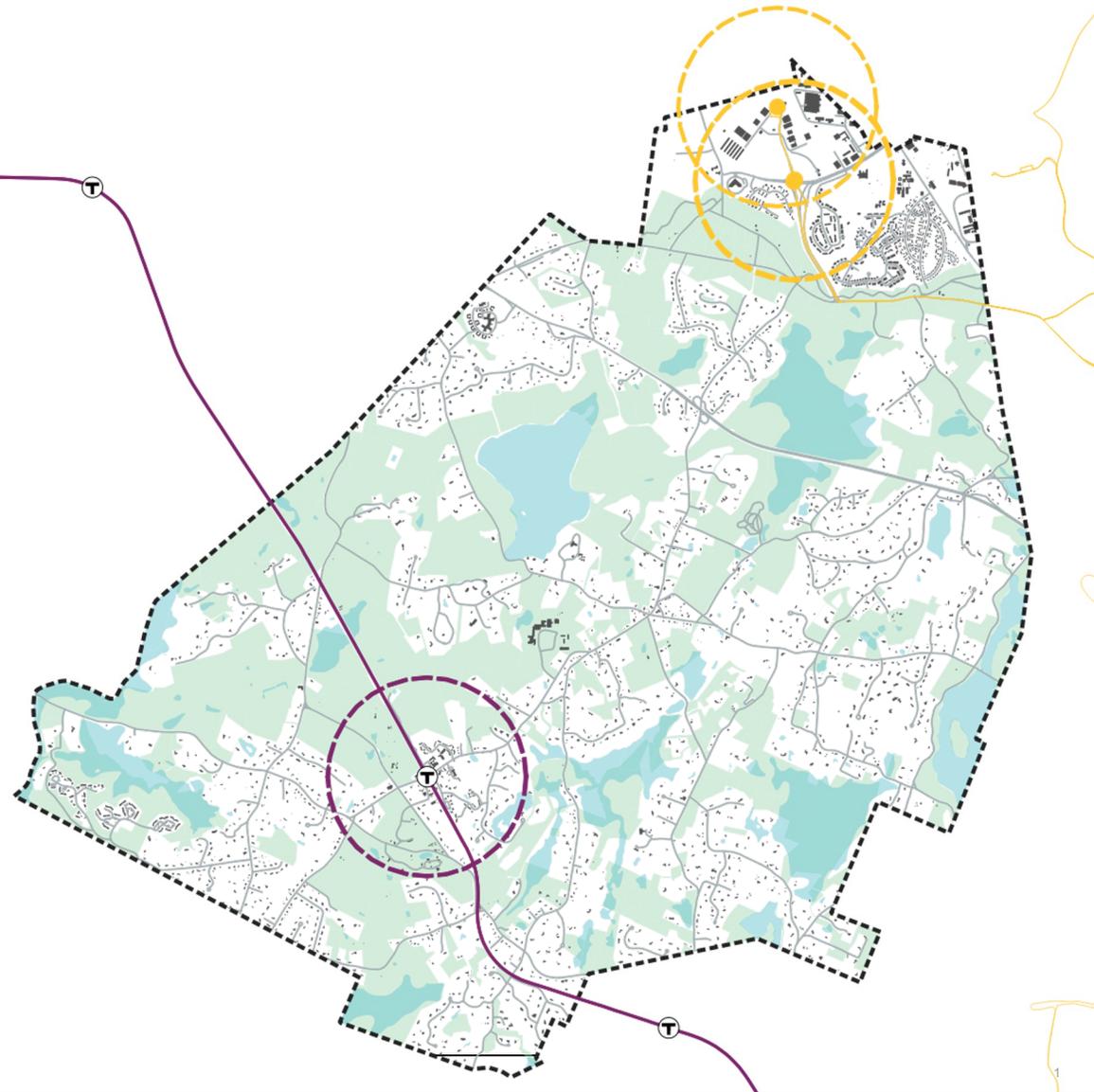


Housing Choice Act 3A District Zoning

*Community Forum – Design Guidelines
Tuesday, February 27, 2024*





**Next Rural Land Foundation Community Forum:
Thursday, February 29th @ 7:00pm via Zoom**

<https://us02web.zoom.us/j/86201633891?pwd=NGU0QkIHU2VDOUIrY1VZK2V1Q1A5dz09>

Meeting ID: 862 0163 3891; Passcode: 940342

How Public Input Has Shaped the Bylaw

- **Maximum Density**
 - Resident questions about maximum unit capacity on properties with a lot of wetlands resulted in a conversation with the state and substantially lowered units/acre maximums:
 - Lincoln Woods: 20 units/acre to 8 units/acre
 - Codman Road: 18 units/acre to 10 units/acre
 - Lewis Street/Lincoln Road: 18 units/acre to 11 units/acre
- **Building Footprint + Parking Limit**
 - In all subdistricts except the Village Center, no more than 50% of the site may be covered by the building footprint + parking. (This limit does not exist in our default single-family home zoning.)
- **Village Center Subdistrict:**
 - **Building Height:** Resident feedback limited maximum height to 42' in mixed use buildings.
 - **Maximum Stories:** The Special Permit allowing a 4th story and 48' feet in height was removed from the zoning.
 - **Commercial Space:** Bylaw requires 33% commercial space; community input removed threshold of 45,000 SF in order to waive 33% requirement.
 - Added new requirements to grant a Special Permit to alleviate existing commercial space requirements. Documentation of significant periods of vacancy or non-payment of rent, and an independent study required.



Other Community Questions

- **Is there a way to protect important trees? Yes!**
 - MA General Law (M.G.L.) Chapter 87 outlines the powers of the Tree Warden and governs removal & planting of public shade trees.
 - M.G.L. Chapter 40, Section 15C adds additional requirements for trees on Scenic Roads.
 - Lincoln Site Plan Review requires owners to identify all trees over 12" diameter for discussion
 - *Some towns have adopted additional protections, which Lincoln could consider.*
- **Traffic Study: A traffic study was completed just before the pandemic; posted on the HCAWG web page.**
- **Massing Study: RLF is showing massing studies for the only project currently under consideration; anything else makes assumptions about private property.**
- **Financial Analysis: Completed by the Finance Committee and presented at its last meeting; posted on FinCom & HCAWG web pages.**



Design Guidelines Principles – All Districts

- Promote the area around the MBTA station as a vibrant commercial area
- Encourage increased opportunity to live in the village center
- Enhance connectivity to the commuter rail station and roadside path/trail network
- Ensure new buildings are in keeping with the scale and context of the area

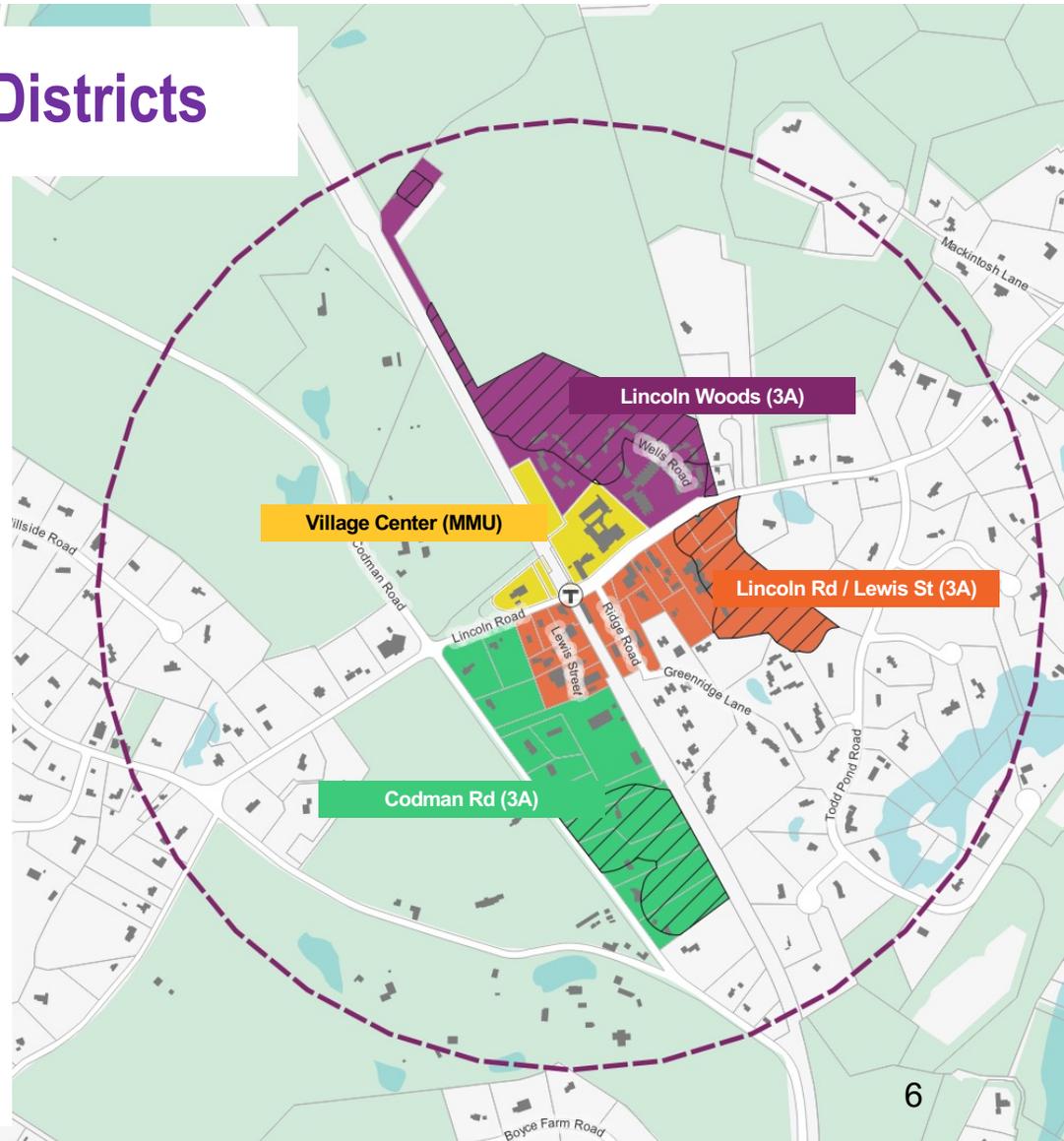
Zoned Units = 648

Delta w/Existing Units = 463

Modeled Density = 15.3 U/A

“unlikely” units to be developed = 262

“under discussion” + “possible over time” = 386





Design Guidelines: Open Space & Building Placement

- Open space is a valued asset in Lincoln
- Buildings should relate to the landscape
- If more than one building on the site, group to have a meaningful relationship to each other
- Front setbacks are a visual amenity



Design Guidelines: Sidewalks & Parking

- Roadside paths and trails = important Lincoln asset
- Buildings should connect to a sidewalk or path
- Safe, accessible travel by foot to the MBTA station and retail
- Parking should be planned to have minimal visual impact
- Minimize curb cuts to reduce asphalt, promote safety, and improve aesthetics



Design Guidelines: Pedestrian and Bike Connectivity



- **Projects should enhance connectivity both internally and externally**
- **Sidewalks and paths should foster comfort, safety and accessibility**
- **All sidewalks and paths must be a minimum of five feet wide for strictly pedestrian use and 6'-10' for shared use paths.**



Design Guidelines: Landscape

- Landscape should be intentional and be a visual asset to the neighborhood.
- Landscape shall incorporate best practices for storm water management and use Green infrastructure techniques
- Only non-invasive plants are permitted. Native plants and drought tolerant plants are strongly encouraged



Design Guidelines: Scale & Massing

- Goal = keep new construction within context of existing built environment
- Height should complement existing structures
- Use of half stories & step-backs break up massing
- Entrances clearly visible and connected to pathways
 - Recessed entries can provide a transition from outdoor to indoor



Design Guidelines: Articulation & Windows

- Articulated façades provide visual interest
- Blank walls must be $\leq 20'$
- Expanses more than 50' must be broken into bays or articulation to reduce massing
- All windows must be transparent



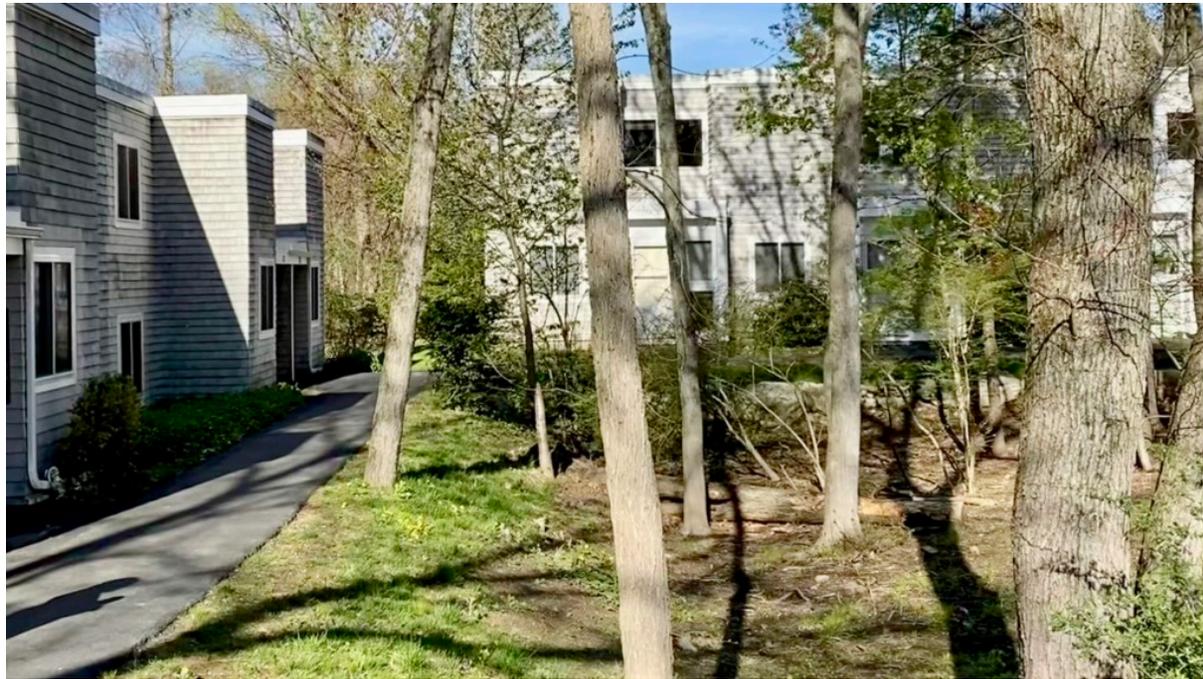
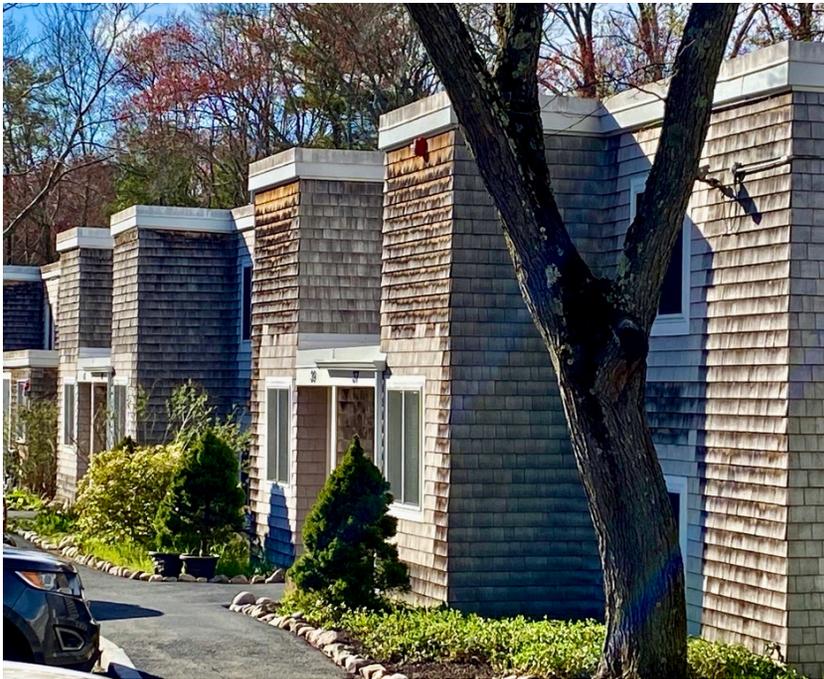


Lewis Street / Lincoln Road Subdistrict
Possible Multi-Family Housing Types



Codman Road Subdistrict

Possible Multi-Family Housing Types



Lincoln Woods Subdistrict: Multi-Family

- **Parking is allowed on interior roads per the approved site plan.**
- **The front yard is the front setback as measured from the front lot line on Lincoln Road.**



Design Guidelines: Mixed-Use Buildings

- In a mixed-use building minimum 12' first story to ground building
- Parking on side or in rear; or as approved by site plan review
- Orientation of building should be to the street
- Entrances to upper floor(s) separate from retail entrances



Design Guidelines Mixed-Use Buildings

- Sidewalks and outdoor space adjacent to buildings should be designed to accommodate outdoor seating and gathering areas that complement the commercial space within the building.
- Front setback areas should be designed either as a public visual amenity or accessible public space.



Design Guidelines: Outdoor Spaces

- Front setbacks must be designed to be a public amenity
- All new developments should include accessible public space such as restaurant seating, public gathering space, and street furniture.
- Public access should be clearly communicated





Design Guidelines: Examples for Village Center

- Façades of ground floor retail facing Lincoln Road and primary access road must be at least 60% transparent.
- Ground floor windows must be at least 5 feet tall.

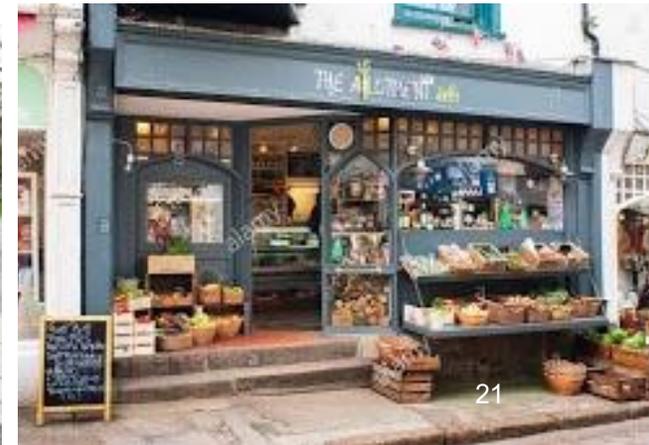


Design Guidelines: Examples in Village Center

- **Parking – Majority should be screened from Lincoln Road; parking plan per Site Plan Review (most parking in the back preferred)**
- **Bicycles – prominent parking visible from main building entrance; shared bicycle parking facility for multiple tenants encouraged**

Design Guidelines: Miscellaneous

- **Public Directional Signage** – should follow current town signage design
- **Outdoor Displays** – must be approved by the Planning Board
- **Bicycle Racks** are required
- **Sustainability** is required through the Town's Specialized Stretch Code and Ten Town Pilot Program.



Breakout Session – 10 minutes for 10 words

In 10 or fewer words: What do you hope the design guidelines will achieve? (write your answers on your index card)

Possible examples:

“Safe connections for pedestrians and cyclists; include public gathering spaces.”

“Maximum commercial parking; varied architecture; protect big trees.”



Thank you! Questions?