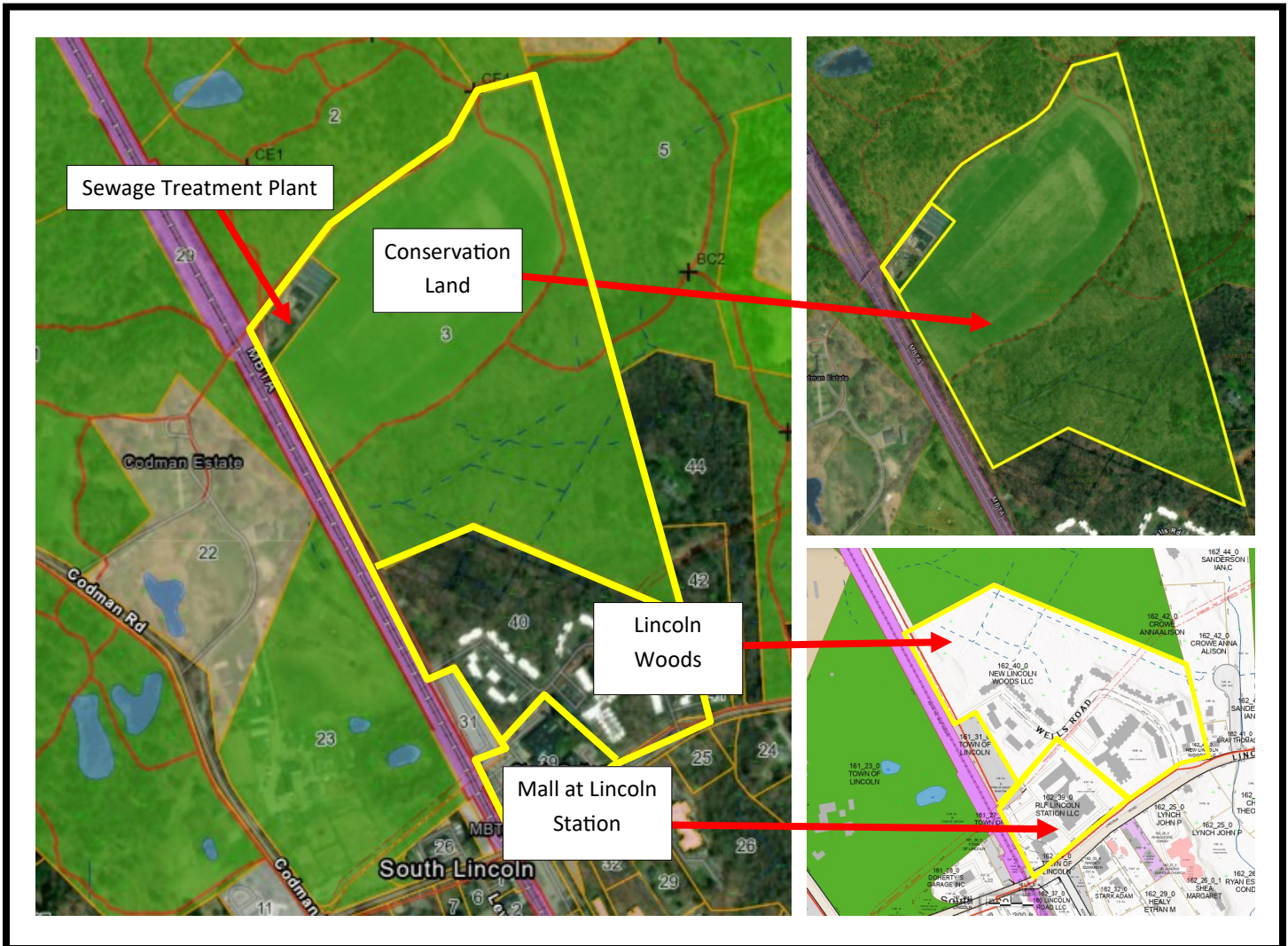


# Codman Estate Land, Lincoln: Affordable Conservation Development Project



- 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



# 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