units in "Mandatory Mixed Use" districts to be counted towards our unit capacity requirement

**SEPTEMBER 2023**  
Options A, B, & C presented at State of the Town Meeting – overwhelming feedback to support C

**OCTOBER 2023**  
Option C submitted for a compliance check  
Additional resident feedback requesting additional options

**NOVEMBER 2023**  
Options D1, D2, D3 developed & presented at Community Forums  
Resident group proposes an Option E

**Executive Office of Livable Communities gives final determination of compliance**  
**DATE TBD**

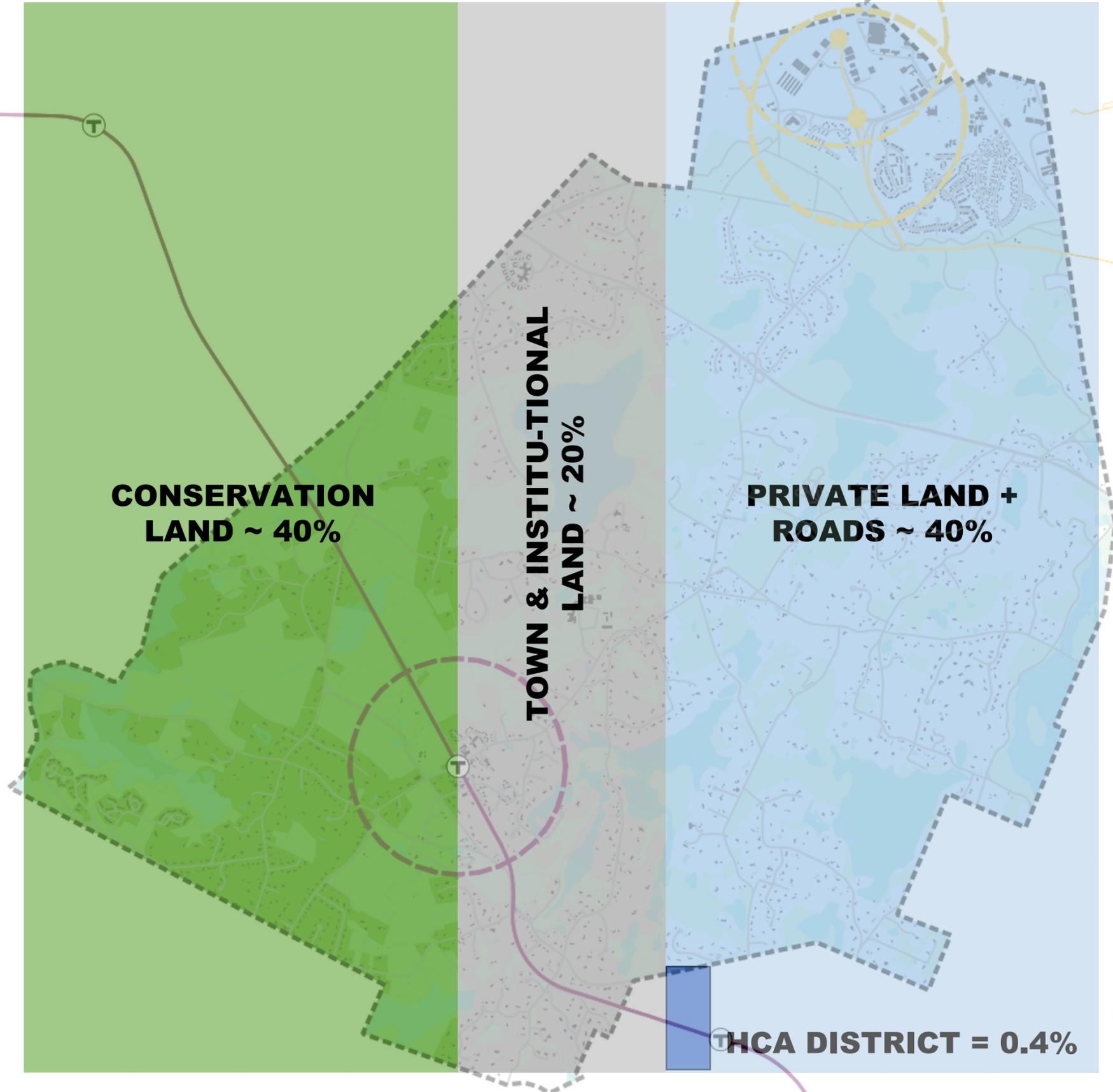
**Submit vote to the Attorney General**  
**DATE TBD**

**JANUARY 2024 – MARCH 2024**  
Planning Board finalizes zoning bylaw  
Planning Board works on design guidelines  
**MARCH 2024 TOWN MEETING**  
HCA zoning vote; majority required to pass

  
**DECEMBER 2, 2023, SPECIAL TOWN MEETING TO VOTE ON WHICH OPTION TO TAKE TO MARCH TOWN MEETING**

# Lincoln ~ 9600 acres

About 60% of Lincoln is permanently conserved or is Town or institutional land (e.g. Drumlin and Hanscom)



# Requirements Overview

## Key Compliance Requirements for Lincoln

- Minimum Zoned Multifamily Unit Capacity: **635 units**
- Minimum Zoning District Area: **42 acres**
  - **Subdistricts allowed; minimum of 5 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  $\geq$  50% of total district land area**
- **If making use of the Mandatory Mixed Use provision,  $\geq$  75% of multifamily unit capacity minimum must come from 3A subdistricts alone. All other requirements must be met by 3A subdistricts alone.**
- **Based on a 3<sup>rd</sup> party economic study, we are allowed to require a minimum of 10% affordable housing**

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>

# 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>• <b>Concurrent proposal to rezone Mall (Village Center, "VC" district)</b></li> <li>• <b>33% @ MBTA (no VC)</b></li> <li>• Modeled units/acre = 16.4</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/Minute man 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>

## 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>

## Presented @ November Forums - Updated

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>648 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>642 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>82% @ MBTA</b></li> </ul>	<ul style="list-style-type: none"> <li>• <b>Lincoln Woods, Lincoln Rd/Lewis St., Codman Corner + Battle Road Farm</b></li> <li>• Modeled Capacity = <b>795 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>67% @ MBTA</b></li> </ul>	<ul style="list-style-type: none"> <li>• <b>Lincoln Woods, Lincoln Rd/Lewis St. (NO CODMAN) + Battle Road Farm</b></li> <li>• Modeled Capacity = <b>729 units</b></li> <li>• Modeled units/acre = 15.4</li> <li>• <b>Takes credit for 125-unit capacity from VC zoning</b></li> <li>• <b>64% @ MBTA</b></li> </ul>

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

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

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; In November, Option E suggested by residents.

# Option C: All within 1/2 mile of MBTA train station

## Subdistricts

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

*This Option was chosen at the December 2, 2023, Special Town Meeting. The Zoning Bylaw language will be finalized and brought for a vote at the March 23, 2023, Annual Town Meeting. A majority vote is needed.*

STM VOTE	
Option C	= 55.0%
Option D1	= 3.7%
Option D2	= 0.3%
Option D3	= 2.9%
Option E	= 37.7%

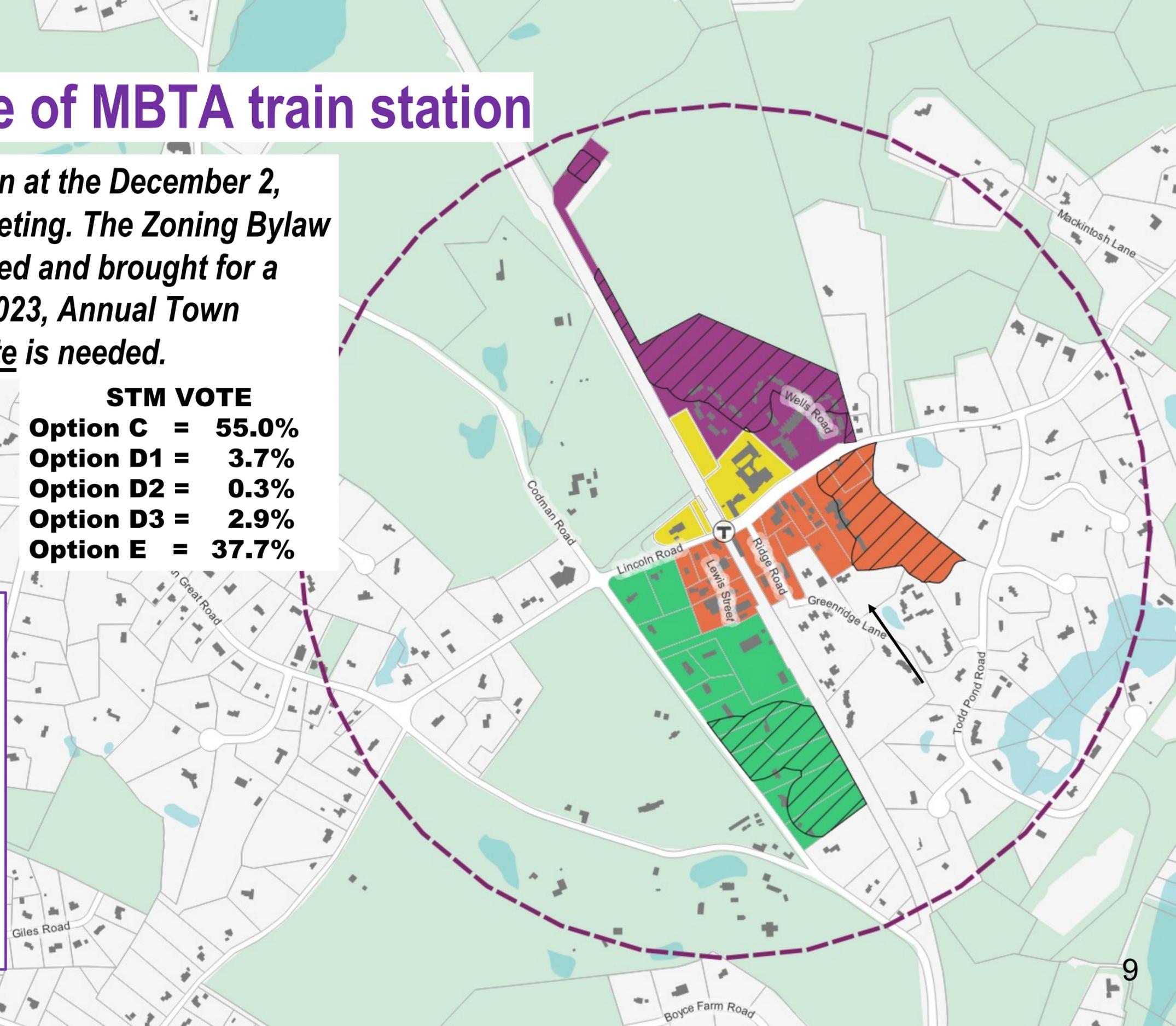
**Zoned Units = 648**

**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

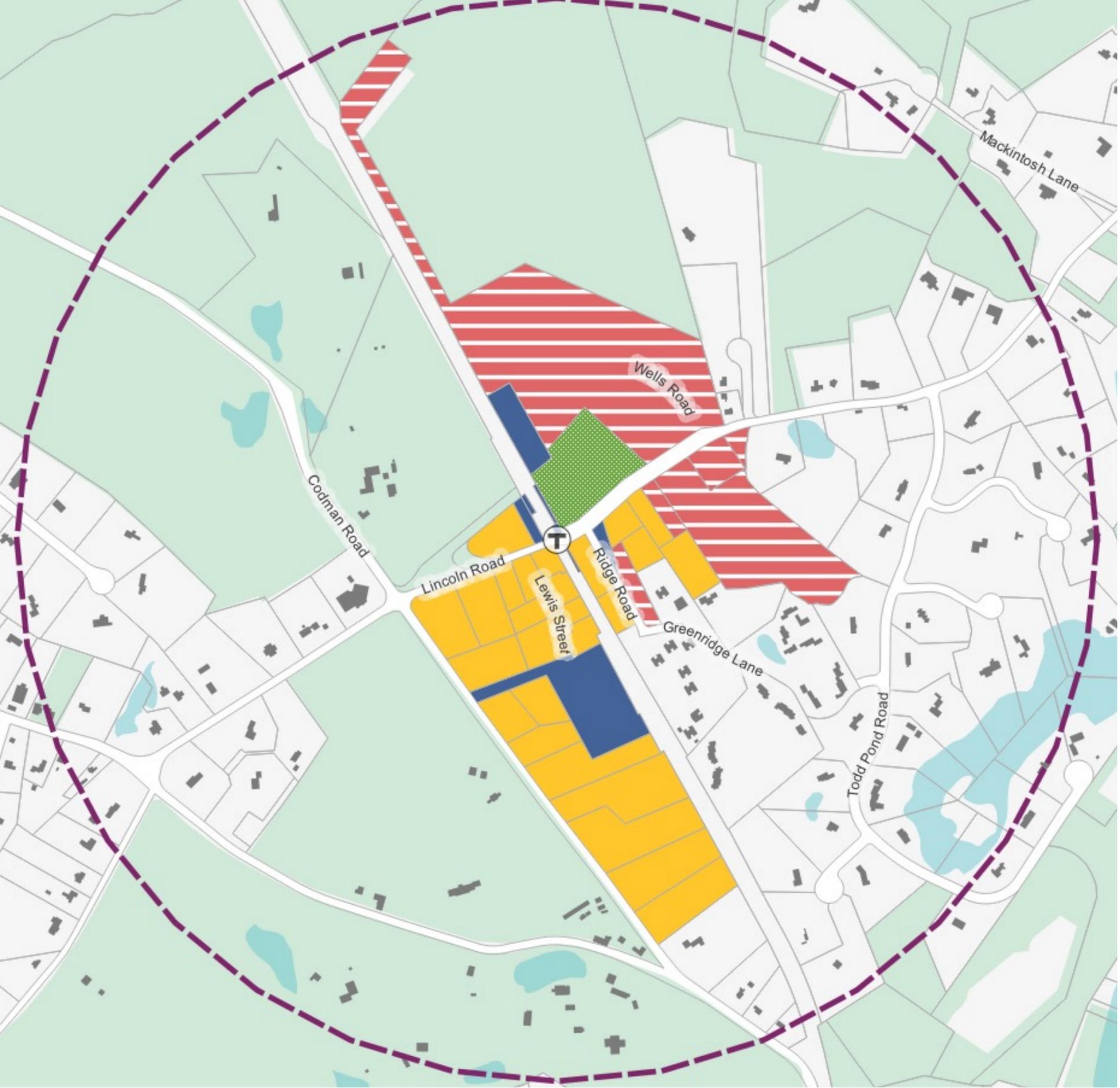
Draft District Name	Max. Stories	Setbacks	Min. Parking Spaces per Unit	Max. Units per Acre	Modeled Multifamily Unit Capacity	District Acreage	Subdistrict Density Denominator*	Modeled Gross Subdistrict Density**
Lincoln Woods (3A)	3 stories	Front: 25' Sides: 25' Rear: 25'	1	8	161	20.5 acres	7.3 acres	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***
<b>TOTAL w/o MMU</b>	-	-	-	-	<b>523 units</b>	<b>64.5 acres***</b>	<b>34.2 acres***</b>	<b>15.3 Units/Acre = 523 units / 34.2 acres</b>
<b>TOTAL w/ MMU</b>	-	-	-	-	<b>648 units</b>	<b>64.5 acres*</b>	<b>34.2 acres***</b>	<b>15.3 Units/Acre = 523 units / 34.2 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.

# How Likely? Option C



UNDER DISCUSSION



OVER TIME  
depends on property owners



TOWN LAND  
needs 2/3 majority at a Town Meeting



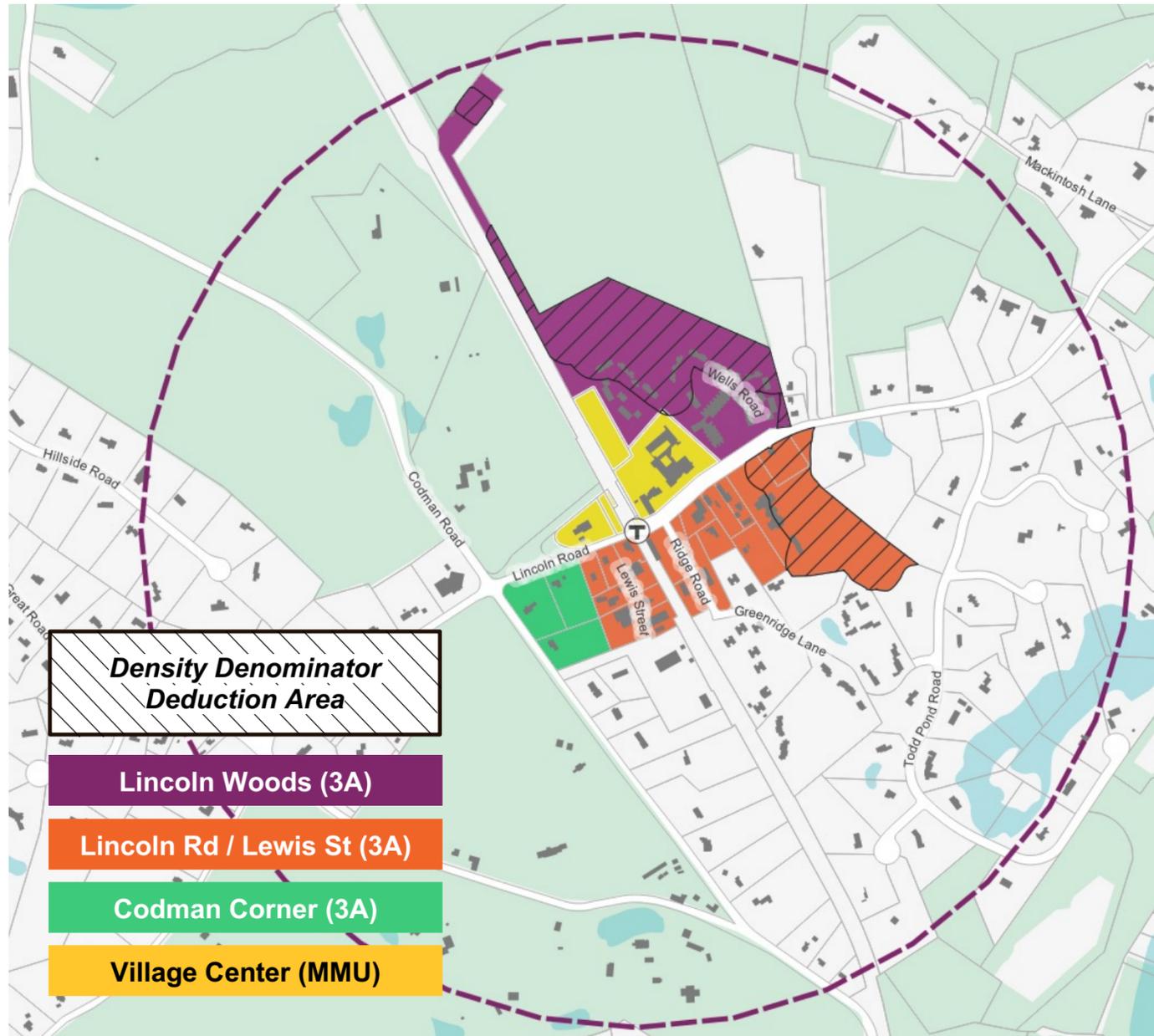
UNLIKELY

**Zoned Units in Green + Yellow  
≤ 487**

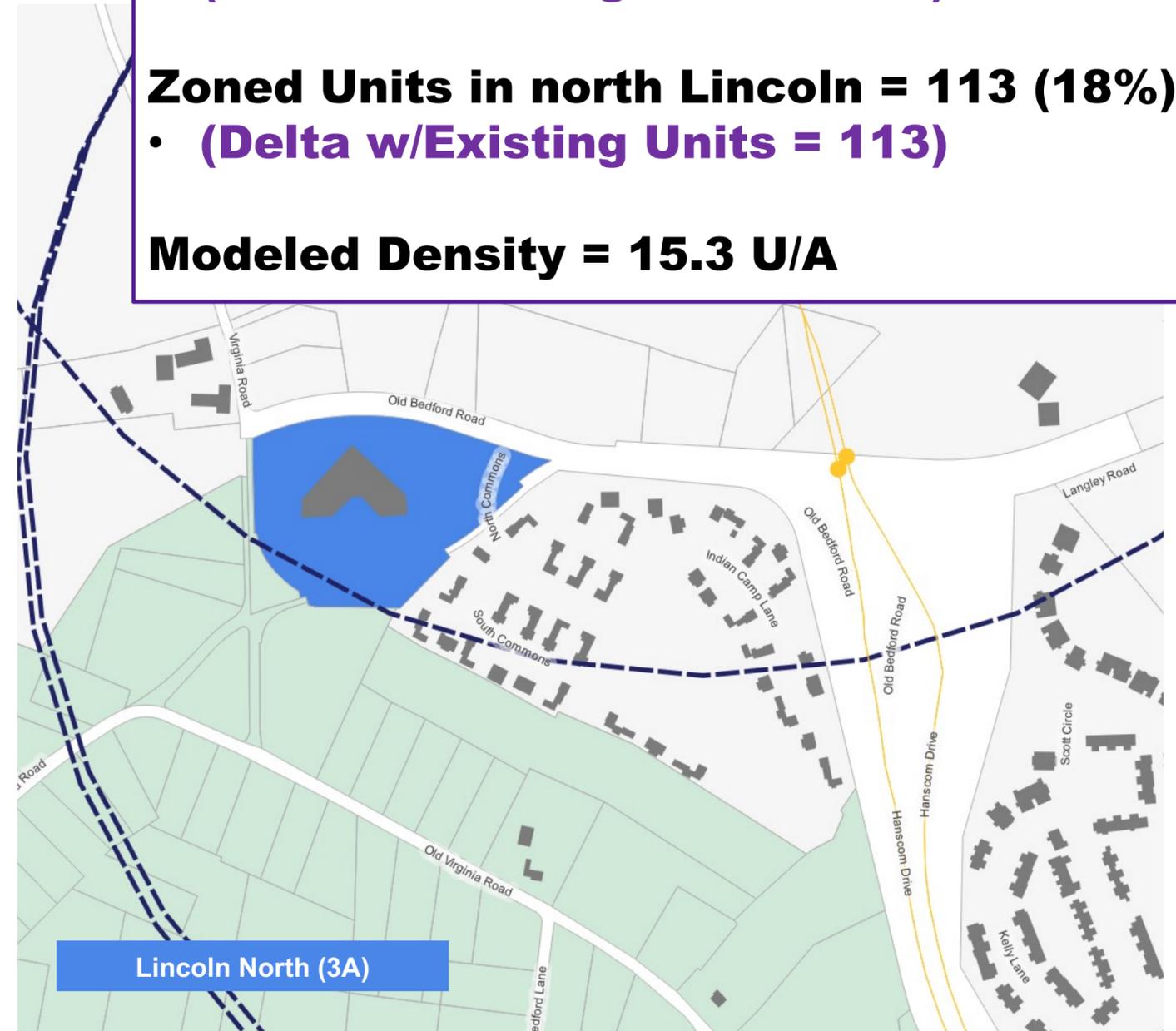
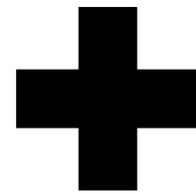
***This is an approximate number which  
may fluctuate as zoning language is  
finalized.***

# Option D1 (Codman Corner + Lincoln North

## Subdistricts



Reduced Station Area Subdistricts



Lincoln North Subdistrict

**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**

# How Likely? Option D-1



**UNDER DISCUSSION**



**OVER TIME**  
depends on property owners

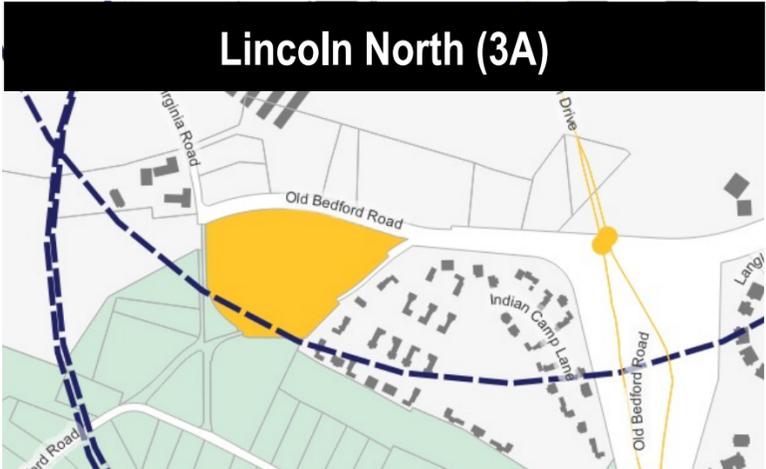


**TOWN LAND**  
needs 2/3 majority at a Town Meeting



**UNLIKELY**

**Zoned Units in Green + Yellow  
≤ 481**  
*Numbers are approximate.*



# Option D1 (Codman Corner + Lincoln North)

## Zoning Standards & Model Outputs

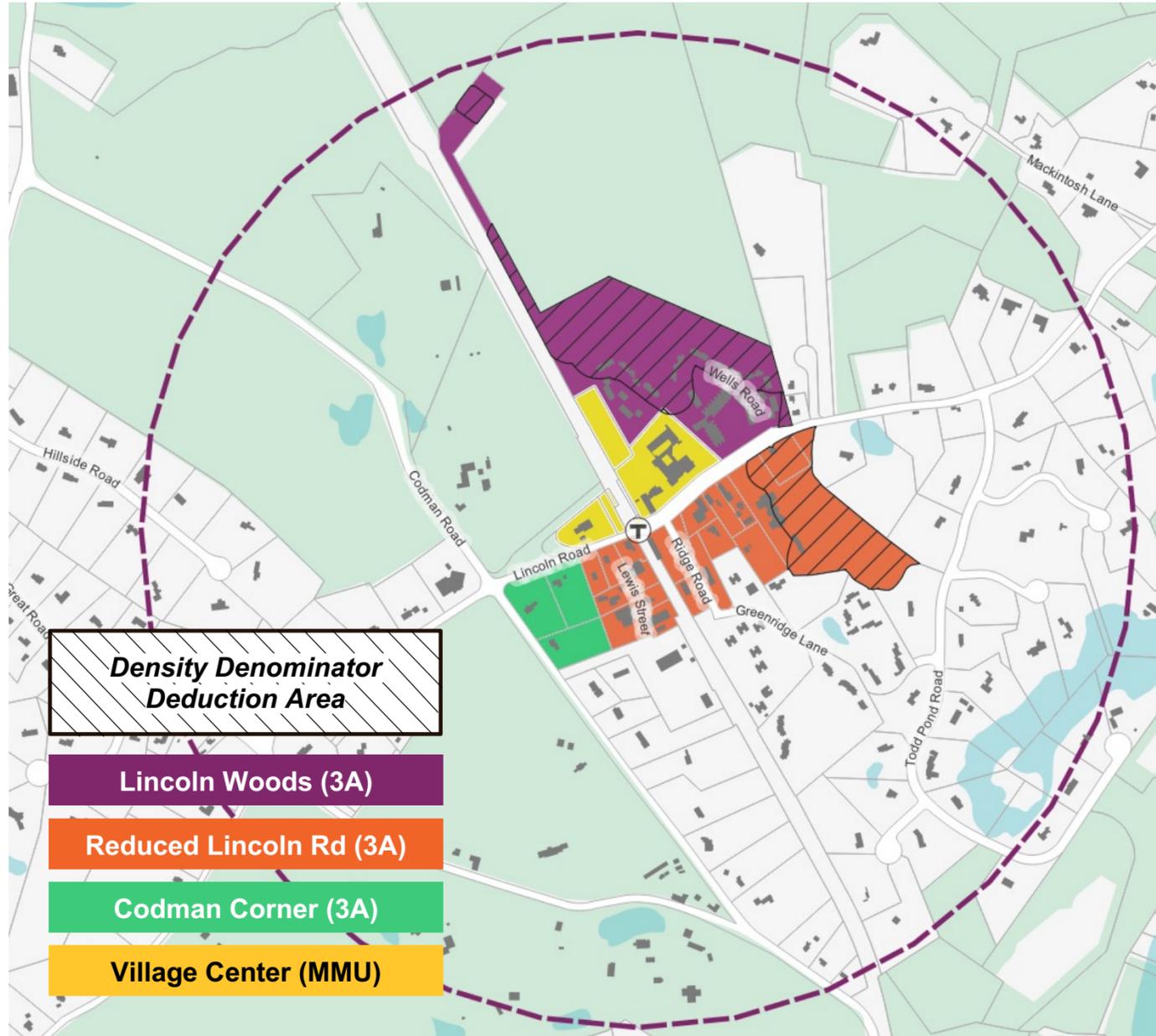
Draft District Name	Max. Stories	Setbacks	Min. Parking Spaces per Unit	Max. Units per Acre	Modeled Multifamily Unit Capacity	District Acreage	Subdistrict Density Denominator*	Modeled Gross Subdistrict Density**
Lincoln Woods (3A)	3 stories	Front: 25' Sides: 25' Rear: 25'	1	8	161	20.5 acres	7.3 acres	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
<b>TOTAL w/o MMU</b>	-	-	-	-	<b>517 units</b>	<b>54.8 acres</b>	<b>33.9 acres</b>	<b>15.3 Units/Acre</b>
<b>TOTAL w/ MMU</b>	-	-	-	-	<b>642 units</b>	<b>54.8 acres</b>	<b>33.9 acres</b>	<b>15.3 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 D2 Subdistricts (Codman Corner + Battle Road Farm)



Reduced Station Area Subdistricts



**Zoned Units = 795**

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

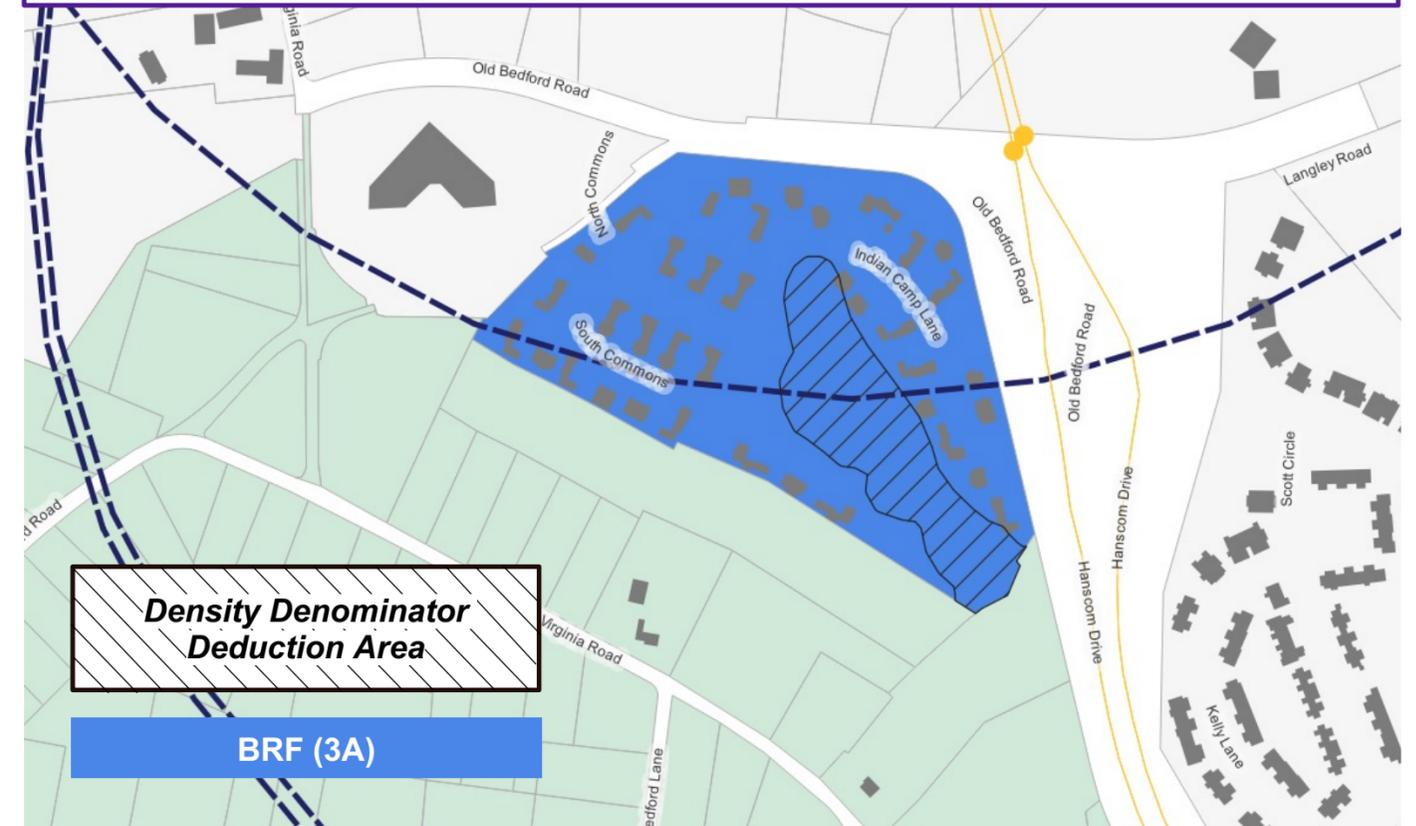
**Zoned Units @ MBTA = 529 (67%)**

- **(Delta w/Existing Units = 365)**

**Zoned Units in north Lincoln = 266 (33%)**

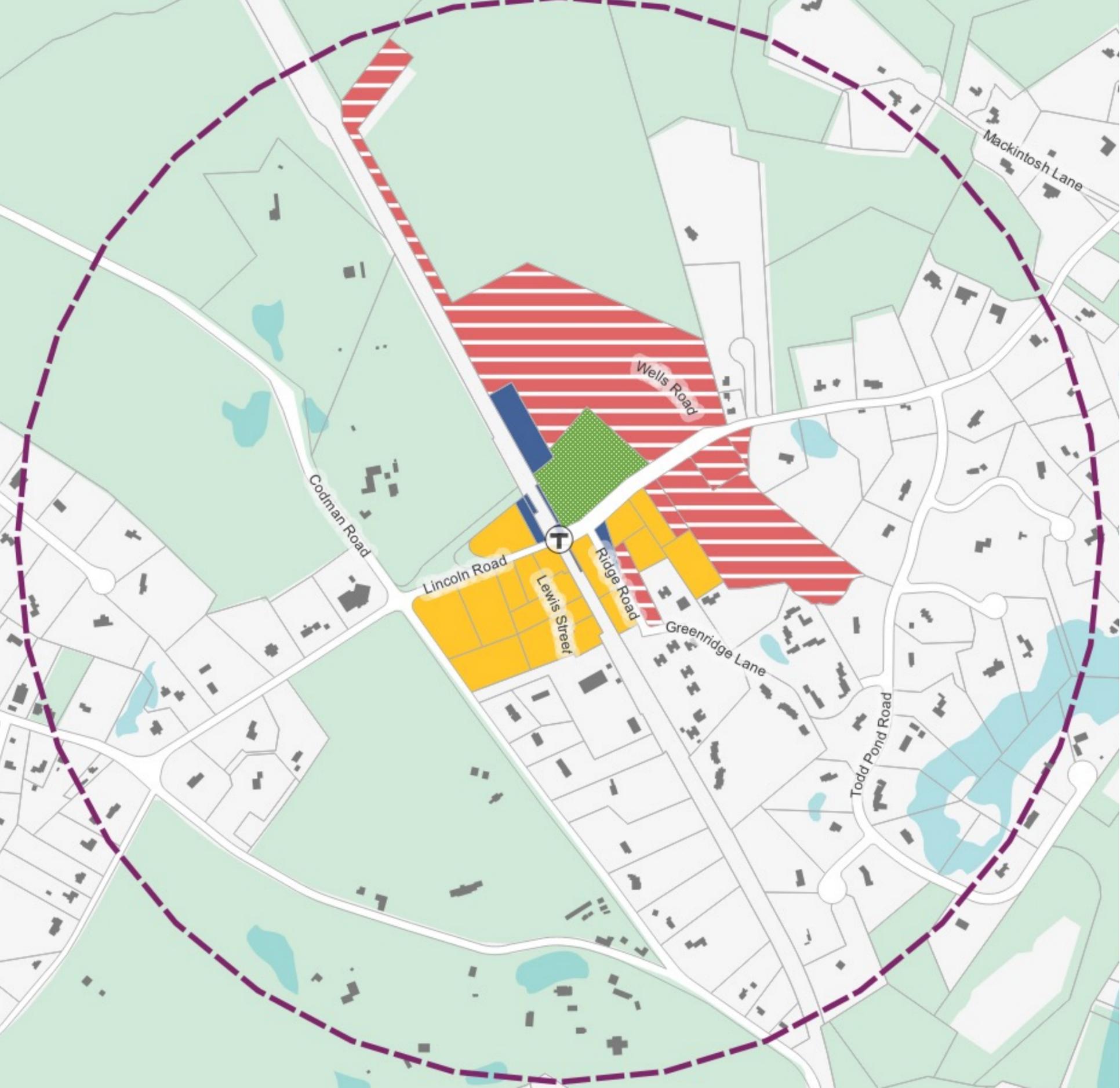
- **(Delta w/Existing Units = 146)**

**Modeled Density = 15.3 U/A**



Battle Road Farm Subdistrict

# How Likely? Option D-2



**UNDER DISCUSSION**



**OVER TIME**  
depends on property owners



**TOWN LAND**  
needs 2/3 majority at a Town Meeting



**UNLIKELY**

**Zoned Units in Green + Yellow  
≤ 368**  
*Numbers are approximate.*



# Option D2 (Codman Corner + Battle Road Farm)

## Zoning Standards & Model Outputs

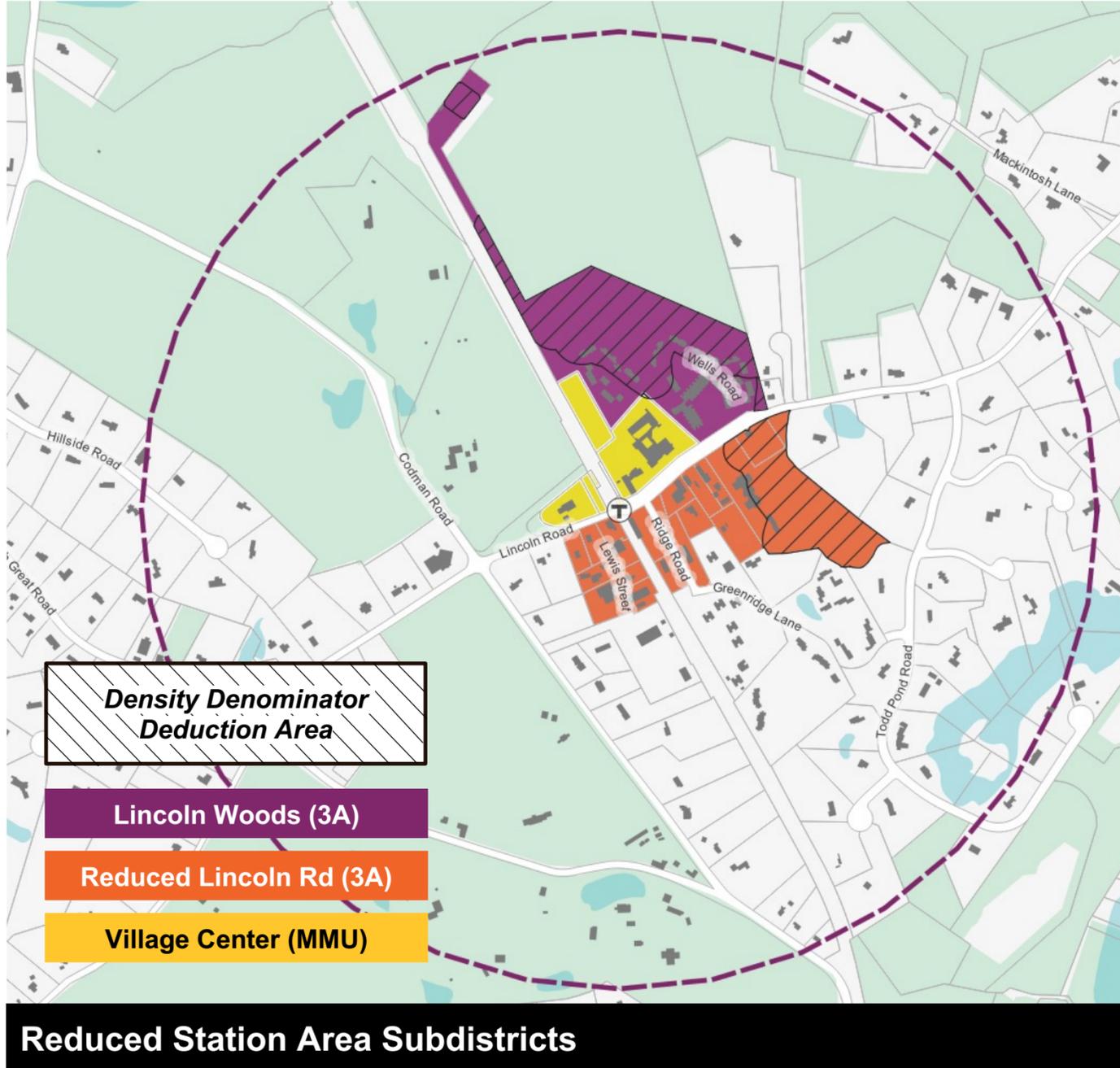
Draft District Name	Max. Stories	Setbacks	Min. Parking Spaces per Unit	Max. Units per Acre	Modeled Multifamily Unit Capacity	District Acreage	Subdistrict Density Denominator*	Modeled Gross Subdistrict Density**
Lincoln Woods (3A)	3 stories	Front: 25' Sides: 25' Rear: 25'	1	8	161	20.5 acres	7.3 acres	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
<b>TOTAL w/o MMU</b>	-	-	-	-	<b>670 units</b>	<b>69.6 acres</b>	<b>43.8 acres</b>	<b>15.3 Units/Acre</b>
<b>TOTAL w/ MMU</b>	-	-	-	-	<b>795 units</b>	<b>69.6 acres</b>	<b>43.8 acres</b>	<b>15.3 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 D3 Subdistricts (NO Codman + Battle Road Farm)



**Zoned Units = 729**

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

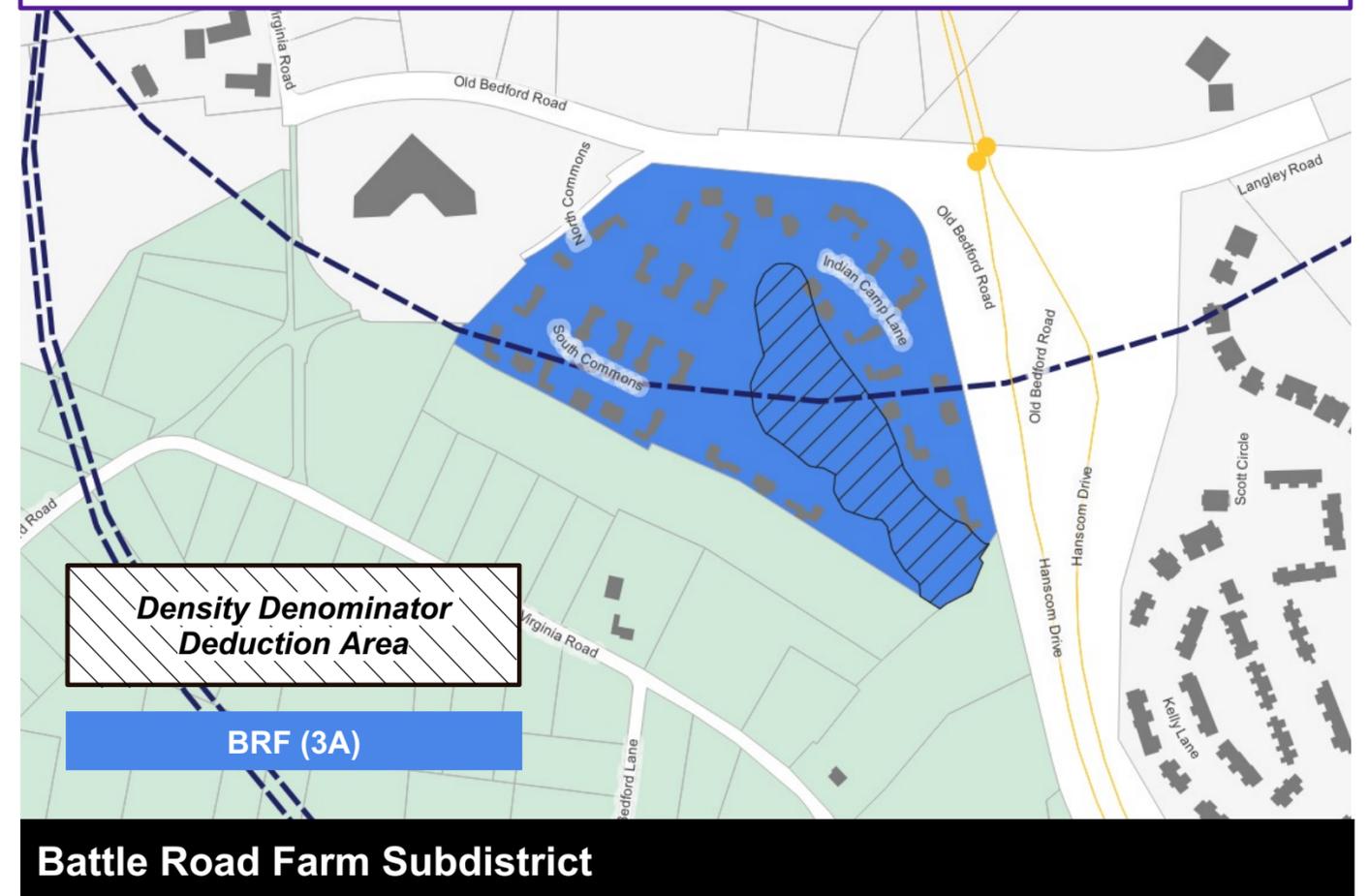
**Zoned Units @ MBTA = 463 (64%)**

- **(Delta w/Existing Units = 289)**

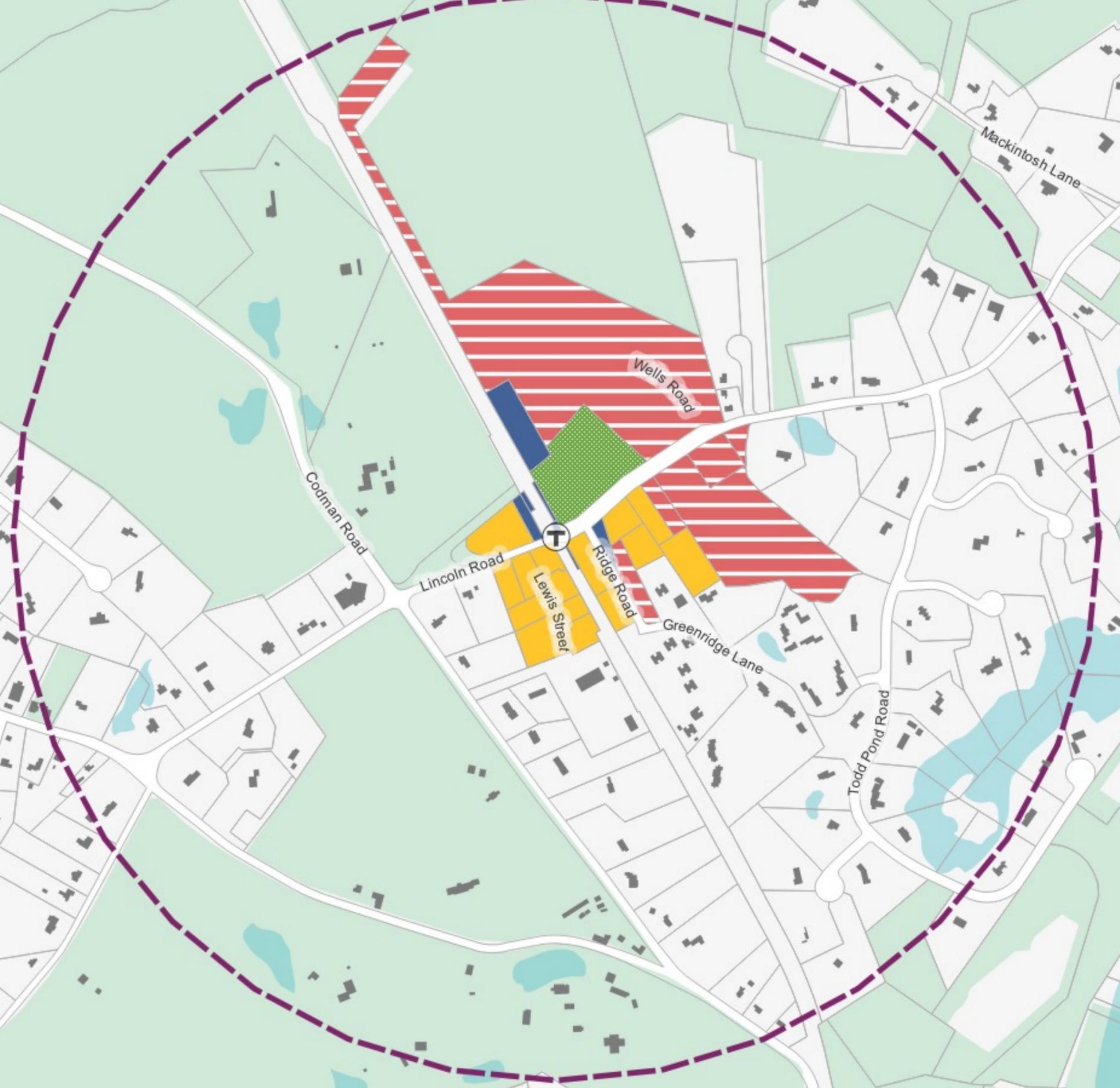
**Zoned Units in north Lincoln = 266 (36%)**

- **(Delta w/Existing Units = 146)**

**Modeled Density = 15.4 U/A**



# How Likely? Option D-3



**UNDER DISCUSSION**



**OVER TIME**  
depends on property owners

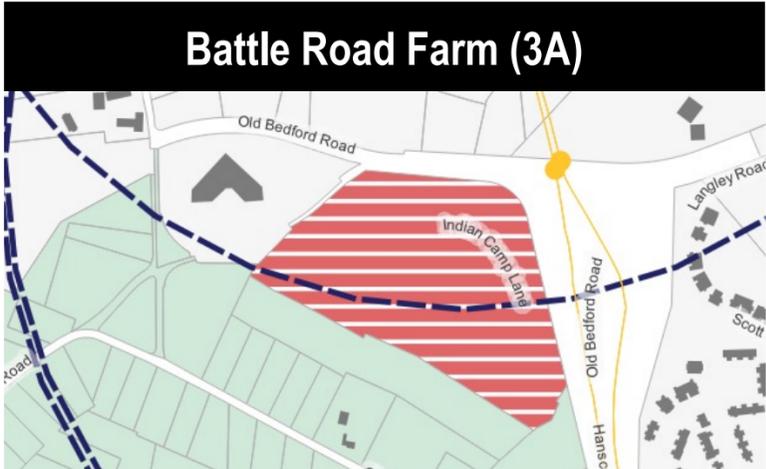


**TOWN LAND**  
needs 2/3 majority at a Town Meeting



**UNLIKELY**

**Zoned Units in Green + Yellow  
≤ 302**  
*Numbers are approximate.*



# 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
<b>TOTAL w/o MMU</b>	-	-	-	-	<b>604 units</b>	<b>65.0 acres</b>	<b>39.2 acres</b>	<b>15.4 Units/Acre</b>
<b>TOTAL w/ MMU</b>	-	-	-	-	<b>729 units</b>	<b>65.0 acres</b>	<b>39.2 acres</b>	<b>15.4 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.

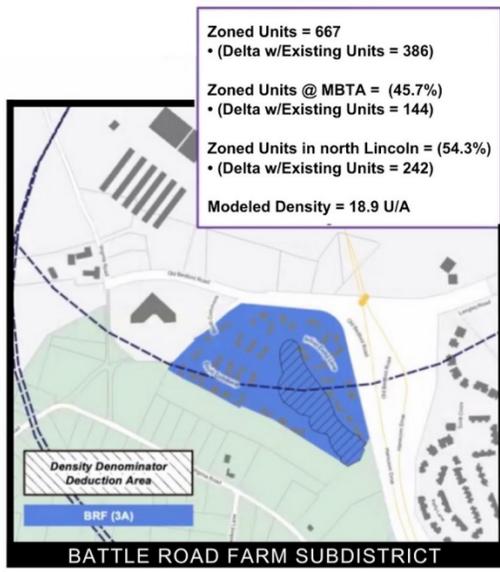
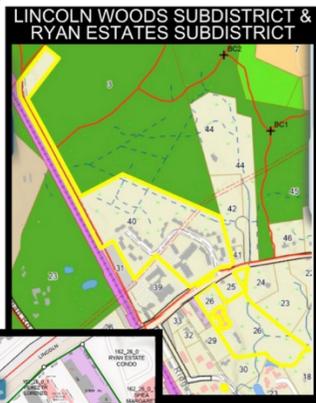
\*\* District Density is calculated as Modeled Unit Capacity / District Density Denominator

\* 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.

# 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
<b>OPTION C</b> 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"> <li>Most compact</li> <li>Reinforces long-studied vision for Village Center (RLF site) by concentrating multifamily nearby</li> <li>Most aligned with Lincoln's 3A designation as a Commuter Rail community</li> </ul>
<b>OPTION D-1</b> 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"> <li>Allows for mixed-use multifamily potential at Lincoln North parcel</li> <li>Reduces zoned unit capacity in South Lincoln by about 100 units</li> <li>About the same number of zoned units as Option C</li> </ul>
<b>OPTION D-2</b> 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"> <li>Recognizes existing multifamily at BRF</li> <li>Reduces zoned unit capacity in South Lincoln by about 100 units</li> <li>Results in overall increase of ~150 zoned units over Options C and D-1</li> </ul>
<b>OPTION D-3</b> 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"> <li>Recognizes existing multifamily at BRF</li> <li>Reduces zoned unit capacity in South Lincoln in Option C by 185 units</li> <li>Results in overall increase of about ~85 zoned units over Options C and D-1</li> </ul>
<b>COMPLIANCE TARGETS</b>	635 units	-	-		42 acres		15 units/acre	

**Option E**

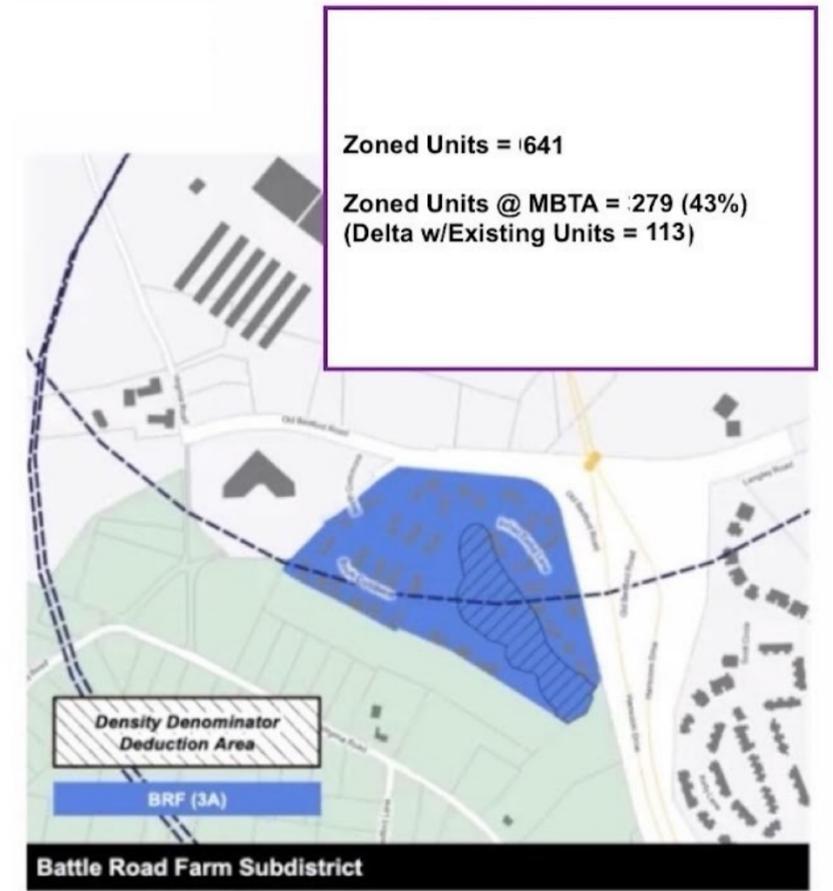
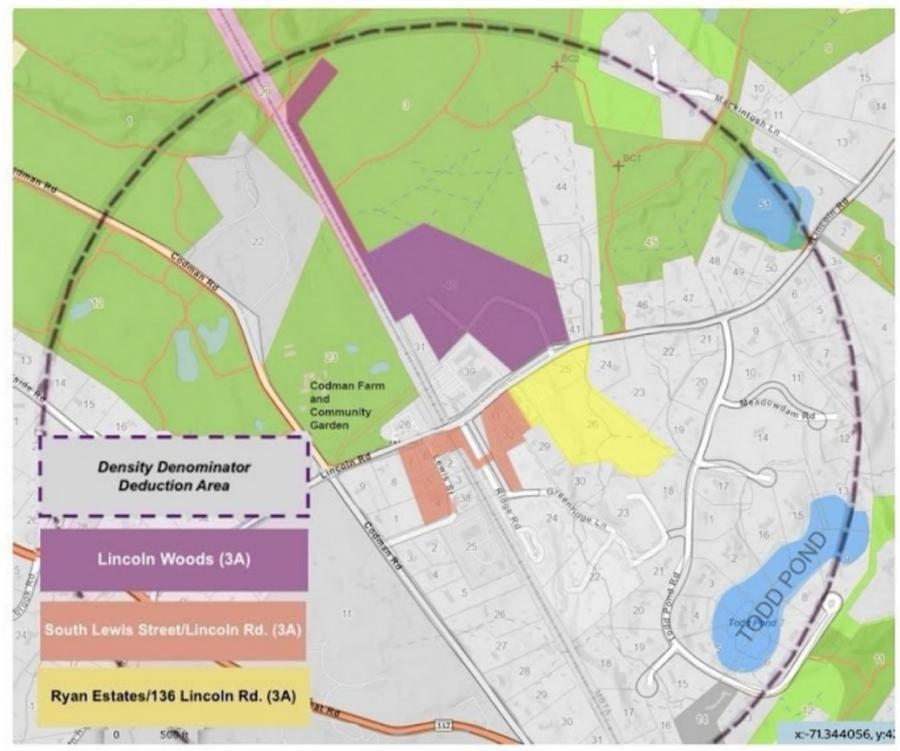


*\*Map provided residents to HCAWG on 11/21/23*

**Lincoln Residents for Housing Alternatives HCA Submission**

**Option E (Lincoln Rd; South Lewis St.; BRF)\*  
 Subdistricts**

*\*Map provided by residents on 11/30/23;  
 compliance under review*



# How Likely? Option E\*

\*Compliance under review

VILLAGE CENTER NOT INCLUDED



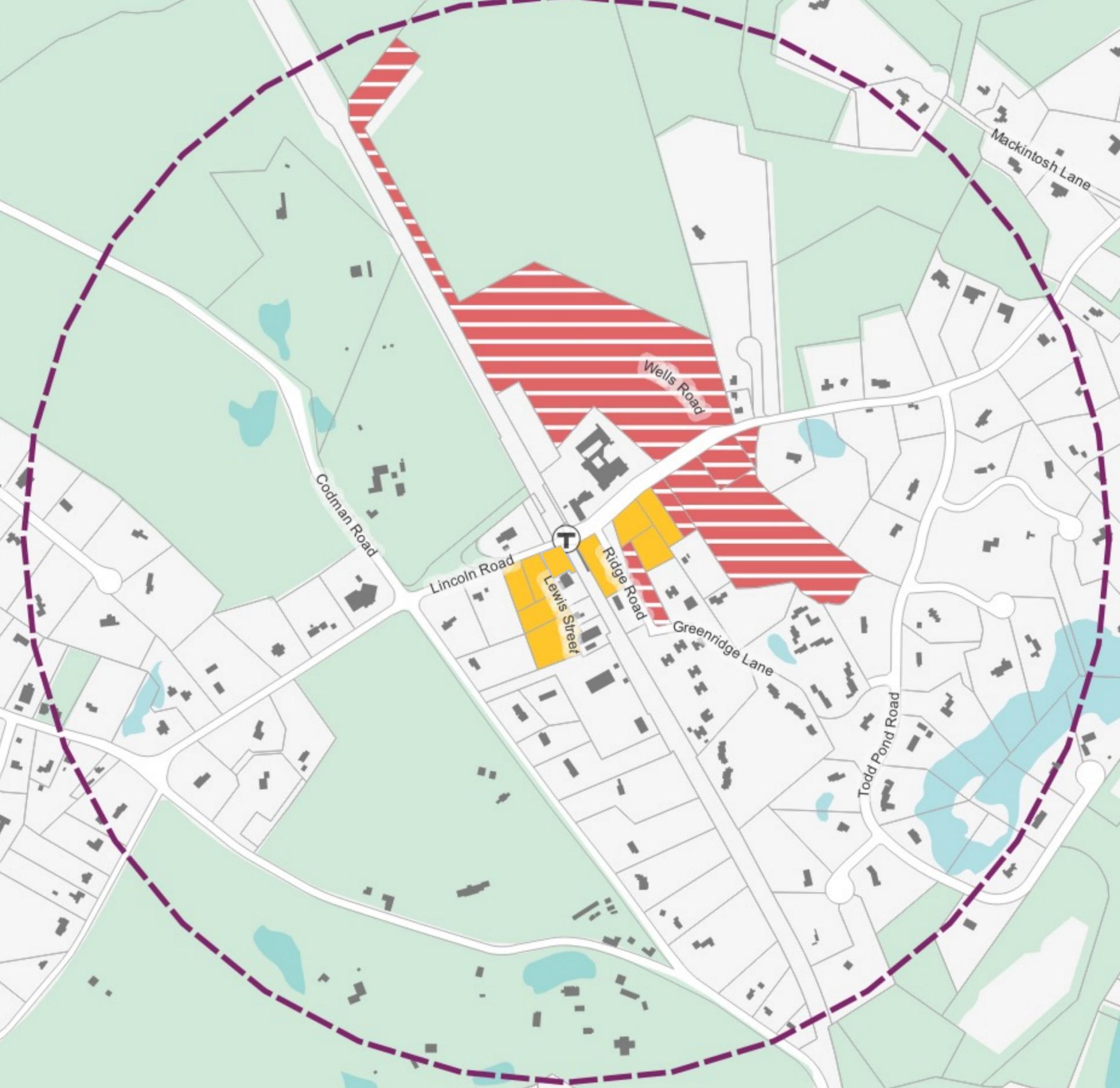
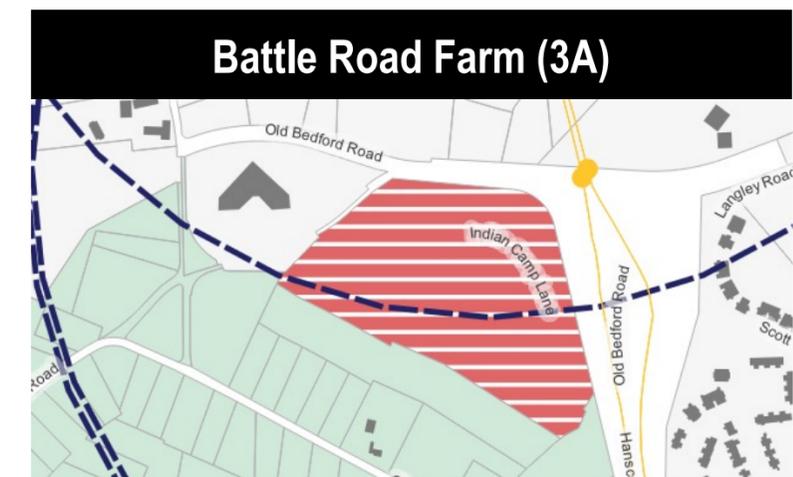
OVER TIME  
depends on property owners



UNLIKELY

TOWN LAND NOT INCLUDED

**Zoned Units in Yellow  
≤ 118  
*Numbers are approximate.***



# Option E

Table provided by residents @ 11/21/23 HCAWG meeting

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
<b>TOTAL</b>	-	-	-	-	639 units	59.6 acres	33.9	18.9 Units/Acre	667 Max units	281 Existing units	386 units
<b>COMPLIANCE TARGET</b>	-	-	-	-	635 units	42 acres	-	15 Units/Acre			

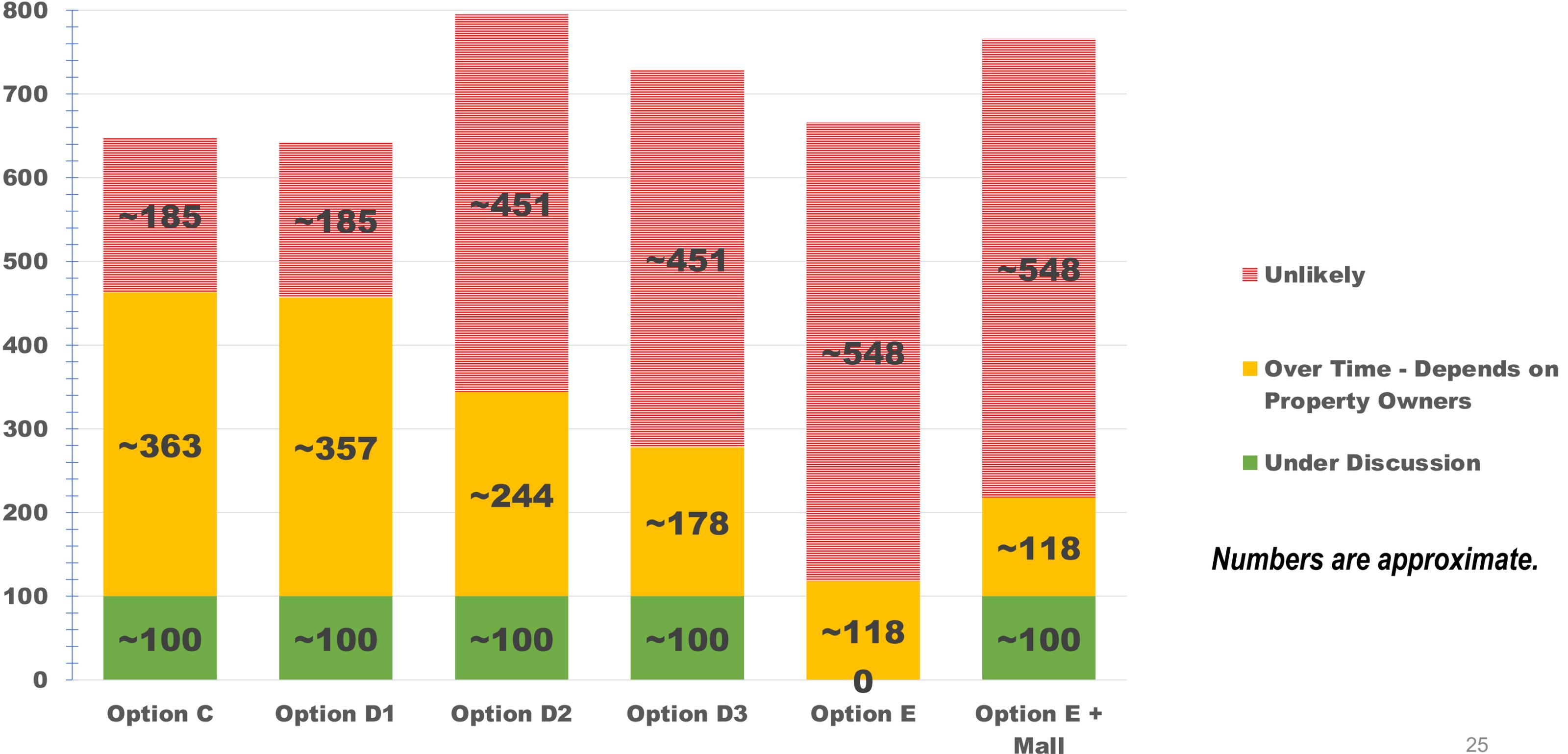
## Option E (Lincoln Rd; South Lewis St.; BRF)

District Name	Max. Stories	Setbacks	Height (for all uses)	Lot coverage (Max. GFA/Lot area)	Min. Parking Spaces per Unit	Max Units Per Acre	Modeled Multi family Unit Capacity	District Acreage	Subdistrict Density Denominator	Modeled Gross Subdistrict Density
Lincoln Woods	3 Stories	Front: 25' Sides: 25' Rear: 25'	36'	25%	1	8	161	20.1	7.0	23.0
Ryan Estates/ 136 Lincoln Rd	3 Stories	Front: 25' Sides: 25' Rear: 25'	36'	25%	1	3	24	8.8	1.2	20.0
Lincoln Rd./ Lewis St.	3 Stories	Front: 25' Sides: 25' Rear: 25'	36'	30%	1	13	91	7.0	7.0	13.0
Battle Road Farm	3 Stories	Front: 25' Sides: 25' Rear: 25'	36'	40%	1	15	362	24.1	19.1	19.0
<b>TOTAL</b>	-	-			-	-	638 units	60.0 acres	34.3	18.9 Units/Acre
<b>COMPLIANCE TARGET</b>	-	-			-	-	635 units	42 acres	-	15.0 Units/Acre

Lincoln Residents for Housing Alternatives

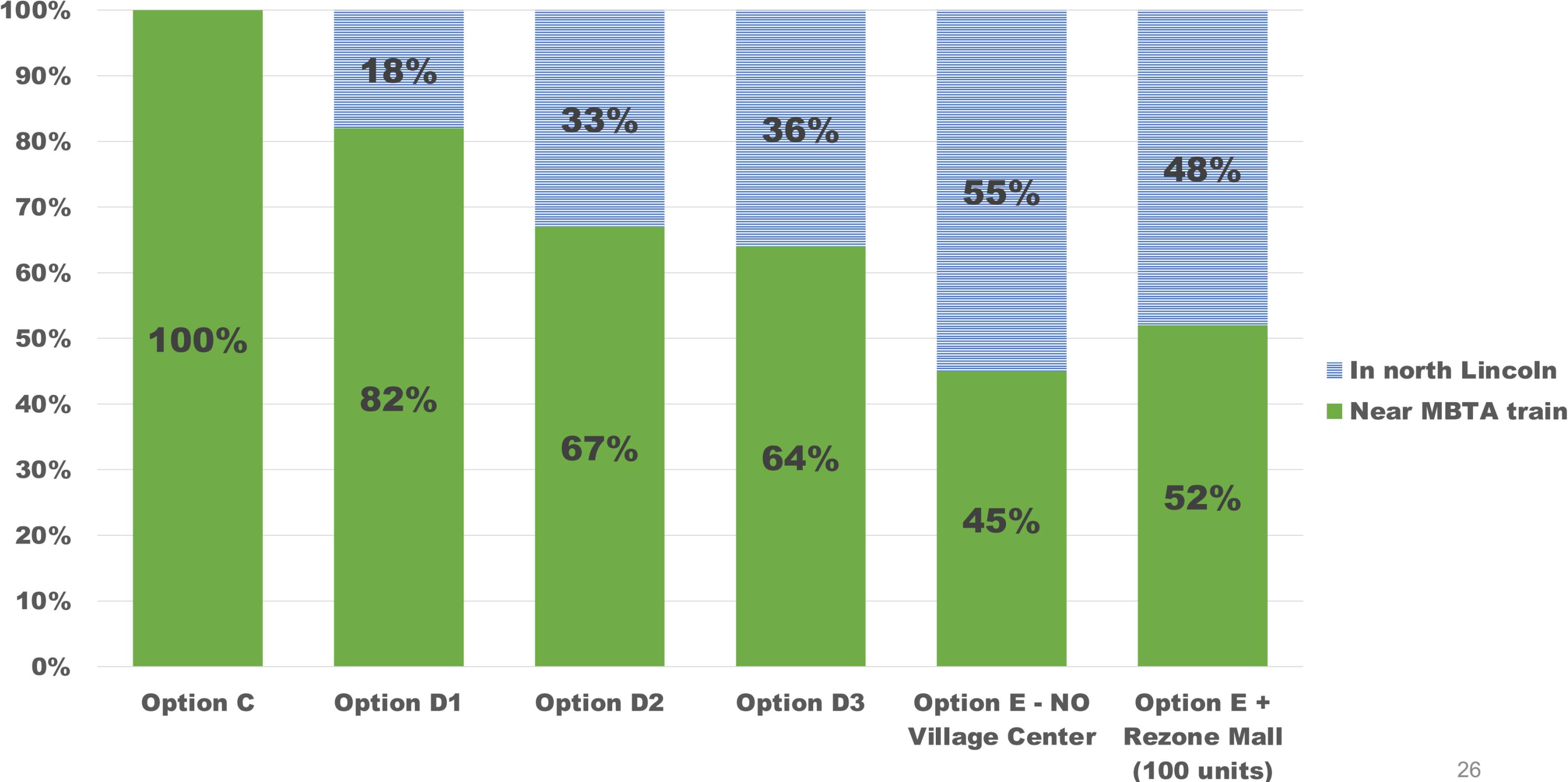
Revised table provided by residents on 11/30/23 ; compliance under review.

# How Likely? Comparing the zoned units in each Option

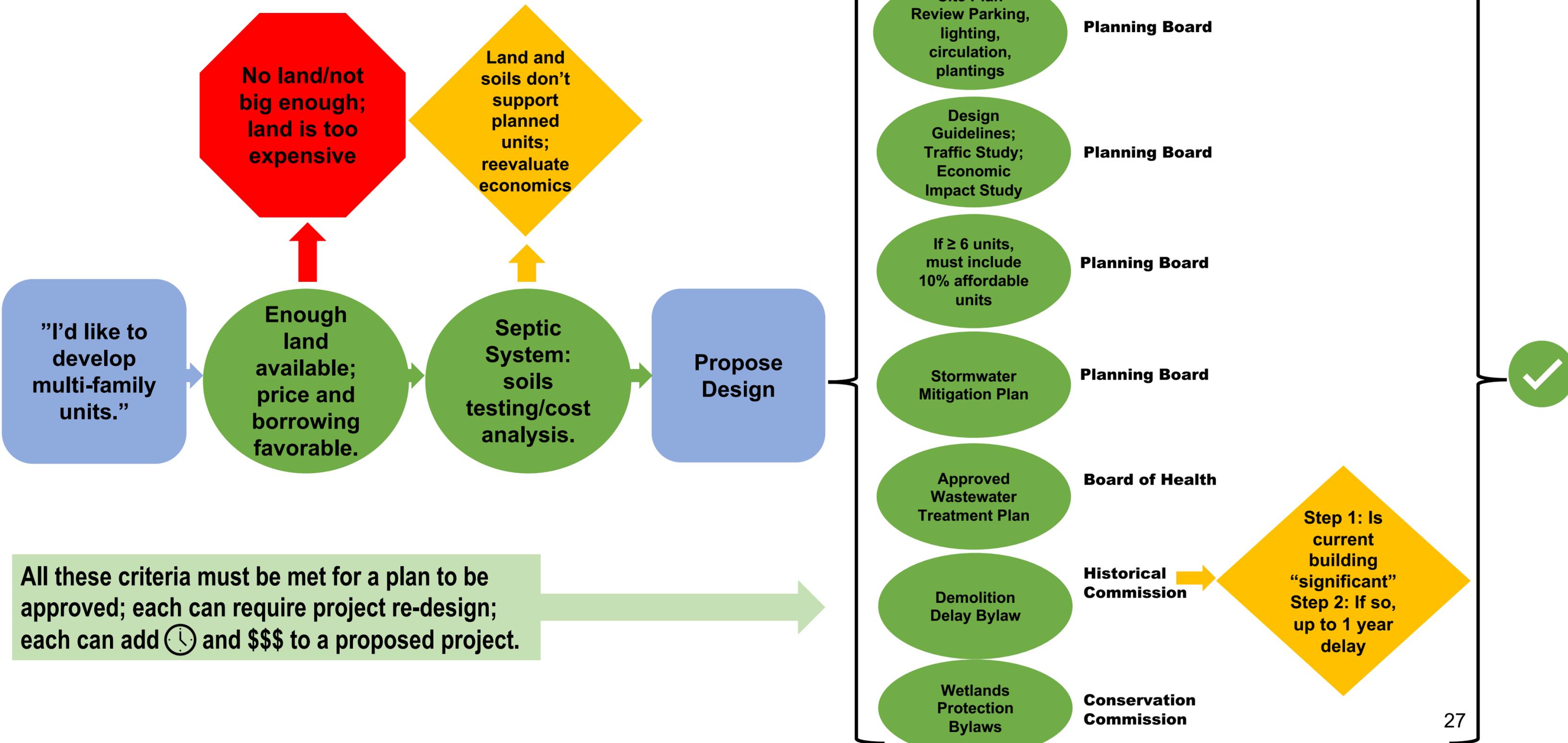


*Numbers are approximate.*

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



# Are there “Guardrails?”



# What About Affordable Housing?

- **The HCA law does not require any affordable housing in the HCA District**
  - Municipalities pushed back – need new construction to at least keep pace with Chapter 40B Affordable Housing Law
- **State revised rules to allow HCA Districts to include a minimum of 10% affordability**
  - Want more? State needs an economic feasibility study to prove it won't be detrimental to housing development
  - Why? Historically, towns have used requirements to keep multi-family housing out!
- **We commissioned a 3<sup>rd</sup> – party economic study**
  - Study must find that multiple sizes and types of multi-family housing are economically feasible at the desired %
  - Same consultant that Lexington used – Lexington was approved for 15% minimum because they allow much higher height (up to 110' in some subdistricts!) and number of stories (up to 6!), and it has a town sewer system.
  - We pay a premium for keeping a 3-story maximum
- **Our study did not find economic feasibility across size and type of multi-family housing ranges**
- **The RLF's experience underscores that even at 10% the economics of redeveloping the Mall are tough!**
- *The Town continues to have tools such as Affordable Housing Trust funds and the ability to partner on grants to help support and shape a project with a higher % of affordable units.*

# Why Rezone the Mall?

## 1. Preserve the Town's commercial center

- ✓ RLF has maintained the center for the past 50 years
- ✓ Mall needs significant outside reinvestment to ensure vibrant commercial center and *allow RLF to focus on land conservation*

## 2. Rezoning = Clarity of intent

- ✓ Housing + Required Commercial Space
- ✓ Best way to attract significant outside reinvestment in our Village Center and commercial district

## 3. Increase the supply of housing

- ✓ Planning for 85 -100 units over 2 – 3 phases

## 4. Support local businesses

## 5. Climate-friendly approach to living

## 6. RLF is committed to a public project feedback process even with rezoning!

*We respectfully ask for your trust and support again with rezoning the Mall!*

# 5 Options

## Option C

All w/in ½ mile of MBTA

- South Lincoln Subdistricts
- Lincoln Woods (LW)
- Lincoln Road/Lewis Street (LR/LS)
- Codman Road
- *Takes credit for zoning up to 125 units in the Village Center subdistrict*

## Option D1

LW + LR/LS + Codman Corner + Lincoln North

- Reduces the Codman Road subdistrict to corner of Codman and Lincoln Roads
- Rezones Lincoln North; multi-family residential by right and allows mixed-use
- *Takes credit for zoning up to 125 units in the Village Center subdistrict*

## Option D2

LW + LR/LS, Codman Corner + Battle Road Farm

- Reduces the Codman Road subdistrict
- Rezones Battle Road Farm; multi-family residential @ 1 units/acre
- *Takes credit for zoning up to 125 units in the Village Center subdistrict*

## Option D3

LW + LR/LS + Battle Road Farm

- Eliminates the Codman Road subdistrict
- Lowers maximum density in the Lincoln Road/Lewis Street subdistrict
- Rezones Battle Road Farm; multi-family residential @ 12 units/acre
- *Takes credit for zoning up to 125 units in the Village Center subdistrict*

## Option E

LW + Splits LR/LS + Ryan Estate + Battle Road Farm; No Mall

- Eliminates north side of Lewis Street; splits LR/LS subdistrict; separates Ryan Estate into a separate subdistrict
- Rezones Battle Road Farm; multi-family residential @ 15 units/acre
- *No Village Center subdistrict*
- *Not compliant as originally presented; a parcel was added to address issue; compliance would need review.*



Thank You!



# In Person Ranked Choice Voting

# Housing Choice Act Voting



**FIRST ROUND BALLOT VOTE** - FIVE OPTIONS ARE ON THE BALLOT. PICK THE OPTION THAT IS YOUR FIRST CHOICE.

- ALL VOTERS WILL BE GIVEN A BALLOT AND BLACK MARKER WHEN THEY CHECK IN. **WHEN THE FIRST ROUND VOTE IS CALLED, PLEASE COLOR IN THE BUBBLE ADJACENT TO YOUR FIRST CHOICE COMPLETELY.**
- PUT YOUR BALLOT IN THE COLLECTION ENVELOPE WHEN PROMPTED.
- VOTES WILL BE COLLECTED BY INSPECTORS AND TABULATED BY MACHINE.
- IF ONE OPTION RECEIVES A MAJORITY OF THE VOTES CAST (OVER 50%), IT WINS AND WILL BE SUBMITTED TO THE STATE AND PREPARED FOR TOWN MEETING APPROVAL IN MARCH 2024.
- IF NOT, THE THREE OPTIONS WITH THE MOST VOTES WILL MOVE TO A **SECOND ROUND STANDING VOTE.**

# Housing Choice Act Voting

**SECOND ROUND STANDING VOTE** - AT CHECK IN, REGISTERED VOTERS WILL BE GIVEN A VOTING CARD.

- ALL VOTERS MUST BE LOCATED IN PROPERLY DESIGNATED AREAS. NO ONE SHOULD ENTER OR EXIT A ROOM DURING A VOTE COUNT.
- VOTERS WILL BE ASKED TO STAND (IF ABLE) AND HOLD UP THIS CARD FOR THEIR PREFERRED OPTION. INSPECTORS WILL COUNT AND TABULATE THE RESULTS.
- IF ONE OPTION GETS A MAJORITY OF THE STANDING VOTE (OVER 50%) IT WINS AND WILL BE PREPARED FOR TOWN MEETING APPROVAL IN MARCH 2024.
- OTHERWISE, THE OPTION WITH THE LEAST NUMBER OF VOTES IS DROPPED AND THE FINAL TWO OPTIONS MOVE TO A **THIRD ROUND STANDING VOTE**. IN THIS ROUND, THE OPTION THAT RECIEVES A SIMPLE MAJORITY OF THE STANDING VOTE WINS AND WILL BE PREPARED FOR TOWN MEETING APPROVAL IN MARCH 2024.

