



LINCOLN MIXED-USE PROJECT

STATEMENT OF PLANNING OBJECTIVES

June 15, 2005

I

Introduction

This project is a unique mixed-use infill project consisting of 107 residential townhouses and ground-level condos, as well as 6 small commercial/retail buildings.

It is designed so that the residential-style offices provide a transition from the bank at the corner of Lincoln and Lemay to the residential units. The project features two large detention pond - green space open areas at each of the two major entrances as well as a large central park, a pool and pool house area.

The average residential size is 1300 square feet and most units have attached tandem two-car garages.

II

City Plan Principles and Policies Achieved

1. Infill – This project is a 12.78-acre infill project at the northeast corner of Lemay and Lincoln.
2. Transition – This medium-density project with primarily residential townhouse provides a transition from the retail uses and high-density apartments to the south, and the detached single-family residences to the north. Furthermore, within the project, the small residential-scale buildings provide a transition between the bank at the immediate northeast corner of Lemay and Lincoln and the residential units within the project.
3. Mixed-Use – This project incorporates mixed uses, namely two small commercial/retail parks (3 small residential-style commercial/retail buildings in each) located at each of the two major entrances, in addition to 107 townhouses and one-

level condominium residential units. The residential and commercial/retail units are located as well as designed to be complimentary, both in terms of use and architecture. The fact of small commercial/retail buildings being integrated as mixed uses into a residential community like this creates the opportunity for living and working entirely within this project and commuting by foot or bicycle.

4. Architectural Character – The land use code goal of achieving exceptional architectural character is realized by this project in terms of (a) differentiated and interesting architectural elements present in the residential building elevations, (b) orientation of all units so they have decks and/or views of the project's retention pond, open space areas, parks, and (c) thoughtful design considerations present in the pool-clubhouse and mail kiosk areas with benches for informal socializing.
5. Variety of Visual Interest in Exterior Design – In both the residential and commercial portions of the project there will be varied roof designs, varied siding materials including the complementary use of brick, stucco, and lapboard siding, together with architectural entry gables. This will provide for an interesting pedestrian streetscape, and variety and visual interest in exterior design.
6. Active Living Space – All of the townhouse units are adjacent or close to a large private park, the pool and pool house area and/or large detention pond-open space areas. These active living spaces create the opportunity for informal recreation, interaction between neighbors, a sense of neighborhood and quality of life.
7. Private Open Space – This project features a substantial amount of open space, as has been described above, in the total amount of 6.59 acres, which represents 51.5 percent of the project.
8. Pedestrian-Oriented Streetscapes – The relatively smaller-scale mass and height of the buildings plus varied townhouse frontages, varied roof design elements and varied siding materials provide for an interesting pedestrian streetscape within the project. The streetscape as viewed from Lincoln and Lemay will be very attractive with the primary views being retention-open space areas in the foreground, then double frontage residential style commercial/retail buildings and behind them attractive townhouse elevations.
9. Sense of Community – Quality of Life – Project design elements include residential buildings at a human scale, attractive elevations with architectural diversity, and connectivity within the project to private park, open space areas, pool-pool house area and mail kiosks. The project is designed to have a cohesive feel and a sense of neighborhood and community.
10. Access – This project has excellent access from the north and south via Lemay and from the east and west via Lincoln. Furthermore, it is located approximately two blocks from Mulberry, which provides access to I-25.

11. Connectivity – All elements of the project have internal connectivity by means of street sidewalks and other private walkways. This project has connectivity to major retail shopping to the south via a safe crossing at a signalized intersection at Lincoln and Lemay. It also has connectivity to a golf course located just to the southwest as well as Old Town, approximately ½ mile west via Lincoln.

III

Open Space, Landscaping, Circulation

Approximately 6.59 acres of the project will be private park, retention-open space and common landscaped areas.

The project park, project landscaping and retention-open space areas create a pedestrian-friendly environment. Furthermore, these features contribute to a sense of community and enhanced quality of life.

The project is designed so that pedestrian, bike and vehicle traffic within the project proceeds safely along sidewalks, and very low-traffic roadways, as residents circulate between buildings, garages, park, pool-clubhouse, open space and mail kiosk areas.

IV

Ownership and Maintenance of Public and Private Open Space

The project will have a homeowners association and covenants. Common landscape areas, common residential front yards, back yards, side yards, entryway, landscaping, entry features, sidewalks, private drives, retention areas, park area, pool-house area and mail kiosk areas will be maintained by the HOA.

V

Rationale Behind Assumptions and Choices

1. Desirability of reasonably-priced infill housing at this location, approximate to employment opportunities in the industrial park to the east, employment opportunities in the retail uses to the south, and proximity to the employment, cultural and recreation opportunities in Old Town to the west.
2. Appropriateness of a small amount of small number of residential-style commercial/retail buildings appropriate to this transitional area, from an aesthetic-architectural-planning standpoint as well as from the standpoint of the market for such uses.

3. The MMN zoning is appropriate in this area and allows for relatively lower-cost and higher-density housing which meets the need of the market as well as provides as transition from the high-density residential to the south and single-family residential to the north.
4. The proximity of this project to the industrial park areas to the east, the retail areas to the south and Old Town to the west, in addition to the safe and low-traffic access routes to same via Lincoln Avenue, alternative forms of transportation will be an option for residents of this project going to such destinations.

VI

Land Use Conflicts

There are no land use conflicts, and, as described above, the project is buffered by retention pond-open spaces and residential-style commercial/retail buildings from the potential impact and disturbance of noise and traffic on Lemay and Lincoln.

VII

Name of the Project

Lincoln Mixed-Use Project.