

# Loker Conservation + Recreation Area

## Wayland, MA



## PROJECT UPDATE

May 23, 2018







## INTRODUCTIONS

### **Town of Wayland**

(Ben Keefe, Katherine Brenna, Recreation Commission)

### **Weston & Sampson**

(Gene Bolinger, Brandon Kunkel, Cass Chroust, Larry Keegan)



LOKER CONSERVATION + RECREATION AREA

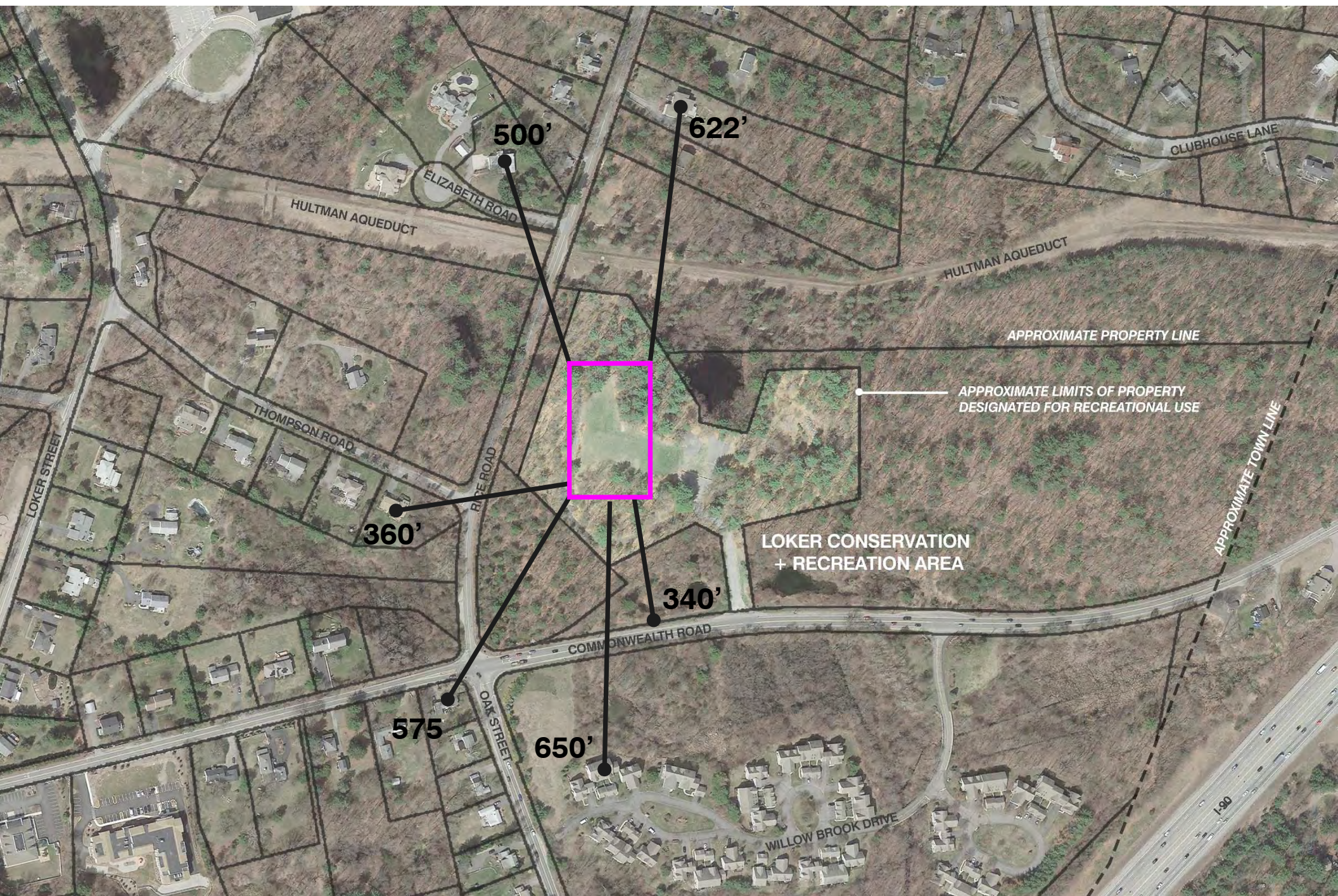
## MEETING AGENDA

1. Project Timeline + Project Update
2. Lighting Considerations
3. Traffic Report + Results
4. Environmental Protection
5. Stormwater Management

Tentative Project Timeline	
Public Meeting Update	May 23, 2018
PMBC Meetings	Ongoing
Permitting: Conservation Commission	August 2018
100% Construction Bid Documents	August 2018
Bid Opening	September 2018
Fall Town Meeting	November 2018

## PROJECT SCHEDULE





## SITE CONTEXT





EXISTING CONDITIONS





**CURRENT PROPOSED PLAN**





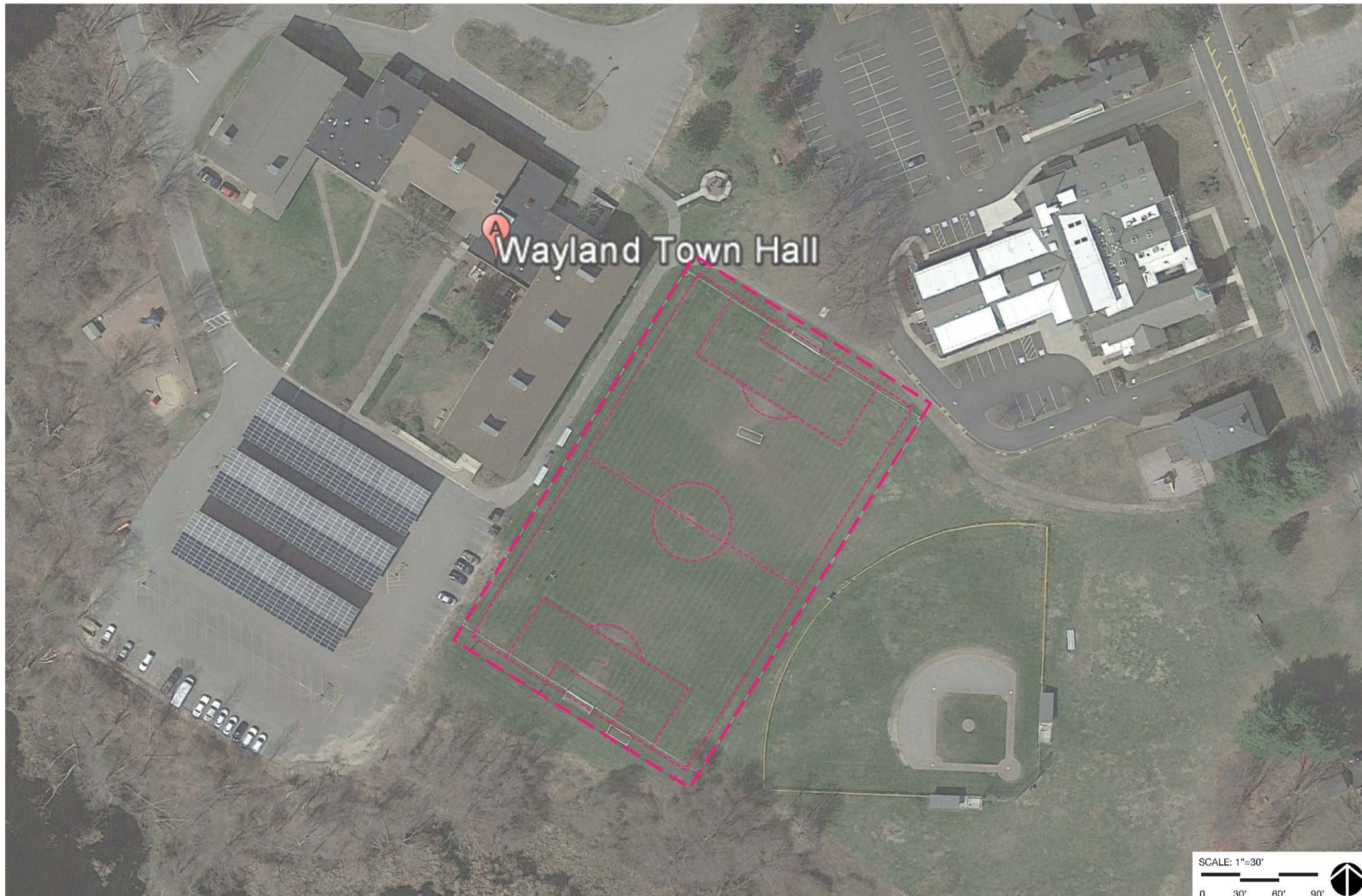
**FIELD SCALE COMPARISON - ALPINE**





FIELD SCALE COMPARISON - COCHITUATE





**FIELD SCALE COMPARISON – TOWN BUILDING**



# Loker Conservation + Recreation Area Field | 2018



## CURRENT PROPOSED PLAN





OBLIQUE AERIAL PERSPECTIVE

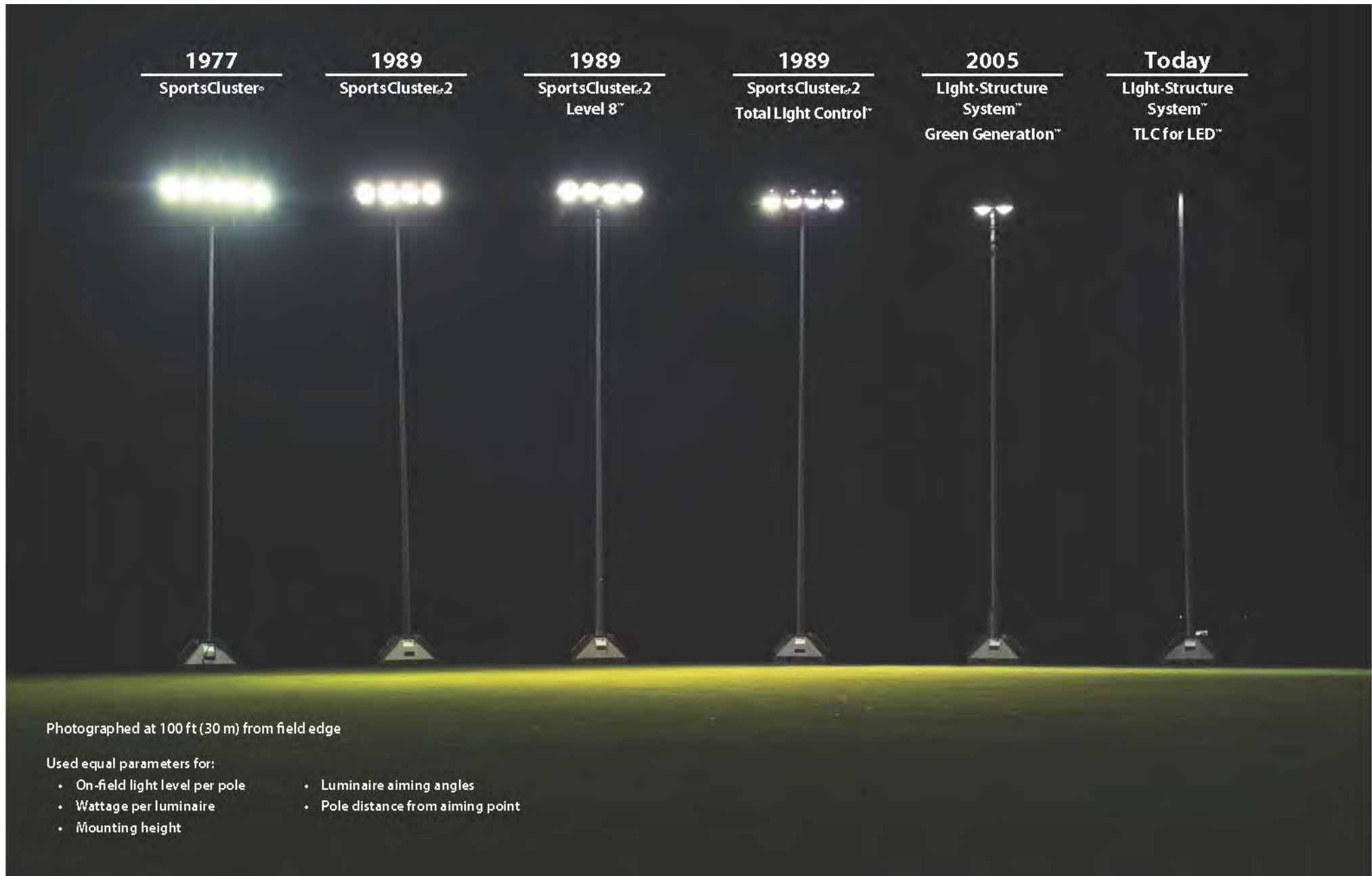


## Loker Conservation + Recreation Area Field | 2018



**P E R S P E C T I V E**





# LIGHTING – TECHNOLOGICAL IMPROVEMENTS





**LIGHTING – CONTROL**



# Loker Conservation + Recreation Area Field | 2018



**LIGHTING – FOOTCANDLES EXTENTS**



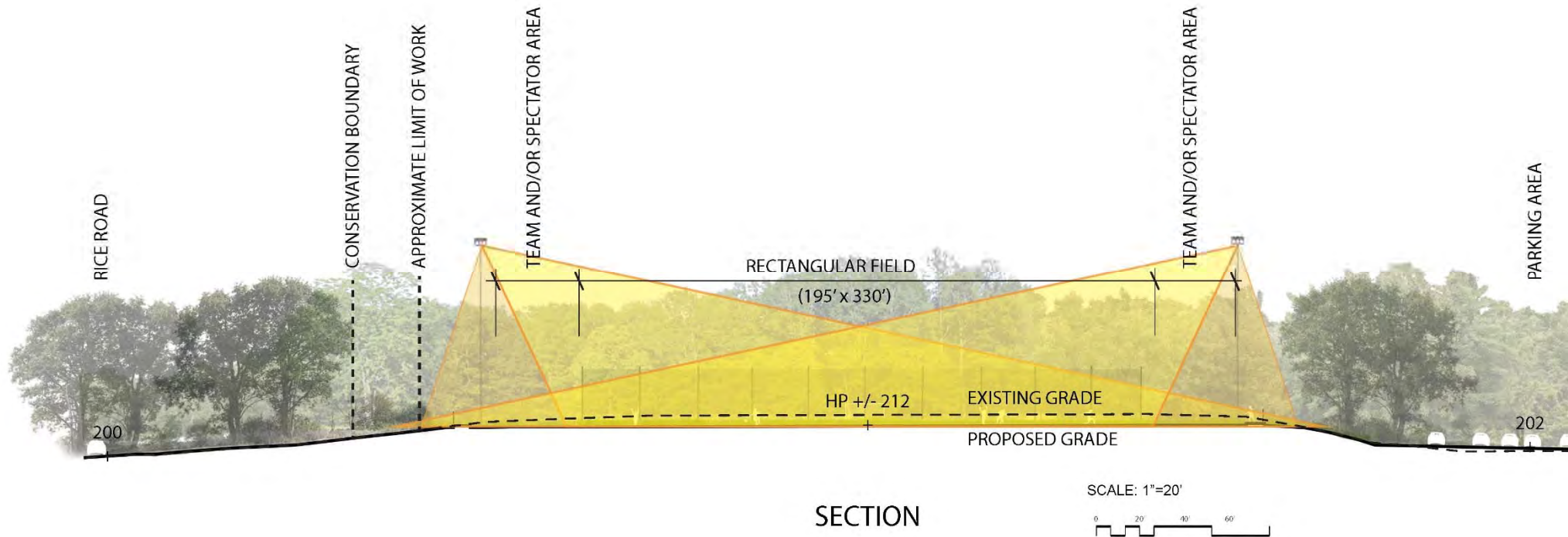
# Loker Conservation + Recreation Area Field | 2018



**LIGHTING – GLARE**



## Loker Conservation + Recreation Area Field | 2018

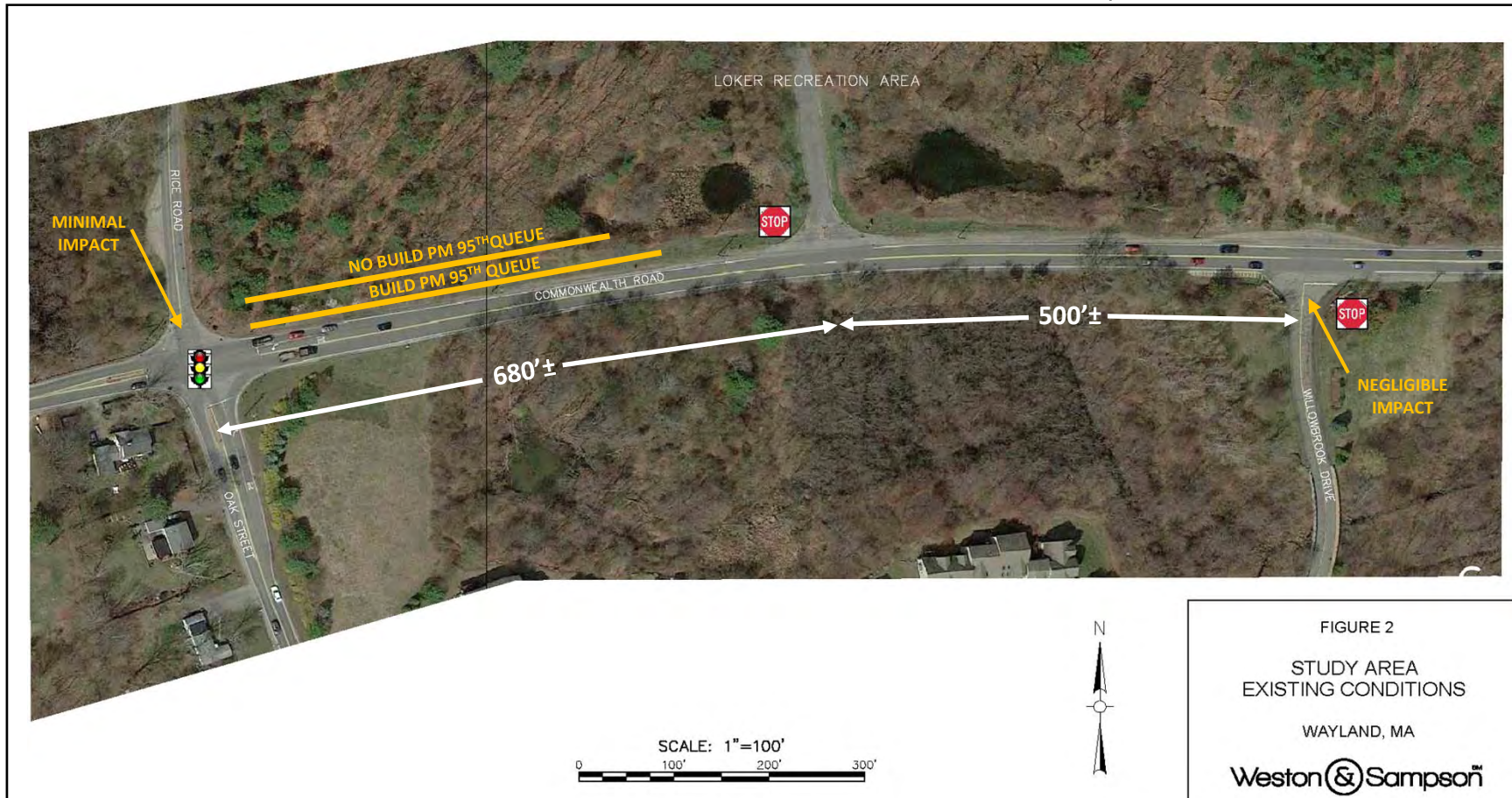


### Factors:

1. Topography
2. Mature Vegetation
3. Mixed Deciduous and Evergreen Vegetation
4. Buffer Between Field, Commonwealth Rd, Rice Rd, and Aqueduct
5. Primary Seasons of Use Correspond to Leaves on Trees
6. Period of Usage is Limited

## LIGHTING – FACTORS



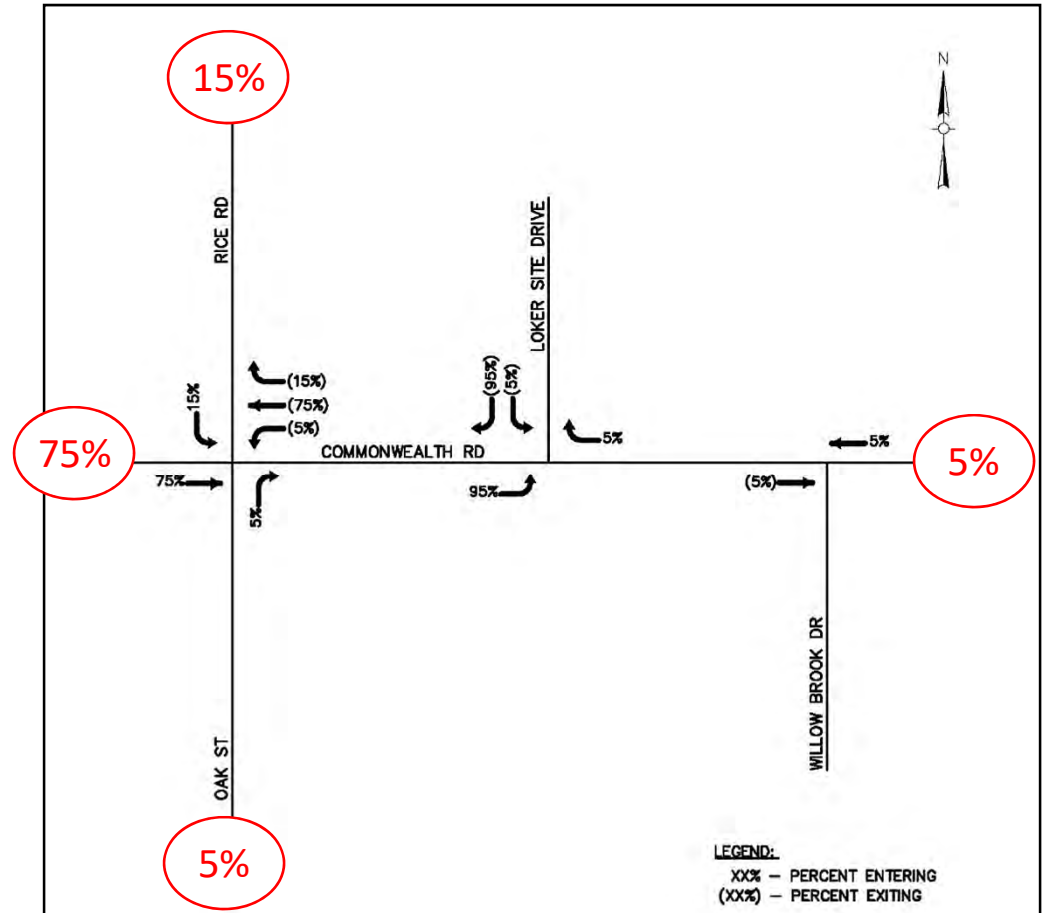
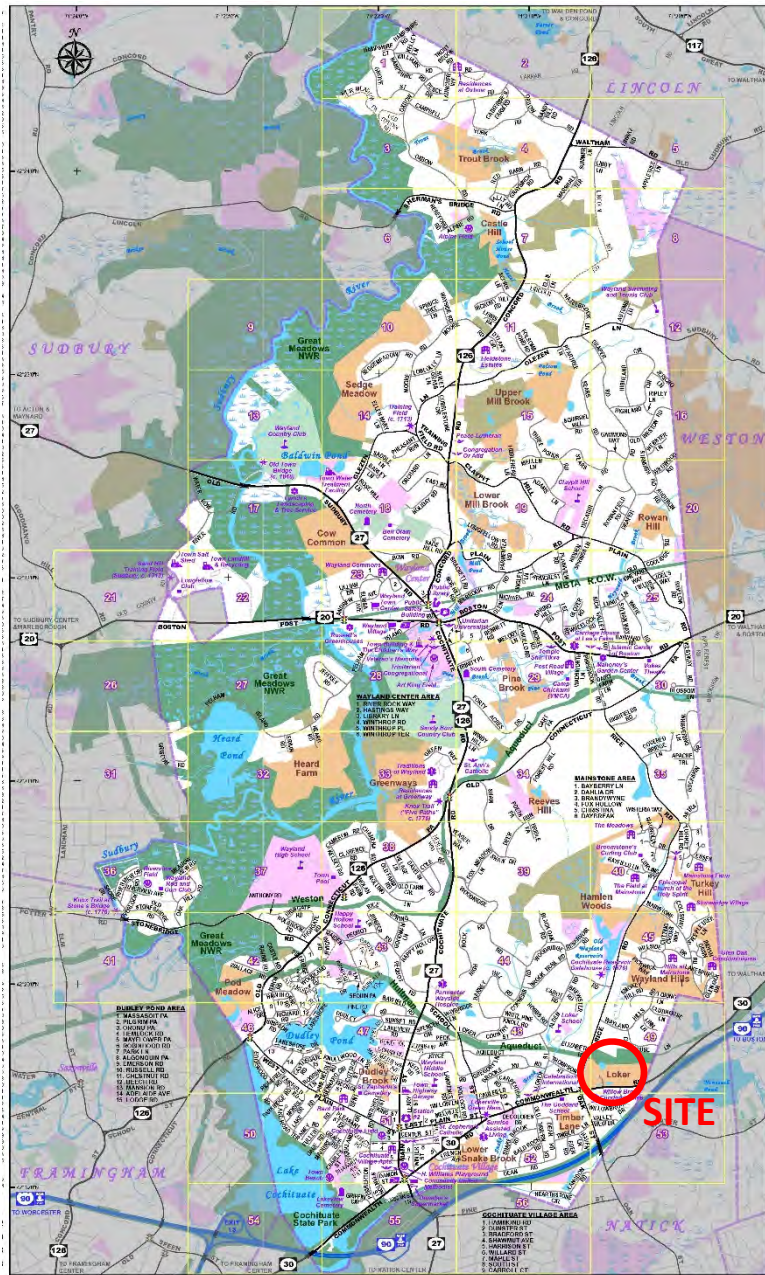


- Evaluation prepared in response to public comments
- Typically traffic studies are not conducted for projects this size
- Evaluation included:
  - Weekday PM and Saturday Midday
  - Traffic counts conducted in March 2018 (schools in session)
  - 2018 Existing, 2019 No Build, 2019 Build Conditions

## TRAFFIC EVALUATION



# Loker Conservation + Recreation Area Field | 2018



- Site located in southeast corner of the Town
- Majority of site traffic to /from west via Commonwealth Road, Oak Street and Rice Road
- Site traffic generated from potential field programming provided by Town

## SITE TRAFFIC





**ENVIRONMENTAL PROTECTION**



## Making Improvements:



Excess Pavement Removals



Invasive Species Management



Phosphorous Loading Reductions

### Other:

- Reduced project scope
- Innovative stormwater management
- Remove remnant utility structures
- Remove remnant fencing
- Use of previous developed areas
- New native vegetation plantings
- Improvements to conservation areas

## ENVIRONMENTAL PROTECTION



## **Project Must Meet:**

1. Wayland Wetlands and Water Resources Bylaw Chapter 194
  - Drainage Requirements
    - Best Management Practices (BMPs)
    - Stormwater Discharge to Remain the Same or Improved
  - Stormwater Pollution Prevention Plan (SPPP)
  - Stormwater Management Plan (SMP)
2. Wayland Stormwater and Land Disturbance Bylaw Chapter 193
3. Massachusetts Wetland Protection Act (WPA)
4. Massachusetts Stormwater Regulations
  - No New Untreated Discharges
  - Peak Rate Attenuation
  - Storage + Recharge
  - Water Quality
  - Construction: Pollution Prevention and Erosion and Sediment Control
  - Operation and Maintenance Plan

## **STORMWATER REQUIREMENTS**





**NEXT STEPS**

**THANK YOU!!!**  
**Questions + Comments**