



THE NORTHLAND NEWTON DEVELOPMENT

Final Environmental Impact Report EEA No. 15757

PROONENT

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Newton, MA 02462

SUBMITTED TO

The Executive Office of Energy and
Environmental Affairs
MEPA Office
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FEBRUARY 2021

NORTHLAND

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Table of Contents

Chapter 1. Project Summary

1.1	Project Description.....	1-1
1.2	Changes Since the DEIR.....	1-3
1.3	Regulatory Requirements.....	1-3
1.4	Site Grading and Open Space.....	1-5
1.5	Site Contamination.....	1-5

Chapter 2. Transportation

2.1	Revised Green Line Capacity Analysis	2-1
2.2	Potential Bus Operations Improvements.....	2-2
2.3	City-Implemented Improvements.....	2-2
2.4	Assessment of Additional Mitigation Measures.....	2-2
2.5	Shuttle Service.....	2-3
2.6	TDM Trip Reduction and Mode Shift.....	2-3
2.7	RSA Results	2-4
2.8	Future Development Coordination.....	2-4
2.9	Bicycle and Pedestrian Accomodations	2-4
2.10	MassDOT Consultation.....	2-5

Chapter 3. Climate Change Adaptation and Resiliency

3.1	Drainage System Capacity.....	3-1
3.2	South Meadow Brook Flooding.....	3-2
3.3	Resilience to Projected Precipitation.....	3-3
3.4	Revised Energy Model.....	3-3
3.5	Solar Readiness.....	3-4

Chapter 4. Wetlands

4.1	Riverfront Area Impacts and Mitigation.....	4-1
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Chapter 5. Draft Section 61 Findings and Proposed Mitigation

5.1	Mitigation Measures	5-1
5.2	Draft Section 61 Findings.....	5-8
5.3	Greenhouse Gas Self-Certification.....	5-14

Chapter 6. Response to Comments

6.1	List of Comment Letters	6-1
6.2	Response to Comments	6-1

Chapter 7. Distribution List

7.1	Commonwealth of Massachusetts	7-1
7.2	City of Newton	7-2
7.3	Others	7-2

Appendices

These document are available for download at:
<https://www.northlandnewtondevelopment.com/documents>

- Appendix A – Certificate and Comment Letters
- Appendix B – Newton Special Permit/Board Order
- Appendix C – Transportation Supporting Documentation
- Appendix D – Air Quality & GHG Analysis Documentation

List of Tables

Table	Description	Page
1-1	Proposed Development Program.....	1-2
1-2	Building Information.....	1-3
1-3	List of Anticipated Permits, Approvals and Reviews.....	1-4
1-4	Estimated Volume of Contaminated Soil for Each Building Excavation.....	1-7
3-1	South Meadow Brook Summary of Discharges.....	3-2
3-2	Summary of Energy Consumption, Cost Savings, and CO ₂ Emissions Reduction for Buildings 1-8.....	3-3
3-3	Summary of Energy Consumption, Cost Savings, and CO ₂ Emissions Reduction for Buildings 9-12.....	3-4
5-1	Summary of Mitigation Measures.....	5-1
6-1	List of Comment Letters.....	6-1
6-2	Response to Comments	6-1a

List of Figures

Note: All supporting graphics are provided at the end of each chapter.

Figure No.	Description
1.1	Existing Conditions
1.2a	Proposed Project Site Plan
1.2a	Proposed Project Perspective
1.3	Project Sequencing Plan
1.4a-m	Building Sections
1.5	Open Space and Greenway Connections
1.6	Overall Conceptual Grading Plan
1.7	RTN Summary Plan
4.1	Conceptual Tree Overall Planting Plan – South Meadow Brook Section
4.2	Conceptual Understory Planting – South Meadow Brook Section
4.3a-h	South Meadow Brook Park Conceptual Layout Plans

1

Project Summary

Northland Development, LLC (the “Proponent”) is pleased to submit this Final Environmental Impact Report (“FEIR”) for review of the redevelopment of a 22.6-acre parcel located at 156 Oak Street, 55 Tower Road and 275-281 Needham Street in the Newton Upper Falls neighborhood of the City of Newton (the “Project Site” or “Site”). The Northland Newton Development Project will redevelop an aging, obsolete industrial complex into a vibrant new mixed-use community (the “Project”). This FEIR is being filed in accordance with the Massachusetts Environmental Policy Act (“MEPA”), M.G.L. c. 30 Section 61-62I and the regulations promulgated thereunder set forth as 301 CMR 11.00, and will be reviewed by the Executive Office of Energy and Environmental Affairs (“EEA”), as well as regulating agencies and the public.

This chapter provides the following information in response to the Secretary’s Certificate on the DEIR (with FEIR section(s) referenced in bold):

- › Updated plans for existing and post-development conditions. (**Figures 1.1 through 1.3**)
- › Overview of proposed development program and building information, including the status of parcels on the east side of Needham Street. (**Section 1.1.1**)
- › Confirmation that no changes have been made to the Project since the filing of the DEIR. (**Section 1.2**)
- › Updates on regulatory requirements, including analysis of applicable statutory and regulatory standards and requirements, and the Project’s consistency with those standards. (**Section 1.3**)
- › Updates on site grading and open space. (**Section 1.4**)
- › Updated findings on soil and groundwater conditions and potential mitigation measures for site contamination. (**Section 1.5**)

1.1 Project Description

The Project is designed to promote smart growth by converting an aging, obsolete industrial complex into a vibrant, sustainably operated mixed-use community. It reflects efforts to diversify Newton’s housing stock, provide affordable housing choices, encourage pedestrian-oriented development with a mix of residential and business uses, and enhance the quality of life in Newton Upper Falls, all in accordance with Newton’s Comprehensive Plan and specifically in accordance with the Mixed Used Center Amendment and the Needham Street Area Vision Plan.

The Project's green initiatives set a new standard in the Commonwealth, with the entire Project targeting LEED for Neighborhood Development v3 certification at the Silver level, all residential buildings designed to be LEED for Homes v4 certifiable at the Gold level, and two buildings designed under the LEED Core and Shell v3 program. In addition, the Proponent is committed to designing a minimum of three buildings to achieve Passive House certification.

The Project will provide 10.4 acres of publicly accessible open space, comprising approximately 40 percent of the Site. It includes a networked mix of parks and plazas that vary in size and character to create broad design and programmatic diversity. The Project also includes first-class renovation of an historic mill building and undergrounding of over 1.5 miles of unsightly overhead utility wires. Figures 1.1 through 1.3 present the existing conditions and proposed Site Plan.

At this stage of Project, the design for various buildings, facilities and features on the Site are still in progress. Figures 1.4a-m provide available cross-sections and profiles for Buildings 2, 3, 4, 5, 6A, 7, 8, 9, 12, and 14.

1.1.1 Project Overview

The proposed development program and building information is included in Tables 1-1 and 1-2. This information has not changed since the filing of the DEIR.

Table 1-1 Proposed Development Program

Site	22.6 acres
Open Space ^a	10.4 acres
Building	1,402,200 gsf
Maximum Stories	8 stories
Maximum Height	96 ft
Office ^b	193,200 sf
Retail/Commercial	115,114 sf
Residential	1,048,770 sf
Total Residential Units	800 units
<i>Affordable Residential Units</i>	<i>140 units</i>
<i>Studios</i>	<i>82 units</i>
<i>1 BR</i>	<i>361 units</i>
<i>2 BR</i>	<i>317 units</i>
<i>3 BR</i>	<i>40 units</i>
Vehicle Parking	1,350 spaces ^c
Garage	45,116 sf ^d
Bike Parking	1,100 spaces

a. Refers to publicly accessible Open Space. Additional private open space will be provided (rooftops and balconies).

b. Includes retention and redevelopment of existing Historic Mill Building.

c. An additional 250 valet spaces are proposed and approved within the City's Special Permit.

d. As per the zoning definition of garage sf, which includes only portions of the garage that are at or above grade.

Table 1-2 Building Information

Building No.	Res. Units	Gross Floor Area (sf)					Height (stories)
		Office	Retail/Comm.	Residential	Garage ^a	Total	
1	0	193,200	0	0	0	193,200	4
2	0	0	6,740	0	0	6,740	2
3	99	0	20,209	118,122	16,418	154,749	7
4	118	0	20,444	144,746	2,501	167,691	7
5a-b	144	0	16,369	209,844	6,070	232,283	8
6a	117	0	24,986	151,774	253	177,013	8
6b-c	120	0	4,834	135,852	2,687	143,373	8
7	55	0	15,652	65,584	0	81,236	5
8	82	0	5,880	131,708	14,787	152,375	7
9 - 11	36	0	0	46,122	0	46,122	3
12	23	0	0	33,558	0	33,558	4
14	6	0	0	11,460	2,400	13,860	3
Total	800	193,200	115,114^b	1,048,770	45,116	1,402,200	--

Source: #426-18 Order – Northland City Council Special Permit/Site Plan Approval, December 2, 2019

a. Note this number is the zoning definition of garage sf, which includes only those portions of a garage that are at or above grade. Below grade parking square footage is not included in this calculation.

b. Includes up to 40,000 SF of restaurant space, locations to be determined.

The project described in the ENF included the development of two parcels on the east side of Needham Street. As indicated in the DEIR, redevelopment of the east side of Needham Street is no longer contemplated as part of this development. Those buildings are tenanted and fully operational, therefore the Project is entirely on the west side of Needham Street.

1.2 Changes since the DEIR

There have been no changes to the Project since the filing of the DEIR. Refer to Figures 1.1 through 1.3 for the existing conditions and proposed Site Plan.

1.3 Regulatory Requirements

The Project is undergoing MEPA review and is subject to a Mandatory EIR pursuant to 301 CMR 11.03(6)(a)(6) because it will generate 3,000 or more new unadjusted average daily trips (adt) with access to a single location. The Project also exceeds ENF thresholds regarding increased discharge to a sewer system, the demolition of historic structures, and the number of new vehicle trips and parking spaces pursuant to Sections 11.03(5)(b)(4)(a), 11.03(10)(b)(i), and 11.03(6)(b)(i3), (14), and (15), respectively, of the MEPA regulations. The Project will require a Vehicular Access Permit from the Massachusetts Department of Transportation (MassDOT), as the Site abuts and will be accessed from Needham Street, a state-controlled roadway. The Project is subject to review under the May 2010 MEPA Greenhouse Gas

Emissions Policy and Protocol ("the GHG Policy"). The status of anticipated permits, approvals and reviews is presented in Table 1-3 below.

Table 1-3 List of Anticipated Permits, Approvals and Reviews

Agency/Department	Permit/Approval/Action	Status
Federal		
U.S. Environmental Protection Agency	NPDES General Permit for Stormwater Discharge from Construction Activities	Prior to start of construction
State		
Executive Office of Energy and Environmental Affairs	MEPA Review	This Filing
Massachusetts Department of Transportation	Category II Vehicular Access Permit	Prior to start of construction
	Utility relocation permits in Needham Street	Prior to start of construction
Massachusetts Department of Environmental Protection	Notification Prior to Construction or Demolition	Prior to start of construction
Massachusetts Historic Commission	State Register Review	MOU among Proponent, MassDOT and MHC issued September 21, 2018
City of Newton		
Newton City Council	Zoning Change (Map)	Issued 12/2/19
	Special Permit/Site Plan Approval	Issued 12/2/19
	Utility Pole relocation permits	Prior to construction
Newton Conservation Commission	Order of Conditions	Preliminary discussion June 4, 2020; Notice of Intent to be filed in spring 2021
Newton Historic Commission	Demolition Request	As of 11/2/17 Buildings 12, 13, 14 Not Preferably Preserved – no further review is required
Department of Parks, Recreation and Culture	Review and Approval of design for a Splash Park	Prior to filing for building permit
Newton Inspectional Services, Planning and Public Works, Urban Design	Preliminary review of plans for consistency with Project Master Plans	Prior to filing for building permit
Director of Planning and Development	Approval of Inclusionary Housing Plan	Prior to issuance of building permit
	Approval of Transportation Demand Management Work Plan	Prior to occupancy
Newton Department of Public Works	Construction related permits (street opening, water/sewer installations, etc.)	Prior to start of construction

Agency/Department	Permit/Approval/Action	Status
	Utility pole location permits and easements (if required)	Prior to start of construction
City of Newton City Engineer	Approval of Operations and Maintenance Plan for Stormwater Management	Prior to issuance of building permit
Newton Inspectional Services Department	Approval of Construction Management Plan	Prior to issuance of building permit
	Building Permits	Prior to start of construction
	Certificates of Occupancy	Prior to occupancy
Newton Licensing Commission	Alcoholic Beverages Licenses; Victualer Licenses	By tenant operators prior to occupancy

1.4 Site Grading and Open Space

The proposed grading maintains existing drainage patterns to the maximum extent practicable. See Figure 1.5 for the proposed open space and greenway connections, and Figure 1.6 for the Conceptual Site Grading Plan.

Earthwork volumes have not yet been calculated for the Project. The Project is currently moving from conceptual design to design development stage, with many of the design details still in development. Some of those details include underdrain systems, foundation type and design, ceiling heights and finish floor elevations, all of which have a significant impact on earthwork. While suitable materials will be reused on-site in proposed fill areas, a large amount of export material is anticipated due to the cuts required to create the three below-grade garages, two of which are two levels below grade. In addition, some contaminated soils must be removed from the Site (see Section 1.5 below). A detailed earthwork analysis will be completed once the design is complete.

1.5 Site Contamination

A subsurface investigation program was conducted at the Site between April and June 2020 to support geotechnical design for planned site redevelopment, preliminary pre-characterization of soils for future off-site disposition, and preliminary assessment of groundwater quality. Limited soil assessments were also conducted in November and December 2018. A total of 313 soil samples and 13 groundwater samples have been collected at the Site for chemical analysis at Alpha Analytical Laboratory. Chemical testing indicated the presence of volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals (antimony, arsenic, chromium, lead, zinc, cyanide), polychlorinated biphenyls (PCBs), and petroleum constituents in fill soils at concentrations above MCP Reportable Concentrations, which constituted a 120-day Notification Condition under the MCP for each of the three properties that comprise the Site. In addition, a release of No.6 fuel oil was encountered on the 55 Tower Road property, which constituted a 72-hour Notification Condition and the need to conduct Immediate Response Actions (IRA).

In general, SVOCs, petroleum hydrocarbons, and metals (antimony, arsenic, lead, zinc) were detected in soil across the Site at concentrations typical of fill soils and are primarily attributable to the quality of the urban fill and historical Site uses. Isolated areas of other contaminants were also encountered during site characterization:

- › PCBs in soil within the future Building 8 footprint
- › Chromium and cyanide in soil within the future Building 3 footprint,
- › Chlorinated VOCs (cis-1,2-dichloroethene, trichloroethene, and vinyl chloride) in groundwater at well GZA-307 and trichloroethene in groundwater at well B4-A2. Both wells are in the future Building 4 footprint, and
- › No. 6 fuel oil associated with a UST removal at 55 Tower Road, within the future Building 4 footprint (IRA Condition).

Impacted soil and groundwater management will be conducted under a Construction Release Abatement Measure (RAM) Plan, which will be submitted prior to intrusive sitework. Historic fill materials and impacted soil will be substantially removed as part of planned redevelopment activities, which will reduce concentrations of oil and hazardous materials to below risk-based concentrations for the proposed uses of the Site. Soil will be shipped to appropriate receiving facilities for off-site disposition based on chemical testing and field screening (visual, olfactory, photoionization detector) data.

The chlorinated VOCs that were detected in groundwater in the future Building 4 area require further assessment. Treatment for VOCs may be required during temporary construction dewatering activities at Building 4. Based on available data collected through July 2020 and the anticipated response actions (removal of impacted material during planned excavation), permanent groundwater treatment/remediation is not currently anticipated for the Site.

The following releases have been reported at the Site and assigned the Release Tracking Number (RTN) indicated below. Figure 1.7 shows the limits of each referenced parcel and RTN within the Site.

- › RTN 3-36491 is associated with the 55 Tower Road parcel. Chemical testing indicated the presence of petroleum hydrocarbons, SVOCs, and several metals (antimony, arsenic, chromium, lead, zinc, cyanide) in soil. Chlorinated VOCs were also detected in above Reportable Concentrations in groundwater at wells B4-A2 and GZA-307.
- › RTN 3-36376 is associated with an Immediate Response Action (IRA) during removal of a 15,000-gallon No. 6 fuel oil underground storage tank (UST) at the 55 Tower Road parcel. The UST removal and off-site disposition of approximately 80 cubic yards of impacted soil are complete. The IRA remains open pending future intrusive work in the UST area related to repair of a fire suppression line so that soil and groundwater can be effectively managed, if needed.
- › RTN 3-36492 is associated with the 241 to 281 Needham Street parcel. Chemical testing indicated the presence of PCBs, petroleum hydrocarbons, SVOCs, and metals (arsenic, lead) in soil.
- › RTN 3-36490 is associated with the 156 Oak Street parcel for chlorinated VOCs (cis-1,2-dichloroethene, trichloroethene, and vinyl chloride) in groundwater at well GZA-307.

- › RTN 3-3658 is associated with the 55 Tower Road parcel for chlorinated VOCs in groundwater and was closed in 1993 with a Waiver Completion Statement.

Below-grade space is planned for Buildings 2, 3, 4, and 8, and a below-grade parking garage with a footprint spanning beneath Buildings 5, 6, and 12 is also planned. An estimate of the volume of contaminated soil (Remediation Waste under the MCP) associated with each of the building excavations is provided in Table 1-4 below. Utilities and landscaping features requiring management of soil and groundwater during construction are located throughout the Site; however, since utility and landscaping plans are still under design assumptions have been made for volume estimation purposes.

Table 1-4 Estimated Volume of Contaminated Soil for Each Building Excavation

Proposed Building	Footprint (SF)	Total estimated Volume of Soil Excavation (cubic yards) ¹	Estimated Volume of Remediation Waste (cubic yards)
Building 2	3,400	2,000	1,500
Building 3	42,900	4,800	2,200
Building 4	69,540	76,000	3,000
Garage (Buildings 5, 6, 12)	192,200	206,000	37,300
Building 7	20,600	800	700
Building 8	39,830	24,500	8,200
Building 9	5,010	800	250
Building 10	6,280	1,200	500
Building 11	5,000	900	700
Building 14	4,800	200	100
Utilities and Site Features ²	302,440	33,000	10,000
TOTAL		350,200	64,450

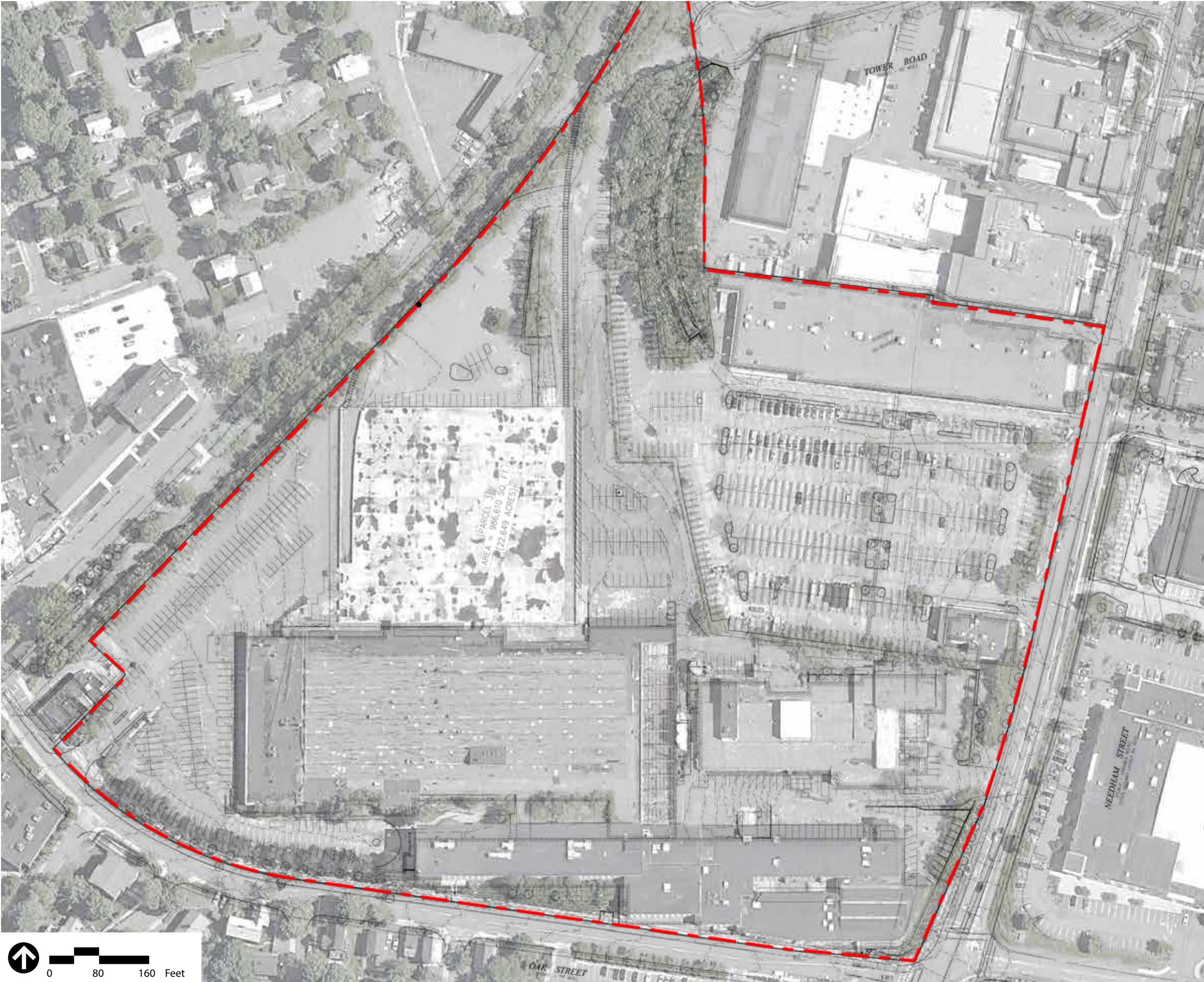
Notes and assumptions:

- 1 Volumes are preliminary based on soil data collected to date and knowledge of the development at this time.
- 2 Utilities and Site features soil volume estimated assuming 3 feet average excavation across areas of the Project Site outside the proposed building footprints.

Management of contaminated soil and groundwater will be conducted under a Construction RAM Plan, which will be submitted prior to intrusive sitework. Soil will be shipped to appropriate receiving facilities for off-site disposition based on chemical testing and field screening (visual, olfactory, photoionization detector) data. Groundwater will be managed during temporary construction dewatering activities using on-site recharge and/or in accordance with a NPDES temporary dewatering permit.

Following completion of construction activities, a Permanent Solution Statement is anticipated to be filed to bring the Site RTNs to regulatory closure under the MCP. The known environmental conditions at the Site will not preclude the proposed mixed used development as the observed conditions will be removed and/or be remediated (if necessary) as part of construction. An AUL is not anticipated; however, if required, it would allow for planned uses at the Site.

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--- Project Area Boundary

Figure 1.1
Existing Conditions
**Northland Newton Development
Newton, MA**



--- Project Area Boundary

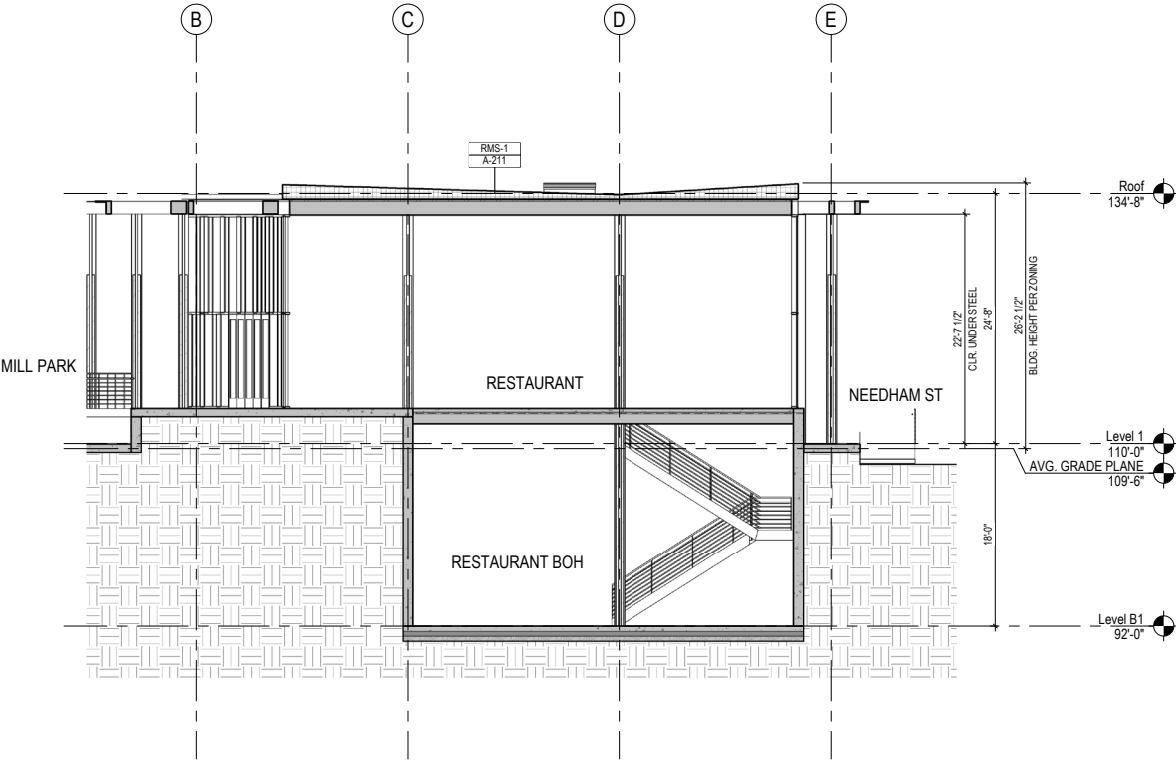
Figure 1.2a
Proposed Project Site Plan
**Northland Newton Development
Newton, MA**



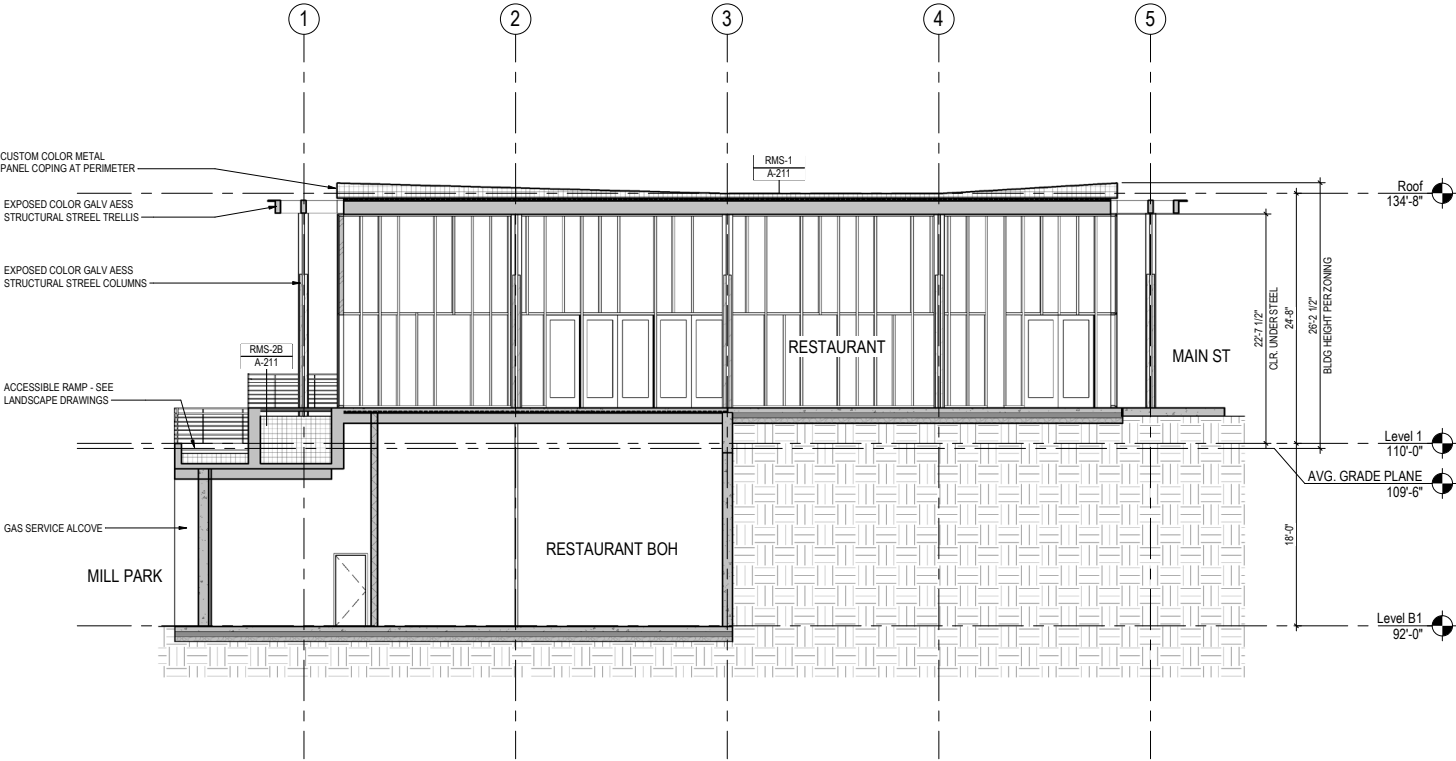
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Figure 1.2b
Proposed Project Perspective
**Northland Newton Development
Newton, MA**





2 SECTION E/W
A-211 1/8" = 1'-0"



1 SECTION N/S
A-211 1/8" = 1'-0"

Figure 1.4a
Sections - Building 2
**Northland Newton Development
Newton, MA**

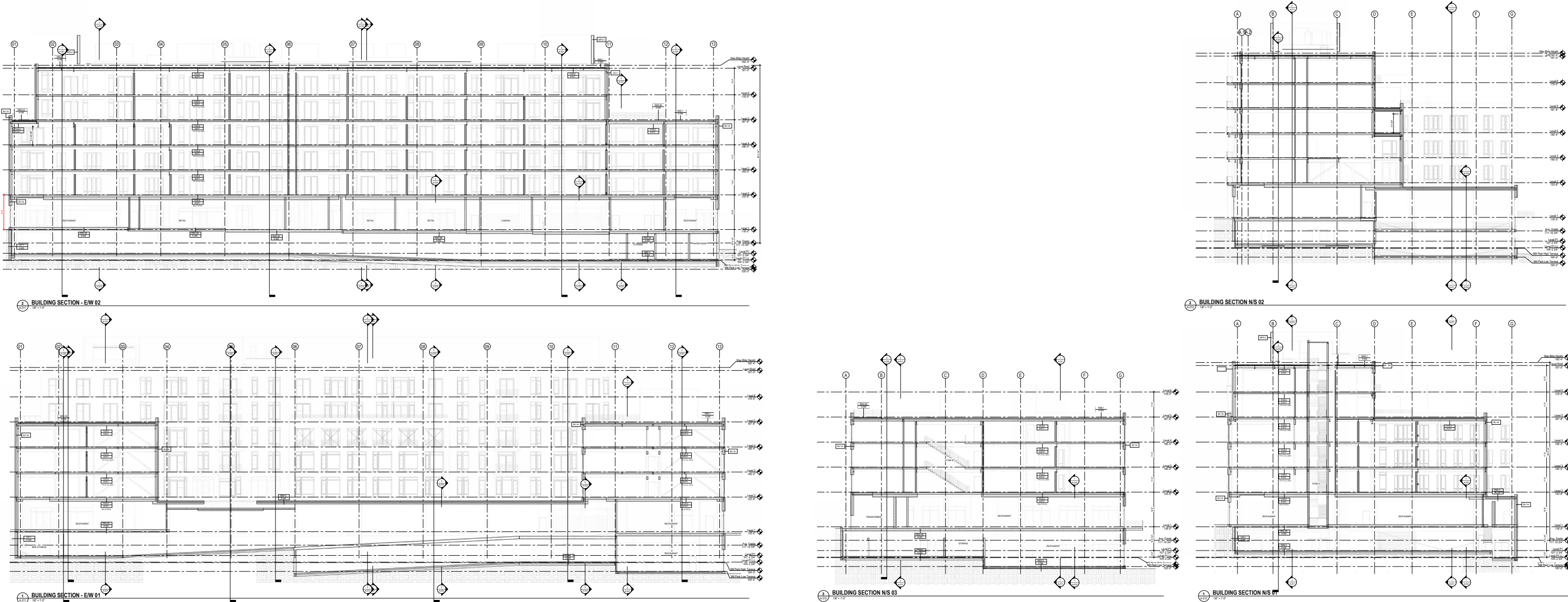


Figure 1.4b
Sections - Building 3

**Northland Newton Development
Newton, MA**

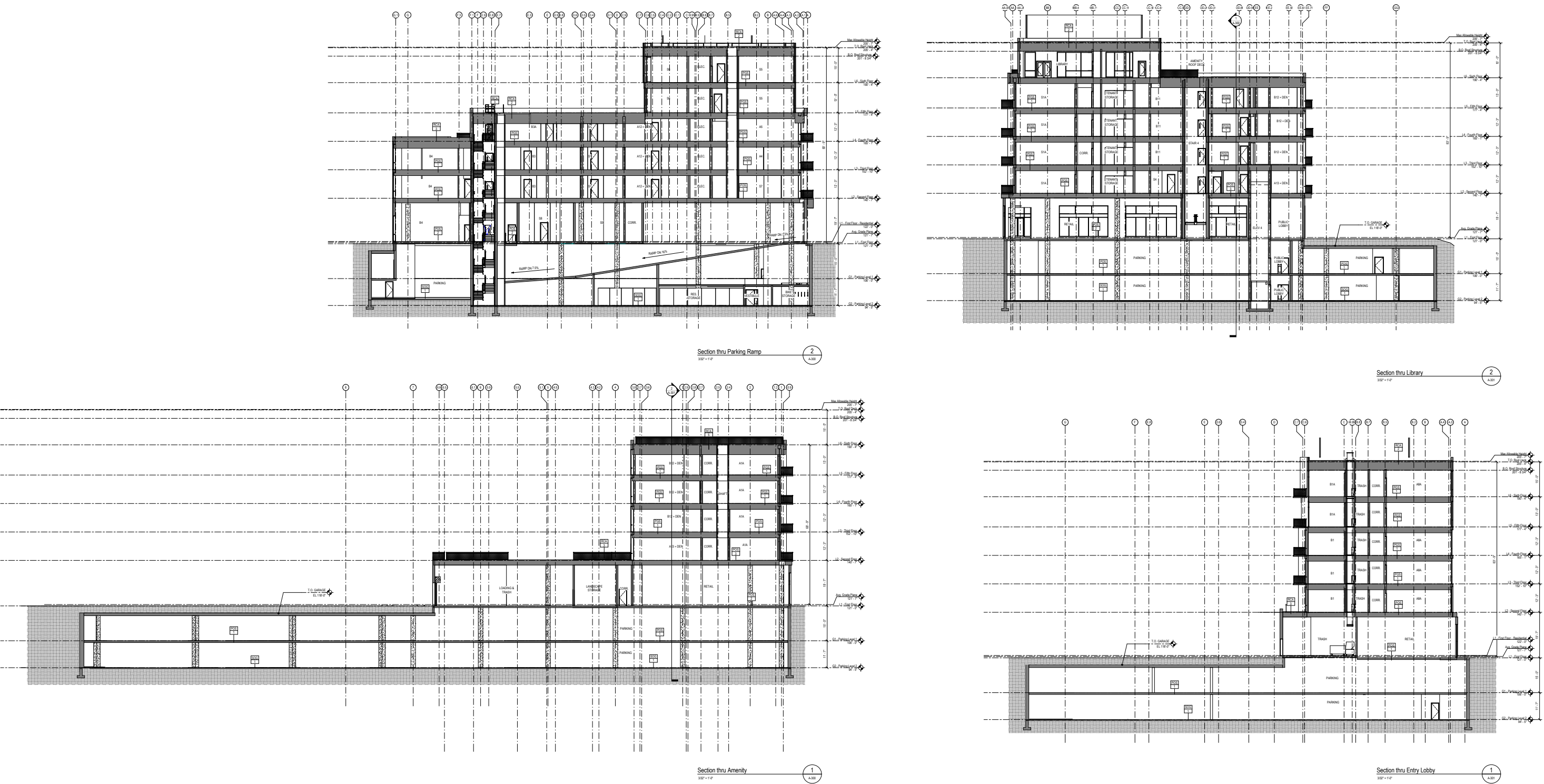


Figure 1.4c
Sections - Building 4
**Northland Newton Development
Newton, MA**

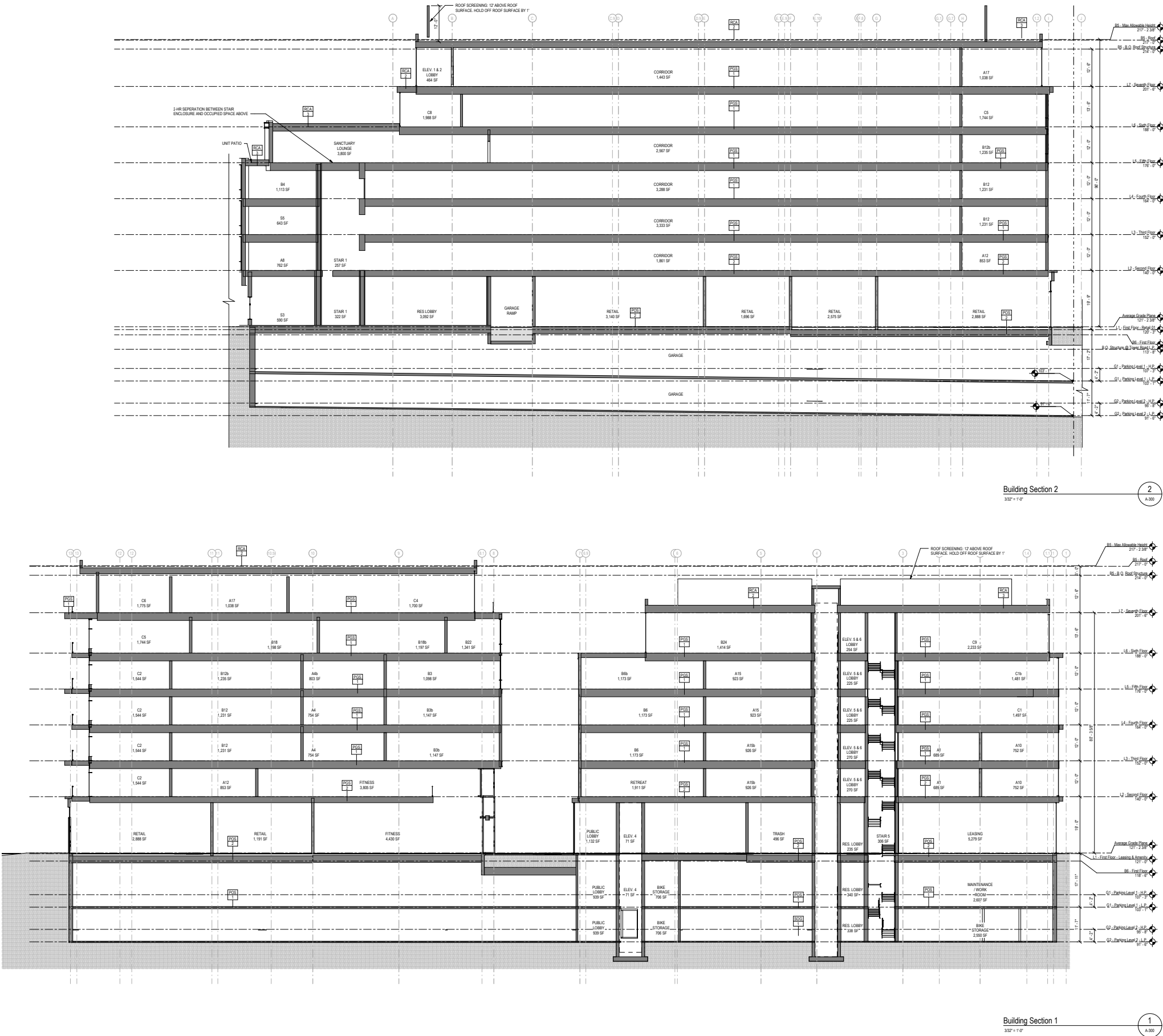


Figure 1.4d
Sections - Building 5
**Northland Newton Development
Newton, MA**