

Oriole Landing- Background

HOW did we get here?

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- At an early 2017 Land Use Chair Quarterly (LUCQ) meeting, members discussed and recommended creating a committee specifically to address at risk properties or other properties that may come up for sale as well as for developer inquiries.
- At the March 2017 Town Meeting, the Housing Commission updated the Town on the status of our affordable housing inventory as we approach the 2020 census.
- The Board of Selectmen, working jointly with the Lincoln Housing Coalition in an effort to explore opportunities to create additional affordable housing in time to be counted on the Town's 2020 census, created the Housing Options Working Group (HOW), and appointed members consisting of representation from Housing, Planning, the Rural Land Foundation, and the Board of Selectmen.

Housing Options Working Group (HOW)

- Tasks
- The tasks of the HOW Group will include, but not be limited to, the following:
- Review and become familiar with previous plans and existing materials, and the most recent 2014 Housing Plan;
- Identify owners of properties that might be currently available for sale, or available in the near term that would be potentially suitable for affordable housing;
- Work with owners and potential developers to explore the feasibility of housing developments of various types, that would lead to the creation of units that would qualify on the Town's SHI;
- Report back periodically to the Board of Selectmen and the Housing Coalition;
- Help the Selectmen and the Housing Coalition design and carry out public engagement plans;
- Consult and work with other Boards and Committees as needed;
- At the discretion of the Selectmen and the Affordable Housing Trust, carry out negotiations with property owners and developers; and
- Help the Selectmen and Housing Coalition prepare presentations, as needed, for any Town Meeting approvals that may be required (e.g., zoning approvals, funding requests, etc.).

HOW did we get here?

- Link to HOW Group: <https://www.lincolntown.org/933/Housing-Options-Working-Group-HOW>
- The HOW Group is not a decision making committee but rather a working group that is a vehicle for communication and sharing of ideas. Decision making rests with boards and committees and Town Meeting.
- The HOW Group held its first meeting on September 14, 2017. Just around the time of the formation of the HOW Group, the Planning and Land Use Department was contacted by CIVICO regarding a proposed project located at 1 Mary's Way. It was suggested that CIVICO meet with the newly formed HOW Group to discuss the project. Civico met with the HOW Group on October 17, 2017.
- At the October 17th meeting, CIVICO presented a proposed project consisting of 60 apartment units in one large 4 story building sited at the front of the property with 12 townhome style condominium units towards the middle/rear of the property.
- The HOW Group expressed concerns about the scale of the proposed project, impact on the neighborhood, and lack of any substantial benefit to the Town. HOW recommended that CIVICO consider meeting with Lincoln's various boards and committees to solicit feedback as well as to reach out to neighbors and the Commons.

HOW did we get here?

- Since that meeting, CIVICO has met repeatedly with stakeholder boards/committees, and has substantially revised their proposed project to what you will see tonight.

For your consideration:

- Mary's Way property had been listed for sale for a considerable period of time. PRD had made inquiries about land for potential soccer field, and Housing Commission/Trust had also reached out to the owner.
- Four prominent 40b developers have reached out to the Town and expressed interest in the development potential of the property, (a "friendly 40b") ranging from 125-250 units.
- While on the market, the asking price of the property increased to well over the assessed value and the Housing Trust's budget, placing it out of reach for the Trust to consider purchasing.
- Neither the Housing Coalition nor the Town can solicit proposals without issuing a Request for Proposals (RFP) and could only do so when the Town or an entity of the town has control of the property. In the case of Mary's Way, a developer would require a zoning change to do anything more than a 1 or 2 unit single family development. This is why developers approached the Housing Commission looking for support as a zoning change would be required.

What's next- Opportunities for Input

Upcoming Public Hearings:

- Historical Commission: **March 6, 2018 at 7:30pm- Town Offices**
- Planning Board: An application for a Preliminary Development & Use Plan was recently filed with the Planning Board with a hearing to be held on **Tuesday, March 6th at 7:00pm at Town Offices**. The Applicant is required to mail a copy of the plan to all postal patrons in Lincoln at least 14 days prior to the hearing. All residents and the public are invited to attend the public hearing.
- 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.

FOR MORE INFORMATION ABOUT ORIOLE LANDING

PLANNING DEPARTMENT WEB PAGE: <http://www.lincolntown.org/973/Oriole-Landing-Housing-Development> OR

HOUSING COMMISSION WEB PAGE: <http://www.lincolntown.org/142/Housing-Commission> OR