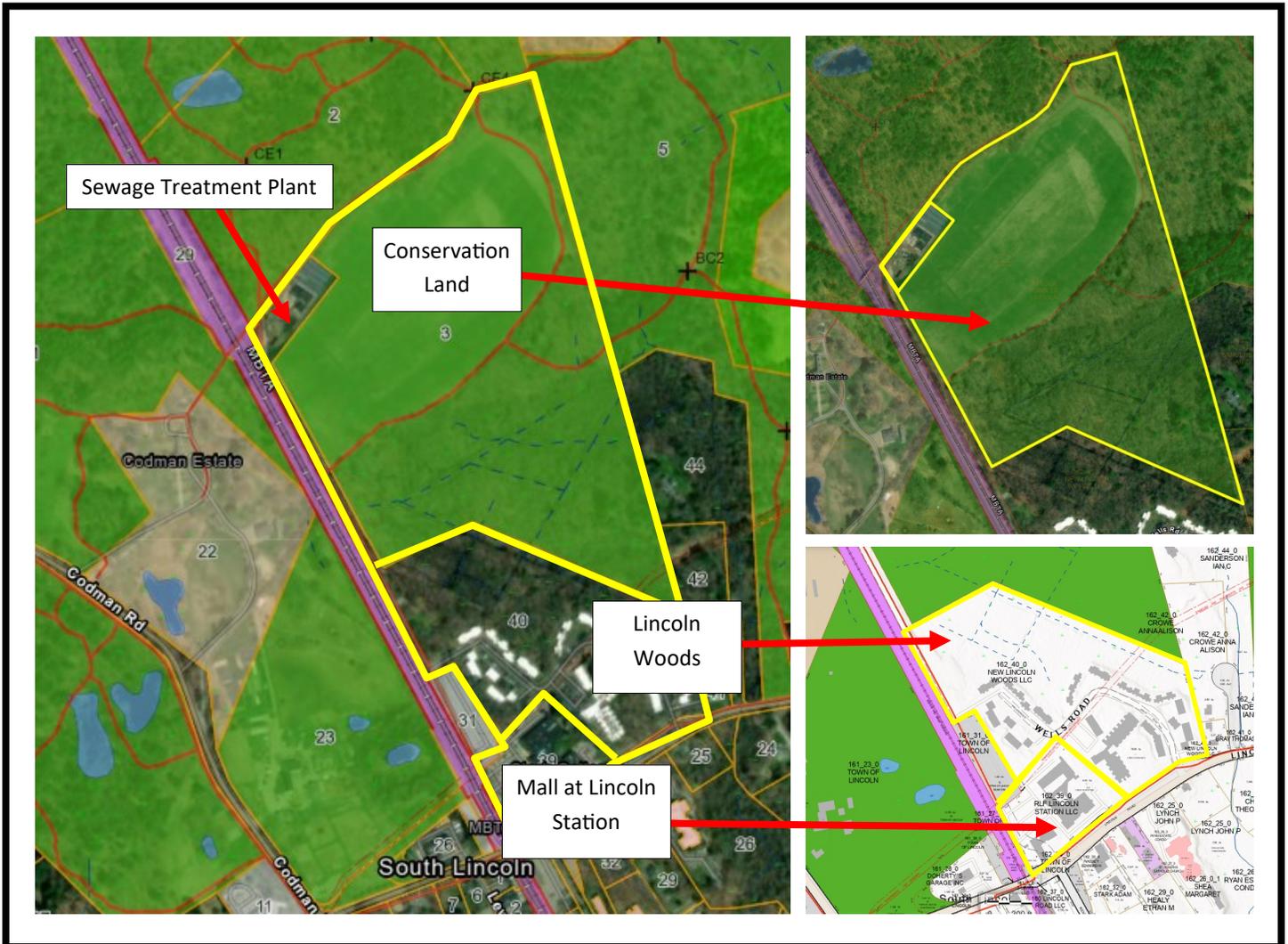


Appendix 1: Codman Estate Land, Lincoln Affordable Conservation Development Project



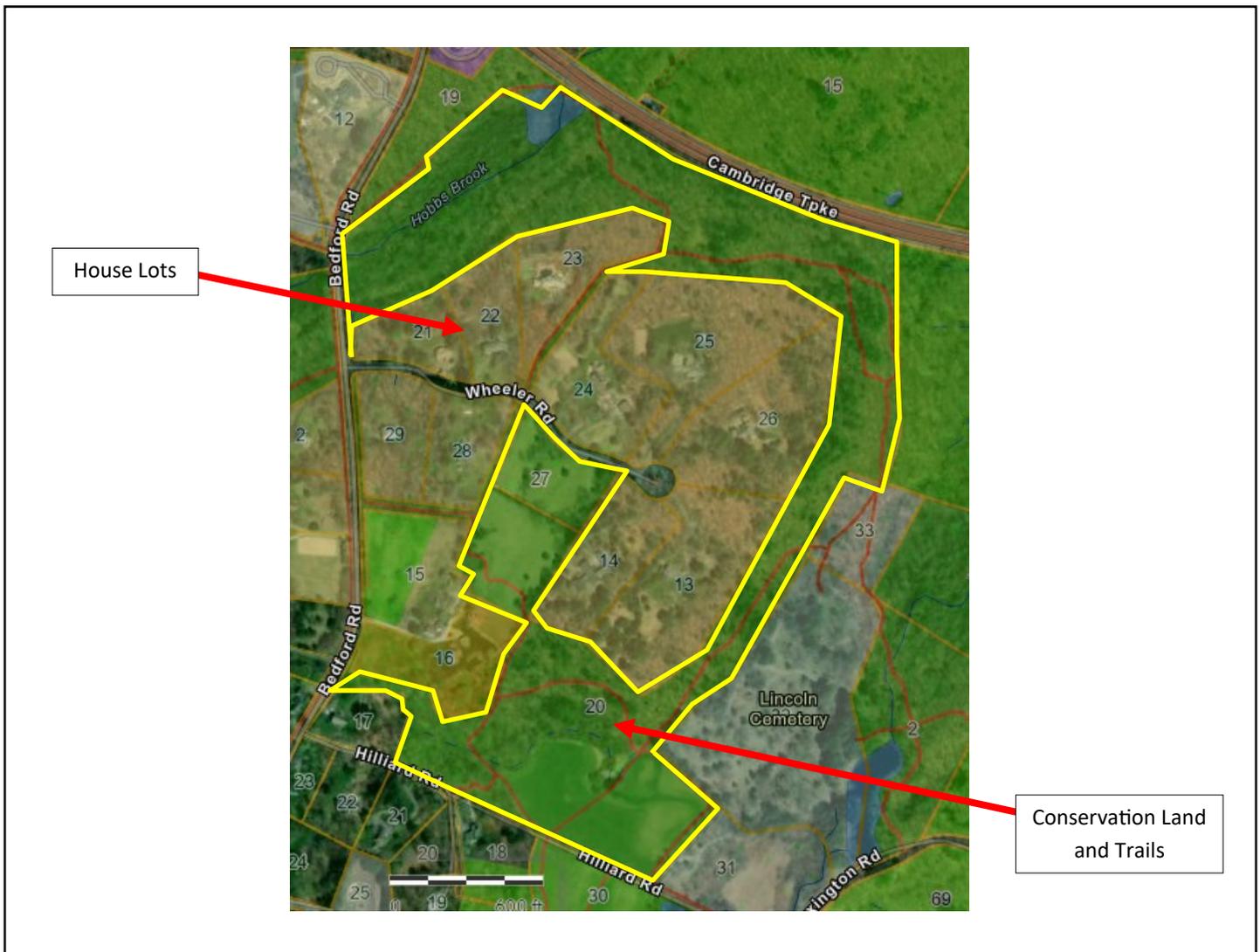
- **In the early 1970s, Rural Land Foundation (RLF) acquired Codman Land for \$275,000.** RLF held the land for several years for the benefit of the Lincoln Foundation, a non-profit affordable housing organization. In that time, RLF worked with the Town of Lincoln and the Lincoln Foundation on zoning, financing, and design of the project.
- **71 Total Acres**
 - 55 Acres of Conservation Land deeded to the Town
 - 12 Acres to Lincoln Foundation for low and moderate income housing (Lincoln Woods)
 - 4 acres for Commercial Development to create the Mall at Lincoln Station

Appendix 1 (cont.): Codman Estate Land, Lincoln Affordable Conservation Development Project



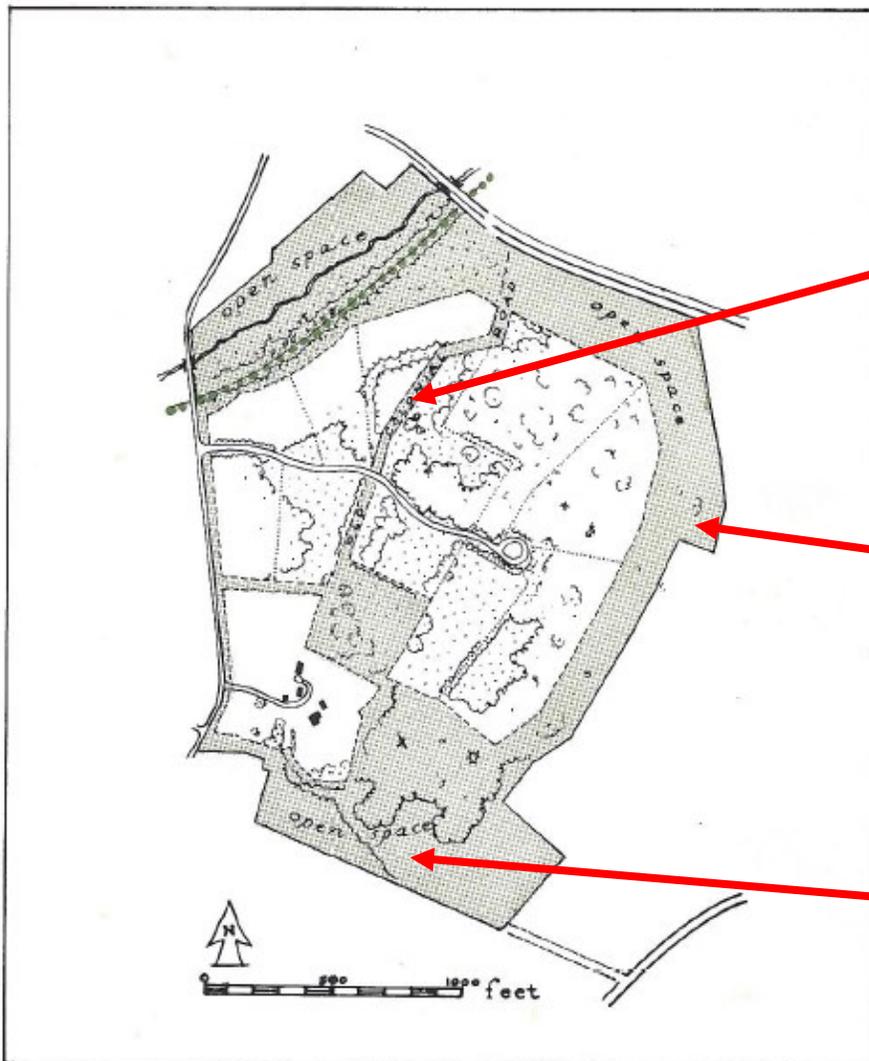
- **125 Housing Units**
 - Mixed-income with **50% low and moderate income eligible**
 - Affordable units are deed restricted to remain affordable in perpetuity
 - On-site Sewage Treatment Plant shared with the Mall
 - Adjacent to MBTA commuter rail and conservation land and trails (more than 80 miles of public trails in Lincoln)
 - Solar panel array by Sewage Treatment Plant helps power Lincoln Woods
- **40,000+ Square Feet of Commercial Space**
 - Ground-leased to a developer and re-purchased by RLF in the 1980s
 - Owned and operated by RLF for the benefit of town residents
 - Mixed Retail including a grocery store, post office, bank, coffee shop, and restaurant
 - Income from the Mall helps fund RLF's conservation acquisitions
- **20 Acre Farm Meadow**
 - under agricultural use by Codman Farm
 - provides habitat for wildlife, including bobolinks

Appendix 2: Wheeler Farm, Lincoln: Creative Conservation Development Project



- **In 1965, Rural Land Foundation (RLF)** formed a non-profit and acquired the Wheeler Farm Land for \$285,000.
 - The property could have been developed into 38 house lots, but RLF worked with landscape designer Max Mason to creatively develop roughly half the land and conserve the other half.
- **109 Total Acres**
 - 54 acres of Conservation Land** deeded to Lincoln Land Conservation Trust (LLCT), including agricultural fields
 - 11 house lots** sold for development
 - 2 existing colonial houses preserved

Appendix 2 (cont.): Wheeler Farm, Lincoln: Creative Conservation Development Project



- **11 Housing Units**

- Lots clustered to preserve more open space
- RLF retained site plan review for building lots

- **Innovative Funding**

- 8 Trustees and 30 public spirited citizens** each individually guaranteed \$10,000 towards the purchase of the land through a State Street Bank mortgage
- RLF sold 10 of 11 lots**, which paid for the overall land purchase and gave RLF a revolving fund for future conservation land purchases
- Guarantors never had to pay any funds
- Funding strategy became a model for future conservation land purchases