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Civico Development completes Oriole Landing in Lincoln, MA

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Lincoln, MA A ribbon cutting ceremony was held to celebrate the opening of Oriole Landing, a 60-unit mixed-income community developed by Civico Development. Constructed on the site of the former Oriole Farm, Oriole Landing features a community garden anchored by a historic 1800s farmhouse that was restored and relocated to the center of the property. Situated adjacent to the new Lincoln/Concord Rte. 2 interchange near the Alewife Station, Oriole Landing began welcoming residents on June 1.

Civico worked closely with officials of the town to help achieve its affordable housing objectives – aided greatly by a \$1 million loan from the Lincoln Affordable Housing Trust to create 15 affordable apartments. These units will remain affordable in perpetuity for renters making 80% of Area Median Income (AMI). Since 2010, the town had added only two units of affordable housing. With the completion of Oriole Landing, all 60 units will be included on the subsidized housing inventory,

bringing the town's affordable housing stock to 14%, exceeding the state requirement of 10%. Ten of the 15 affordable units were set aside as "local preference" – for town residents, employees of the town, employees of local businesses and families with children in the Lincoln Public Schools. The process included extensive public engagement, and was quickly approved by residents at town meeting and permitted by the planning board.

"There was a tremendous amount of public outreach by the Civico team, the housing commission, and the planning department to answer any questions or concerns raised by town residents regarding Oriole Landing," said Paula Vaughn-Mackenzie, acting director of planning and land use for the town. "Civico was a terrific partner when it came to responding to those concerns and being personally available to Town leadership, staff and residents. This allowed the project to gain broad based support and ultimately approval at town meeting."

Designed by Civico (with Olinger Architects serving as the architect of record) and constructed by Bald Hill Builders, Oriole Landing is comprised of two three-story, 30-unit buildings which incorporate elements of a New England-style farmhouse. The historic Dexter C. Harris house (built in 1873) was restored and relocated between the residential buildings, and serves as a garden house with a large gathering and studio space for community use.

Oriole Landing is rooted in the town's rural and agricultural past. From the farmhouse aesthetic to the community barn and garden, this project integrates rural living into a modern apartment community. Oriole Landing's residents can grow fresh, local food – assisted by an onsite professional agriculturist. The pet-friendly development also features a community courtyard for gatherings; an outdoor fire pit lounge; a patio with a master grilling station; an adjacent community barn complete with a fitness room, and a dog park and dog washing station.

Oriole Landing is leased and managed by Jennifer Michalik of Madison Management.

Civico's commitment to healthy buildings and experiences is evident throughout the project. Oriole Landing is built to a US Green Building Council LEED for Homes v4 certification standard. It also features an array of solar panels that reduce reliance on fossil fuel consumption; high performance mechanical systems with ductless mini-split heat pumps to provide heating and cooling; individual energy recovery ventilation systems that supply fresh air to each apartment; LED lighting and Energy Star-certified appliances in each unit; low flow WaterSense-labeled water fixtures throughout the building; and an electric vehicle charging station.

"It's a testament to the Town of Lincoln and their proactive approach to providing housing for all income levels," said Andrew Consigli, managing partner of Civico Development. "Oriole Landing will provide much-needed housing for seniors looking to downsize while remaining in their hometown, single parent households and young people who want convenient access to the Boston metropolitan area."