ORIOLE LANDING
1 Mary’s Way, Lincoln
Town Meeting
March 24, 2018

• Proposed Development
• Development Team
• Site & Building Design
• Working with the Community
Oriole Landing will add to Lincoln’s Diverse Housing Stock, and combine innovative, high quality, sustainable design with affordable and market rate apartment living.
Oriole Landing
Current Proposal

60 Units Rental Housing
25% Affordable
2-3 Stories In Height Max
Parking within Ground Floor And In Rear
Community Building
Reuse of Historic House
South Facing Landscaped Courtyard
Community Garden

Design Concepts:
Productive landscape elements are designed as aesthetic features:
• Central community gathering space radiates outward with concentric community garden plots outlined with metal fencing placed on 12" wide concrete mow strips.
• Accent walk intersections with garden trellises.
• Plant Fruit trees as Allees along walkways.
• Frame connecting walks with Blackberry and Raspberry trellises.
• Design stormwater planters as aesthetic features with native ornamental wetland plants.

Ecological/Sustainable Design
Develop native grass and perennial meadow on front embankment along Mary’s Way.
• Protect the tree line along the north property line. Selectively remove trees in consultation with abutter, particularly invasive trees.
• Remove invasive vines and shrubs along the north property line and at the northeast corner of the property.
• Protect existing woodland at rear of site, selectively remove invasive trees and shrubs.
• Stormwater planters will be seeded with a native wet meadow mix and planted with wetland shrubs and trees.
• Reuse existing stone on site and from excavation for proposed stone walls.

Entry Design
• Curved stone walls create terraces for Fruit Trees (or native flowering trees) within native meadow embankment.
• Accent with native evergreen trees.
Who Are We?

We specialize in Mixed Use, Mixed Income Development in the Small to Medium Project Size (10-100 Residential Units)

We are Listeners - Collaboration First
We are Architects - Thoughtful Design
We are Builders - Skilled Execution
We are Part of the Community - Long Term Vision
Current Communities We Are Working In
Reading, Newton, Sherborn, Cambridge, Holbrook
Design Concepts:
Productive landscape elements are designed as aesthetic features:
- Central community gathering space radiates outward with concentric community garden plots outlined with meadow fencing placed on 12” wide concrete mow areas.
- Accents walk intersections with garden trellises.
- Place fruit trees as Alleys along walkways.
- Frame connecting walks with Blackberry and Raspberry trellises.
- Design stormwater planters as aesthetic features with rosette ornamental wetland plants.

Ecological/Sustainable Design
Develop native grass and perennial meadow on front embankment along Mary’s Way.
- Plan stormwater planters along the north boundary line. Retention basin areas in zone alongside the rear retaining wall boundary.
1 Bedroom Unit Example
Unit Size: 644 sf - 881 sf

2 Bedroom Unit Example
Unit Size: 913 sf - 1,142 sf
Design Concepts:

Productive landscape elements are designed as aesthetic features:

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• Accent walk intersections with garden trellises.

• Plant Fruit trees as Allees along walkways.

• Frame connecting walks with Blackberry and Raspberry trellises.

• Design stormwater planters as aesthetic features with native ornamental wetland plants.

Ecological/Sustainable Design

Develop native grass and perennial meadow on front embankment along Mary’s Way.

• Protect the tree line along the north property line. Selectively remove trees in consultation with abutter, particularly invasive trees.

• Remove invasive vines and shrubs along the north property line and at the northeast corner of the property.

• Protect existing woodland at rear of site, selectively remove invasive trees and shrubs.

• Stormwater planters will be seeded with a native wet meadow mix and planted with wetland shrubs and trees

• Reuse existing stone on site and from excavation for proposed stone walls.

Entry Design

• Curved stone walls create terraces for Fruit Trees (or native flowering trees) within native meadow embankment.

• Accent with native evergreen trees.
Preliminary Landscape Plan

**Design Concepts:**
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**Ecological/Sustainable Design**
Develop native grass and perennial meadow on front embankment along Mary's Way.

- Protect the tree line along the north property line. Selectively remove trees in consultation with abutter, particularly invasive trees.
- Remove invasive vines and shrubs along the north property line and at the northeast corner of the property.
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- Stormwater planters will be seeded with a native wet meadow mix and planted with wetland shrubs and trees.
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**Entry Design**
- Curved stone walls create terraces for Fruit Trees (or native flowering trees) within native meadow embankment.
- Accent with native evergreen trees.
Fitness Center Example
(within main buildings)

Community Garden

Amenities
Dexter C. Harris House

circa. 1873
Over The Past 6 Months

• 15 Town/Public Meetings
• 8 Community Open Houses
• 3 Historic Commission Meetings
• 3 Presentations at the COA
• 2 Presentations at The Commons
• 5 Weekends at the Transfer Station

We have Listened and Responded to the Community.

Oriole Landing is a Better Project for Lincoln and Civico because of this collaborative process.
Issues and Concerns we heard throughout the process

• Affordable Housing

We increased the level of affordability to 25%, allowing for all 60 Units to be counted toward’s the The Massachusetts Subsidized Housing Inventory.
Issues and Concerns we heard throughout the process

• Affordable Housing
• Density and Height

We reduced the project from 72 Units and 4 stories tall down to 60 units and 3 stories tall, while removing the condominium component of the project.
Issues and Concerns we heard throughout the process

- Affordable Housing
- Density and Height
- Fiscal Impact Analysis

The Town engaged a 3rd party consultant to provide a Peer Review of the Fiscal Impact Analysis submitted by Civico using a different methodology. Both came to the same conclusion = A POSITIVE FISCAL IMPACT of approximately $113,000 annually.
Issues and Concerns we heard throughout the process

- Affordable Housing
- Density and Height
- Fiscal Impact Analysis
- School Impacts

The Town engaged a 3rd party consultant to provide a Peer Review of the expected number of school children submitted by Civico. The Peer Review estimated 7 school aged children will reside at Oriole Landing.
Issues and Concerns we heard throughout the process

- Affordable Housing
- Density and Height
- Fiscal Impact Analysis
- School Impacts
- Traffic Concerns

We have proposed to make a Left Hand Turn Only out of Oriole Landing between the hours of 6:30AM-9:30AM, Monday through Friday
Issues and Concerns we heard throughout the process

- Affordable Housing
- Density and Height
- Fiscal Impact Analysis
- School Impacts
- Traffic Concerns
- Neighborhood Impact

We have proposed to make a contribution of $25,000 to The Town of Lincoln’s Complete Streets Program. We also will be working with the Conservation Commission and The Commons to connect to the existing Trail Network.
Issues and Concerns we heard throughout the process

- Affordable Housing
- Density and Height
- Fiscal Impact Analysis
- School Impacts
- Traffic Concerns
- Neighborhood Impact
- Preserving the Past

We have committed up to $100,000 for relocating and improving the Historic Dexter C. Harris House
Issues and Concerns we heard throughout the process

• Affordable Housing
• Density and Height
• Fiscal Impact Analysis
• School Impacts
• Traffic Concerns
• Neighborhood Impact
• Preserving the Past
• Housing Trust Loan

Through all of the items we have addressed, with the quality and Class A standard we are planning for Oriole Landing, the Town Hired 3rd Party Consultant concluded the $1M loan is needed for a financially feasible project.
We ask that you join in Support of Voting YES for Oriole Landing

These Town Leaders are in Support of the Project:

Board of Selectmen
Planning Board
Housing Coalition
Historic Commission

DHCD (Department of Housing and Community Development)- "a terrific project for Lincoln to advance its affordable housing goals"