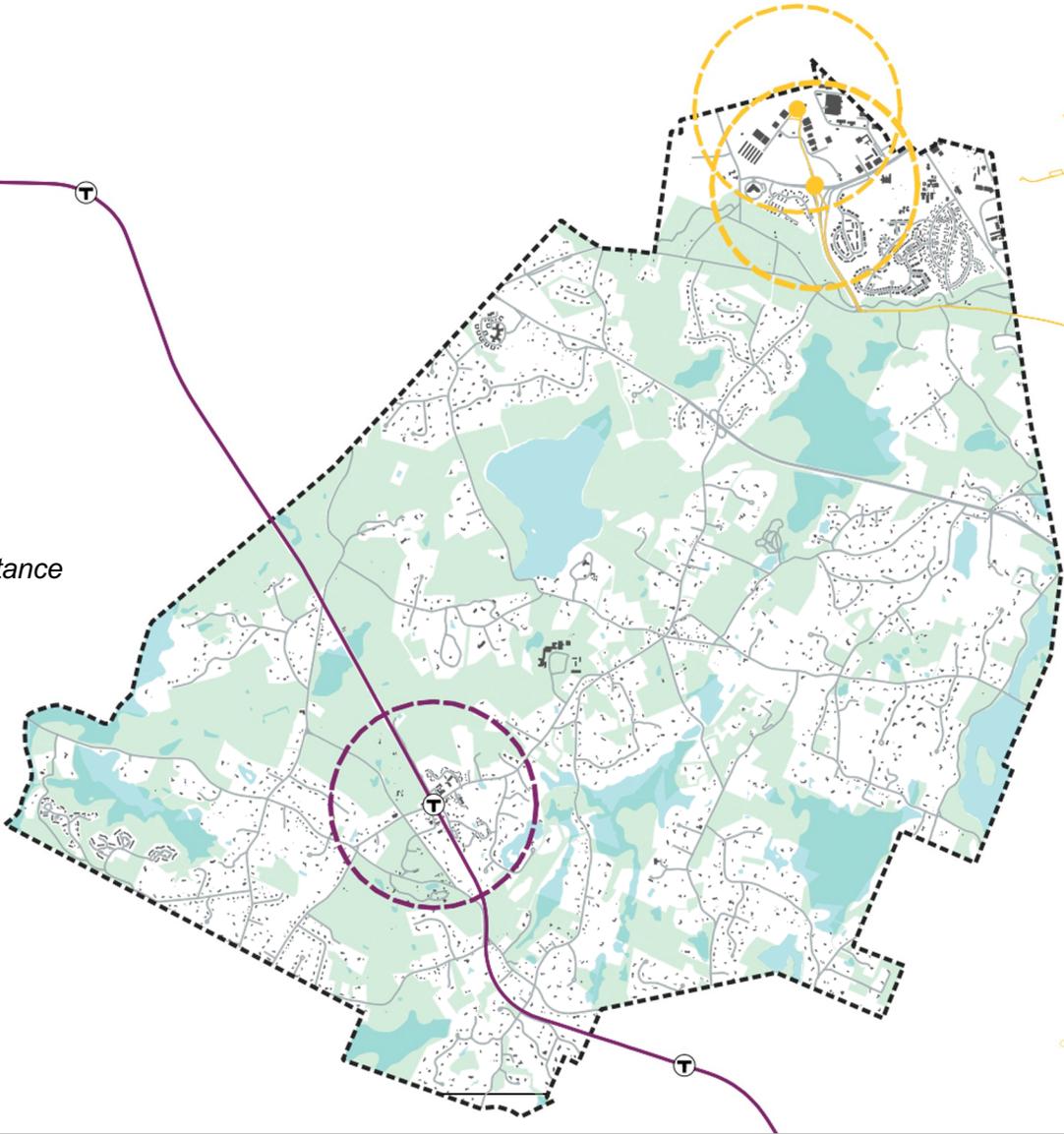


MBTA Communities November 8th Forums

Town of Lincoln
Mass Housing Partnership MBTA Communities Technical Assistance



Town Vision Statement

Lincoln is a town that cherishes its rural, agricultural character, its small-town heritage, its open space, and its historical legacy.

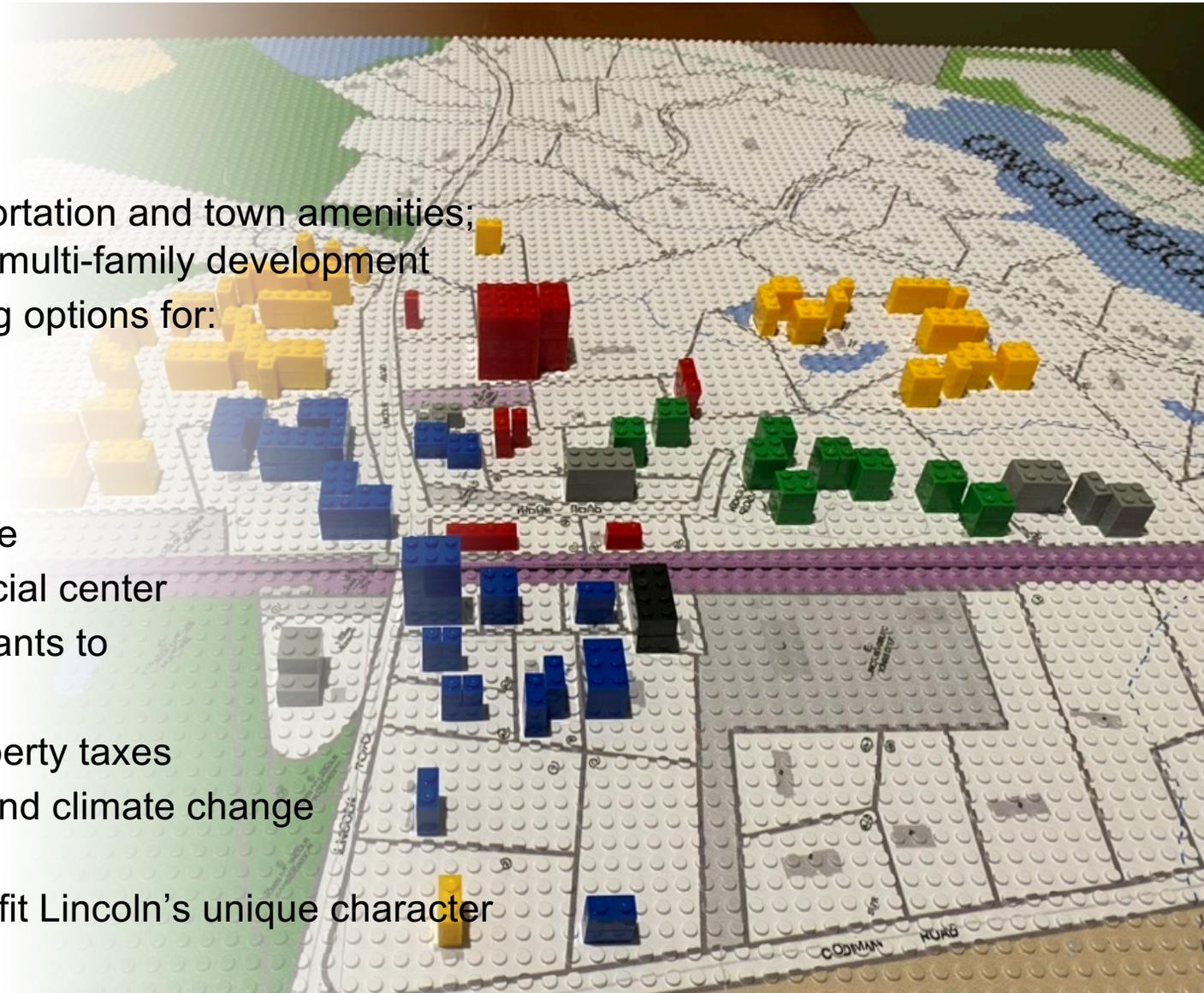
The Town is committed to:

“Fostering economic, racial, ethnic, and age diversity among its citizenry through its educational, housing and other public policy.”



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



Requirements Overview

Key Compliance Requirements for Lincoln

- Minimum Zoned Multifamily Unit Capacity: **635 units**
- Minimum Zoning District Area: **42 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.
- 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>

4 Concepts

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 @ 10 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 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 REVISIED - 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 <i>(smaller land area, same unit capacity)</i>	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 that.

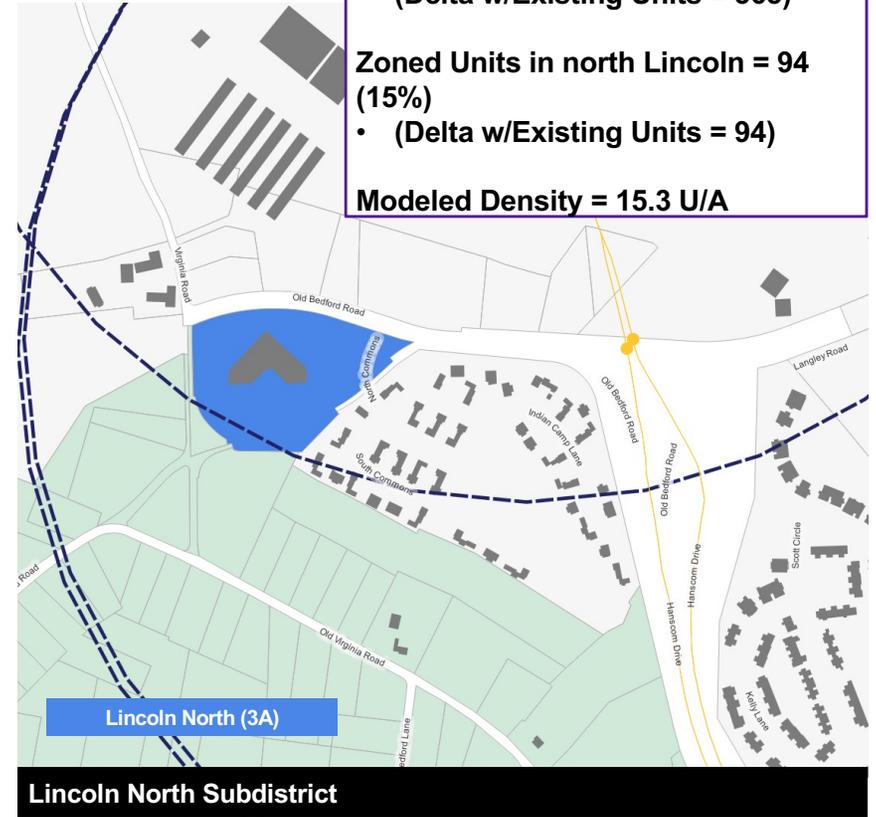
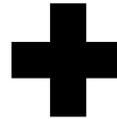
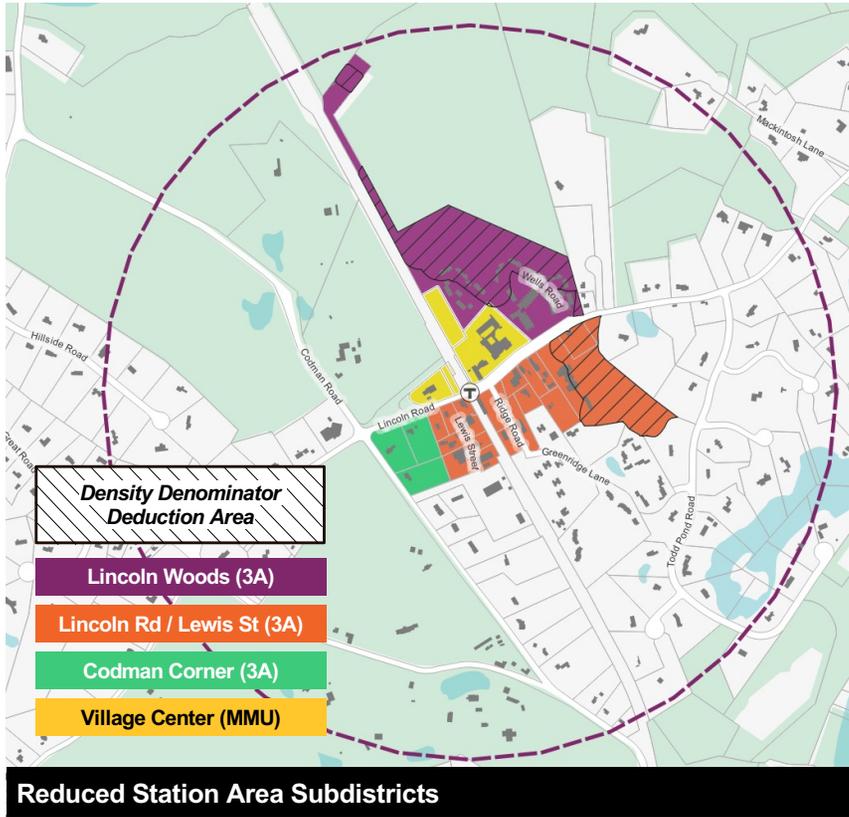
Option C: Delta Between Existing and Modeled Unit Capacity

Draft District Name	Existing Residential Units Estimate*	Modeled Multifamily Unit Capacity	Delta
Lincoln Woods (3A)	125	159	+34
Lincoln Rd / Lewis St (3A)	49	175	+126
Codman Rd (3A)	11	180	+169
Village Center (Mandatory Mixed Use)	0	125	+125
TOTAL	185 units	639 units	+454 units
Compliance Target		635 units	

* All existing residential unit estimates are pulled from the MHP Residency tool: <https://residency.mhp.net/>

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

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.

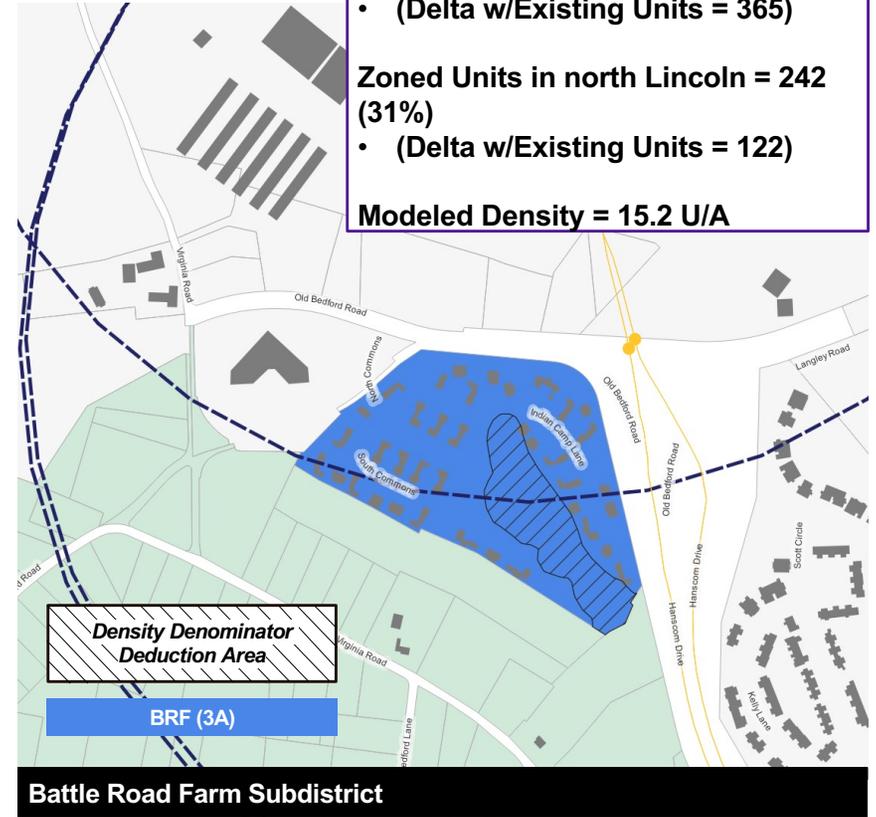
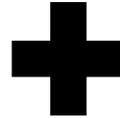
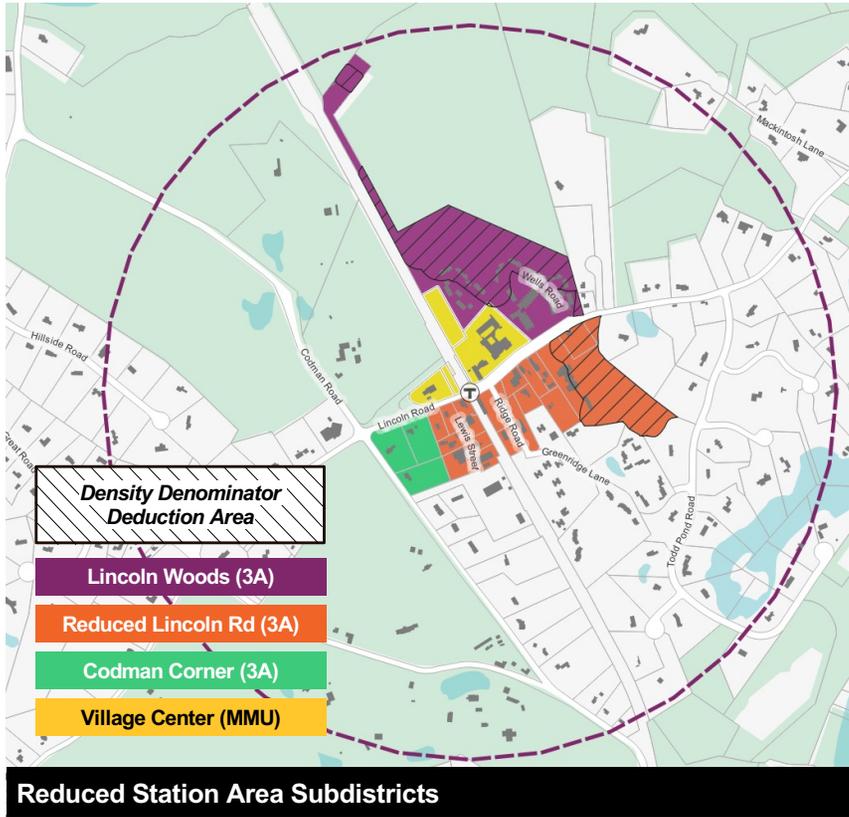
Option D1: Delta Between Existing and Modeled Unit Capacity

Draft District Name	Existing Residential Units Estimate*	Modeled Multifamily Unit Capacity	Delta
Lincoln Woods (3A)	125	159	+34
Lincoln Rd / Lewis St (3A)	49	175	+126
Lincoln North (3A)	0	94	+94
Codman Corner (3A)	3	83	+ 80
Village Center (Mandatory Mixed Use)	0	125	+125
Delta w/in ½ mile of MBTA Train	177 units	542 units	+ 365 units
TOTAL	177 units	636 units	+ 459 units
Compliance Target		635 units	

* All existing residential unit estimates are pulled from the MHP Residency tool: <https://residency.mhp.net/>

Option D2 (+ Battle Road Farm; Codman Corner)

Subdistricts



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

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

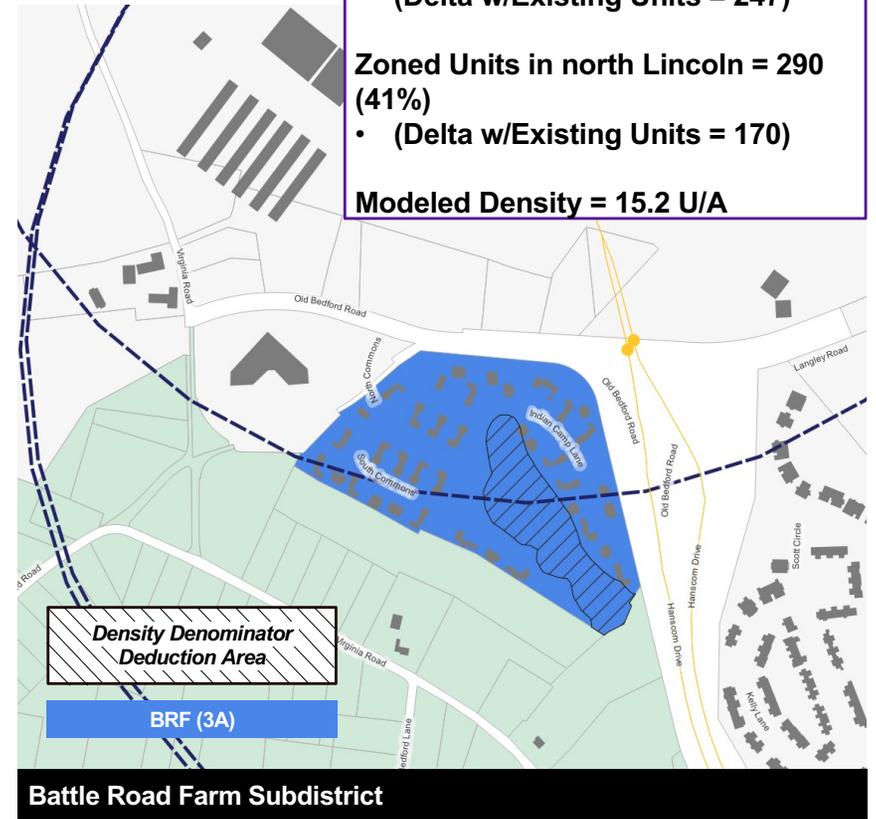
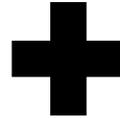
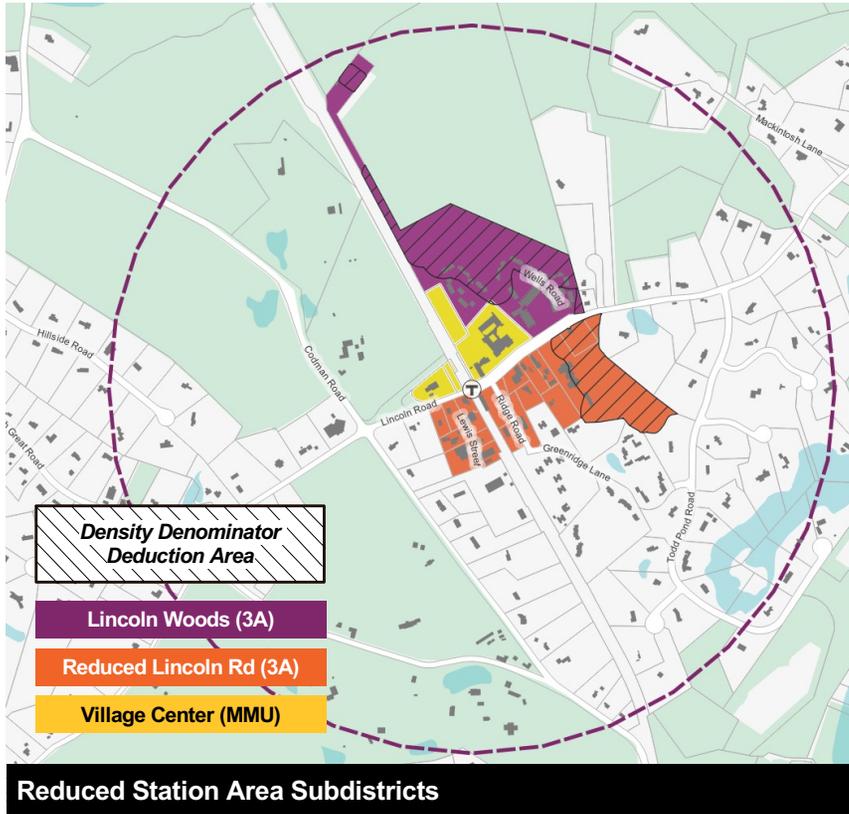
*** Mandatory Mixed Use (MMU) subdistricts count towards meeting 3A unit capacity requirements but do not count towards 3A land area requirements. The 3A subdistricts alone must meet at least 75% of the Minimum Multifamily Unit Capacity Requirement. The calculations in this sheet reflect that.

Option D2: Delta Between Existing and Modeled Unit Capacity

Draft District Name	Existing Residential Units Estimate*	Modeled Multifamily Unit Capacity	Delta
Lincoln Woods (3A)	125	159	+34
Lincoln Rd / Lewis St (3A)	49	175	+126
Codman Corner (3A)	3	83	+ 80
Village Center (Mandatory Mixed Use)	0	125	+125
Battle Road Farm (3A)	120	242	+122
Delta w/in ½ mile of MBTA Train	177 units	542 units	+ 365 units
TOTAL	297 units	784 units	+ 487 units
Compliance Target		635 units	

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

Subdistricts



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

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 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.

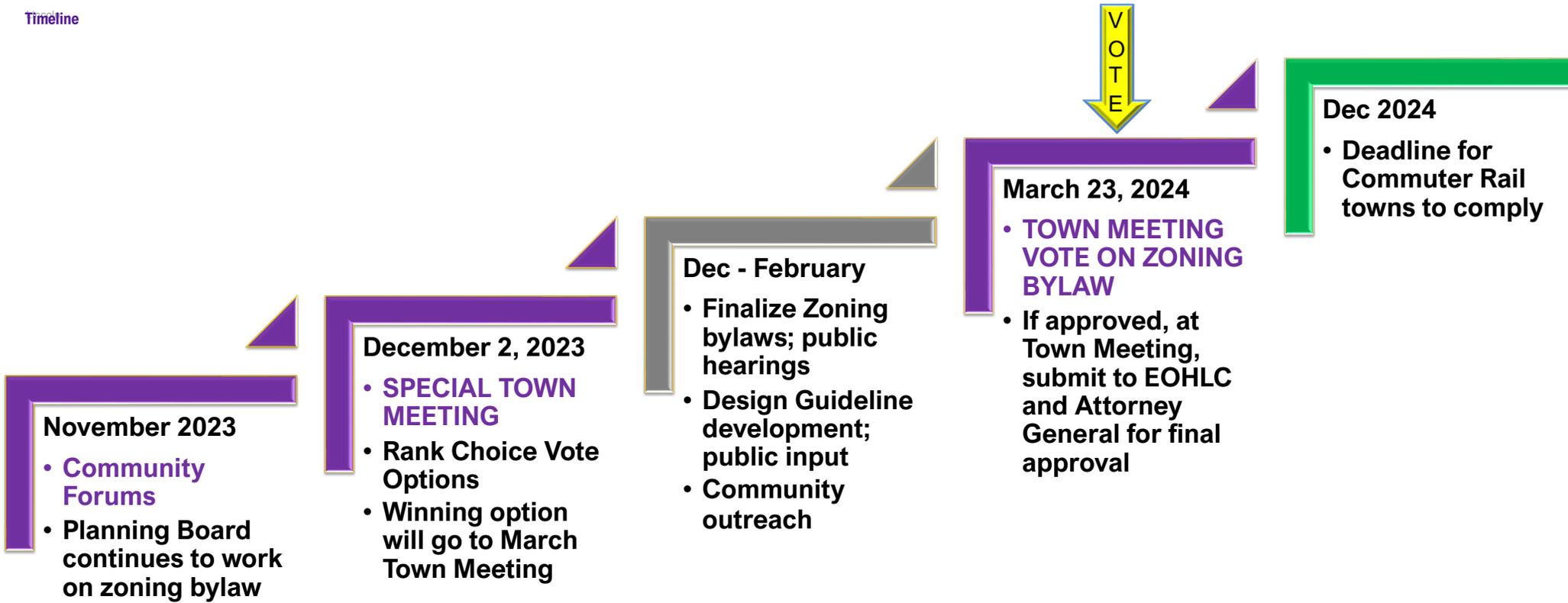
Option D3: Delta Between Existing and Modeled Unit Capacity

Draft District Name	Existing Residential Units Estimate*	Modeled Multifamily Unit Capacity	Delta
Lincoln Woods (3A)	125	159	+34
Lincoln Rd / Lewis St (3A)	49	137	+88
Battle Road Farm (3A)	120	290	+170
Village Center (Mandatory Mixed Use)	0	125	+125
Delta w/in ½ mile of MBTA Train	174 units	421 units	+247 units
TOTAL	294 units	711 units	+417 units
Compliance Target		635 units	

* All existing residential unit estimates are pulled from the MHP Residency tool: <https://residency.mhp.net/>

Compliant 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)	639 units	n/a	639 units	185 units (all in south Lincoln) Total delta = 454	63.8 acres	33.7 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	636 units	94 units	542 units	177 units (all in south Lincoln) South Lincoln delta = 365 Total delta = 459	54.1 acres	33.3 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	784 units	242 units	542 units	297 units (177 in south Lincoln; 120 @ BRF) South Lincoln delta = 365 Total delta = 487	68.9 acres	43.2 acres	15.2 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 about +150 zoned units over Options C and D-1
OPTION D-3 Lincoln Woods Lincoln Rd / Lewis St Village Center (MMU) BRF	711 units	290 units	421 units	294 units (174 in south Lincoln; 120 @ BRF) South Lincoln delta = 247 Total delta = 417	64.3 acres	38.6 acres	15.2 units/acre	<ul style="list-style-type: none"> Recognizes existing multifamily at BRF Reduces zoned unit capacity in South Lincoln by about 220 units Results in overall increase of about +70 zoned units over Options C and D-1
COMPLIANCE TARGETS	635 units	-	-		42 acres		15 units/acre	



Ranked Choice Voting @ December 2nd Special Town Meeting

- After checking in, voters will get a HCA ranked choice survey
- Boxes available + HCAWG members available to collect throughout the day
- Ballot info will be tallied using RCV software
- Concept with most support will be voted on at March Town Meeting

Please rank the options in order of preference. * 1 = top choice; participants can choose to rank fewer than 4 options.

	1	2	3	4
Option C - All Near MBTA Station	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Option D1 - Reduced Codman + Lincoln North	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Option D2 - Reduced Codman + Battle Road Farm	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Option D3 - NO Codman + Battle Road Farm	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Thank You!

Working Group Members

- **Michelle Barnes** *Lincoln Land Conservation Trust*
- **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*

Work to Date

- **January 2021:** The Housing Choice Act (HCA) signed into law.
- **January 31, 2022:** Select Board, Planning Board, and South Lincoln Planning Advisory Committee (SLPAC) briefed on the HCA and its application to MBTA communities.
- **Fall 2022:** Select Board and Planning Board appointed the Housing Choice Act Working Group, and it began meeting to understand the law. Update at State of the Town.
- **December 2022:** Town submits documentation for “interim compliance” which has kept us eligible for the state grants that we’ve received since then.
- **January 2023:** The HCAWG began sending out updates to the town via Select Board newsletters, LincolnTalk, and with posts on the Town web page (<https://www.lincolntown.org/1327/Housing-Choice-Act-Working-Group>)
- **May 2023:** The HCAWG reviewed options in preparation for a June multi-board meeting and sent out a postcard letting residents know about the June public forums.
- **June – July 2023:**
 - ✓ Multi-board meeting with Planning and Select Board
 - ✓ Two public forums (June)
 - ✓ Neighborhood meetings at Battle Road Farm and The Commons (July)
- **September 2023:**
 - ✓ Neighborhood meetings at Codman Road and Lincoln Woods;
 - ✓ Public Forum hosted by the First Parish Church.
 - ✓ State of the Town on September 30th.
- **October 10, 2023:** Multi-board meeting to review the input from State of the Town, which was overwhelmingly in favor of Option C.
 - ✓ The boards agreed to look at whether there might be a viable “Option D” that takes credit for rezoning the Mall area, reduces the subdistrict near the train station, and puts some of the zoning in the northern part of town.
- **October 24, 2023:** Multi-board meeting
- **November 8, 2023:** Two community forums to review 4 Options: C, D1, D2, D3

Timeline

Fall 2022

- Select Board appoints Housing Choice Working Group
- Dec 2022 Lincoln submits interim compliance Plan

Jan 2023

- Lincoln awarded grant to hire Utile for technical assistance
- *Lincoln's interim plan approved by state!*
- *Lincoln is currently in compliance.*

June/July 2023

- Public forums: Solicit feedback on options for compliance to finalize districts
- June 6 – Multi-Board Meeting
- June 16 & 20 - Public Forums
- July - Neighborhood meetings @ Battle Road Farm & The Commons

Sept/Oct 2023

- **STATE OF THE TOWN Sept. 30th!**
- Present 3 zoning options; *get community feedback*
- **OCTOBER 10 - MULTI-BOARD MEETING VOTES** to submit Option C submitted for compliance
- *10/24 Present additional iterations*

Nov/Dec 2023

- November 8th - two **COMMUNITY FORUMS**; feedback will choose a D option
- **DEC. 2nd** – During Special Town Meeting, residents use informal paper ballots to rank choice vote options
- *This sense of the Town will determine which option goes to the March Town Meeting.*



Mar 2024

- **TOWN MEETING VOTE ON ZONING BYLAW**
- If approved, at Town Meeting, submit to EOHLC and Attorney General for final approval



Dec 2024

- Deadline for Commuter Rail towns to comply

Option C

Additional Compliance Check

Lincoln Woods (3A)	Village Center (MMU)	
Lincoln Rd (3A)	Codman Rd (3A)	BRF (3A)
Lincoln Rd Reduced (3A)	Codman Corner (3A)	Lincoln North (3A)

Compliance Requirement	Modeled Result	Compliant?
% Land Area in Station Area ≥ 20%	100% , Contributing Subdistricts: <ul style="list-style-type: none"> Lincoln Woods (3A) Lincoln Rd (3A) Codman Rd (3A) 	Yes.
% Modeled Unit Capacity in Station Area ≥ 20%	80% , Contributing Subdistricts: <ul style="list-style-type: none"> Lincoln Woods (3A) Lincoln Rd (3A) Codman Rd (3A) 	Yes.
One contiguous district area must contain ≥ 50% of total district land area	100% , Contributing Subdistricts: <ul style="list-style-type: none"> Lincoln Woods (3A) Lincoln Rd (3A) Codman Rd (3A) 	Yes.
At least 75% of Modeled Unit Capacity Compliance target met by 3A subdistricts alone	81%	Yes.

Option D1 (+ Lincoln North; Codman Corner)

Additional Compliance Check

Lincoln Woods (3A)	Village Center (MMU)	
Lincoln Rd (3A)	Codman Rd (3A)	BRF (3A)
Lincoln Rd Reduced (3A)	Codman Corner (3A)	Lincoln North (3A)

Compliance Requirement	Modeled Result	Compliant?
% Land Area in Station Area \geq 20%	83% , Contributing Subdistricts: <ul style="list-style-type: none"> Lincoln Woods (3A) Lincoln Rd Reduced (3A) Codman Corner (3A) 	Yes.
% Modeled Unit Capacity in Station Area \geq 20%	66% , Contributing Subdistricts: <ul style="list-style-type: none"> Lincoln Woods (3A) Lincoln Rd Reduced (3A) Codman Corner (3A) 	Yes.
One contiguous district area must contain \geq 50% of total district land area	83% , Contributing Subdistricts: <ul style="list-style-type: none"> Lincoln Woods (3A) Lincoln Rd Reduced (3A) Codman Corner (3A) 	Yes.
At least 75% of Modeled Unit Capacity Compliance target met by 3A subdistricts alone	80%	Yes.

Option D2 (+Battle Road Farm; Codman Corner)

Additional Compliance Check

Lincoln Woods (3A)	Village Center (MMU)	
Lincoln Rd (3A)	Codman Rd (3A)	BRF (3A)
Lincoln Rd Reduced (3A)	Codman Corner (3A)	Lincoln North (3A)

Compliance Requirement	Modeled Result	Compliant?
% Land Area in Station Area \geq 20%	65% , Contributing Subdistricts: <ul style="list-style-type: none"> Lincoln Woods (3A) Lincoln Rd Reduced (3A) Codman Corner (3A) 	Yes.
% Modeled Unit Capacity in Station Area \geq 20%	53% , Contributing Subdistricts: <ul style="list-style-type: none"> Lincoln Woods (3A) Lincoln Rd Reduced (3A) Codman Corner (3A) 	Yes.
One contiguous district area must contain \geq 50% of total district land area	65% , Contributing Subdistricts: <ul style="list-style-type: none"> Lincoln Woods (3A) Lincoln Rd Reduced (3A) Codman Corner (3A) 	Yes.
At least 75% of Modeled Unit Capacity Compliance target met by 3A subdistricts alone	104%	Yes.

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

Additional Compliance Check

Lincoln Woods (3A)	Village Center (MMU)	
Lincoln Rd (3A)	Codman Rd (3A)	BRF (3A)
Lincoln Rd Reduced (3A)	Codman Corner (3A)	Lincoln North (3A)

Compliance Requirement	Modeled Result	Compliant?
% Land Area in Station Area \geq 20%	62% , Contributing Subdistricts: <ul style="list-style-type: none"> Lincoln Woods (3A) Lincoln Rd Reduced (3A) 	Yes.
% Modeled Unit Capacity in Station Area \geq 20%	42% , Contributing Subdistricts: <ul style="list-style-type: none"> Lincoln Woods (3A) Lincoln Rd Reduced (3A) 	Yes.
One contiguous district area must contain \geq 50% of total district land area	62% , Contributing Subdistricts: <ul style="list-style-type: none"> Lincoln Woods (3A) Lincoln Rd Reduced (3A) 	Yes.
At least 75% of Modeled Unit Capacity Compliance target met by 3A subdistricts alone	92%	Yes.



Town of Lincoln, MA

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