

THE NORTHLAND PROJECT



A plan to transform an aging, underused 23-acre industrial complex on Needham Street in the heart of the N2 Innovation District, currently not well-served by public transit, into a vibrant new walkable, transit-oriented, mixed-use neighborhood.

- ★ 800 fully accessible rental apartments, ranging from studios to 3-bedrooms
 - 140 affordable units (120 for low/moderate-income households, 20 “workforce”)
 - Options for live/work spaces
- ★ 115,000 square feet of retail space
 - 10,000 square feet offered at discount to local retailers
- ★ 193,000 square feet of office space
- ★ Community center
- ★ Splash park
- ★ 10 acres of public green space, in 8 new parks
- ★ Over 700 newly planted native trees
- ★ 1,100 bike parking spaces
- ★ 1,350 car self-park spaces (800 residential), 250 valet-park spaces, all underground
- ★ On-site Mobility Hub—centrally-located “multi-modal” transit access
- ★ Free public electric shuttle service every 10 minutes to Newton Highlands T station
- ★ Bike lanes connecting to Upper Falls Greenway
- ★ Restored and revitalized Saco-Pettee Mill building
- ★ Green design—certified LEED for Neighborhood Development (LEED-ND)
- ★ Significant new tax revenue



WHY NORTHLAND?

Great mixed-use design. The project turns a large, disjointed, obsolete industrial tract into an integrated, environmentally sensitive, sustainable new neighborhood, with a variety of housing options, a new Main Street, places to work, spaces for outdoor enjoyment, and new connections to public transit and the Upper Falls Greenway.

New housing options. With its mix of market-rate and affordable units of varying sizes, and its walkability and improved access to public transportation, the project offers the kind of alternatives to single-family homes that more and more people of all ages, backgrounds, and occupations are looking for—and have a hard time finding in Newton.

Green space. The project includes 8 new public parks on a total of 10 acres, bike and pedestrian connections to the Greenway, and 750 new trees.

Commitment to transportation alternatives. The developer will launch—and promises to sustain—a new shuttle service between the Mobility Hub and the Newton Highlands T station, departing every 10 minutes. The wifi-enabled Mobility Hub will also provide access to bike-share and ride-share service. All of this will make it easier for residents to choose not to drive.

Community-focused process. The developers, based in Newton since 1983, conducted over 300 community meetings and made significant changes to the project in response to public feedback, including reducing the number of housing units and amount of commercial space, breaking up the building masses, putting more parking underground, and creating more open space. They're talking with Green Newton's Building Standards Committee about sustainable energy standards, and with Engine 6 about setting aside housing units for middle-income households.



A more livable Newton. This project is a unique opportunity to do many good things at once: increase and diversify our housing stock so that it better suits our needs; create new recreational open space; encourage walking, biking, and use of the Greenway; mitigate car use; attract new shops, restaurants, and other kinds of employers, increasing our commercial tax base. All of this will help make Newton a better place to live, work, and play.

