



The  
**Nature Link**  
Conservation, Housing, & Access



**CIVICO DEVELOPMENT | DEVELOPER**

**BRENDON PROPERTIES | BUILDER**

**UNION STUDIO | ARCHITECT**



*Union Studio*



*Brendon Properties*



*Civico Development*



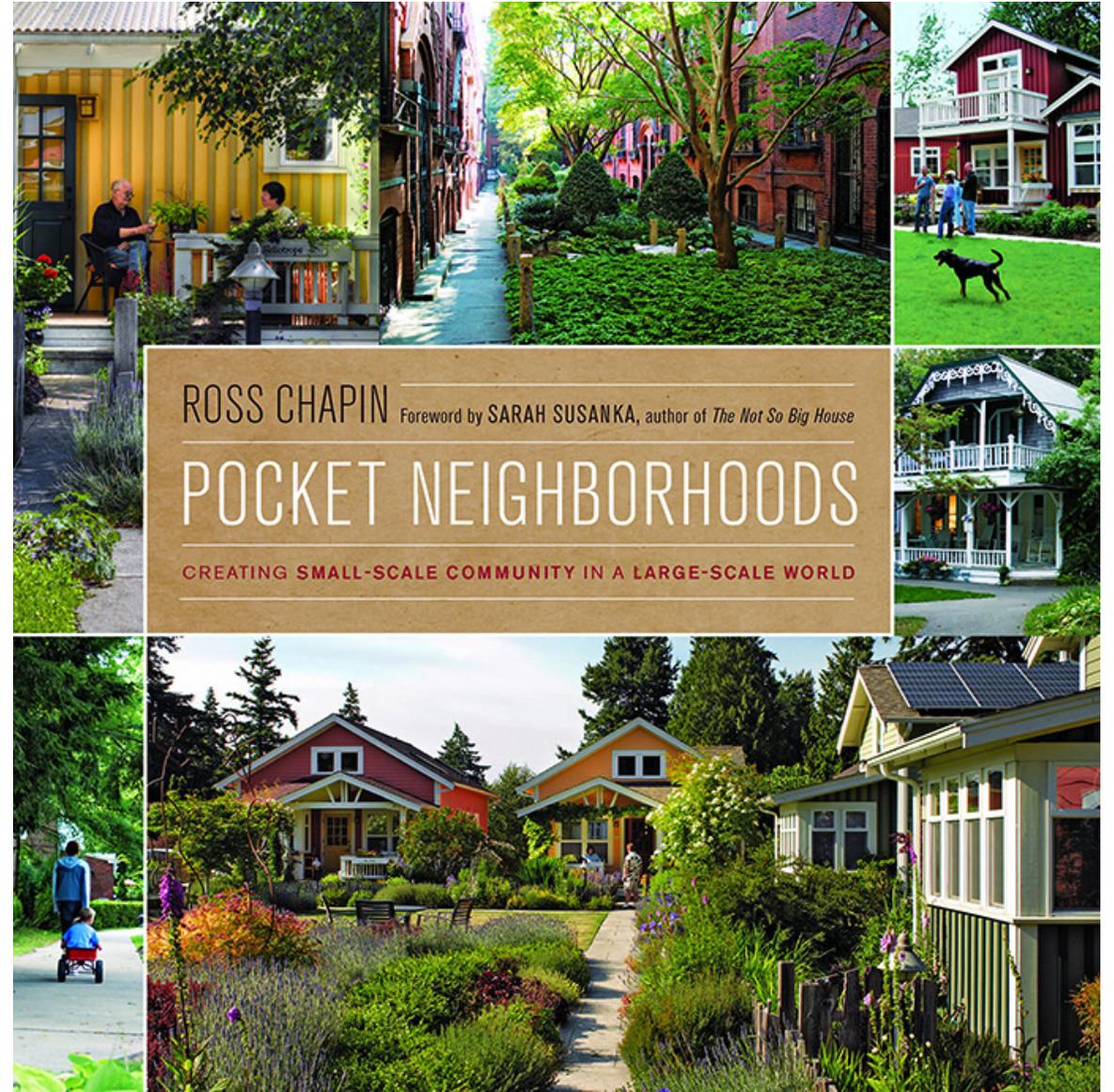
*Concord Riverwalk  
NOW Communities | Union Studio*

A Blueprint for the Way We Really Live

# THE NOT SO BIG HOUSE



Sarah Susanka with Kira Obolensky



ROSS CHAPIN Foreword by SARAH SUSANKA, author of *The Not So Big House*

## POCKET NEIGHBORHOODS

CREATING SMALL-SCALE COMMUNITY IN A LARGE-SCALE WORLD

*Abbey Road - Sherborn, MA*





# Oriole Landing - Lincoln, MA

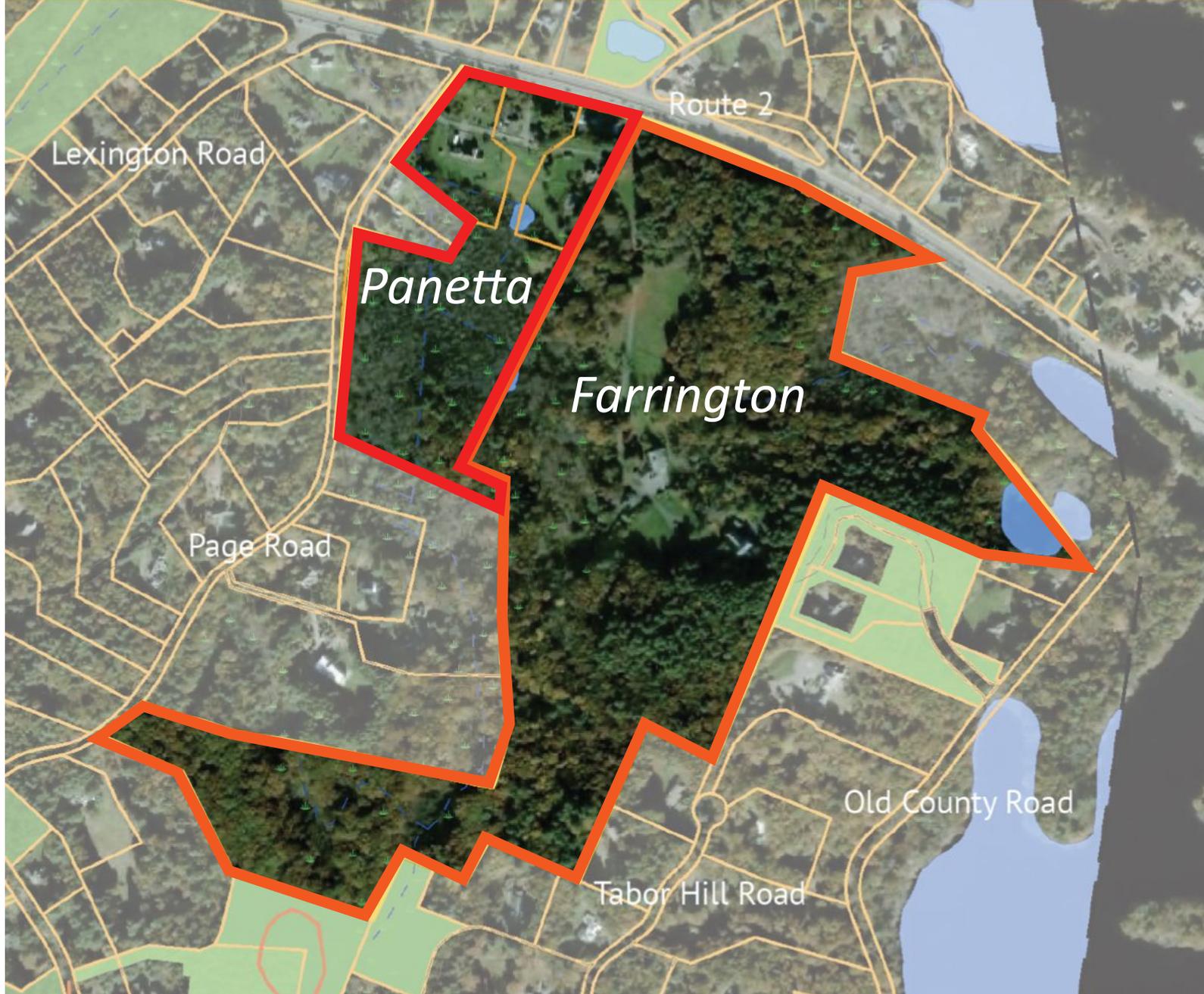


# Oriole Landing - Lincoln, MA





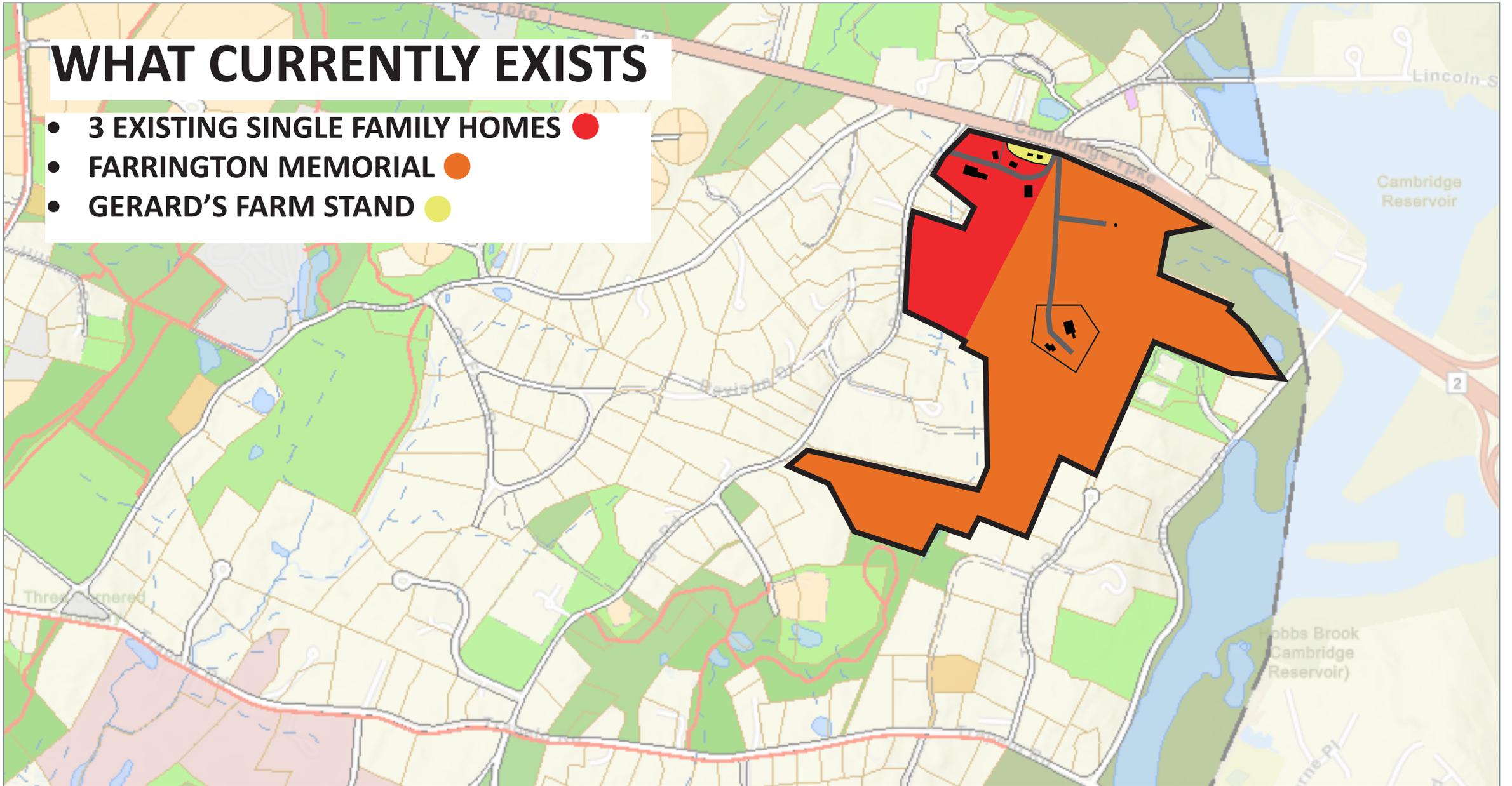
*Oriole Landing - Lincoln, MA*



*The Nature Linc Project Area*

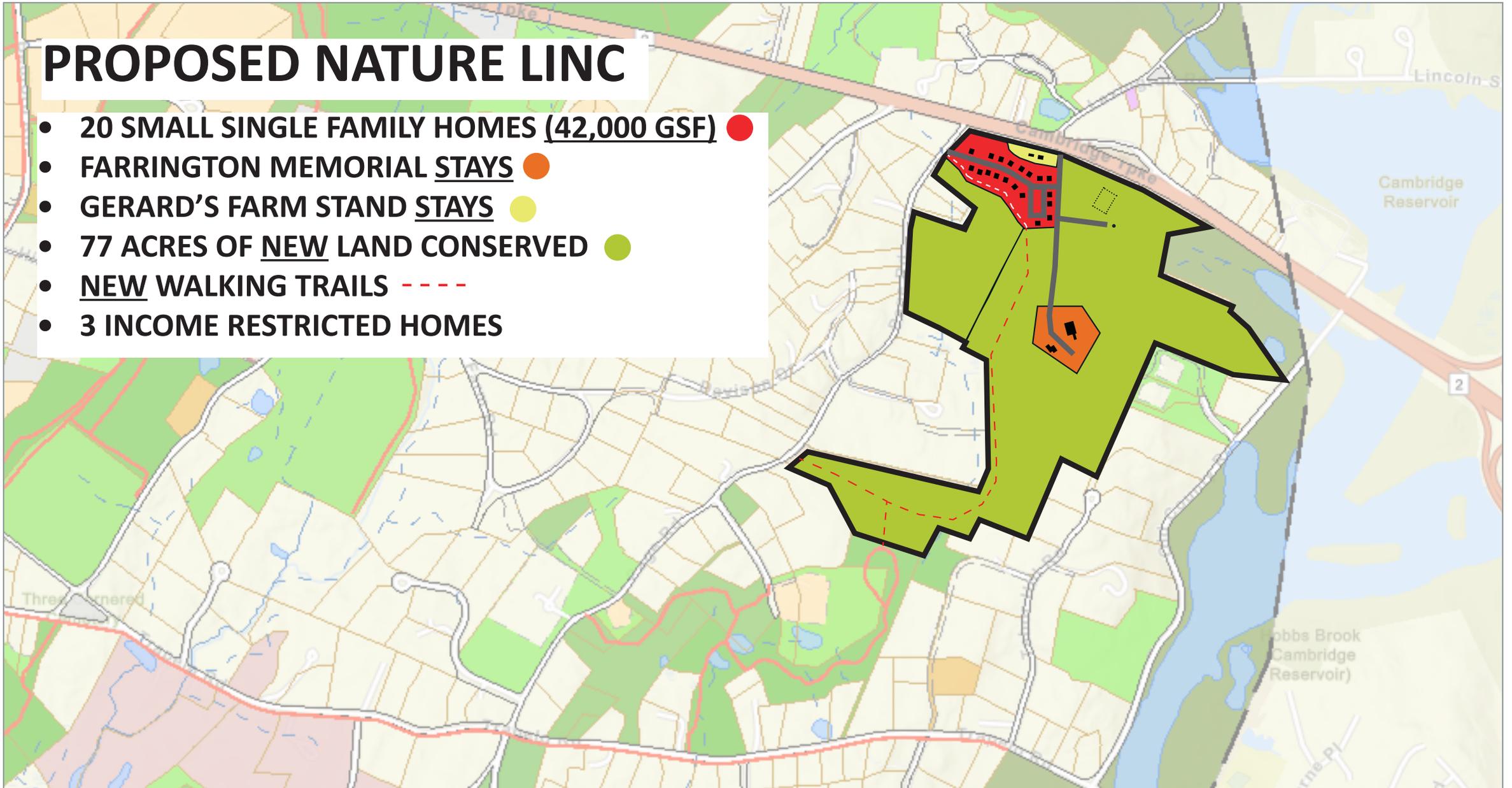
# WHAT CURRENTLY EXISTS

- 3 EXISTING SINGLE FAMILY HOMES ●
- FARRINGTON MEMORIAL ●
- GERARD'S FARM STAND ●



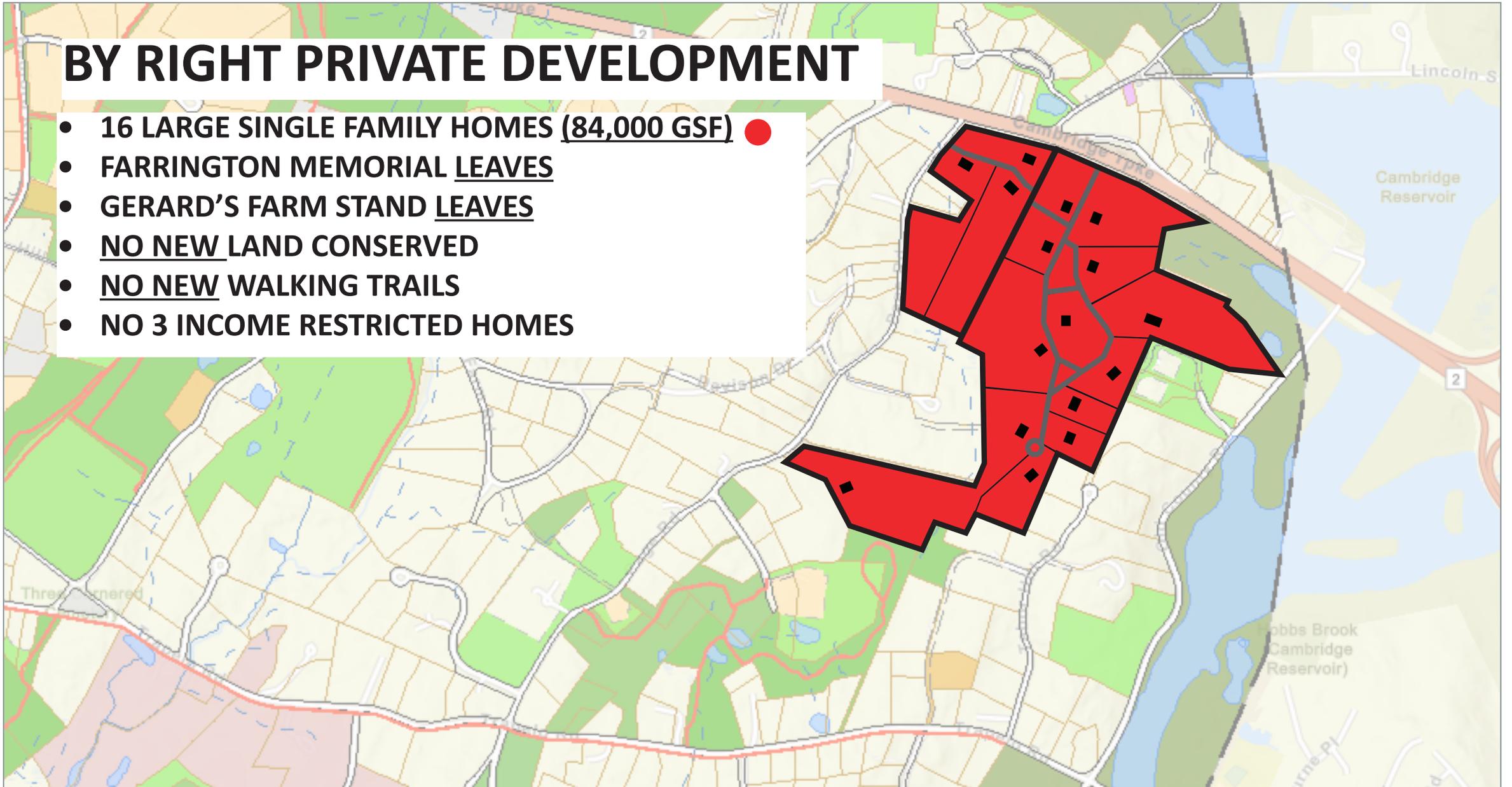
# PROPOSED NATURE LINC

- 20 SMALL SINGLE FAMILY HOMES (42,000 GSF) ●
- FARRINGTON MEMORIAL STAYS ●
- GERARD'S FARM STAND STAYS ●
- 77 ACRES OF NEW LAND CONSERVED ●
- NEW WALKING TRAILS - - - -
- 3 INCOME RESTRICTED HOMES



# BY RIGHT PRIVATE DEVELOPMENT

- 16 LARGE SINGLE FAMILY HOMES (84,000 GSF) ●
- FARRINGTON MEMORIAL LEAVES
- GERARD'S FARM STAND LEAVES
- NO NEW LAND CONSERVED
- NO NEW WALKING TRAILS
- NO 3 INCOME RESTRICTED HOMES



## NATURE LINC



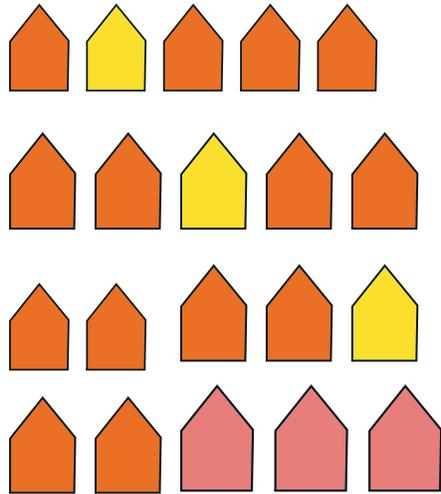
**11 KAYS WALK  
CARLISLE, MA  
1,850 SF  
ASKING PRICE=APPROX. \$1M**

## BY RIGHT



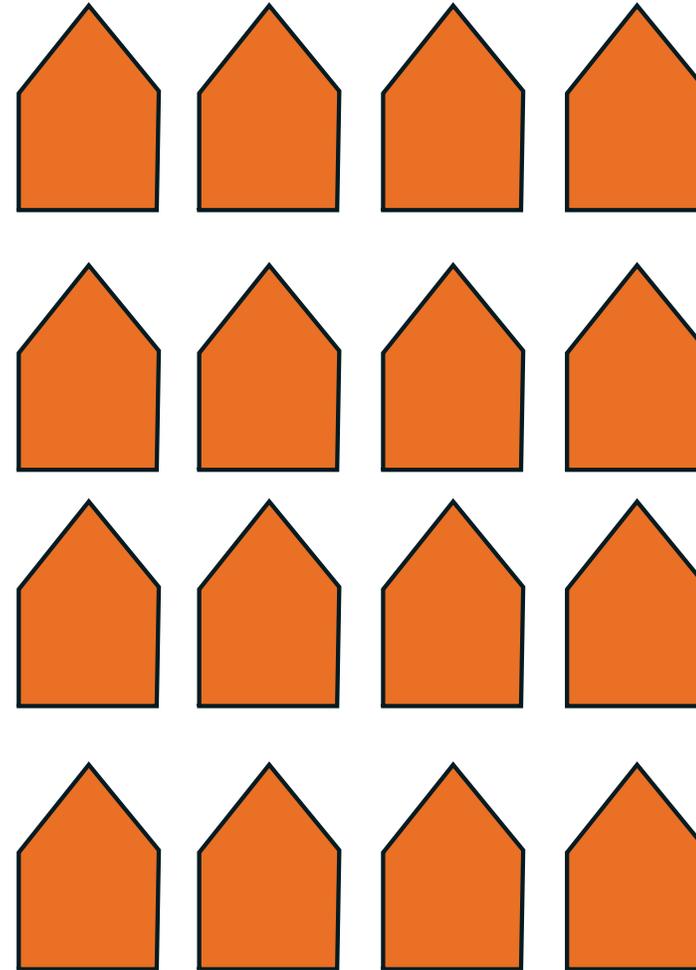
**19 CONANT ROAD  
LINCOLN, MA  
5,000-6,500 SF  
ASKING PRICE=\$3.8M**

**NATURE LINC**

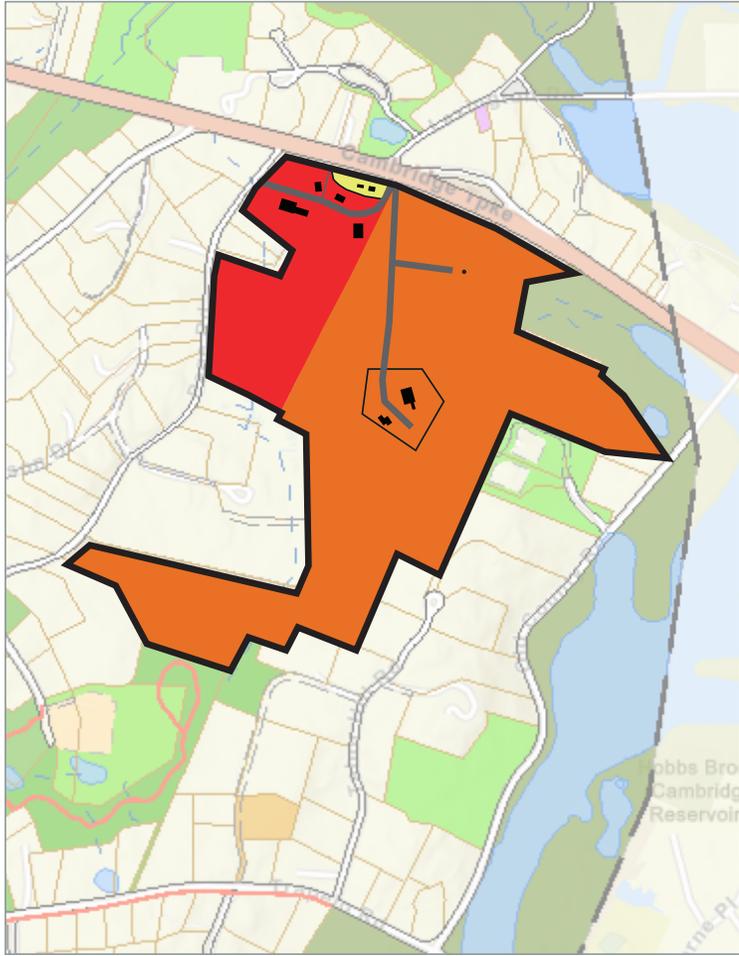


*20 HOMES*  
*42,000 GSF (1,850 sf ea)*  
*63 Bedrooms*

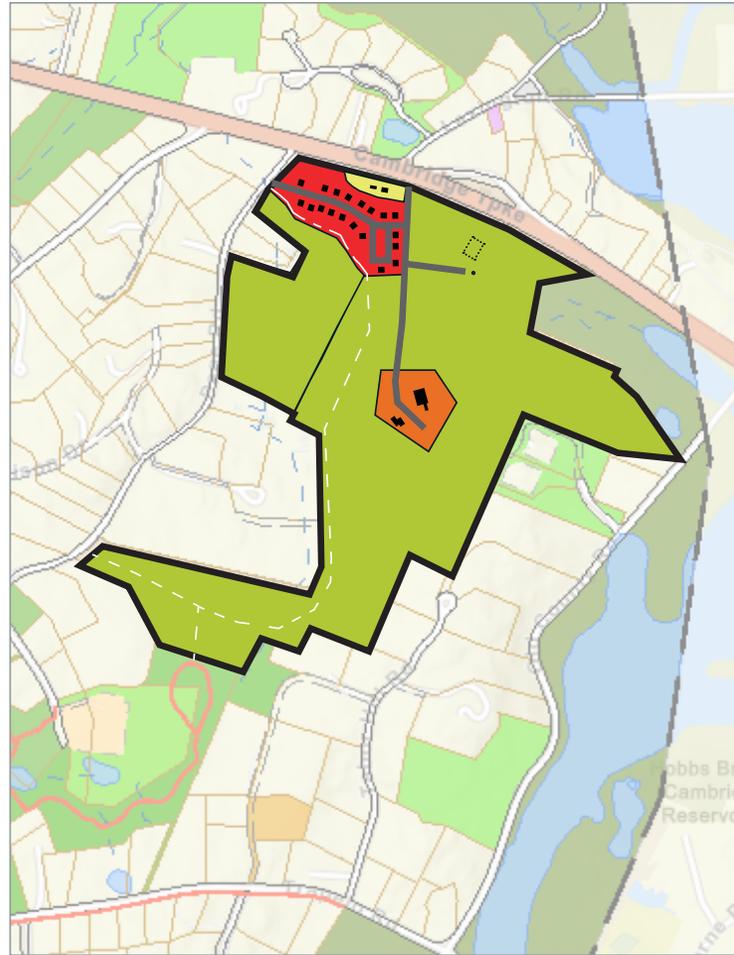
**BY RIGHT**



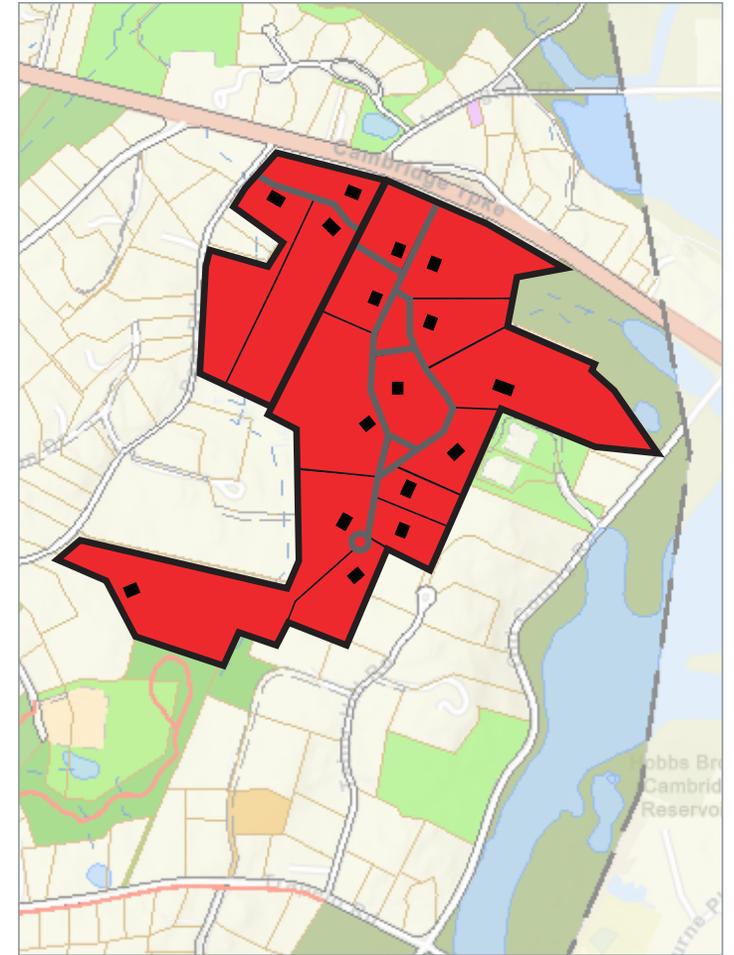
*16 HOMES*  
*84,000 GSF (5,250 sf ea)*  
*80 Bedrooms*



**EXISTING**



**THE NATURE LINC**



**BY RIGHT**





Page Road

Cambridge Turnpike

Lexington Road

Play Space

Gerard's Nursery

Linear Green

Typical Cottage:  
(17) Total

Typical Home:  
(3) Total

100' Wetland Setback

Wetland Delineation

Existing Pond

[Private Road]

1

2

3

4

5

6

7

8

9

20

19

18

17

16

15

14

10

11

13

12



**ELEVATION OF COTTAGE HOME**



**ELEVATION OF COTTAGE HOME**

## Community Features

- 17 Homes @1,850 Sf Avg
- 3 Homes @ 3,600 Sf Avg
- 3 Income Restricted Homes
- All Electric And Solar Ready Homes
  - Condo Association
  - Community Playground
  - Community Green Spaces
  - Access To Lincoln's Trails



## Neighbor Concerns

Having Access To Trail System from  
Page Road Is Important;

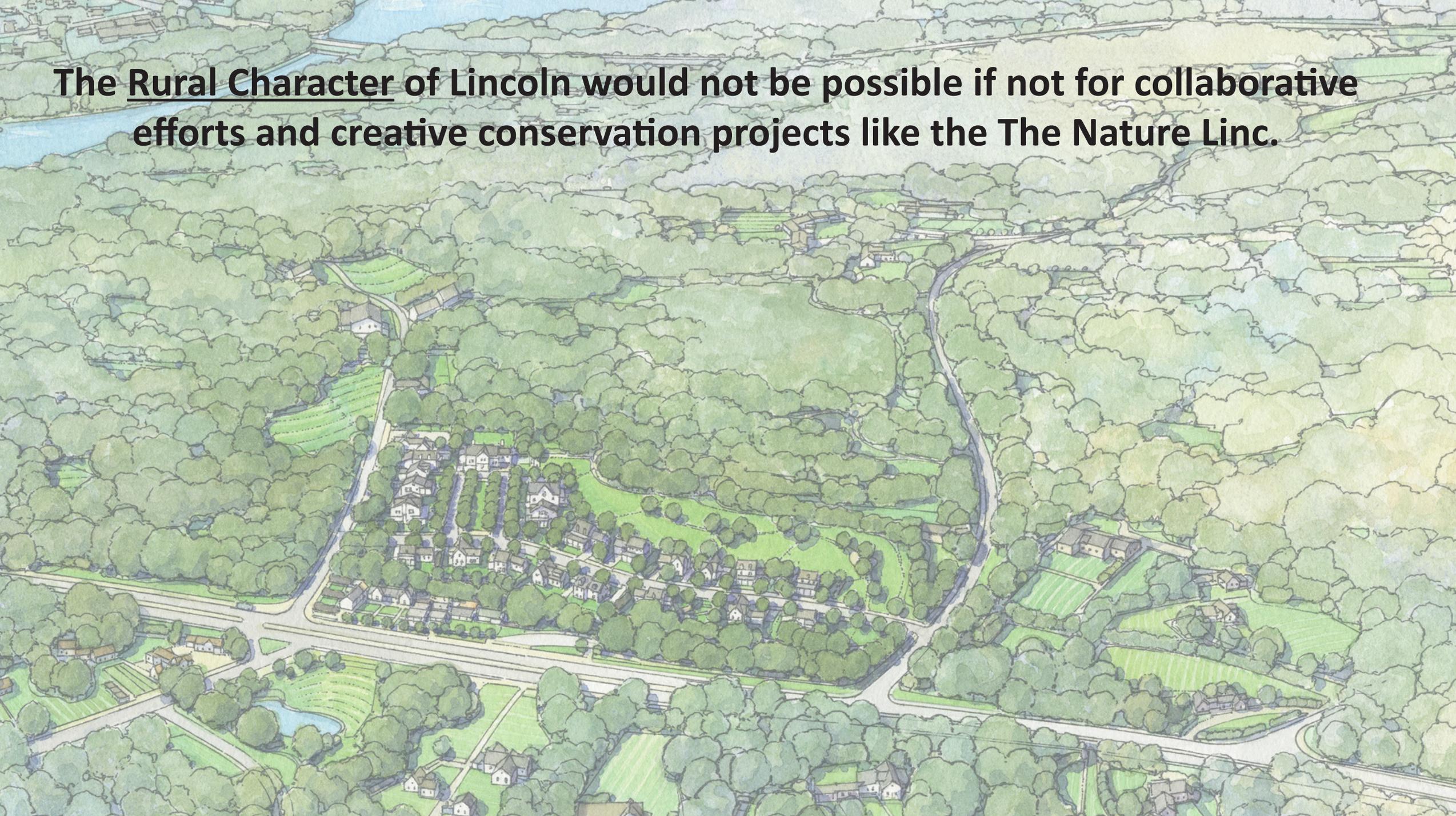
Request That New Development Has  
Direct Access To Route 2;

Developer To Provide Mitigation From  
Construction;

Open Line Of Communication during  
Special Permit and Construction



**The Rural Character of Lincoln would not be possible if not for collaborative efforts and creative conservation projects like the The Nature Linc.**

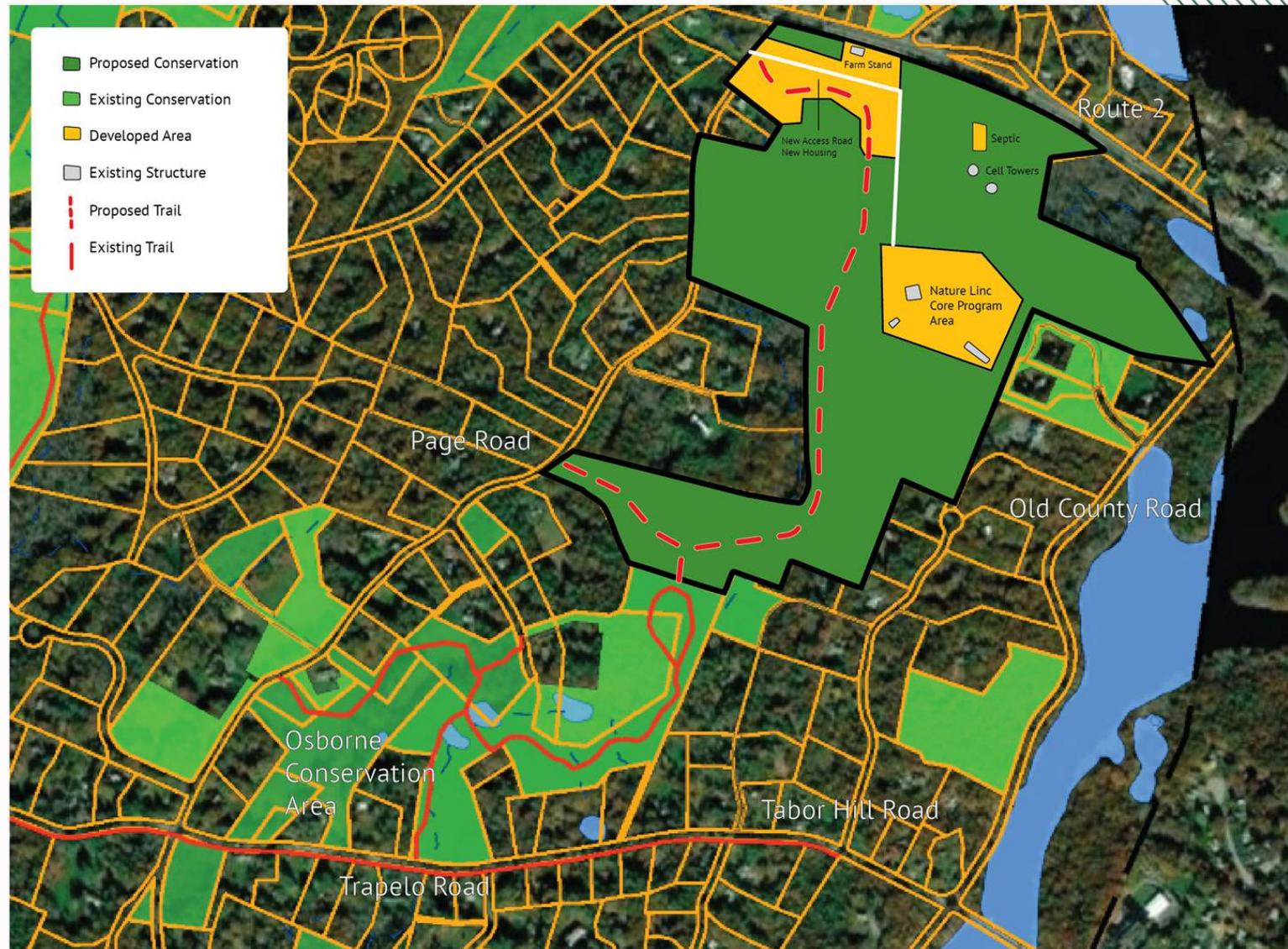


# The Nature Link Project Map



**77** Acres of Forests, Wetlands, and Fields Conserved  
**20** New Homes in a Mixed-Income Neighborhood  
**1.5** Miles of New Trails

# Proposed Trail & Wildlife Corridor



# PARTNERS

## *Rural Land Foundation*



Rural Land Foundation (RLF), founded in 1965, has led creative land development in Lincoln, continually balancing the importance of open space with other Town needs, including housing.

## *Farrington Nature Linc*



Nature Linc's parent organization Farrington Memorial has operated in Lincoln since 1912. Nature Linc's mission since 2011 has been to provide children from low-income, urban communities with equitable access to and immersive engagement in nature.

## *Panetta Family*



The Panetta Family has been on the land for generations and previously farmed much of their property.

# PARTNERS

## *The City of Cambridge*



The City of Cambridge's Water Department has helped protect hundreds of acres of land in the Cambridge Reservoir's watershed in Lincoln.

## *The Town of Lincoln*



Lincoln residents have consistently supported conservation projects at Town Meeting, particularly through the Community Preservation Act Fund.

## *Conservation Commission*



The Conservation Commission has been and remains a critical partner in the acquisition and stewardship of Lincoln's conservation lands.

# PRELIMINARY FINANCIALS

## Farrington Conservation Land

Farrington Nature Linc Land ( <b>Conservation and Deed Restrictions</b> )	\$3.1 Million
<b>Funding Sources</b>	
City of Cambridge	\$800,000
Town CPA	\$950,000
Private Fundraising	\$1.35 Million

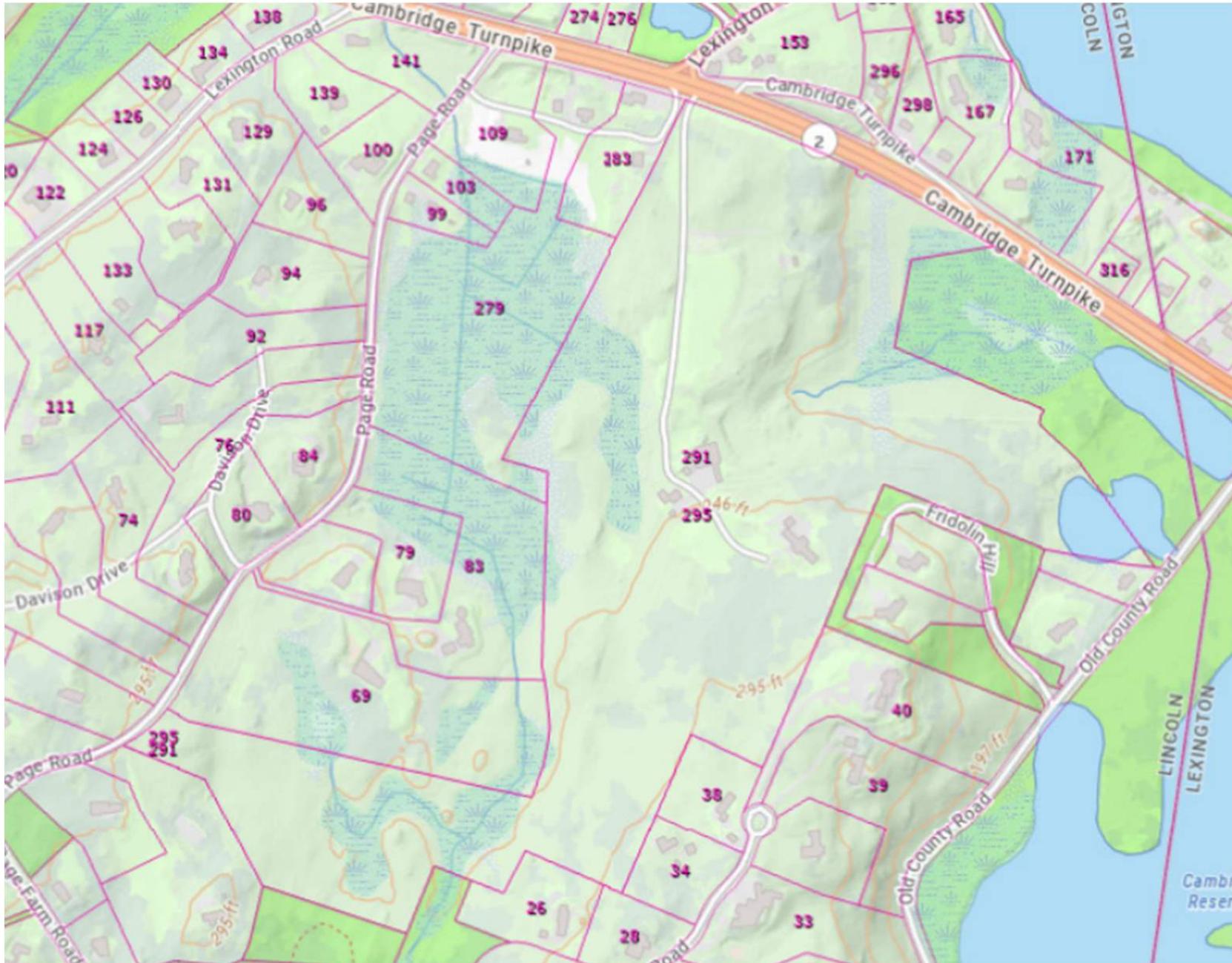
# PRELIMINARY FINANCIALS

## New Housing (Panetta Land)

Panetta Land ( <b>Sale of Land</b> )	\$3.3 Million
<b>Funding Sources</b>	
Civico (Housing Developer)	\$3.3 Million

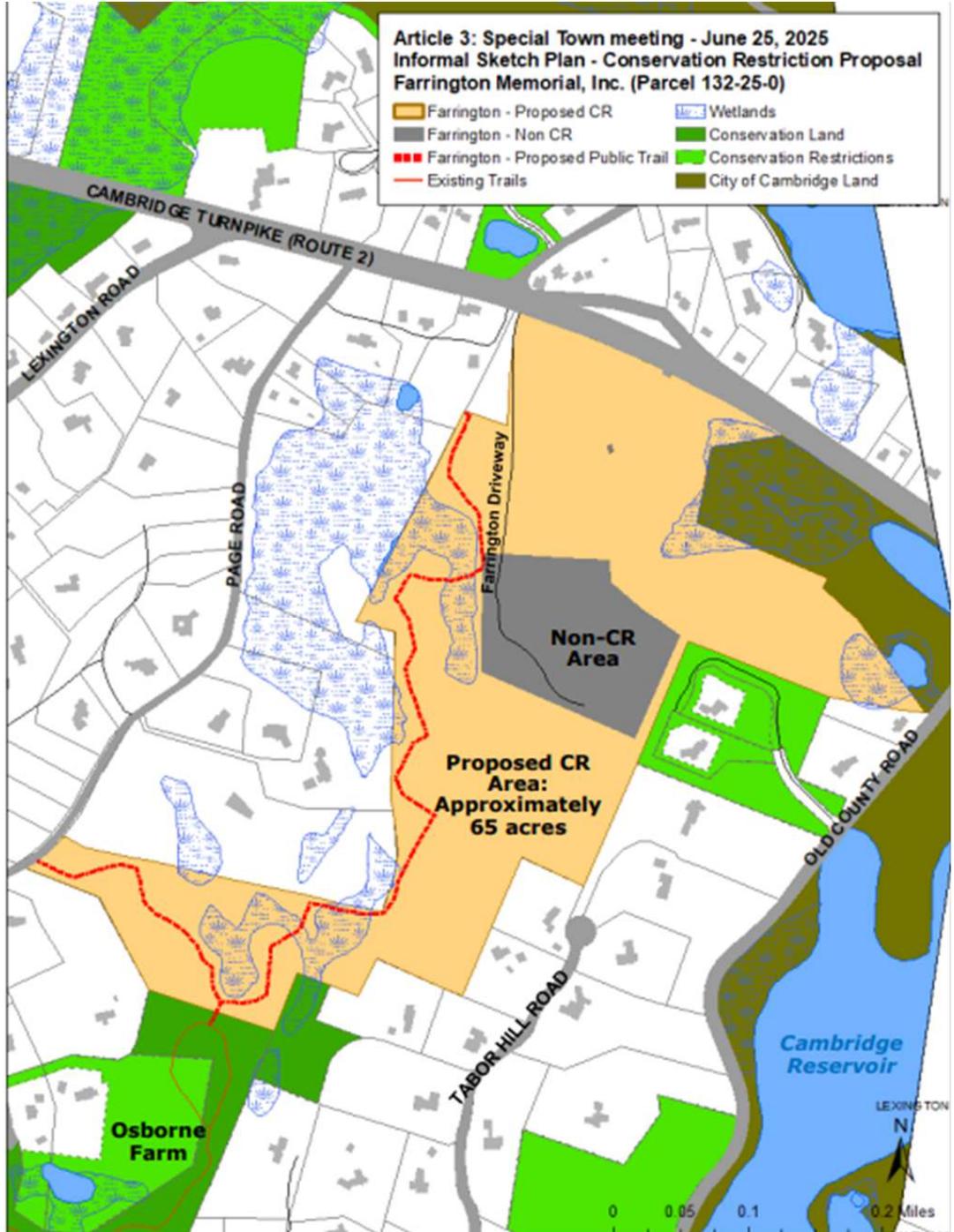
DEP Wetlands  
Layer from  
MassMapper

Approx. 8.5  
acres of  
wetlands on  
the Farrington  
Land



Article 3: Special Town meeting - June 25, 2025  
Informal Sketch Plan - Conservation Restriction Proposal  
Farrington Memorial, Inc. (Parcel 132-25-0)

- |  |   |
|--|---|
|  Farrington - Proposed CR           |  Wetlands                  |
|  Farrington - Non CR                |  Conservation Land         |
|  Farrington - Proposed Public Trail |  Conservation Restrictions |
|  Existing Trails                    |  City of Cambridge Land    |



<b>Current ownership</b>	<b>Proposed ownership</b>	<b>Proposed restriction</b>	<b>Description</b>	<b>Acres</b>
Farrington (total 75 acres)	Farrington	Conservation Restriction held by Town of Lincoln	Forests and wetlands; will include easement for septic system serving housing development	~35
	City of Cambridge	Conservation Restriction held by Town of Lincoln	Forests and wetlands	~30
	New Homeowners' Association	None, other than North Lincoln Overlay District Zoning	Small area needed for housing layout	~1
	Farrington	Deed restriction	Farrington Nature Linc program area with existing buildings	~9
Panetta (total 20 acres)	New Homeowners' Association	None, other than North Lincoln Overlay District Zoning	New housing development of 20 mixed-income homes	~5
	City of Cambridge	Conservation Restriction held by Town of Lincoln	Forests and wetlands	~14
	Panetta	Deed restriction	Existing farmstand	~1

# City of Cambridge and Lincoln Conservation Land Partnership



- The City of Cambridge has helped Lincoln protect 518 acres of forests and wetlands in town (5.6% of total land mass)
- The partnership between Lincoln and Cambridge is a win-win. Lincoln residents enjoy the direct benefits of open space (recreation, wildlife habitat) and Cambridge fulfills its watershed protection goals
- Conservation land owned by Cambridge is maintained by the city, allowing Lincoln to focus resources on other conservation areas
- Conservation Restrictions (CRs) held by the Town of Lincoln Con Comm add an extra layer of permanent protection to these watershed lands
- The true measure of successful land protection is not in who holds the deed, but whether the land remains permanently preserved. Cambridge-Lincoln partnership is an outstanding model for regional cooperation to achieve land conservation outcomes that benefit entire communities

# City of Cambridge and Lincoln Conservation Land Partnership



## Examples of Lincoln-Cambridge Conservation Projects

- Lincoln's Quiet Places, Tower Road (2005): 54 acres of conserved land, of which Cambridge was deeded 15.5
- DeNormandie Rte 2 Property (2012): 53 acres of conserved land deeded to Cambridge with a CR held by Lincoln's ConComm
- Jerodel Realty Trust, Winter Street (2015): 54 acres of conserved land deeded to Cambridge with a CR held by Lincoln's ConComm
- Twin Pond Conservation, Twin Pond Lane (2022): 7.8 acres of conserved land deeded to Cambridge with a CR held by Lincoln's ConComm

