

Oriole Landing Overview



Civico Development is proposing Oriole Landing, a 60-unit mixed-income rental community adjacent to the Rt. 2 interchange, Mary's Way and the Commons. As proposed, Oriole Landing will offer a diversity of housing options including fifteen units (25%) reserved for those earning a maximum of 80% of the Area Median Income. All 60 units will count on the Town's Subsidized Housing Inventory (SHI).

10 of the 15 units will be set aside as "local preference": Lincoln residents, employees of the Town of Lincoln, employees of local businesses and families with children in the Lincoln Public Schools. This project will provide housing for seniors, single parent householders and young people who want convenient access to the Boston metropolitan area.

Lincoln has taken a unique approach to planning by encouraging the development of affordable housing. Unlike most Massachusetts towns, Lincoln has achieved the state's 10% affordable housing goal without ever having to issue a Chapter 40B comprehensive permit. Lincoln has provided affordable housing entirely through its own local initiatives: by adopting zoning incentives, granting special permits, investing local revenues and Community Preservation Act (CPA) funds.

At the March 24, 2018 Town Meeting, Lincoln Voters will be asked to approve a Bylaw Amendment to establish a North Lincoln Planning Development Overlay District and a Preliminary Development and Land Use Plan.

The Housing Coalition will support the project with a \$1,000,000 loan to secure a permanent deed restriction on 60 units of affordable housing at a cost of \$16,666 per unit, while safeguarding Lincoln against unwelcome 40B developments for 30 years or more.

Quick facts about Oriole Landing:

- ❖ 6 acres of farmland adjacent to The Commons on Mary's Way.
- ❖ Two buildings with 30 rental units each.
- ❖ Handicap access to the buildings and elevators for each building.
- ❖ Parking for each unit under the building with additional and guest parking along the perimeter.
- ❖ A community building will provide a fitness center, office space and meeting area.
- ❖ The height of the building is 40 feet at its peak.
- ❖ A community garden located at the rear of the property.
- ❖ Public outdoor gathering space in the front courtyards.

We look forward to working with CIVICO and the residents of Lincoln on this exciting new project. Please go to <https://courbanize.com/projects/oriolelanding> to ask questions and leave comments. We hope to see you at the **community meeting on the 31st of January, 7:00 pm at Town Hall, Donaldson Room**. The video of the meeting will be available at <https://lincolntv.viebit.com/>

For questions about affordable housing please contact Pamela Gallup at 781-259-0393 or pamgallup@gmail.com. For more information about the planning process contact Paula Vaughn, Assistant Director of Land Use and Planning at 781-259-2610 or Jennifer Burney, Director of Land Use and Planning at 781-259-2684.