

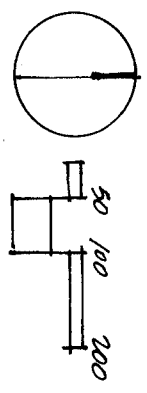


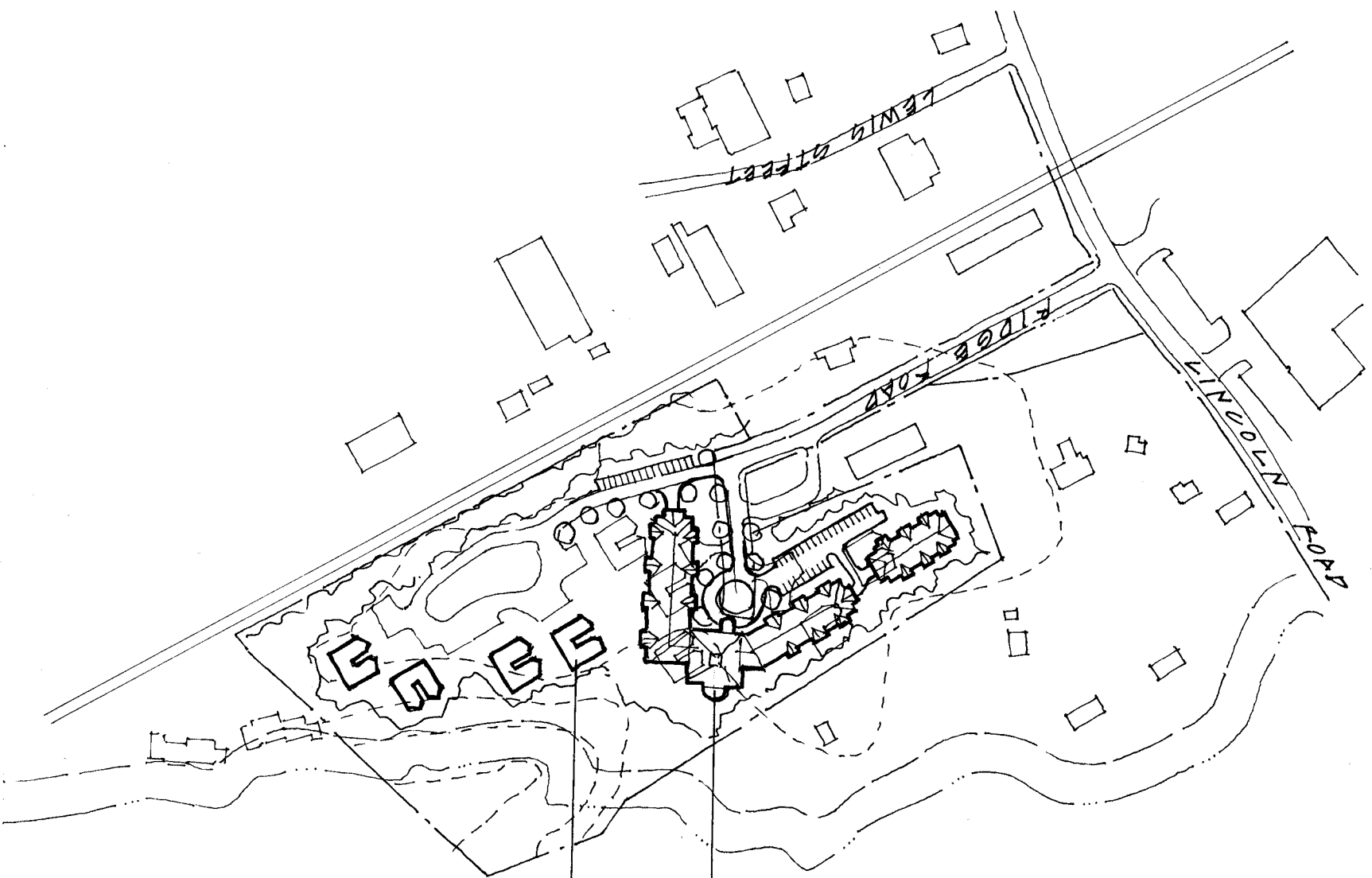
PARCEL SIZE . 0.65 AC.
 AREA IN WETLANDS . 54
 BUFFER AREA . 54
 NET USABLE AREA . 5.65 AC.

EXISTING RESIDENTIAL
 BUILDINGS . 4 UNITS
 PER BUILDING . 36 TOTAL
 UNIT SIZE . APPROX. 1076 SF

WETLANDS
 WETLAND BUFFER
 P.R. TRACKS

AT RISK PROPERTY STUDY . RIDGE ROAD
 SITE ANALYSIS
 LINCOLN, MA





RETIREMENT HOUSING
2 STORY
PARKING UNDER

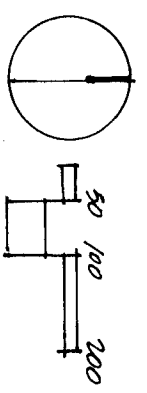
EXISTING RESIDENTIAL
TO REMAIN

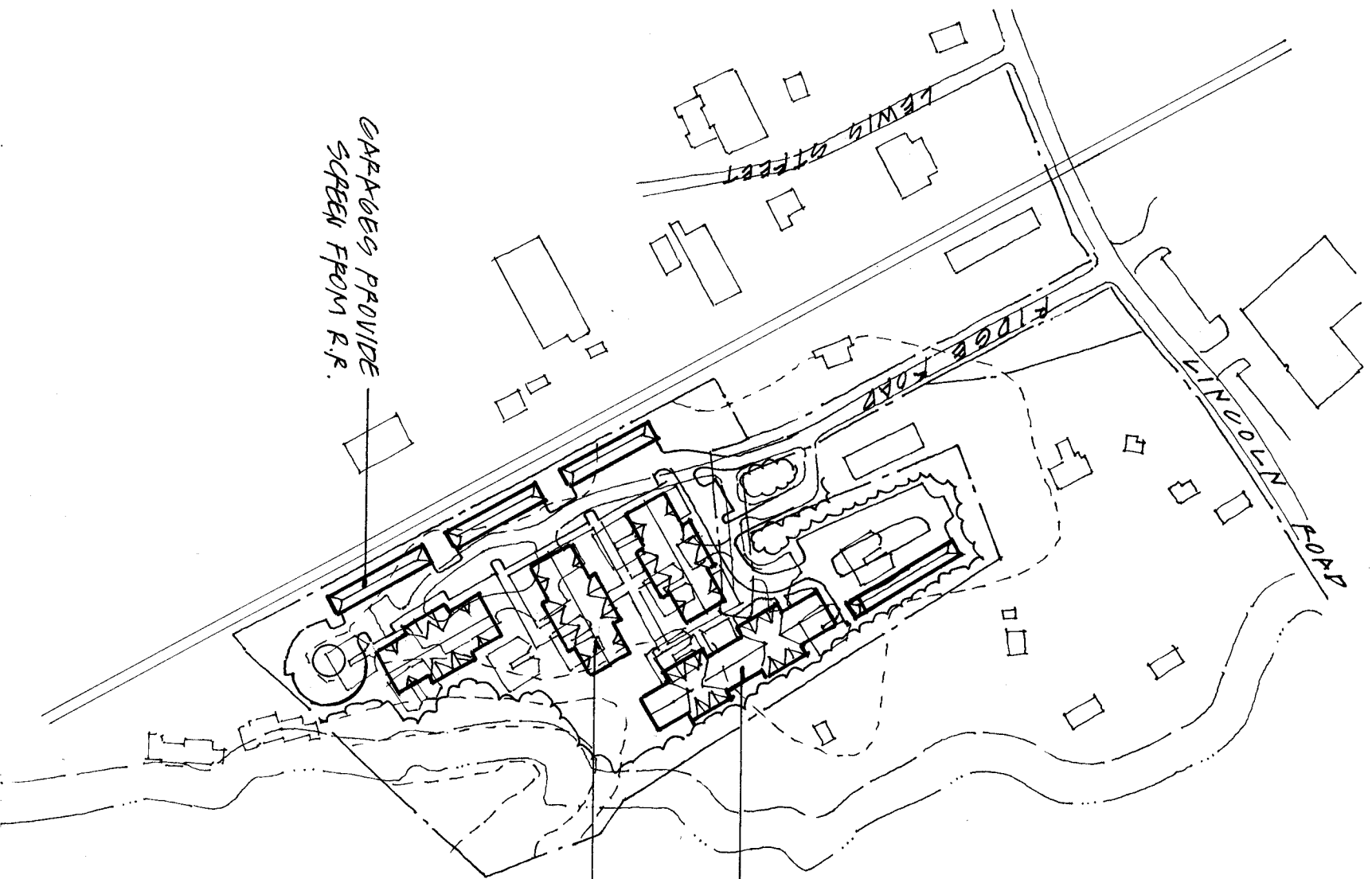
DEVELOPMENT SUMMARY

- EXISTING RESIDENTIAL TO REMAIN - 4 BUILDINGS (10 BU)
- RETIREMENT HOUSING - 40 UNITS (1250 SF/UNIT)
- PARKING - 1 SPACE/UNIT UNDER BUILDING
- TOTAL - 50 UNITS (GROSS DENSITY: 8.5 BU/AC)

AT RISK PROPERTY STUDY - RIDGE ROAD
OPTION 1 - EXISTING + RETIREMENT

LINCOLN, MA





MIXED RESIDENTIAL:
 AFFORDABLE, SENIOR,
 MARKET RATE
 16 UNITS/BUILDING WITH
 GARAGE PARKING (1SP/UNIT)

20 UNIT BUILDING

DEVELOPMENT SUMMARY

- AFFORDABLE UNITS . 16 DU . 1250 SF/UNIT
- SENIOR UNITS . 20 DU . 1250 SF/UNIT
- MARKET RATE . 32 DU . 1250 SF/UNIT
- 2 STORY BUILDINGS
- PARKING PATIO VARIES ACCORDING TO TYPE :
- 1 GARAGE SPACE/UNIT, REMAINING SURFACE PARKED
- TOTAL . 68 UNITS (GROSS DENSITY . 10.3/AC.)

AT RISK PROPERTY STUDY . RIDGE ROAD
OPTION 2 : 40B MIXED RESIDENTIAL
 LINCOLN, MA

