



Zoning & Planning Committee **Agenda**

City of Newton **In City Council**

Wednesday, December 11, 2019

7:00 PM

Chamber/Room 211

Items Scheduled for Discussion:

Chair's Note: The Chair will report on progress on #204-19 on historic demolition delay and landmarking.

#204-19 Review and possible amendment of Demolition Delay and Landmark Ordinances
COUNCILORS KELLEY, ALBRIGHT, AUCHINCLOSS, COTE, CROSSLEY, GREENBERG, KALIS, KRINTZMAN, LAPPIN, LEARY, LIPOF, MARKIEWICZ, NORTON, AND SCHWARTZ requesting a review and, if appropriate, an update of Chapter 22, Sections 22-50 to 22-76 that relate to demolition delays, historic designation, and landmarking
Zoning and Planning Held 8-0 on 10/28/19

#437-19 Appointment of Amanda Stauffer Park to the Newton Historical Commission
HER HONOR THE MAYOR appointing Amanda Stauffer Park of 16 Regent Street, West Newton, as a member of the NEWTON HISTORICAL COMMISSION for a term to expire on December 31, 2022.

#363-19 Amendment(s) to Chapter 30 relative to building efficiencies
DIRECTOR OF PLANNING & CO-DIRECTORS OF SUSTAINABILITY requesting discussion and adoption of amendments to Chapter 30, the Newton Zoning Ordinance to create exemptions to building envelope standards such as height and setback to facilitate the implementation of energy efficiency and alternative energy measures in buildings including external insulation, doorway vestibules, heat pumps, and solar panels among other features.
Zoning & Planning Held 8-0 on 11/25/19
Public Hearing Closed 8-0 on 11/25/19

The location of this meeting is accessible and reasonable accommodations will be provided to persons with disabilities who require assistance. If you need a reasonable accommodation, please contact the city of Newton's ADA Coordinator, Jini Fairley, at least two business days in advance of the meeting: jfairley@newtonma.gov or (617) 796-1253. The city's TTY/TDD direct line is: 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711.

#165-19 Adoption of Washington Street Vision Plan as part of the Comprehensive Plan
DIRECTOR OF PLANNING requesting approval and adoption of the Washington
Street Vision Plan as an amendment to the 2007 Newton Comprehensive Plan.
**Zoning and Planning Approved 6-0-1 (Councilor Kalis abstaining, Councilor
Downs not voting) on 11/07/19**
City Council referred back to Zoning and Planning by Voice Vote on 12/02/19

Respectfully Submitted,

Susan S. Albright, Chair



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

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rfuller@newtonma.gov

November 15, 2019

Honorable City Council
Newton City Hall
1000 Commonwealth Avenue
Newton, MA 02459

To the Honorable City Councilors:

I am pleased to appoint Amanda Stauffer Park of 16 Regent Street, West Newton as an At-Large member of the Newton Historical Commission. Her term of office shall expire on December 31, 2022 and her appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

RECEIVED
CITY OF NEWTON
2019 NOV 15 PM 4:22
CITY OF NEWTON, MA 02459

Application Form**Profile**

Amanda

First Name

S

Middle Initial

Park

Last Name

[REDACTED]

Email Address

16 Regent Street

Home Address

Suite or Apt

West Newton

City

MA

State

02465

Postal Code

What Ward do you live in?☒ Ward 3

[REDACTED]

Primary Phone

Home:

Alternate Phone

Superstructures Engineers +
Architects

Employer

Director of Conservation

Job Title

Which Boards would you like to apply for?

Newton Historical Commission: Submitted

Interests & Experiences

Please tell us about yourself and why you want to serve.

Why are you interested in serving on a board or commission?

I am passionate about history, art history, and old buildings, and I've spent my career working on various aspects of preservation: urban planning, architectural history, archaeology, and materials conservation. I relocated to West Newton from New York City just over a year ago and would love to be more involved in the local preservation scene as well lend my expertise. I am an architectural conservator with nearly 15 years of professional experience and a master's degree in Historic Preservation from Columbia University. I work as the Director of Conservation for an architecture & engineering firm based out of NYC; as my work is all centered in the tri-state area, there would be no potential conflict of interest with my current employer.

[StaufferPark_2019_Newton.doc](#)

Upload a Resume

Amanda Stauffer Park

16 Regent Street / West Newton, MA 02465 • ([REDACTED])

EDUCATION

Columbia University, New York, NY. May 2007

- M.S. Historic Preservation, concentration in architecture conservation
- Recipient of Kress Fellowship for volunteer work and thesis research in New Orleans, Louisiana

Yale University, New Haven, CT. May 2004

- B.A. History, *cum laude* with distinction in the major; G.P.A. 3.78
- Nominated for the American History senior thesis prize
- Recipient of Berkeley Classics Traveling Fellowship for the study of Etruscan ruins across Italy
- Recipient of Mellon Research Grant for the study of architecture and history in Georgia

EMPLOYMENT

Superstructures Engineers + Architects, New York, NY. Director of Conservation, 2015 – Present.

Sample Projects: Low Library, Columbia University; Hall of Records, NYC; Appellate Division Courthouse, NYC

- Perform visual, tactile & sounding surveys on exterior and interior architectural elements: terra cotta, brick, mortar, plaster. Author conditions reports and devise treatment recommendations.
- Execute on-site and laboratory non-destructive testing: salts analysis, mortar analysis, RILEM testing, paint microscopy, stone identification. Author associated reports
- Develop and maintain client & subcontractor relationships, author reports, conduct meetings

Visto Images, Paris, France. Art Consultant, 2014.

- Perform conditions surveys and provide conservation treatment recommendations and budgets for paintings, sculptures, prints, and drawings.
- Source fine art for clients from auction houses and antiques dealers.

EverGreene Architectural Arts, New York, NY. Conservator, 2010 – 2013.

Sample Projects: Illinois State Capitol; The Chrysler Building; The American Museum of Natural History;

Mission Concepción, San Antonio; Grace Church, Brooklyn Heights; Loew's Kings Theater, Brooklyn

- Staff, train and supervise a team of 15+ conservators and interns in various methods of finishes exposure and conservation
- Develop and maintain client relationships, author 50+ proposals and reports, edit office conservation reports, conduct on-site meetings with clients
- Devise and test methods of paint, wallpaper and finishes removal, and carry out large-scale on-site exposures that display historic decoration campaigns
- Develop and implement treatments for deteriorated decorative paint, plaster and gilding via adhesive injection, consolidation, inpainting, metallic revival and cleaning. Formulate time- and budget-related estimates. Author related specifications
- Perform paint and wood finishes analysis for color and compositional matching via on-site investigation, testing, laboratory reflected & UV light microscopy. Author related reports

Building Conservation Associates, New York, NY. Conservator, 2006 – 2010.

Sample Projects: Grand Central Terminal; Cathedral Church of St. John the Divine; St. Patrick's Cathedral; The Park Avenue (Seventh Regiment) Armory; The Merchant's House Museum, NYC; Yale University Art Gallery

The Brooklyn Museum, New York, NY. Conservation Intern, 2004 - 2005.

ADDITIONAL EXPERIENCE

- Skills and Certifications: Polarized Light Microscopy; PhotoShop; AutoCad; Professional Associate of AIC
- Language: Fluent in French & Italian, proficient in Spanish, reading knowledge of Latin, German



Ruthanne Fuller
Mayor

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Barney S. Heath
Director

PUBLIC HEARING MEMORANDUM

DATE: December 6, 2019

TO: Councilor Susan Albright, Chair, Zoning & Planning Committee
Members of the Zoning & Planning Committee

FROM: Barney Heath, Director, Department of Planning and Development
Jennifer Caira, Deputy Director of Planning & Development
Zachery LeMel, Chief of Long Range Planning

RE: **#363-19 Amendment(s) to Chapter 30 relative to building efficiencies**
DIRECTOR OF PLANNING & CO-DIRECTORS OF SUSTAINABILITY requesting discussion and adoption of amendments to Chapter 30, the Newton Zoning Ordinance to create exemptions to building envelope standards such as height and setback to facilitate the implementation of energy efficiency and alternative energy measures in buildings including external insulation, doorway vestibules, heat pumps, and solar panels among other features.

MEETING: December 11, 2019

CC: Planning Board
Ann Berwick, Co-Director of Sustainability
William Ferguson, Co-Director of Sustainability
John Lojek, Commissioner of Inspectional Services
Alissa O. Giuliani, City Solicitor
Jonathan Yeo, Chief Operating Officer

In the previous ZAP meeting on November 25th, 2019 The Planning Department presented the updated draft zoning, Amendments to Chapter 30 relative to building efficiencies (#363-19). ZAP provided general approval for the revised language regarding solar panels (Sec. 1.5.4.A.d), while additional analysis was required for the language specific to allowable structures projecting into the setback (sec. 1.5.3.D).

Summary of Revisions

The updates to Section 1.5.3.D reduce barriers to installing energy efficient improvements by allowing such related structures to project into the setback. It should be noted that none of these structures amounts to any new habitable space, and as written should not contribute to a building that looks or feels substantially larger. These updates take into consideration the Committee comments as well as recommendations from Green Newton and building construction professionals.

Heat pump compressors (sec. 1.5.3.D.2)

According to the U.S. Dept. of Energy heat pumps can reduce electricity use for heating by approximately 50% compared to electric resistance heating. In addition, normal sound levels emitted from most heat pumps range between 40 and 50 decibels. That's less than a working dishwasher or a light rainfall. Finally, Staff believes further limiting heat pump compressors by requiring a minimum setback will make many installation infeasible, contradicting the stated goal of the relief. For these reasons Staff recommends maintaining the zoning text as written. This exemption does not supersede any requirements within a historic district.

Exterior insulation (sec. 1.5.3.D.3)

The current draft zoning text allows for up to 8 inches of exterior insulation to project into the setback, which Staff recommends maintaining. Speaking with building professionals associated with Green Newton, 8 inches allows for the necessary flexibility used for typical- and deep-energy retrofits, as well as new construction.

Doorway vestibules (sec. 1.5.3.D.4)

The Committee had a general concern with the placement of vestibules where development is close together and yard setbacks are already limited, particularly with side yards. To address this Staff recommends to update the zoning text to read, "Doorway vestibules up to 4 feet with a width no greater than 6 feet, provided a minimum setback of 5 feet is maintained;"

Roof overhangs (sec. 1.5.3.D.6)

After speaking with building construction professionals Staff found a conflict between sec. 1.5.3.D.5 and sec. 1.5.3.D.6. As written gutters can project 2 feet into the setback, while roof overhangs can project 3 feet. Standard design practice places the gutter at the end of the roof overhang. Because of this, staff recommends including gutters with roof overhangs as allowed to project up to 3 feet in the setback.

Gross floor area exemption (sec. 1.5.5.B.1.b.iii)

Previously the zoning text exempted "Exterior insulation added to an existing building." The Legal Dept. expressed concern for repercussions related to not defining "existing building" in this context. Therefore Staff has updated the text as follows, "Exterior insulation added to a building, in which case gross floor area shall be taken from the exterior face of the structural wall;"

Next Steps

Staff recommends the Committee approve amendment #363-19 on December 9th.

Attachments

Attachment A – Section 1.5 Rules of Measurements

1.5. Rules of Measurement

1.5.3. Setback

- A. **Defined.** A line equidistant from the lot line which establishes the nearest point to the lot line at which the nearest point of a structure may be erected. In the case of a corner lot, the rear lot line shall be the lot line opposite the street on which the main entrance is located.
- B. No building need be set back more than the average of the setbacks of the buildings on the nearest lot on either side, a vacant lot or a lot occupied by a building set back more than the required distance for its district to be counted as though occupied by a building set back such required distance. Averaging applies only to the front setback. In no case shall any part of a building in a residence district extend nearer the street line than 10 feet.
- C. Distances shall be measured from the lot lines to the nearest portion of the structure, ~~including outside vestibule or porch.~~
- D. The following structures may project into the setback:
 - 1. Steps, landings and bulkheads; ~~may project into the setback.~~
 - 2. Heat pump compressors;
 - 3. Exterior insulation may project up to 8 inches;
 - 4. Doorway vestibules may project up to 4 feet with a width no greater than 6 feet;
 - 5. ~~Gutters, cornices~~Cornices, projecting eaves exterior window shades and ornamental features ~~may project up to 2 feet; and into the setback.~~
 - 6. Roof overhangs and gutters may project up to 3 feet.

1.5.4. Height

- A. **Defined:**
 - 1. The vertical distance between the elevations of the average grade plane and the highest point of the roof. Not included in such measurements are:
 - a. Cornices which do not extend more than 5 feet above the roof line;
 - b. Chimneys, vents, ventilators and enclosures for machinery of elevators which do not exceed 15 feet in height above the roof line;
 - c. Enclosures for tanks which do not exceed 20 feet in height above the roof line and do not exceed in aggregate area 10 percent of the area of the roof;
 - d. Solar panels which do not extend more than ~~1 foot~~4 feet above the ridgeline or in the case of a flat roof, no more than 4 feet above the parapet, unless greater extensions are allowed by special permit; and
 - e. Towers, spires, domes and ornamental features.

1.5.5. Floor Area

- A. **Floor Area Ratio.**

1. The gross floor area of all buildings on the lot divided by the total lot area.
2. FAR tables can be found in Sec. 3.1.9 and Sec. 3.2.11.

B. Floor Area, Gross.

1. **Residential Districts.** The sum of the floor area of all principal and accessory buildings whether or not habitable shall be taken from the exterior face of the exterior walls of each building without deduction for garage space, hallways, stairs, closets, thickness of walls, columns, atria, open wells and other vertical open spaces, or other features as defined in this Sec. 1.5.5, as defined below:
 - a. Gross floor area shall include:
 - i. First and second stories;
 - ii. Any floor area above the second story, whether finished or unfinished, that meets all of the following criteria:
 - a. It lies below the area of a horizontal plane that is 5 feet above it and which touches the side walls and/or the underside of the roof rafters;
 - b. Is at least 7 feet in any horizontal dimension, as measured within the area having a wall height of 5 feet or more;
 - c. Has a minimum ceiling height of 7 feet on at least 50 percent of its required floor area; and
 - d. Has a floor area of not less than 70 square feet as measured within the area having a wall height of 5 feet or more;
 - iii. Atria, open wells, and other vertical open spaces, where floor area shall be calculated by multiplying the floor level area of such space by a factor equal to the average height in feet divided by 10;
 - iv. Enclosed porches;
 - v. Attached garages;
 - vi. Detached garages and any space above the first story of a detached garage that has a ceiling height of 7 feet or greater;
 - vii. Other detached accessory buildings, such as sheds or cabanas, except as exempted in paragraph b. below;
 - viii. A portion of mass below the first story, to be calculated using the formula in paragraph D. below; and
 - b. Gross floor area shall not include:
 - i. Unenclosed porches;
 - ii. Doorway vestibules up to a maximum floor area of 24 square feet;
 - iii. Exterior insulation added to an existing a building, in which case gross floor area shall be taken from the exterior face of the structural wall;
 - iv. Carports; and
 - v. detached accessory building equal to or less than 120 square feet in size.

8.3. Defined Terms

Exterior Insulation. Insulation that is installed on the exterior face of ~~to the exterior structural wall of the~~ building so as to allow for continuous insulation on the building exterior with the intention of reducing thermal bridging and improving the energy efficiency of the building.

Exterior Window Shades. Non-habitable architectural features attached to a building above windows individually so as to reduce the amount of sunlight entering the window.

Heat Pump Compressor. A device that serves as a heating and/or cooling system for a building by transferring heat energy into a building to heat it and out of the building to cool it. The compressor is the external portion of this system.



Ruthanne Fuller
Mayor

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Barney S. Heath
Director

M E M O R A N D U M

DATE: December 6, 2019

TO: Councilor Susan Albright, Chair
Members of the Zoning and Planning Committee

FROM: Barney Heath, Director of Planning & Development
Jennifer Caira, Deputy Director of Planning & Development
Zachery LeMel, Chief of Long Range Planning

MEETING DATE: December 11, 2019

SUBJECT: **#165-19 Washington Street Comprehensive Plan Amendment**

CC: Planning & Development Board
City Council

Following the release of the final draft of the Washington Street Vision Plan on November 15, Staff received comments about the draft from City Council. Attached is a change log (Attachment A) outlining the suggested changes, including a new height diagram (Attachment B), and updated bicycle facilities map (Attachment C). The general concerns are listed below along with Staff responses. Finally, spelling mistakes were pointed out and Staff made the necessary corrections.

General Concerns and Response

Height

Concerns were raised regarding the maximum height of 6 stories as well as location and number of areas identified as medium height (3 to 6 stories) and whether the maximum 6 stories would be permitted in all of these areas. The current draft of the Plan includes a Height Principles Diagram, which includes three different sets of height ranges: low heights – neighborhood character (1 to 3 stories); low heights – village character (1 to 4 stories); and medium heights – village character (3 to 6 stories). Voted on by the committee previously, these height ranges represent a reduction in height as proposed in previous drafts where up to 10 stories was proposed as of right. This draft

does not specify any height as-of-right or by special permit, rather the heights are an illustration of principles and only represent a range of heights that may be appropriate, subject to further detailed analysis. For example, single residence zones today allow 2.5 stories by-right and 3 stories by Special Permit. The low heights – neighborhood character areas in the Vision Plan include a range of 1 to 3 stories. This is consistent with existing zoning and the Washington Street zoning will need to set the thresholds for by-right and Special Permit heights. The principles also include varying heights within a block, and requiring setbacks on taller buildings, all of which will need to be further analyzed for inclusion in zoning regulations and will limit the number of buildings built to the 6 story maximum. Methods for measuring overall heights, acknowledging the different floor-to-floor heights typically found in residential and commercial buildings, will also need to be determined as part of the zoning. Working with the City Council further nuance will be developed in the Washington Street Zoning and how these taller buildings may require additional review, community input, and a Special Permit Process.

Parking

Concerns were raised regarding statements in the Vision Plan about the consideration to eliminate parking minimums as part of the zoning. The City understands that parking is often necessary to ensure commercial success. Knowing this, while remaining consistent with the goals set forth in the Climate Action Plan, Staff recommends considering the reduction or elimination of the parking minimum requirement, not an outright elimination (see Attachment A). The Washington Street Zoning to follow will focus on parking requirements in much greater detail.

Housing Affordability/Diversity

Comments received included pointing out that smaller units are likely more affordable, even at market rates, and that we should ensure that new housing projects offer the opportunity for home ownership in addition to rental. The City is committed to supporting the development of a diverse housing stock to serve the community's diverse population. Along Washington Street this not only means a variety of housing sizes and affordability levels, but also a mix of homeownership opportunities as well as rentals and recommended text edits are shown in Attachment A.

Historical Context/Sensitivity

A comment was received recommending that some of the new developments drawn upon the historic elements found in many of the iconic buildings. The City of Newton benefits from a variety of buildings developed incrementally over time. These buildings are distinct from each other and work together to form a pattern that defines the unique sense of place of Newton. Likewise, Washington Street will be redeveloped overtime and the future zoning that comes out of this planning process will guide development to compliment the iconic historic buildings throughout the City, especially within the village cores (see recommended text edits in Attachment A). Finally, the Plan outlines that building heights will vary along any given block to maintain the sense of buildings having developed incrementally over time.

An additional comment was received recommending the section on exploring a height and/or floor area bonus when a historic structure has been preserved be struck entirely. The Vision Plan itself

does not convey any new development rights without corresponding zoning and Planning staff believes this is an important tool to continue to explore as part of zoning.

Mass Pike Air Rights

A comment was received recommending the section on Mass Pike air rights and decking over the pike be removed entirely. While the reduction in maximum heights make it unlikely that developers would consider decking over the Pike, this is also something that can continue to be explored to determine the viability and desirability of this sort of development.

Street Redesign

Reconfiguring Washington Street as a boulevard is one way to make the street function better and safer for all users. Numerous examples of boulevard designs from around the world can be found in Allan Jacobs classic text, *Great Streets*, and can all be used as case studies for Washington Street. A comment was received recommending that the text be more explicit that the boulevard design will need to provide opportunities for pick up/drop off, deliveries, and other quick access along the curbside. In the next phase of this effort the City will explore in much greater detail if, and how, a boulevard design for Washington Street can work not only for increased safety, but also increased functionality as it relates to curbside uses and beyond (see recommended text edits in Attachment A).

Miscellaneous

Additional comments were received that recommended the Vision Plan explicitly state that projects over 20,000 square feet require a Special Permit, that it should be specified that the Austin Street plaza requires an agreement on closing Bram Way, and that text regarding strengthening the local economy be tied to addressing pensions and retiree health care. While these are all valid points, Planning staff do not believe they need to be stated explicitly in the Vision Plan, which is meant as a more general, guiding document. The zoning for Washington Street will determine thresholds for Special Permits. Bram Way can still be closed occasionally for Special Events without the need to amend the easement. And strengthening the local economy and increasing the tax base is important for many reasons.

Height Map (pg. 84-85)

Numerous iterations of the height map within the Plan has led to the current version. It must be noted the height map is an illustration, not a regulatory zoning map. Updates to the current version include the additional labeling of streets and the reduction of the westernmost portion of the study area from “medium height” to “low height – neighborhood character”.

Bicycle Facilities Map (pg. 37)

The existing bicycle facilities map shows existing and proposed bike lanes, but is not clear because it is missing street names. Street names have been added along the highlighted existing and proposed bike lanes.

Attachments

Attachment A – Suggested Change Log

Attachment B – Height Map (pg. 84-85)

Attachment C – Bicycle Facilities Map (pg. 37)

Next Steps

Staff recommends the committee approve amendment #165-19 so it can be taken up by the full City Council on December 16, 2019.

Attachment A – Suggested Change Log

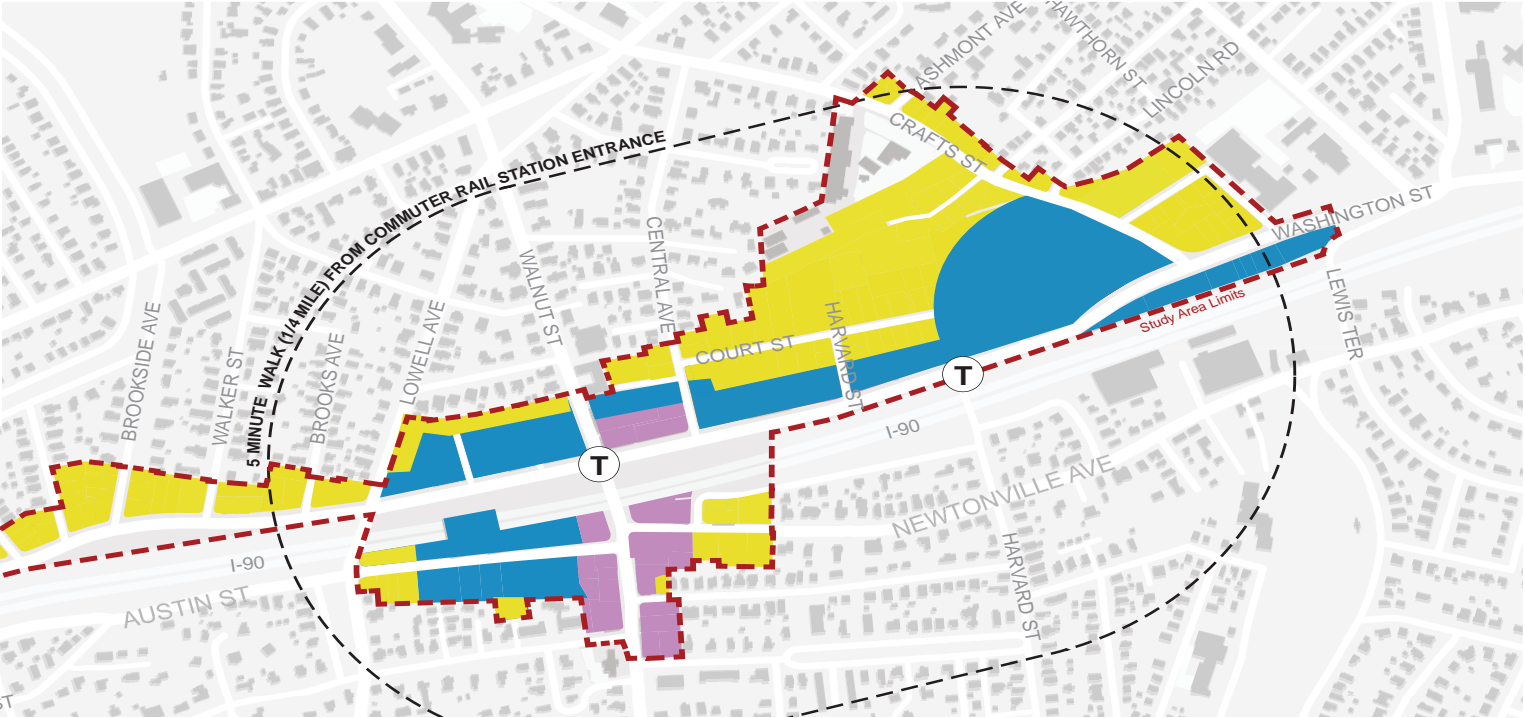
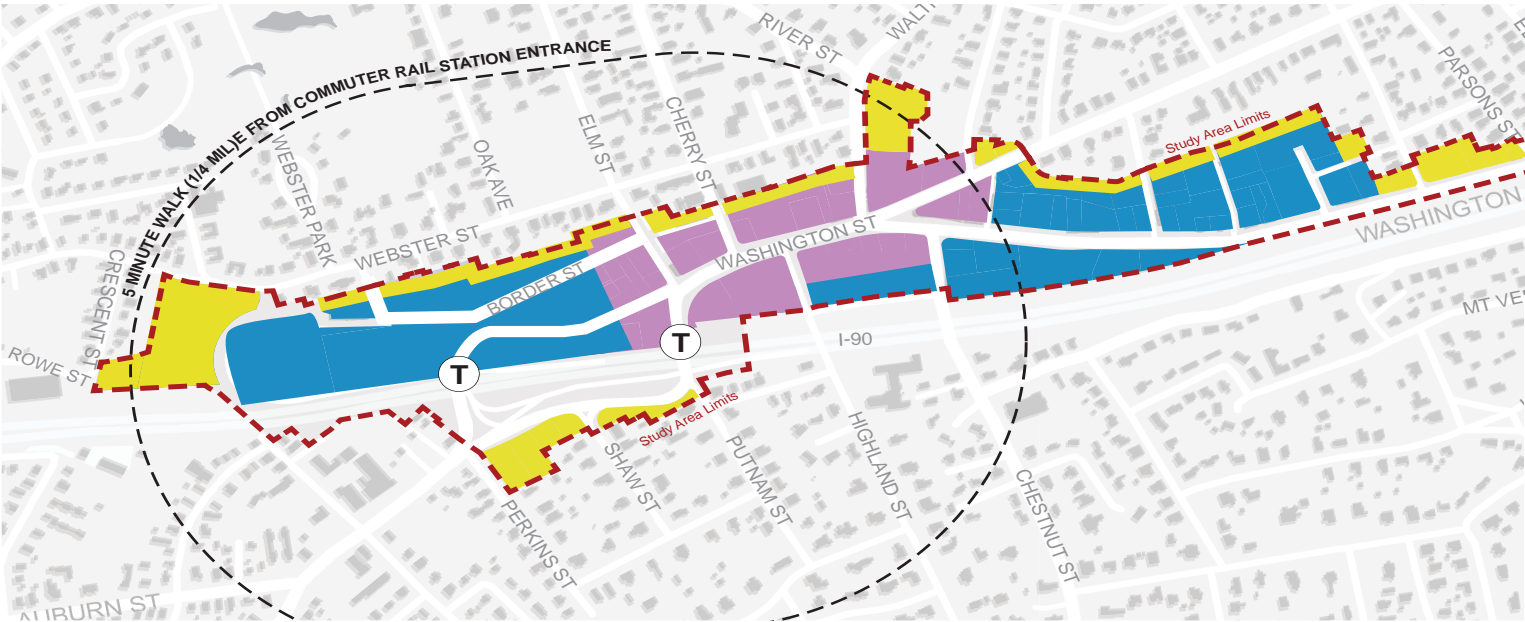
Pg.	Existing	Proposed
30	...and additional spaces on the edges for bikeways and parking.	...and additional spaces on the edges for bikeways and parking. At the same time, such a boulevard design also has to provide opportunities for short-term parking, drop off/pick up, and deliveries.
47	Newton should consider removing the minimum parking requirement entirely.	Newton should consider reducing or eliminating the parking minimum requirement.
53	New zoning for Washington Street can ensure that the building types allowed in each portion of the corridor are contextually appropriate and support the goal for diversity in housing.	New zoning for Washington Street can ensure that the building types allowed in each portion of the corridor are contextually appropriate and support the goal for diversity in housing, including ownership and rental products as appropriate.
55	...diverse and affordable housing throughout the Washington Street area to maintain economic diversity in these neighborhoods.	...diverse and affordable housing throughout the Washington Street area to maintain economic diversity in these neighborhoods. In addition the City of Newton should encourage and support diverse and affordable housing throughout all the Villages of the City.
63	Smaller units can additionally address the city's needs for a greater housing diversity.	Smaller units can additionally address the city's needs for a greater housing diversity, and by virtue of their size, even market rate units may be more affordable.
70	Captain Ryan Park in West Newton could be redeveloped as a more vibrant community space.	Captain Ryan Park in West Newton should remain as open space and improvements should be made to make it a more vibrant community space.
86	...buildings with varying heights, materials, and other design distinctiveness.	...buildings with varying heights, materials, and other design distinctiveness. In addition many of the most iconic buildings are historic, meaning new development may want to draw upon such historic elements.

Area-wide Planning Principles

Height Principles Diagram

This diagram illustrates the height principles along Washington Street. The height ranges shown correspond to the area-wide planning principles:

- Maintaining the lower height neighborhood between West Newton and Newtonville.
- Ensure heights vary along any given block so as to maintain the sense of buildings having developed incrementally over time.
 - Maintaining the prominence of historic iconic buildings in the village cores.
- Creating moments of arrival and transition at the edges of the villages.
 - Ensure buildings respond to human-scale throughout the area including upper story stepbacks on taller buildings.



- Low Heights - Neighborhood Character (1 to 3 stories)
- Low Heights - Village Character (1 to 4 stories)
- Medium Heights - Village Character (3 to 6 stories)

Footnotes:

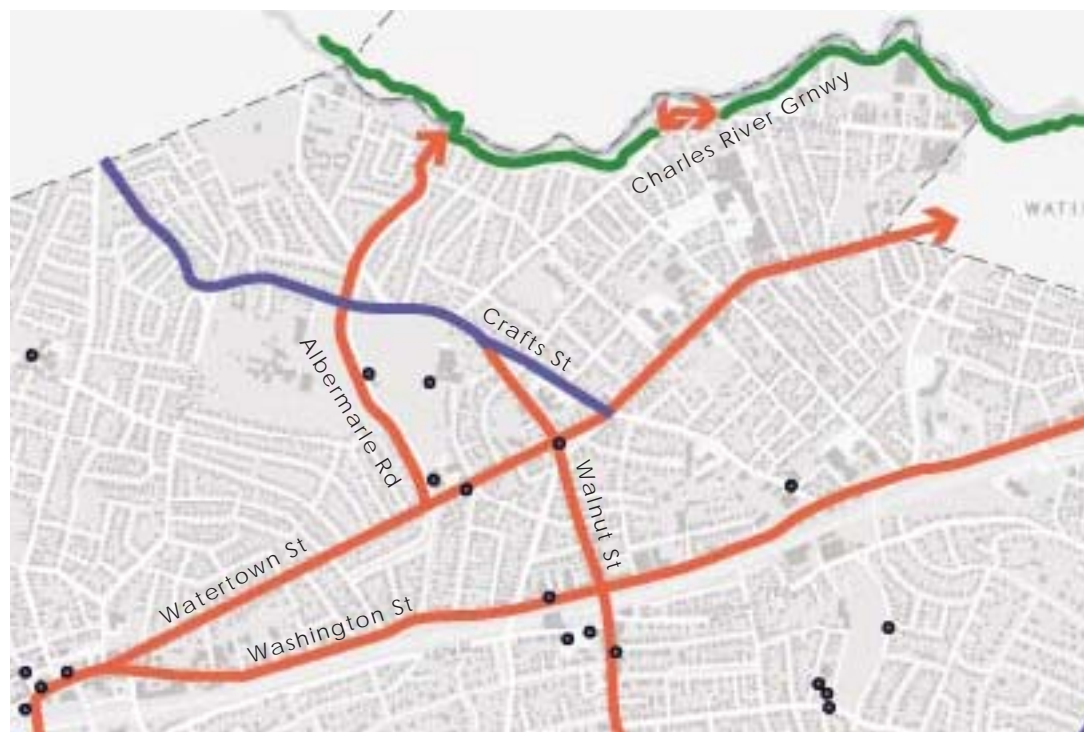
- This is an illustration of principles only; this is not a regulatory or zoning map.
- Further nuance must be developed in Washington Street Zoning including specifying the limits of each zoning district and the rules for each district and building type.
- The scale of some buildings, including taller height buildings, will require additional review and community input as can be achieved through the Special Permit Process.

Connect Washington Street to the Charles River Greenway




The Charles River Greenway is a key link in the regional commuter and recreational biking and walking network connecting to Waltham Center, Watertown Square, the Arsenal Mall in Watertown, and ultimately into Boston and Cambridge.

Improved bicycle connections northward to the Charles River Greenway should be considered at the following locations:

- between Washington Street and Albemarle Rd (with bicyclists then following Albemarle Rd to the Greenway and the Greenway Bridge)
- along Watertown St from West Newton Square to Nonantum and then to the Greenway connection in Watertown Yard
- on Crafts St and North St to the Greenway connection



Bicycle Facilities

- Existing Bike Rack 
- Existing Bike Path 
- Existing Bike Lane 
- Proposed Bike Lane 