

# **NORTHLAND NEWTON DEVELOPMENT**

## **PROPOSED DESIGN UPDATES AUGUST 2024**

UDC APPROVED DESIGN  
**2022**



## **WORK COMPLETED:**

- **Building Demolition and Foundation Removal**
- **86,000 Tons of Soil/Concrete Recycled, Processed, and Graded**
- **South Meadow Brook Bank Restoration Completed**
- **South Meadow Brook Culvert Protection Cap Completed**
- **Over 26 Miles of Utility Infrastructure, Including Water Main Loop Connection and Branch to Mechanic Street**
- **Drainage Infrastructure, Including 175,000-gal Infiltration System and 120,000-gal Rainwater Storage System**
- **Splash Park and Community Park Construction Ongoing. Completion Spring 2025.**
- **Total Development & Construction Expenditure Since 2020 Approval: \$73 Million**

# **PROGRAM CHANGES:**

- Convert Saco-Pettee Mill Building from Office Use to 100 Units of Residential Use**
- Eliminate 5 Small Residential Buildings**
- Reduce Footprints of 2 Other Residential Buildings**
- Eliminate Office Component and Reduces Underground Parking**

**Results in Net Decrease of 160,000 Square Feet of Building Area**

**Results in Net Increase of 22 Units, Including 4 Affordable Apartment Units**

**Results in Net Decrease of 300 Parking Spaces and Adds 125-Space Surface Parking Area**

**Reduces Traffic Volume by Over 1,300 Trips Per Weekday**



UPDATED DESIGN  
**2024**



# NND | B1 MAIN ENTRY VIEW



# NND | RESIDENTIAL UNIT MIX

NND - OVERALL UNIT MIX				
	Approved	Remove	Add	Net Total
B1 Mill	0	0	100	100
B3	95	0	0	95
B4	120	0	0	120
B5a	104	0	4	108
B5b	41	10	0	31
B6a	120	0	0	120
B6b	125	0	1	126
B7	55	0	0	55
B8	75	8	0	67
B12	23	23	0	0
B9/10/11	36	36	0	0
B14	6	6	0	0
<b>Total</b>	<b>800</b>	<b>83</b>	<b>105</b>	<b>822</b>
Market Rate	660	0	18	678
Affordable	140	0	4	144

