



Downtown Lincoln Master Plan + ODDS

City of Lincoln



Project Purpose + Approach

Develop the tools needed to transform the Downtown area into an **identifiable center and thriving destination** for residents and visitors alike while facilitating **mixed-use infill housing** and expanding **affordable housing options** in the Downtown area



Project Purpose + Approach

- **Update the community's vision** for Downtown
- **Remove zoning barriers** to development in Downtown
- Explore financing through an **Enhanced Infrastructure Financing District (EIFD)**
- **Expedite approval** processes
- **Engage the community** meaningfully throughout the process





Project Scope

Task 1. Project Startup & Management

Task 2. Refining the Vision

Task 3. EIFD Feasibility

Task 4. Downtown Master Plan

Task 5. Environmental Documentation

Task 6. Objective Standards

Task 7 Project Closeout

Community Engagement is planned at key milestones throughout the project process

- 3 Stakeholder Meetings
- 3 Community Workshops
- 2 Working Sessions with City staff
- 1 Design Charrette*

Project Schedule (21 months)

2024

- **Project Kickoff:** August
- **Q3:** Review background documents & existing conditions; Analyze physical character
- **Q4:** Start community engagement (Stakeholder Meeting 1, Community Workshop 1); Prepare and analyze draft plan alternatives

2025

- **Q1:** Conduct charrette; Refine preferred alternative as vision
- **Q2:** Analyze EIFD feasibility; Prepare Admin Draft Master Plan; Stakeholder Meeting 2
- **Q3:** Prepare Public Review Draft Master Plan; Admin Draft ODDS; Environmental Documentation; Community Workshop 2, Stakeholder Meeting 3
- **Q4:** Prepare Public Review Draft ODDS; Publish Master Plan, ODDS, Environmental for public review; Community Workshop 3

2026

- **Q1:** Public Hearings on Master Plan, ODDS, Environmental; Prepare final documents, as adopted
- **Target Completion:** April

Project Team

City of Lincoln

Opticos Design

Planning and Objective Design and Development Standards

Tony Perez
Senior Associate

Cecilia Kim
Project Manager

Russell Toler
Senior Designer

Xenia Alygizou
Senior Designer

Cascadia Partners

Economic Analysis

Alex Steinberger, Managing Partner
Alex Joyce, Managing Partner
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Rincon Consultants, Inc.

Environmental Analysis

Matt Maddox, Principal
Aileen Mahoney, Project Manager
Hannah Haas, Senior Archaeologist
Kathleen Sholty, Senior Biologist

Wood Rogers

Infrastructure Analysis

Kevin Gustorf, Vice President
Harvey Oslick, Project Manager
Steven Robinson, Senior Engineer II
Megan Kurtz, Engineer II

Opticos Design, Inc.

Urban designers, planners,
architects, and strategists
that partner with clients who
want to lead the way in
creating vibrant, diverse,
walkable places.



Studios at Opticos Design

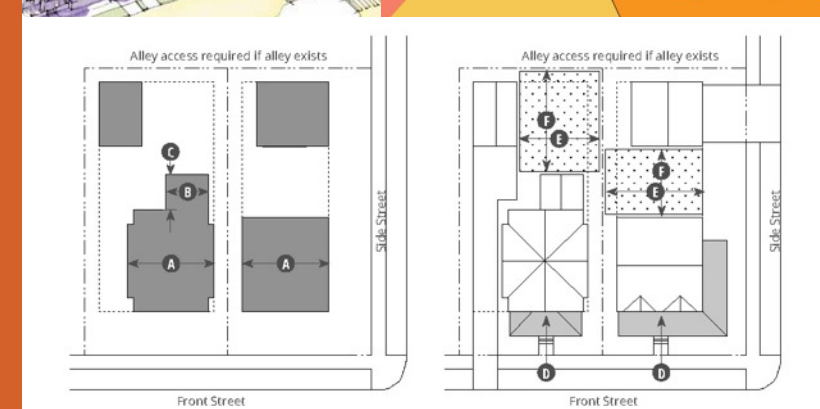
Architecture



Urban Design



Zoning Reform



Opticos Team Members (Zoning Reform + Planning)

Tony



Cecilia



Russell



Xenia



Downtown Master Plans

Numerous area plans, including

- City of Modesto Downtown Master Plan
- Downtown Davis Specific Plan
- Downtown San Rafael Precise Plan

people



Visioning pop-up



Design charrette

possibilities



A Historic Shopping Street

The Plan reinforces Fourth Street, **Downtown's historic "Main Street"** as a **Shared Street** to promote safe bicycle access and foot traffic. Several one-way streets are converted to two-way to improve overall circulation and resolve conflicts with highway-bound traffic.

Objective Development & Design Standards

25+ years writing FBCs and over 20 ODDS, including

- Folsom Corridor ODDS
- Downtown San Rafael FBC
- San Anselmo ODDS
- Campbell MFDDS



A Sense of Place

The Precise Plan is implemented by a **form-based code** that establishes a visual hierarchy, reinforces Downtown's eclectic built character, and **shapes new development to be contextual** to the existing built fabric and historic resources.



3. Building Types and Development Site Size

Allowed Building Type	Development Site Width	Depth
House-Scale	N/A	N/A
Ancillary Building*	N/A	110' min.
Duplex Side-by-Side	55' min.	110' min.
Neighborhood	18 min*	100' min*
Townhouse	70' min*	150' min*
Neighborhood Courtyard	75' min.	110'
Multiplex		
Block-Scale		
Main Street Building	25' min.	100'
Each development site shall have only one development site of at least 3 ac deep and are required to include one of the following:		
*The Ancillary Building is not a primary building.		
*Represents one townhouse.		
*For an L-shaped building, 100'		

1. Intent
A walkable neighborhood environment with medium-to-large footprint, moderate-density housing choices, including mixed-use buildings with neighborhood-serving retail and services.
The following are generally appropriate form elements in the neighborhood:
Mix of House Scale and Block-Scale Buildings
Primarily Detached Buildings
Medium-to-Large Building Footprint
Small Side Setbacks
Up to 3 stories

2. Sub-Zones
None

Other elements: Duplex, Side-by-Side, Neighborhood Townhouse, Neighborhood Courtyard, Multiplex, and Main Street Building
Porch Projecting, Porch Engaged, Dooryard, Shopfront and Terrace Frontage Types