

# THE COMMONS IN LINCOLN

Independent Living Expansion 2023

1 Harvest Circle

Lincoln, MA 01773

For Project Info and Updates Please Visit [www.TheCommons2023.com](http://www.TheCommons2023.com)



## PLEASE PARTICIPATE IN OUR PLANNING EFFORTS

**PUBLIC HEARING:** February 28<sup>th</sup>, 2023, 7pm, Zoom Meeting, for online access please visit <http://www.lincolntown.org/AgendaCenter/Planning-Board-22>

## Information Sessions at the Lincoln Public Library (Tarbell Room)

Thursday, March 2<sup>nd</sup> 6pm – 8pm

Thursday, March 9<sup>th</sup> 1:30pm – 3:30 pm and 6pm – 8pm

The **2023 Annual Town Meeting** will take place on Saturday, March 25, 2023 at 9:30 a.m. in the Donaldson Auditorium/Todd Lecture Hall.

## PROJECT OVERVIEW

Responding to a higher concentration of older adults than national or statewide averages and recent history of strong operations, New England Life Plan Communities, owner of The Commons, proposes to expand its offering of independent living options for the seniors in the Lincoln area. This expansion will promote housing diversity by providing additional senior housing and rental options while ensuring The Commons remains competitive in the marketplace. If approved and completed, the project would have a positive fiscal impact for the Town of Lincoln.

The proposed project is the third phase of campus development at the campus that was originally constructed in 2010 and expanded in 2016. The project would infill select areas of vacant land and expand existing structures with 40 new independent living units, consisting of eight (8) freestanding and semi-attached cottages and thirty-two (32) apartments. All apartment style units would be additions to the existing Flint and Russell buildings. A net increase of fifty-six (56) parking spaces would be provided in the plan, an improvement of existing conditions.

Six (6) of the eleven (11) units proposed as additions to the Flint building would be designated as affordable housing at rates affordable to the 80% area median income (AMI) threshold, increasing the total affordable units provided by The Commons to fourteen (14) units. The proposed development maintains prior commitments related to a 5-acre conservation restriction area and will be designed with Passive House design principles to increase energy efficiency and limit environmental impact.

The need for all forms of senior housing is significant as 19% of Lincoln residents are over age 65, compared to 17.4% statewide and 16.8% nationally. This market demand is evidenced by The Commons being fully occupied with a lengthy independent living waitlist that would take several years to satisfy. Lincoln is the #1 place of origin for current Commons residents, so this expansion project could reasonably be expected to serve existing Lincoln residents, allowing them to remain in their local community as their needs change.

The proposed project would be permitted through a robust oversight process including:

- Town Meeting review and approval of an amended North-Lincoln Planned Development District
- Town Meeting review and approval of the Preliminary Use and Development Plan
- Planning Board review and approval of the amended Special Permit and Definitive Development Plan
- Historic Commission approval of demolition of an obsolete and vacant 1962 single family structure
- Conservation Commission review and approval of activities in the Riverfront Area and compliance with state and local wetlands protection law

To see the complete application and supporting material, please visit <https://www.lincolntown.org>



We want to hear from you! To submit feedback to or ask questions of the project team, please click the QR Code or visit: [www.TheCommons2023.com](http://www.TheCommons2023.com)



# 1 Harvest Circle

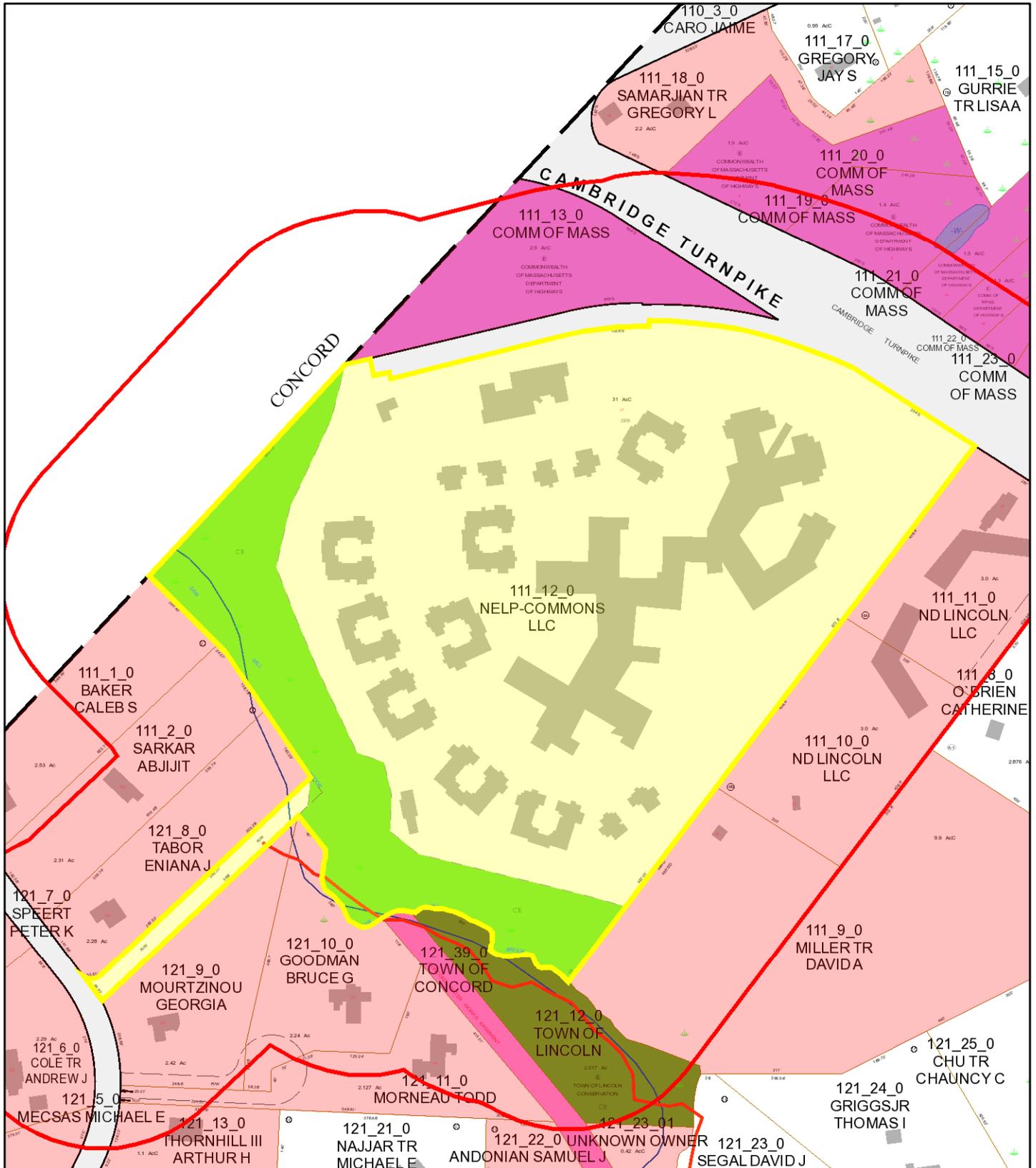
Lincoln, MA



January 20, 2023

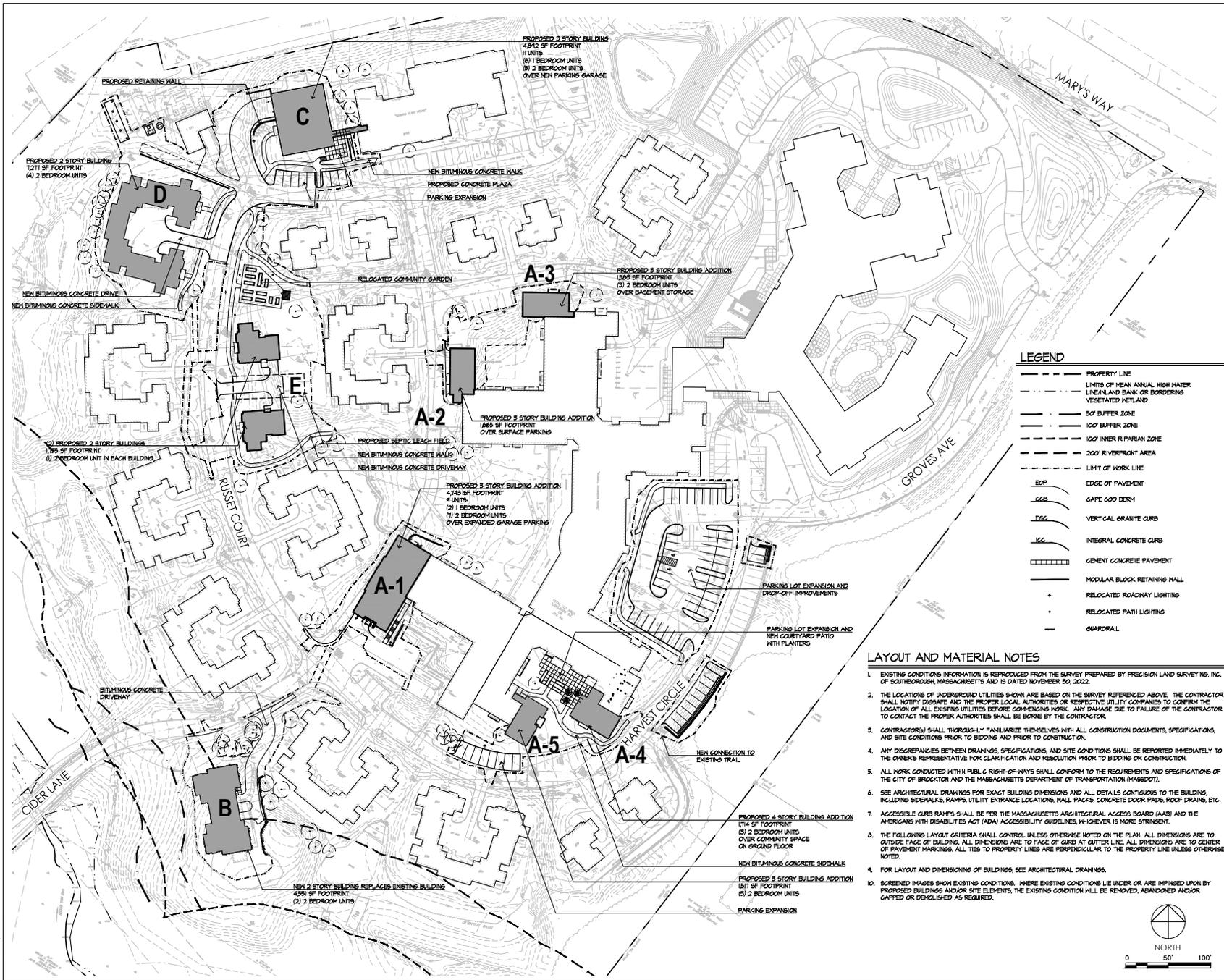
1 inch = 277 Feet

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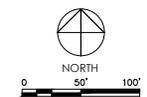


**LEGEND**

- PROPERTY LINE
- LIMITS OF MEAN ANNUAL HIGH WATER
- LINE/LAND BANK OR BORDERING VEGETATED WETLAND
- 50' BUFFER ZONE
- 100' BUFFER ZONE
- 100' INNER RIPARIAN ZONE
- 200' RIVERFRONT AREA
- LIMIT OF WORK LINE
- EOP EDGE OF PAVEMENT
- GCB CAPE COD BERM
- VGC VERTICAL GRANITE CURB
- ICC INTEGRAL CONCRETE CURB
- CCP CEMENT CONCRETE PAVEMENT
- MBR MODULAR BLOCK RETAINING WALL
- RPL RELOCATED ROADWAY LIGHTING
- RPL RELOCATED PATH LIGHTING
- GRD GUARDRAIL

**LAYOUT AND MATERIAL NOTES**

1. EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY PRECISION LAND SURVEYING, INC. OF SOUTHBOROUGH, MASSACHUSETTS AND IS DATED NOVEMBER 30, 2022.
2. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE BASED ON THE SURVEY REFERENCED ABOVE. THE CONTRACTOR SHALL NOTIFY DIGSAFE AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
3. CONTRACTOR(S) SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS, AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
4. ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, AND SITE CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.
5. ALL WORK CONDUCTED WITHIN PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF BOSTON AND THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION (MASSDOT).
6. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND ALL DETAILS CONTIGUOUS TO THE BUILDING INCLUDING SIDEWALKS, RAMPS, UTILITY ENTRANCE LOCATIONS, HALL PACKS, CONCRETE DOOR PADS, ROOF DRAINS, ETC.
7. ACCESSIBLE CURB RAMPS SHALL BE PER THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB) AND THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES, WHICHEVER IS MORE STRINGENT.
8. THE FOLLOWING LAYOUT CRITERIA SHALL CONTROL UNLESS OTHERWISE NOTED ON THE PLAN. ALL DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING. ALL DIMENSIONS ARE TO FACE OF CURB AT OUTER LINE. ALL DIMENSIONS ARE TO CENTER OF PAVEMENT MARKINGS. ALL TIES TO PROPERTY LINES ARE PERPENDICULAR TO THE PROPERTY LINE UNLESS OTHERWISE NOTED.
9. FOR LAYOUT AND DIMENSIONING OF BUILDINGS, SEE ARCHITECTURAL DRAWINGS.
10. SCREENED IMAGES SHOW EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPLICATED UPON BY PROPOSED BUILDINGS AND/OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND/OR CAPPED OR DEMOLISHED AS REQUIRED.



Issued	By	Assoc.	01-31-22
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	01/05/2022				

Permit/Seal					
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Client/Project  
**ONEPOINT PARTNERS**  
  
**COMMONS IN LINCOLN EXPANSION 2023**  
  
LINCOLN, MA  
  
Title  
**PROPOSED SITE PLAN**

Project No.	Scale
210801974	AS NOTED

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LOCATION A-1



LOCATION A-2



LOCATION A-3



LOCATIONS A-4 & A-5

**THE COMMONS IN LINCOLN**  
3D VIEWS



LOCATION B



LOCATION C



LOCATION D



LOCATION E

**THE COMMONS IN LINCOLN**  
3D VIEWS