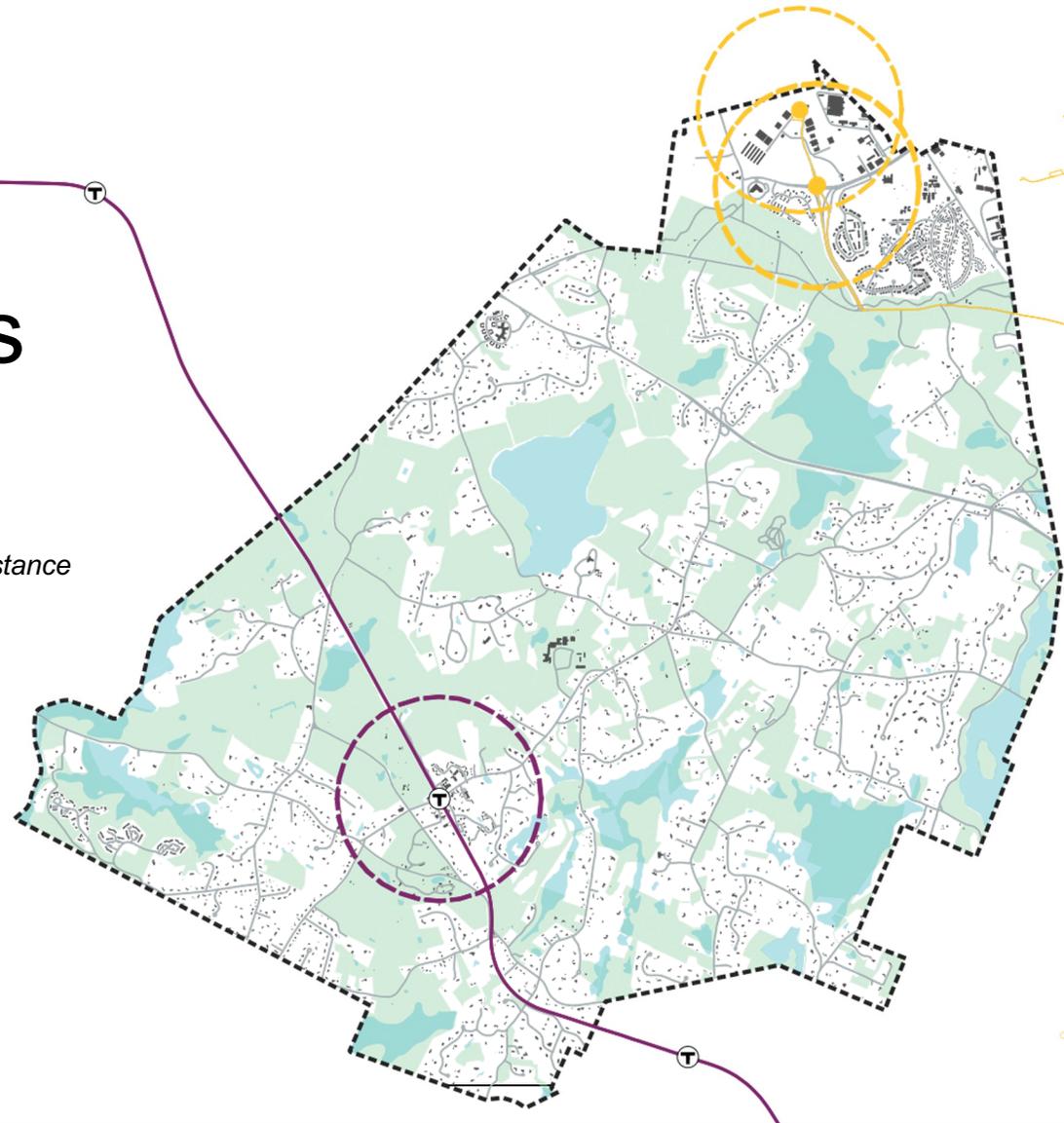


MBTA Communities January Update

Town of Lincoln
Mass Housing Partnership MBTA Communities Technical Assistance



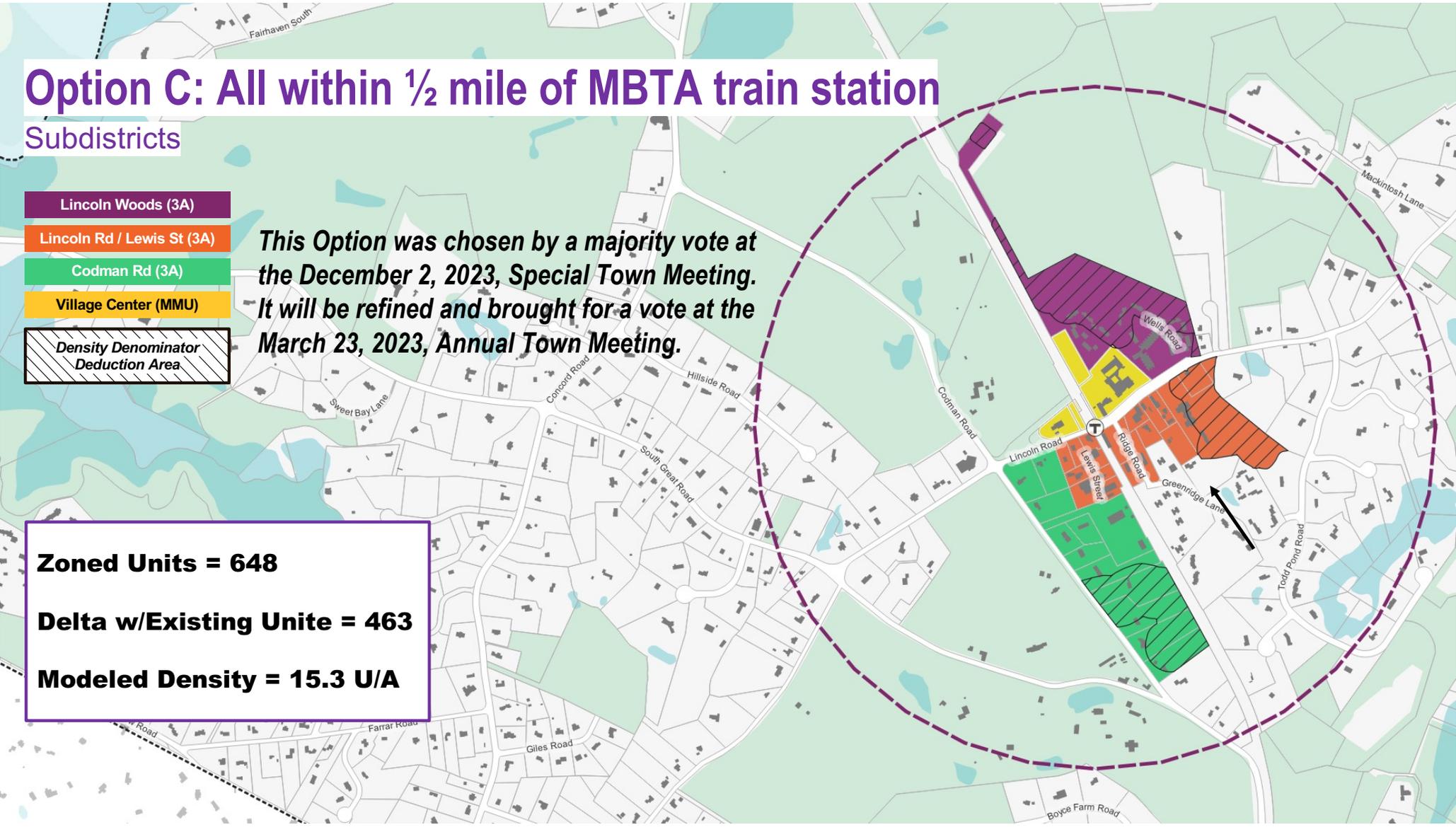
Option C: All within ½ mile of MBTA train station

Subdistricts

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

This Option was chosen by a majority vote at the December 2, 2023, Special Town Meeting. It will be refined and brought for a vote at the March 23, 2023, Annual Town Meeting.

Zoned Units = 648
Delta w/Existing Unite = 463
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: 15' (under discussion) 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

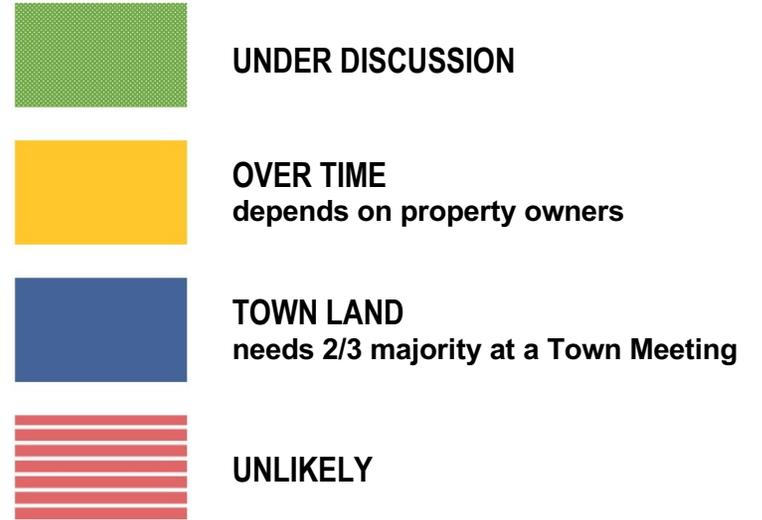
* "District Density Denominator" is the district size MINUS any areas containing: wetlands, water bodies, Title V setbacks, Surface Water Protection Zone A, and Wellhead Protection Zone 1.

** 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

(updated)

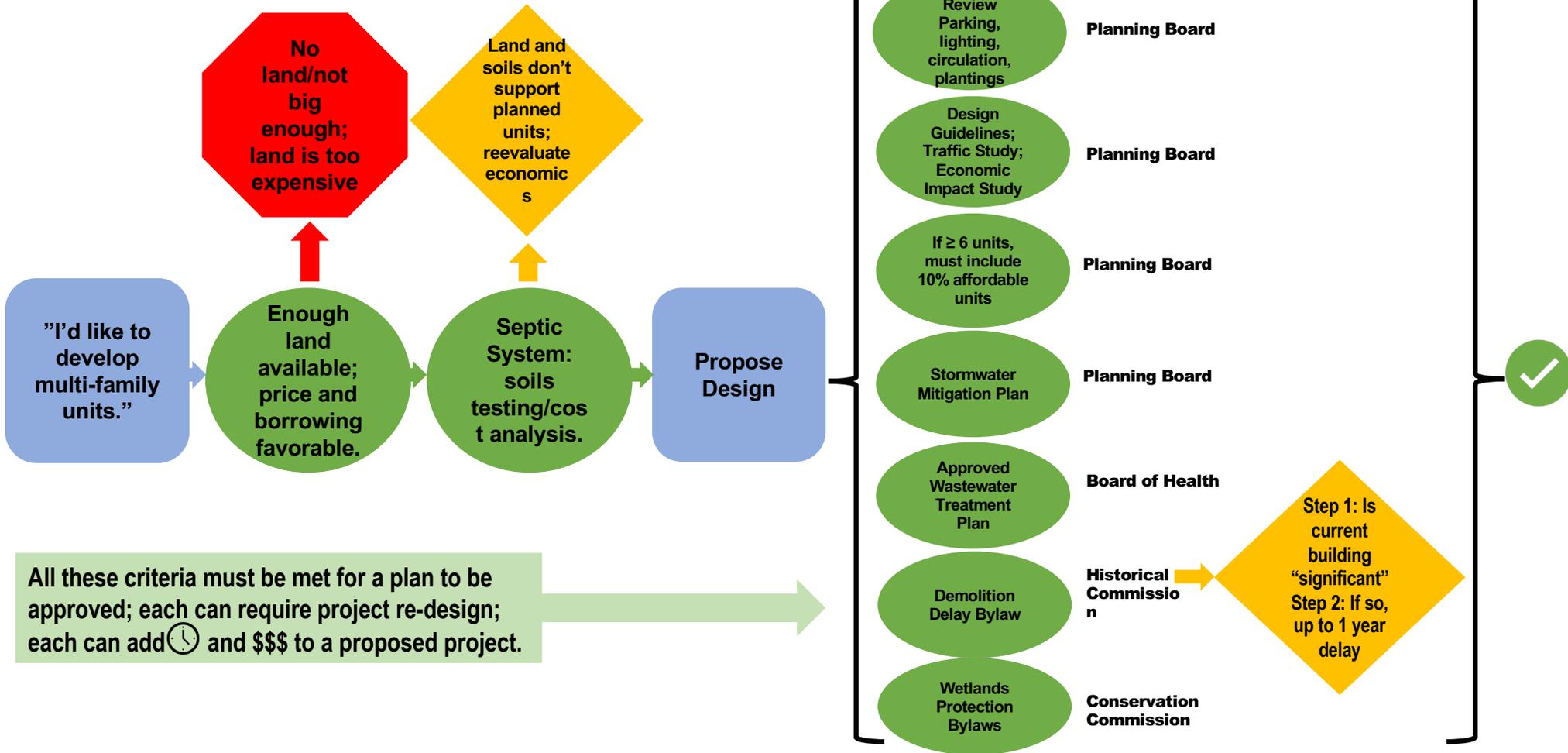


Zoned Units in Green + Yellow \leq 386

Updated based on revised wetlands calculations Utile discussed with the state.



Are there "Guardrails?"



Codman Rd Typical Parcel Buildout - site without wetlands

Buildout Visualization Scenario for Codman Rd (3A) Subdistrict

Open space coverage: 69.1%



No wetlands

20 units @ 1,500 sf avg
10 units/acre

# Dwelling Units	Gross Density* (units/acre)	Parking Ratio	Building + Parking Coverage
20	10	1 space/unit	30.9%

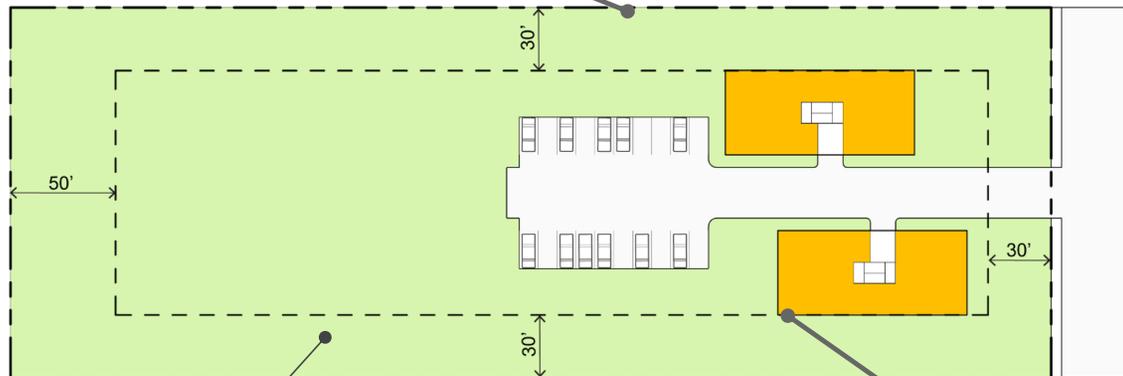
Codman Rd (3A)
Draft Zoning Standards:

- Min. lot size: n/a
- Max height: 3 stories
- Max. bldg. & parking coverage: 50%
- Setbacks:
 - Front: 30'
 - Sides: 30'
 - Rear: 50'
- Min. parking spaces per unit: 1
- Max. units per acre: 10

Codman Rd Typical Parcel Buildout - site without wetlands

Buildout Visualization Scenario for Codman Rd (3A) Subdistrict

Open space coverage: 79.5%



No wetlands

20 units @ 1,080 sf avg
10 units/acre

# Dwelling Units	Gross Density* (units/acre)	Parking Ratio	Building + Parking Coverage
20	10	1 space/unit	20.5%

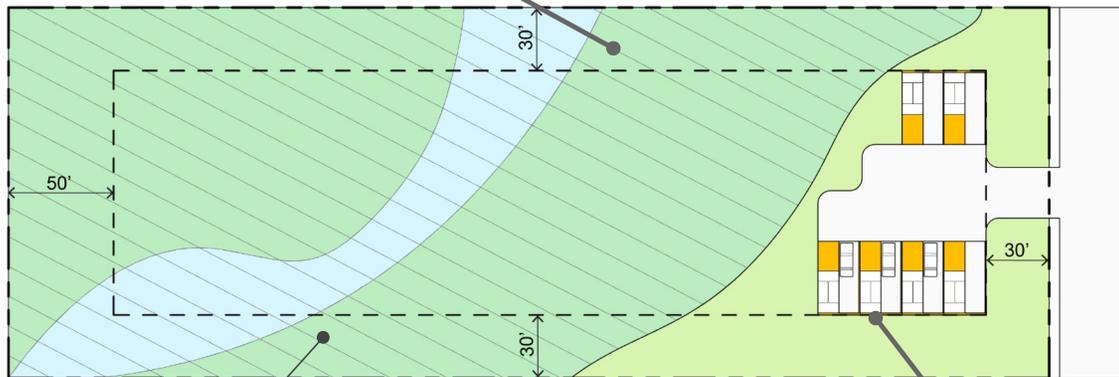
Codman Rd (3A)
Draft Zoning Standards:

- Min. lot size: n/a
- Max height: 3 stories
- Max. bldg. & parking coverage: 50%
- Setbacks:
 - Front: 30'
 - Sides: 30'
 - Rear: 50'
- Min. parking spaces per unit: 1
- Max. units per acre: 10

Codman Rd Typical Parcel Buildout - site with 75% wetlands

Buildout Visualization Scenario for Codman Rd (3A) Subdistrict

Open space coverage: 90.7%



75% wetlands

6 units @ 1,640 sf avg
3 units/acre

# Dwelling Units	Gross Density* (units/acre)	Parking Ratio	Building + Parking Coverage
6	3	1 space/unit	9.3%

Codman Rd (3A)

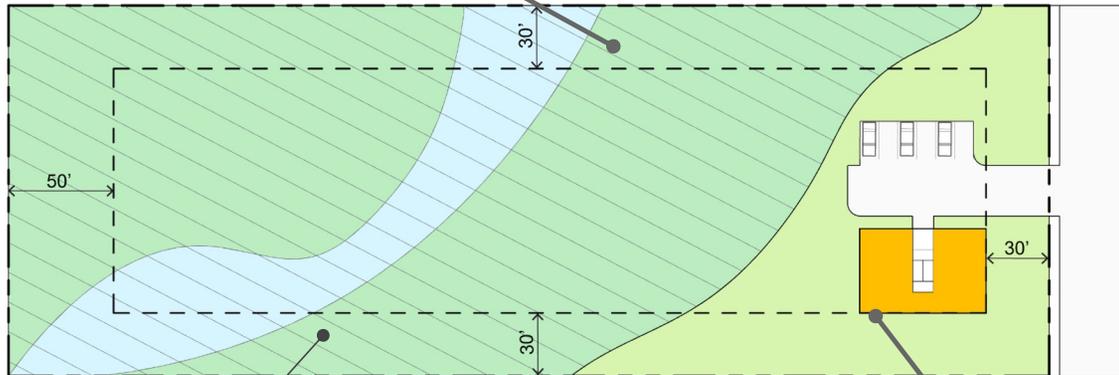
Draft Zoning Standards:

- Min. lot size: n/a
- Max height: 3 stories
- Max. bldg. & parking coverage: 50%
- Setbacks:
 - Front: 30'
 - Sides: 30'
 - Rear: 50'
- Min. parking spaces per unit: 1
- Max. units per acre: 10

Codman Rd Typical Parcel Buildout - site with 75% wetlands

Buildout Visualization Scenario for Codman Rd (3A) Subdistrict

Open space coverage: 93.2%



75% wetlands

6 units @ 1,200 sf avg
3 units/acre

# Dwelling Units	Gross Density* (units/acre)	Parking Ratio	Building + Parking Coverage
6	3	1 space/unit	6.8%

Codman Rd (3A)

Draft Zoning Standards:

- Min. lot size: n/a
- Max height: 3 stories
- Max. bldg. & parking coverage: 50%
- Setbacks:
 - Front: 30'
 - Sides: 30'
 - Rear: 50'
- Min. parking spaces per unit: 1
- Max. units per acre: 10

Housing Choice Zoning – Community Forums

Zoning Bylaw Forum

Thursday, February 8, 2024

➤ 6:30 PM to 8:00 PM – *in person @ Bemis Hall*

Friday, February 9, 2024

➤ 8:30 AM to 10:00 AM – *virtual via Zoom*

Zoning Bylaw Public Hearing

Tuesday, February 20, 2024

➤ 7:00 PM to 8:30 PM – *hybrid @ Town Offices*

Design Guidelines Forum

Tuesday, February 27, 2024

➤ 7:00 PM to 8:30 PM – *in person @ Lincoln School*

Town Meeting Preview Forum

Thursday, March 14, 2024

➤ 7:00 PM to 8:30 PM – *virtual via Zoom*



Visit <https://www.lincolntown.org/1327/Housing-Choice-Act-Working-Group> for agendas and zoom links.