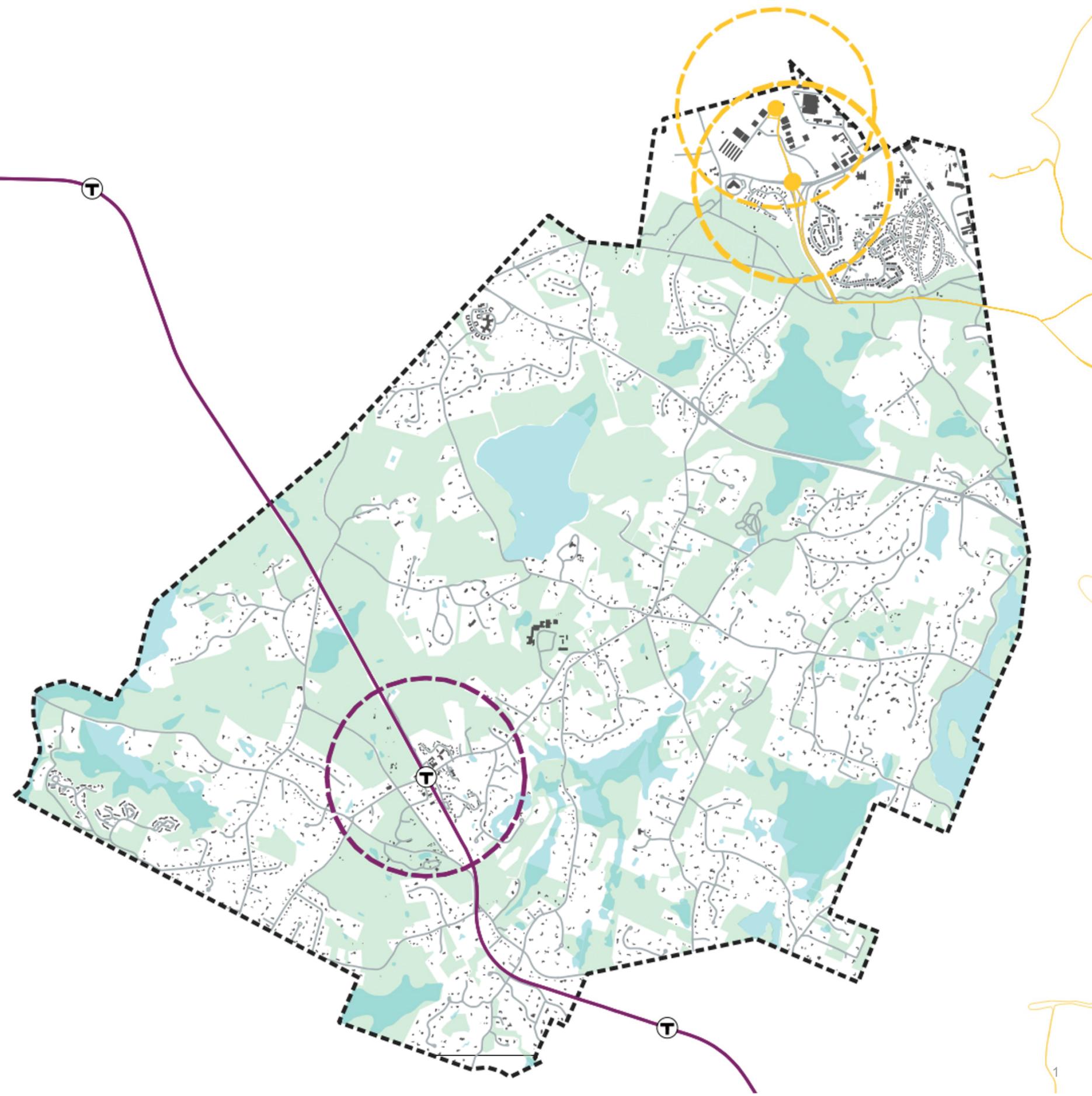


Housing Choice Act 3A District Zoning

*Town Meeting
March 23, 2024*





Guiding 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 2021
HCA Law Signed by Gov. Baker;
Regulations need to be drafted
JANUARY 2022
Joint Select Board/Planning Board
meeting to review new HCA law

SPRING – SUMMER 2022
- Submitted 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
DECEMBER 2022
Town files for interim compliance;
receives grant for 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**

 **MARCH 2024 TOWN
MEETING**
HCA zoning vote
JAN 2024 – MARCH 2024
Finalize zoning bylaw and design
guidelines

**DECEMBER 2023
SPECIAL TOWN MEETING
5 OPTIONS – “OPTION C”
CHOSEN**
4



Getting the Word Out:

Public Feedback, Public Meetings, Forums, and Planning Board Meetings

10 PUBLIC FORUMS

- **June 16, 2023 – Initial Options**
- **June 20, 2023 – Initial Options**
- **September 30, 2023 – State of the Town**
- **December 2, 2023 – Special Town Meeting**
- **November 8, 2023 (2 sessions)**
- **February 8, 2024 – Zoning Bylaw**
- **February 9, 2024 – Zoning Bylaw**
- **February 27, 2024 – Design Guidelines**
- **March 14, 2024 – Town Meeting Preview**

WEB PAGE: January 2023 – present
<https://www.lincolntown.org/1327/Housing-Choice-Act-Working-Group>

MEETINGS

- **Multi-Board Meetings:** 9 meetings starting in March 2021 – December 2023
- **Updates at all Select Board and Planning Board regular meetings**
- **Neighborhood Meetings:** Summer/Fall 2023
- **25+ Planning Board Meetings** nearly weekly to garner feedback on the Zoning Bylaw language and Design Guidelines. June 2023-March 2024.
- **20+ HCAWG Meetings:** October 2022 – present

MAILINGS

- ***JUNE 1, 2023 – Letter mailed to every property owner whose property was being considered for an HCA District.***
- **4 Postcards and 6 Select Board Newsletters mailed to all residents.**

Working Group Members

- Michelle Barnes, *Lincoln Land Conservation Trust (Water Commission until end of March 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*

Planning Board Members

- Margaret Olson, *Chair*
- Lynn DeLisi
- Ephraim Flint
- Craig Nicholson (also on HCAWG)
- Gary Taylor (also on HCAWG)

Thank you!

Housing Choice District

Lincoln Woods

Max units/acre = 8

Modeled maximum units = 161

Lincoln Road & Lewis Street

Max units/acre = 11

Modeled maximum units = 193

Codman Road

Max units/acre = 10

Modeled maximum units = 169

Village Center

Max units/acre = 25

Modeled maximum units = 125

Total Zoned Units = 648

Total Acres Towards Compliance = 64.5

Total Acres Rezoned = 71.6

Modeled Density = 15.3 units/acre

Delta w/Existing Units = 463



Components of Zoning Bylaw



Definitions

Overlay district

Multi-family housing

Live/work units

Street Activating uses

Allowable and prohibited commercial uses



Rules for each Subdistrict

Units per acre maximums

Dimensional controls

Parking requirements



General Provisions

Wetland, watershed, & aquifer protections

Inclusionary zoning

Building energy requirements

Dimensional Controls in Zoning Bylaw

R1 Residential Zoning (Single Family on ≥80,000ft ² lot)	Lincoln Woods	Lincoln Road/Lewis Street	Codman Road	Village Center
Residential Only 2 ½ floors (if built after 2003)	Residential Only 3 floors maximum	Mixed Use Allowed 3 floors maximum	Residential Only 3 floors maximum	Commercial Required Mixed Use Allowed 3 floors maximum
A “conforming lot” allows 1 unit per 80,000SF (just under 2 acres) lot <i>by right</i>	Maximum Density = 8 units/acre	Maximum Density = 11 units/acre	Maximum Density = 10 units/acre	Maximum Density = 25 units/acre
Residential Height ≤ 36’	Residential Height ≤ 36’	Residential Height ≤ 36’ Mixed Use Height ≤ 42’	Residential Height ≤ 36’	Residential Height ≤ 36’ Mixed Use Height ≤ 42’
Front Setback ≥ 50’	Front Setback ≥ 25’	Front Setback ≥ 15’	Front Setback ≥ 30’	Front Setback ≥ 25’
Side Setbacks ≥ 50’	Side Setbacks ≥ 25’	Side Setbacks ≥ 15’	Side Setbacks ≥ 30’	Side Setbacks ≥ 25’
Rear Setbacks ≥ 50’	Rear Setbacks ≥ 25’	Rear Setback ≥ 25’	Rear Setback ≥ 50’	Rear Setback ≥ 25’
Residential Parking = minimum 1 per unit	Residential Parking = minimum 1 per unit; parking on side or in back or as approved by the PB under Site Plan Review (SPR).	Residential Parking = minimum 1 per unit; side or back or per SPR. Commercial = per Section 15 or per the site plan determined under SPR.	Residential Parking = minimum 1 per unit; parking on side or in back or as approved by the PB under SPR.	Residential Parking = minimum 1 per unit; side or back or per SPR. Commercial = no minimum requirement; determined per SPR.
Building and Parking Coverage: Total square footage of home may not exceed 25% of the lot area. No prohibitions on parking.	Building and Parking Coverage: The footprint of the building and associated parking areas shall not be greater than 50% of the lot area.	Building and Parking Coverage: The footprint of the building and associated parking areas shall not be greater than 50% of the lot area.	Building and Parking Coverage: The footprint of the building and associated parking areas shall not be greater than 50% of the lot area.	Building and Parking Coverage: Per Site Plan Review.

Required Commercial Language

- ***A minimum of 80% of the building's ground floor frontage facing the public road and the first 100' of the primary access must be commercial or Street Activating Uses. Specifically, a minimum of 60% of such frontage must consist of retail, restaurant, service, or other commercial uses. 20% of such frontage may be Street Activating Uses that are accessory to a residential use such as a fitness room, community room, reading room etc.***
- ***In addition, a minimum of 33% of the gross floor area of all buildings on the lot must be dedicated to commercial use.***
- ***The Planning Board may reduce the required percentage of commercial uses by Special Permit upon a finding that economic and market conditions do not support the required amount of commercial space.*** To support such a finding, the applicant must provide documentation of significant periods of vacancy or non-payment of rent, demonstrate reasonable efforts of marketing such space, and present a report by a qualified independent real estate marketing consultant. ***The Town may also conduct its own third-party assessment paid for by the applicant pursuant to MGL, c. 44 s. 53G.***



Village Center – Frontage Active Use Diagram

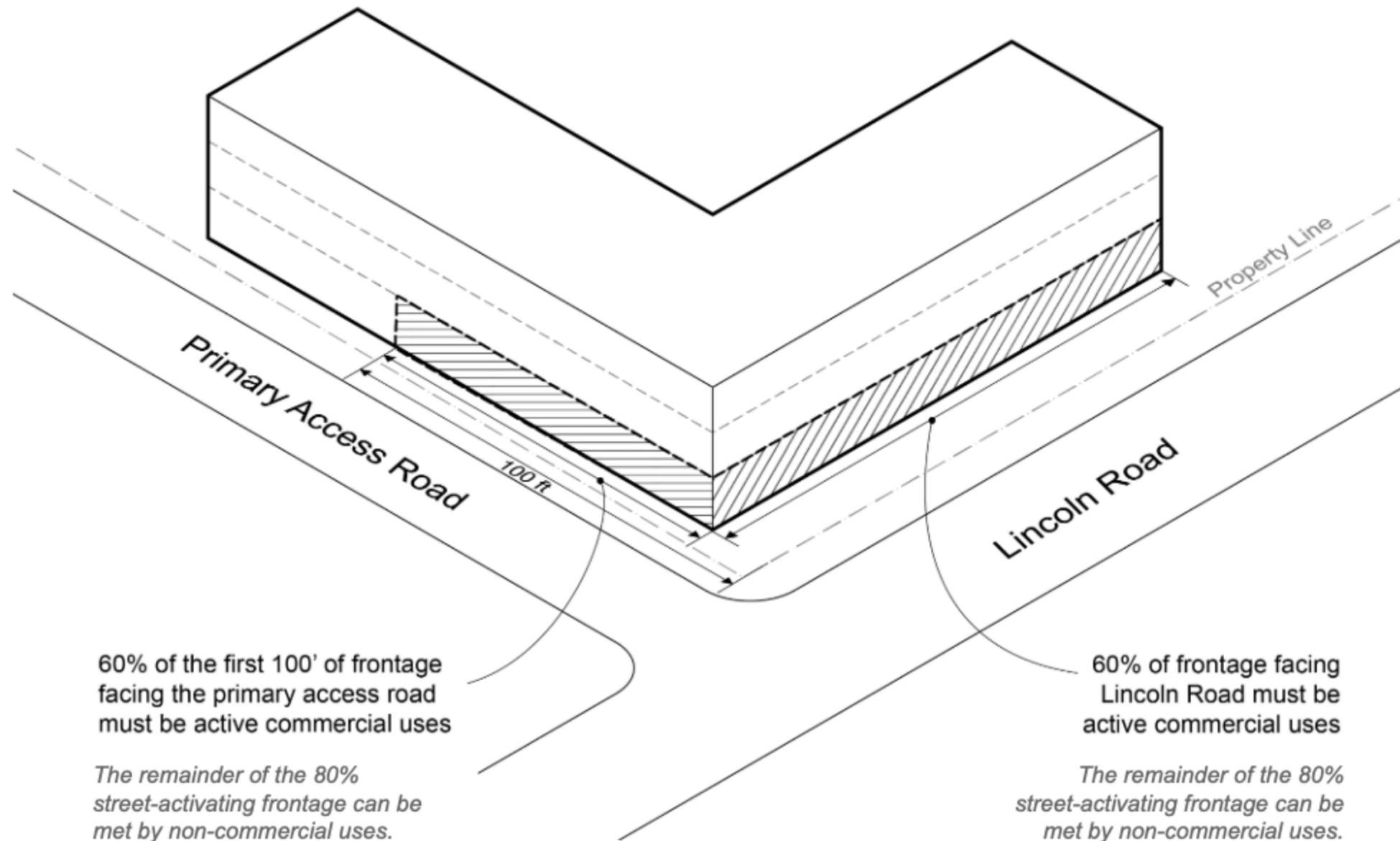
In addition to the **33% MINIMUM Commercial square footage requirement**, **80% of street frontage must be Street Activating as follows:**

On Lincoln Road:

- **60% MINIMUM** of all building(s) 1st floor frontage facing Lincoln Road **MUST** be Commercial uses
- An additional **20% MAY BE** active uses supporting residential (e.g. fitness room, community room) - No residential units

On Primary Access Road:

- **60% MINIMUM** of the first 100' of the primary access road (measured from the property line) **MUST** be Commercial uses.
- An additional **20% MAY BE** active uses supporting residential (e.g. fitness room, community room) - No residential units



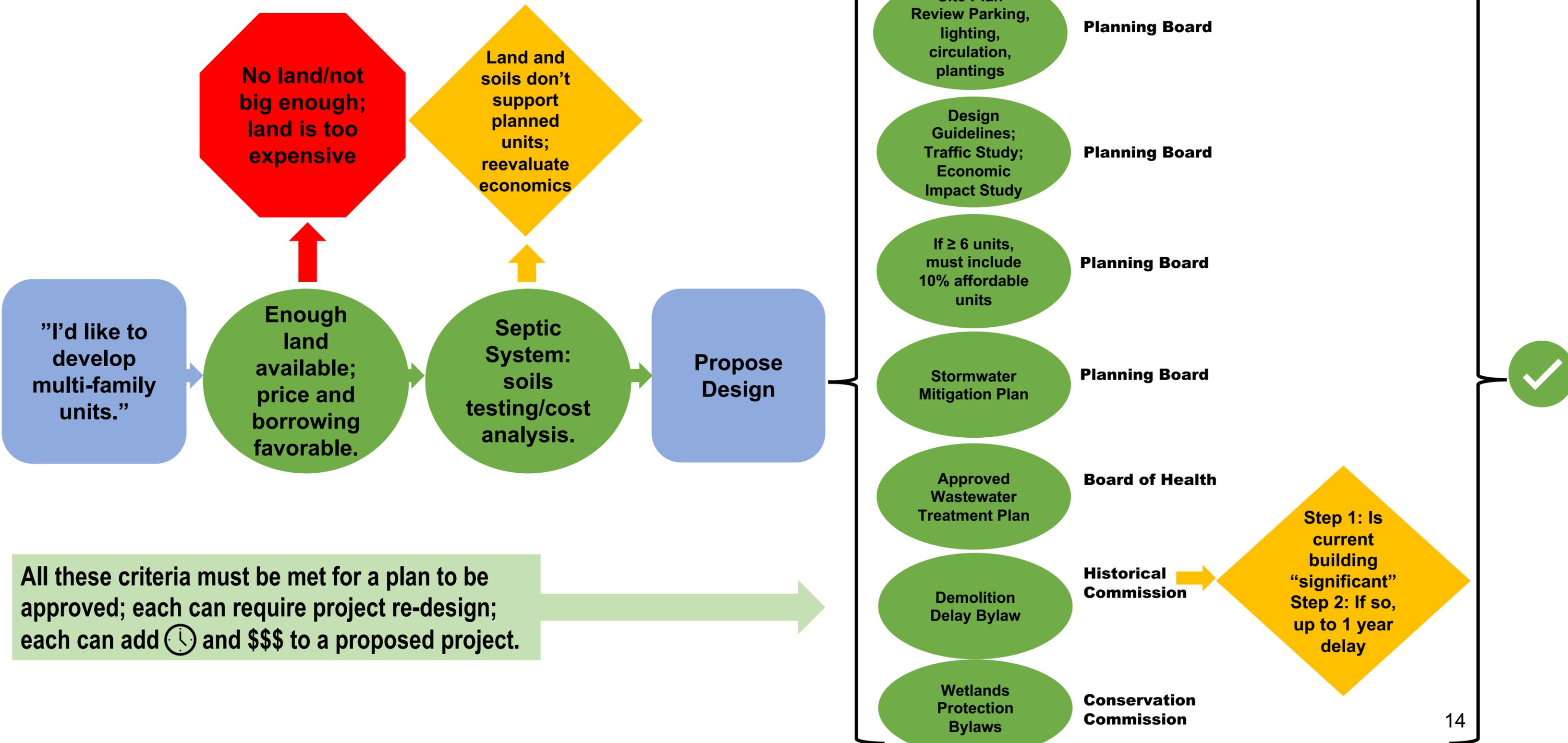
Required Affordable Unit Language

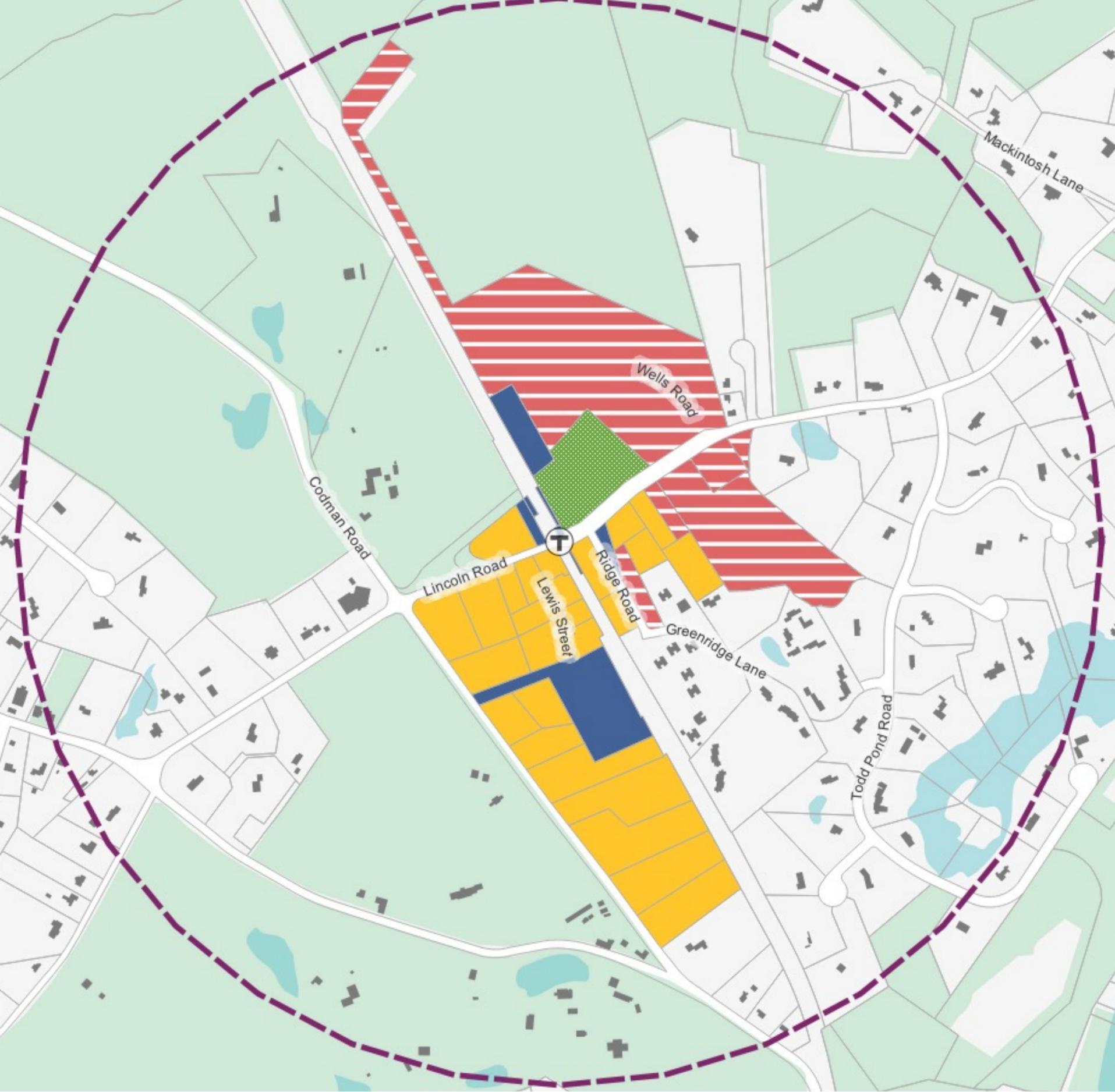
- ***In any development on a lot consisting of one building or multiple buildings, where such development contains six (6) or more Dwelling Units, at least 15% of the Dwelling Units shall be Affordable Housing Units.*** Such Affordable Housing Units shall be affordable to households earning up to 80% of Area Median Income and shall meet the requirements of a subsidized housing unit for purposes of inclusion in the Town's Subsidized Housing Inventory. Such units shall remain affordable in perpetuity.
- ***If EOHLC determines in writing that the Town has not shown this 15% requirement to be feasible, at least 10% of such dwelling units shall be Affordable Housing Units*** which shall comply with the requirements of this section.



LANGUAGE
APPROVED BY
THE ATTORNEY
GENERAL'S
OFFICE

Are there “Guardrails?”





How Likely?

- GREEN** UNDER DISCUSSION
- YELLOW** OVER TIME
depends on property owners
- BLUE** TOWN LAND
needs 2/3 majority at a Town Meeting
- UNLIKELY**

Zoned Units in Green + Yellow \leq 386
Revised



Thank you!

“After an internal analysis – incorporating feedback from LPS, Public Safety departments, and the community – the Finance Committee foresees no negative financial impact from the proposed HCA zoning.”

– Finance Committee, March 18, 2024



1/2 MILE FROM TRAIN

Lincoln Woods (3A)

Village Center (MMU)

Lincoln Rd / Lewis St (3A)

Codman Rd (3A)

HCA Back-Up Slides

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.

HCA 3A District = “Option C” Amendment (20 Units/Acre)

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	9 (was 8)	181	20.5 acres	7.3 acres	24.8 Units/Acre = 181 units / 7.3 acres
Lincoln Rd / Lewis St (3A)	3 stories	Front: 15' Sides: 15' Rear: 25'	1	12 (was 11)	204	20.3 acres	12.6 acres	16.2 Units/Acre = 204 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	20 (was 25)	100	7.1 acres***	7.1 acres***	14.1 Units/Acre = 100 units / 7.1 acres***
TOTAL w/o MMU	-	-	-	-	554 units	64.5 acres***	34.2 acres***	16.2 Units/Acre = 554 units / 34.2 acres
TOTAL w/ MMU	-	-	-	-	654 units	64.5 acres***	34.2 acres***	16.2 Units/Acre = 554 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.

Amendment Language: 20 Units/Acre

Moved that the following changes are made to the zoning bylaw:

1. Amend Section 12.9.2.3 (a) 9. by **reducing the maximum density from 25 residential units per acre to 20.**
2. Amend Section 12.9.1.3 Subdistricts by amending 1. Lincoln Woods Subdistrict (b) 10. By **increasing the maximum density from 8 residential units per acre to 9.**
3. Amend Section 12.9.1.3 Subdistricts by amending 2. Lincoln Road/Lewis Street Subdistrict (b) 10. By **increasing the maximum density from 11 residential units per acre to 12.**

HCA 3A District = “Option C” Amendment (15 Units/Acre)

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	10 (was 8)	201	20.5 acres	7.3 acres	27.5 Units/Acre = 201 units / 7.3 acres
Lincoln Rd / Lewis St (3A)	3 stories	Front: 15' Sides: 15' Rear: 25'	1	12 (was 11)	204	20.3 acres	12.6 acres	16.2 Units/Acre = 204 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	15 (was 25)	74	7.1 acres***	7.1 acres***	10.5 Units/Acre = 74 units / 7.1 acres***
TOTAL w/o MMU	-	-	-	-	574 units	64.5 acres***	34.2 acres***	16.8 Units/Acre = 574 units / 34.2 acres
TOTAL w/ MMU	-	-	-	-	648 units	64.5 acres***	34.2 acres***	16.8 Units/Acre = 574 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.

Amendment Language: 15 Units/Acre

Moved that the following changes are made to the zoning bylaw:

1. Amend Section 12.9.2.3 (a) 9 by **reducing the maximum density from 25 residential units per acre to 15.**
2. Amend Section 12.9.1.3 Subdistricts by amending 1. Lincoln Woods Subdistrict (b) 10. **By increasing the maximum density from 8 residential units per acre to 10.**
3. Amend Section 12.9.1.3 Subdistricts by amending 2. Lincoln Road/Lewis Street Subdistrict (b) 10. **By increasing the maximum density from 11 residential units per acre to 12.**