



# Newton Cemetery & Arboretum

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## THE KNOLL DEVELOPMENT NEIGHBORHOOD PRESENTATION

JUNE 13, 2022

**ANSER**  
ADVISORY

**IBI** PLACEMAKING

# PRESENTATION AGENDA

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- Introductions
- Meeting Objectives
- Neighbor Responses
- Cemetery & Arboretum Goals
- Project Overview
  - Project Site & Scope
  - Neighborhood Considerations
  - Anticipated Project Schedule
  - Compliance
- Summary
- Community Resource
- Questions



# NEWTON CEMETERY CORPORATION

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- Private, **non-profit organization** serving the needs of **all faiths for Newton** and the Boston area
- The corporation is governed by volunteer Trustees, who are **Newton residents** with expertise that benefit the Cemetery & Arboretum
- The Board of Trustees are responsible for the overall management of the corporation to ensure the organization will be **financially sustainable in perpetuity** (following the final sales of burial products)

# PROJECT TEAM

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## Owner:

Newton Cemetery Corporation

- Board of Trustees
- Planning Committee
- Staff

## Landscape Architect:

IBI Group Boston & Consultants

## Owner's Representative:

Anser Advisory



# MEETING OBJECTIVES

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## Three meeting objectives:

1. Reintroduce the proposed Knoll Development Project
2. Respond to previous neighbor questions
3. Gather & listen to new neighbor questions



# NEIGHBOR RESPONSES

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We have categorized the neighbor questions into the following five topics. Responses to these questions will be addressed throughout the presentation.

- Tree removals
- New tree plantings
- Perimeter enhancements
- Ledge removal
- Air quality control and noise mitigation



# CEMETERY & ARBORETUM GOALS

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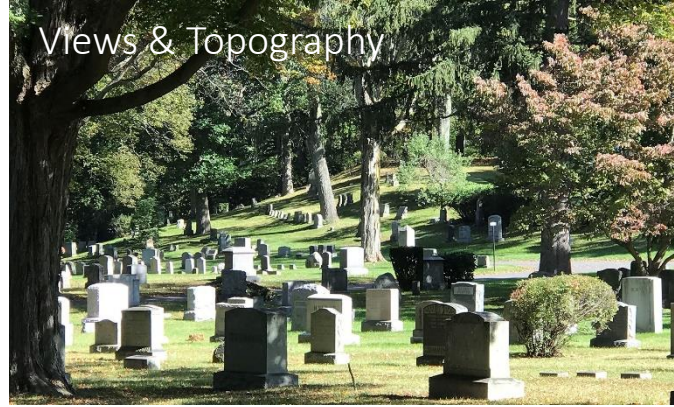
- Develop land for **future burial and operations space**
- Expand the environmental benefits of the accredited arboretum
- Expand the **“garden cemetery”** while providing opportunities for a **variety of burial and memorialization options for the community**
- Prepare for transition from an **active cemetery to a cultural institution**
- Provide **long-term community benefits and resources**, including improved landscapes and expanded walking paths

# GARDEN CEMETERY & ARBORETUM : QUALITIES

Curvilinear Roadways



Views & Topography



Historic  
Monuments



Mature Trees



Water Features



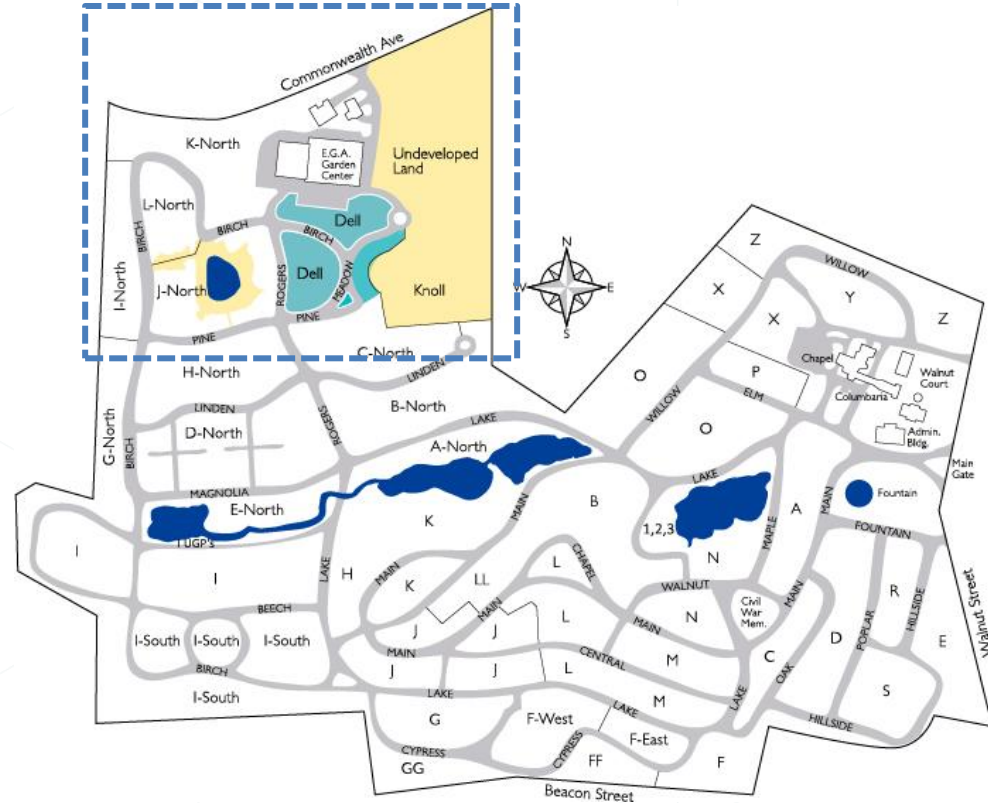
A scenic landscape featuring a stone bridge over a stream, a large tree with pink blossoms, and a cemetery in the background. The scene is set in a lush green area with a clear blue sky. The text "PROJECT OVERVIEW" is centered in the middle of the image.

# PROJECT OVERVIEW

# PROJECT SITE

The **Project site** is comprised of two parcels owned by the Cemetery **within the existing boundaries** of the property:

- **Undeveloped Land** – Location of the proposed expansion. Total area is approx. seven acres. Adjacent to the recently developed “Dell”
- **J North** - Existing burial space, area is approx. 2.5 acres



## PROJECT SITE

**Undeveloped Land** – The proposed expansion will develop approx. **4.5 acres for burial space**, which includes **screen plantings** along the eastern property line. The remaining acreage, approx. 2 acres, will continue to be Cemetery **operations space**.

**Existing J North** – Approximately **.5 acre** will be developed within the existing interment space.



# PROJECT SCOPE: THE KNOLL

## Major Scope of Work:

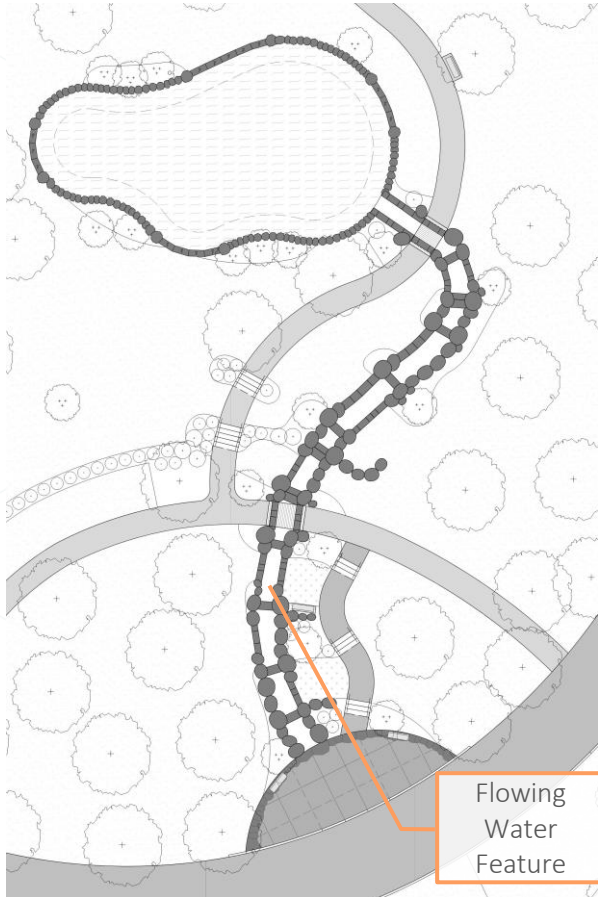
- Tree removals
- Extensive new tree plantings
- Limited ledge removal
- Earthwork, soil processing, and rock crushing
- Landform shaping for burial space
- New roadways and paths
- Construction of water features
- Screen planting at limits of development
- New terrace for community gatherings and burial ceremonies



# EXISTING CONDITIONS

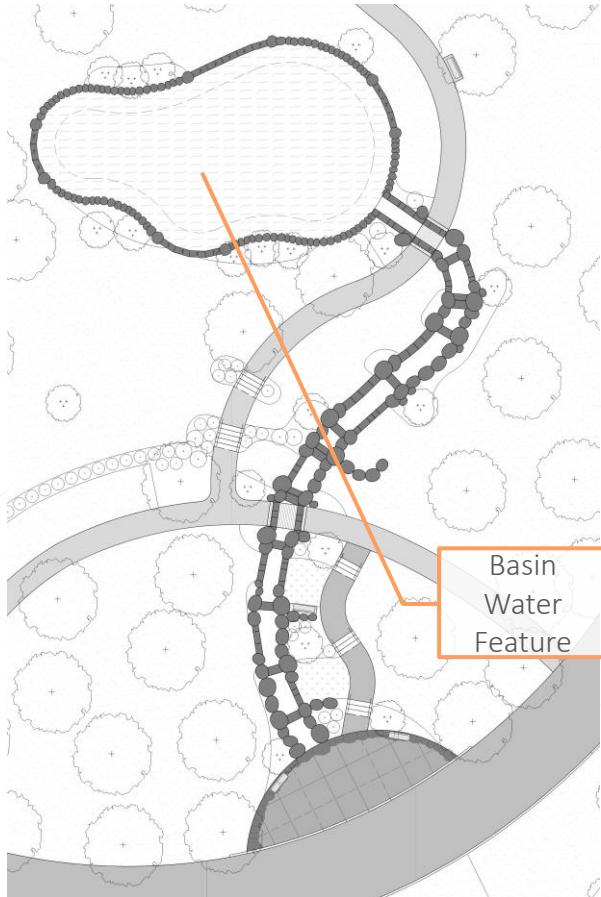


# DESIGN: AESTHETIC QUALITIES



Example flowing water features

# DESIGN: AESTHETIC QUALITIES



Example vegetation

# DESIGN: RENDERING

Newton Cemetery  
& Arboretum



View across the basin feature looking up at The Knoll



# DESIGN: RENDERING



View from the pathway looking up at The Knoll

# TREE REMOVALS & NEW PLANTINGS

## Newton Cemetery & Arboretum Tree Work, 2017-2032

Year	Quantity of Trees	Dbh (inches)	Notes
2017 - 2022	349	681	Misc. Cemetery Projects and HMP Tree Plantings
2022	-219	-3,779	Knoll project removals; 85% Black/Northern Red Oak, 15% - White Oak, Eastern White Pine, Norway Maple and Misc.
2024	632	1873	Knoll Project Plantings; 83% Native Species, 17% Non-Native Species
2023 - 2032	500	1225	HMP Commitment Plantings: 50 trees/year*
<b>NET GAIN</b>	<b>1262</b>	<b>0</b>	<b>NC&amp;A tree plantings satisfy the intent of the Tree Preservation Ordinance</b>

\* estimate uses 2.5" Dbh per tree which is an average of past plantings

**Horticultural Master Plan (HMP) Tree Plantings:** The Cemetery is also planting an additional **50 trees per year** as part of the Horticultural Master Plan (2018 – 2032)

# PERIMETER ENHANCEMENTS

- Screen plantings to **enhance privacy** for neighbors
- Planting **632 trees** to enhance the arboretum and urban forest, offer greater resiliency to climate change and provide native habitat for birds
- Stormwater system to **retain and manage runoff on Cemetery property**
- Lower grade at operations space to **reduce visibility and sound transmission**



# SCREEN PLANTINGS: SEASONAL EXAMPLES



Screen Plantings in Summer



Evergreens in Winter



Screen Plantings in Winter



Screen Plantings in Fall

# SCREEN PLANTINGS: GROWTH



Top Image: Planted – 2014  
Bottom Image: Successful Screening – 2021



Top Image: Planted – 2012  
Bottom Image: Successful Screening – 2022

# SCREEN PLANTINGS: SPECIES

- Added 15 low branching shade trees to increase the depth of the screen plantings and help reduce visibility, noise, and dust transmission
- The screen plantings will be a mix of deciduous (shade) and evergreen trees
- At the time of planting, the trees will be the following sizes:
  - Shade trees – 3-inch caliper (10-14 feet tall)
  - Evergreen trees – 8 feet tall



# RATE OF GROWTH

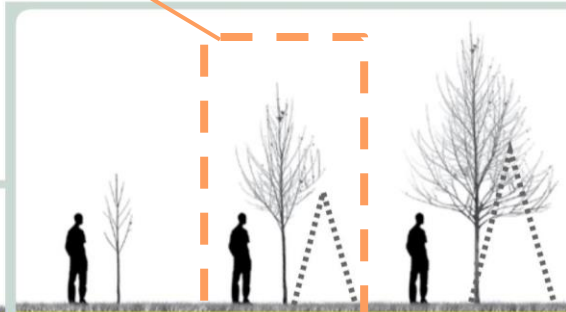
Screen planting  
tree sizes at  
planting

SENT TO LINER GROWER



**Year 1:** Tissue Culture or Cutting  
**Year 2:** Outdoor Liner Bed  
**Year 3:** Lining out in Field  
**Year 4:** Establish Central Leader  
**Year 5:** Root Prune & Develop Branching

Liner Grower - Pacific Northwest



**YEAR 6:** Prune Roots & Canopy Plant in Field  
**YEAR 7-8:** Pruning, Staking, Limb-Up Harvest 2-3" Caliper Tree  
**YEAR 9:** Harvest 3-4" Caliper Tree

Nursery Production - Small to mid-sized trees



**YEAR 10-14:** Transplant or Root Prune, Canopy Prune Harvest 5-6" Caliper Tree  
**YEAR 15:** Harvest 8-10" Caliper Tree

Nursery Production - Large trees

# SCREEN PLANTINGS: SPECIES





# OTHER PROJECT PLANTINGS

In addition to the screen plantings, the project will be planting:

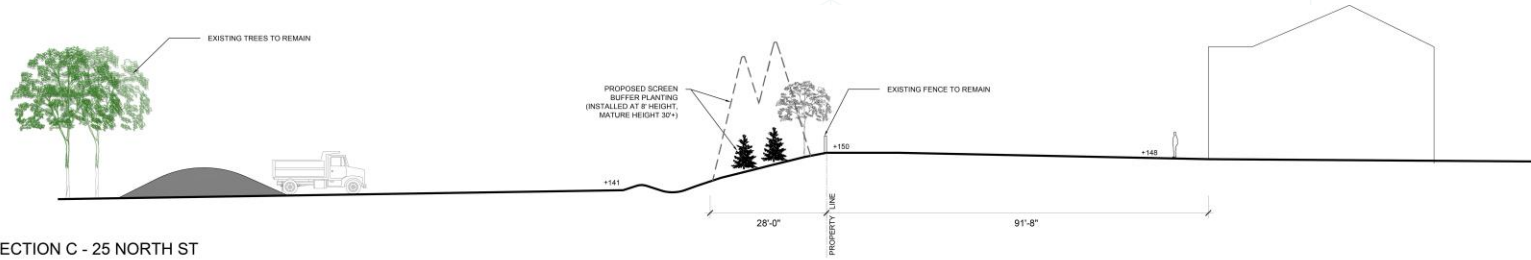
- **82 ornamental trees;** including flowering dogwoods, birches, magnolias, and cherry trees
- **506 shrubs** consisting of 22 different varieties
- **1,603 groundcovers, perennials, and grasses**



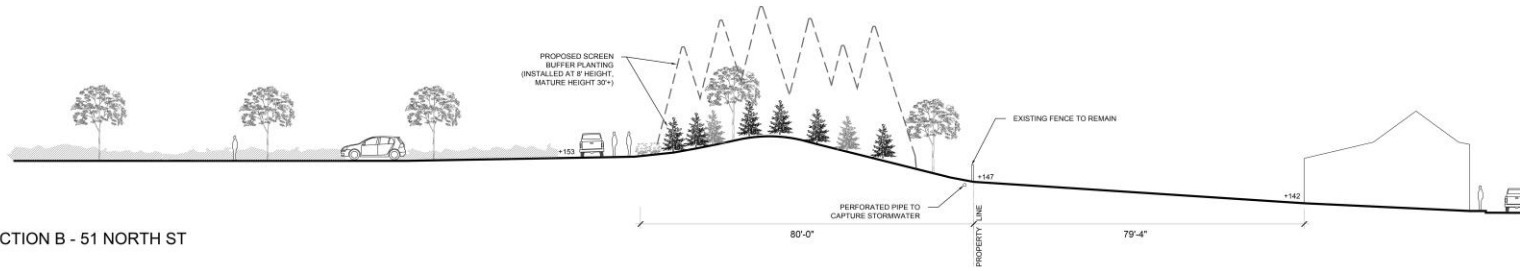
# PERIMETER ENHANCEMENTS



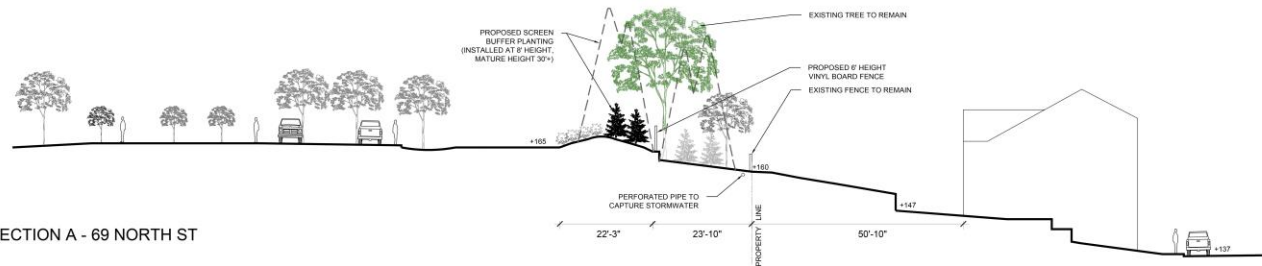
# PERIMETER ENHANCEMENTS



SECTION C - 25 NORTH ST

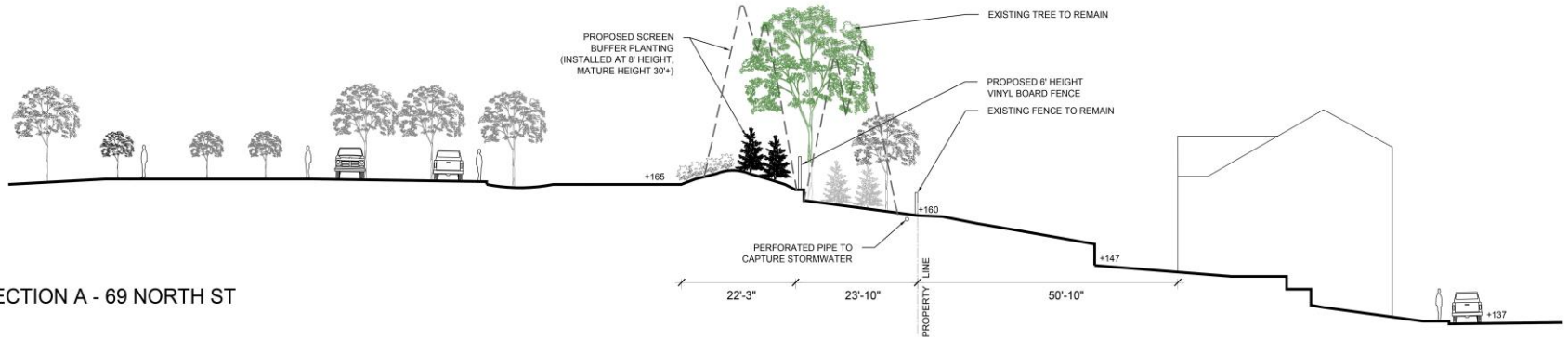


SECTION B - 51 NORTH ST



SECTION A - 69 NORTH ST

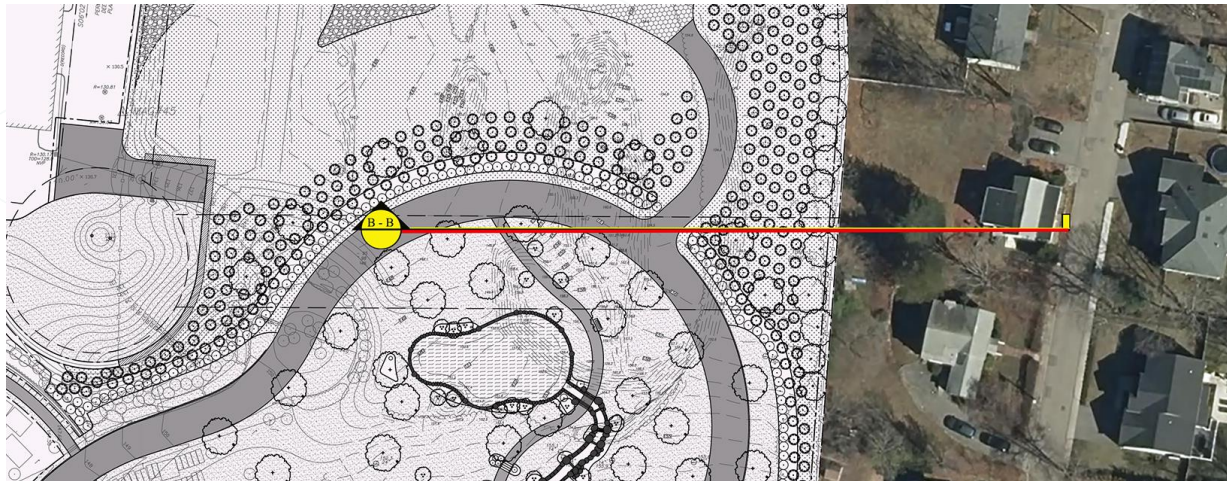
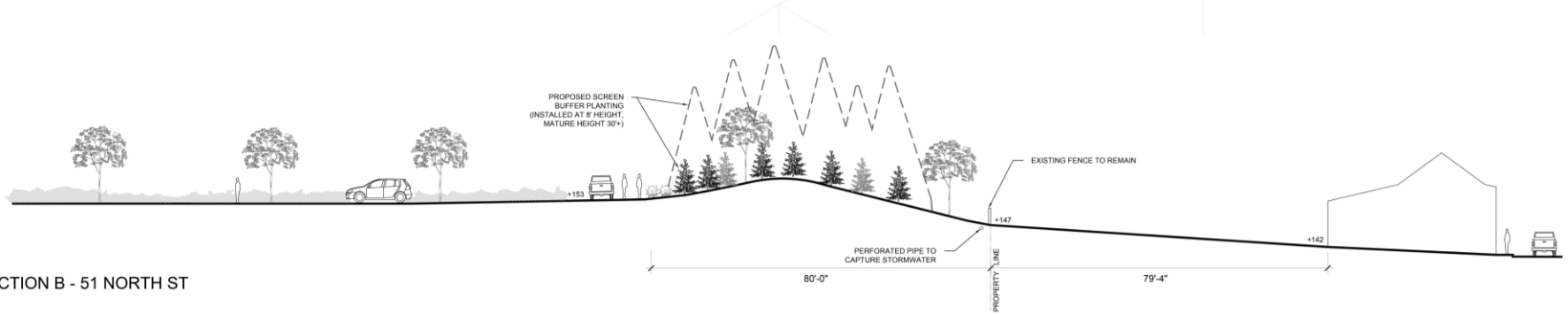
# PERIMETER ENHANCEMENTS



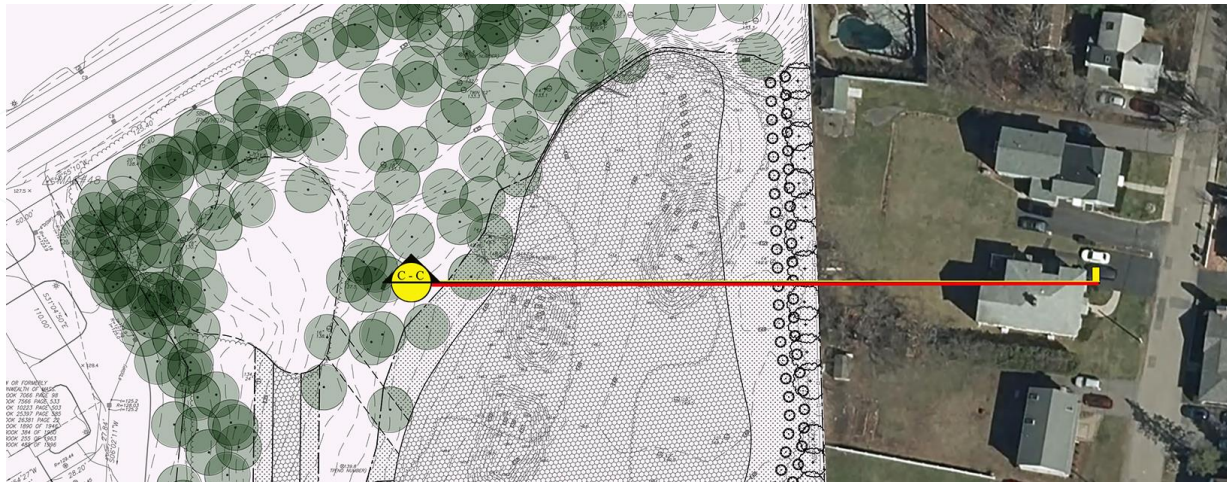
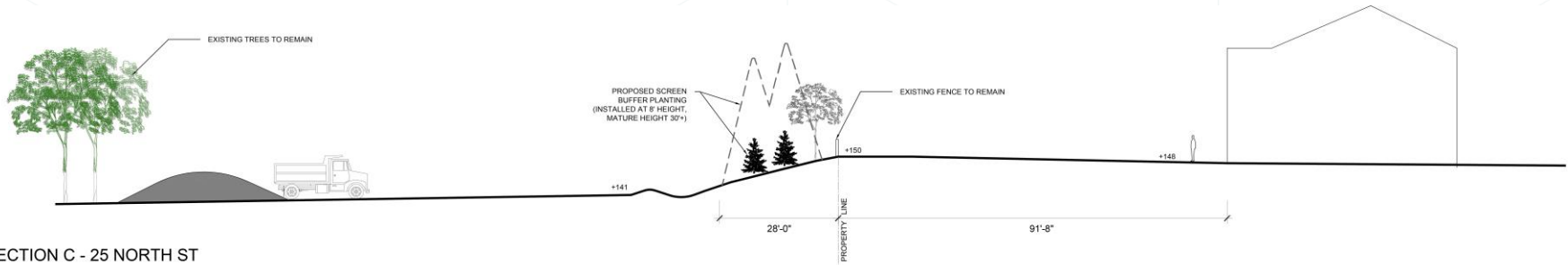
SECTION A - 69 NORTH ST



# PERIMETER ENHANCEMENTS



# PERIMETER ENHANCEMENTS



# ANTICIPATED PROJECT SCHEDULE

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Design Phase Complete	June 2022
Bid Period	June – July 2022
Contractor Engaged	July – August 2022
Construction*	Sept. 2022 – Nov. 2023
Planting	Spring 2024

\* Estimated duration subject to change



# NEIGHBORHOOD CONSIDERATIONS

We will manage & control construction activities to reduce the impact to the North St neighbors:

- Tree removal
- Limited ledge removal
- Earthwork, soil processing, and rock crushing
- Dust
- Soil Erosion

NC&A will develop a project webpage to provide monthly updates on anticipated construction activities

Typical work hours will be: 7 AM – 3 PM

All work will be performed in compliance with Newton Noise Ordinance. (Weekdays: 7 AM – 7 PM, Saturdays: 8 AM – 7 PM)

Questions and concerns – contact Melissa immediately





# NEIGHBORHOOD CONSIDERATIONS

We will manage & control construction activities to reduce their impact, including:

- Where possible, we will schedule the initial earthwork activities during colder months (when windows are closed)

We will perform the following precautionary procedures:

- Optional pre-construction surveys of North St. properties to establish baseline records of existing conditions prior to the start of construction
- Air quality testing will be performed during earthwork construction activities to track and document air quality
- Install privacy screening on the existing property fence to reduce visibility and provide dust control



Proposed Green Privacy Screen

# COMPLIANCE

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## Project Permitting

The project is undergoing City of Newton and Commonwealth required permitting.

## Code Requirements

The project has been designed and will be constructed in compliance with the applicable codes.



# CONTRACTOR'S RESPONSIBILITIES

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## Contractor Responsibilities

Contractor selection completed by August. The contractors will be responsible for compliance with all City of Newton ordinances.

## Anser Site Representative

Anser will have a representative on-site to observe the construction activities to ensure they are in accordance with city ordinances and the contract documents.

## Construction Documents

A set of construction documents will be available by appointment at the Site Representative's office after the start of construction.



# S U M M A R Y

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- Develop land for **future burial and operations space**
- Expand the environmental benefits of the Arboretum
- Expand the **“garden cemetery”** while providing opportunities for a **variety of burial and memorialization options for the community**
- Prepare for transition from an **active cemetery to a cultural institution**
- Provide **long-term community benefits and resources**, including improved landscapes and expanded walking paths

# COMMUNITY RESOURCE

- NC&A is an accredited **Level II Arboretum**, with over 100+ species collection and dedicated arboriculture staff
- Provides **variety of burial space** for City of Newton residents and the surrounding community
- Provides **open space and botanic gardens** that are visited by the public daily
- Improves **species diversity and tree health** through the implementation of NC&A's Horticultural Master Plan, including a **50 tree/yr planting plan** with goals of preserving and increasing the urban forest
- Provides robust **education and public programs**, including walking and bird watching tours
- Grows and **donates plants** for Newton Community Pride in the greenhouse



A scenic landscape featuring a stone bridge over a stream, a large tree with pink blossoms, and a cemetery in the background. The scene is set in a lush green area with a clear blue sky. The stone bridge is made of large, rough-hewn stones and has a small waterfall on the left side. The large tree on the right has a thick trunk and is covered in pink blossoms. The cemetery in the background has several headstones of various shapes and sizes. The overall atmosphere is peaceful and serene.

# QUESTIONS