



WAYLAND RECREATION 

Warrant Article for ATM 2021

# LOKER TURF FIELD



# OVERVIEW

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# What is the Loker Turf Project?

**A 195' x 330' multi-purpose, synthetic turf, athletic field including:**

- **all playing surfaces**
- **stormwater drainage**
- **ADA accessible spectator areas**
- **sports lighting**
- **221 trees and shrubs for landscaping**
- **recreational amenities**
- **access driveway**
- **63 space parking area, and**
- **enhancements to the trailhead that provides access to existing network of trails.**







**PROPOSED LOKER TURF**



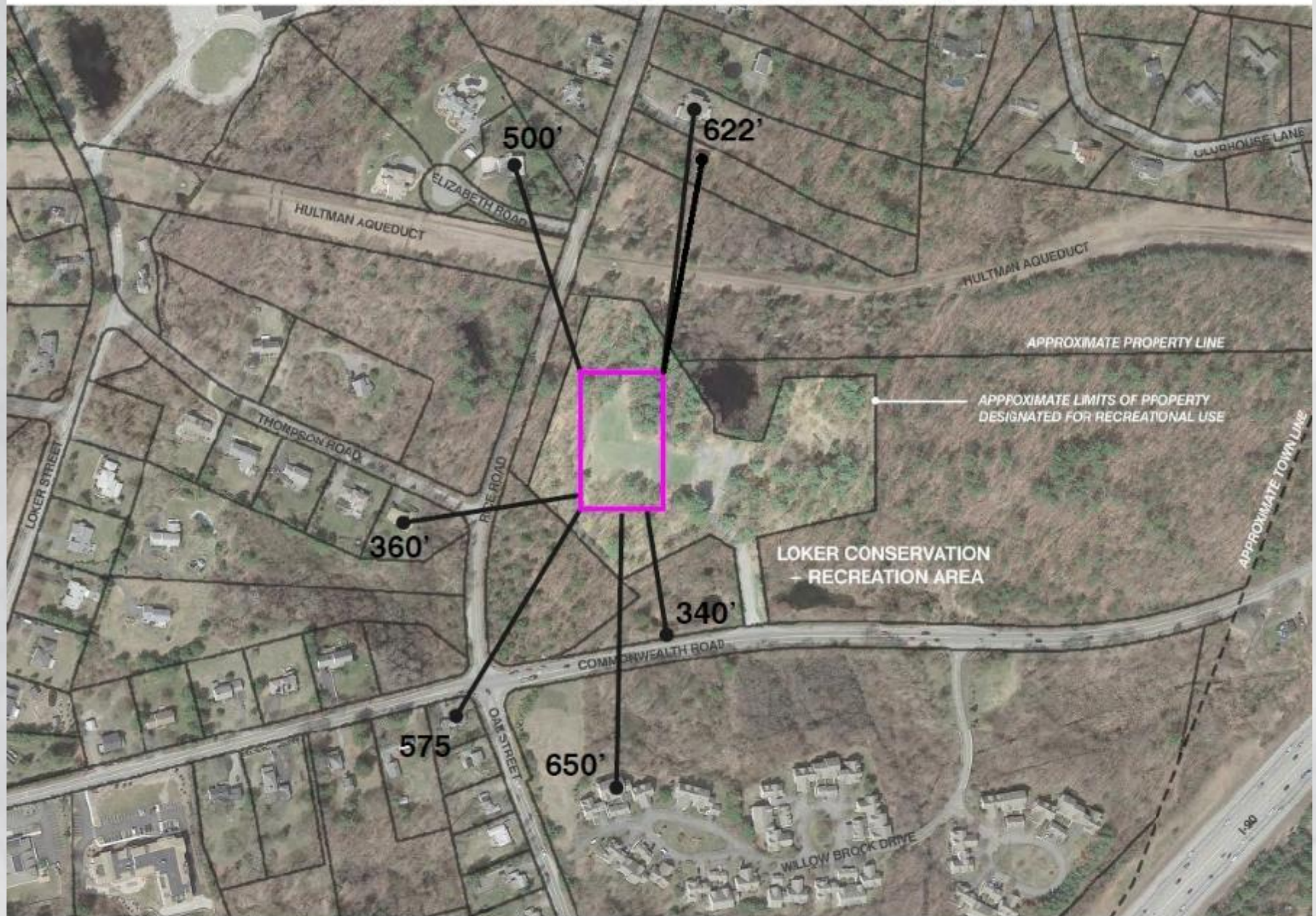


Locus

412 Commonwealth







## SITE CONTEXT

# Why 412 Commonwealth Site?

**Studies show Wayland needs 1-2 more turf fields OR up to 7-10 grass fields**

- Recreation assessed 12+ other sites
- Unique opportunity to develop the vacant Loker Area
- Town already owns the parcel (purchased for \$1.7M in 2000)
- Formerly Dow Chemical Company, required clean-up
- Land is designated for Recreation only
- Land has already been surveyed for historical significance
- Voters have already approved design of this site
- Nearest neighbors average over 300 ft away and area is heavily wooded
- Accessible by vehicles and pedestrians
- Abuts existing network of conservation areas and trails





# Loker's Long History

YEAR	ARTICLE	RESULTS	INFO
2000 ATM	PURCHASE LAND FROM DOW	PASSED	\$1.7 MILLION
2013 ATM	STUDY & DESIGN LOKER SITE 3 GRASS BASEBALL FIELDS	PASSED	CPA FUNDS LATER RETURNED TO CPC
<b>2017 FTM</b>	<b>LOKER TURF DESIGN</b>	<b>PASSED BY <math>\frac{2}{3}</math> VOTE</b>	<b>DESIGNED FROM 2017 TO FEB 2019</b>
2018 ATM	LOKER TURF CONSTRUCTION	PASSED OVER	PENDING DESIGN
2018 FALL TM	PETITIONER GRASS FIELD	DID NOT PASS	
<b>2019 BALLOT</b>	<b>DEBT EXCLUSION FOR TURF</b>	<b>PASSED</b>	
2019 ATM	LOKER TURF CONSTRUCTION	DID NOT PASS BY $\frac{2}{3}$	YEA: 894 NAY: 468 (65.6%)
2019 ATM	PETITIONER GRASS FIELD	DID NOT PASS	
2020 ATM	LOKER TURF CONSTRUCTION	PASSED OVER	GLOBAL PANDEMIC
<b>2021 ATM</b>	<b>LOKER TURF CONSTRUCTION</b>	<b>TBD</b>	<b>MAY 15, 2021</b>



# Why Turf and not Grass?

**Recreation recognizes the needs for a combination of grass & turf to meet the demand.**

## **GRASS**

- Grass has lower upfront costs, but more long-term maintenance costs: need to mow, seed, water, paint
- Recreation attempted to design a grass field at Loker in 2013 at and decided against it
- ATM Voters have denied 2 previous petitioner's articles for grass at this site
- The cost of installing grass at this site is astronomical due to topographical challenges

## **TURF**

- Turf has higher upfront costs to install, but lower long-term maintenance costs
- Turf allows for many more hours of usage that natural grass cannot withstand, and more days per year especially in New England. Turf allows a longer season.
- Wayland is the only community in the Dual-County League with only ONE turf field
- Turf will allow the Town, annually, to rest a different grass field
- In 2019, school start and dismissal times were adjusted later in the day, which decreases the availability of school grass fields between dismissal time and sunset.



# Materials

The decision to use this infill was made after thorough analysis by a **toxicologist**, community input, including by the Recreation Commission, and the Permanent Municipal Building Committee (PMBC), and analysis of over 80 bodies of research compiled by the School Committee.

The Town assessed 16 different types of infill from walnut shells to cork to coconut to crumb rubber.

Recreation Commission has recommended to use **VIRGIN CRUMB RUBBER**.

Virgin crumb rubber is not made from ground-up truck tires. Rubber is the most widely used and researched material for synthetic fields.

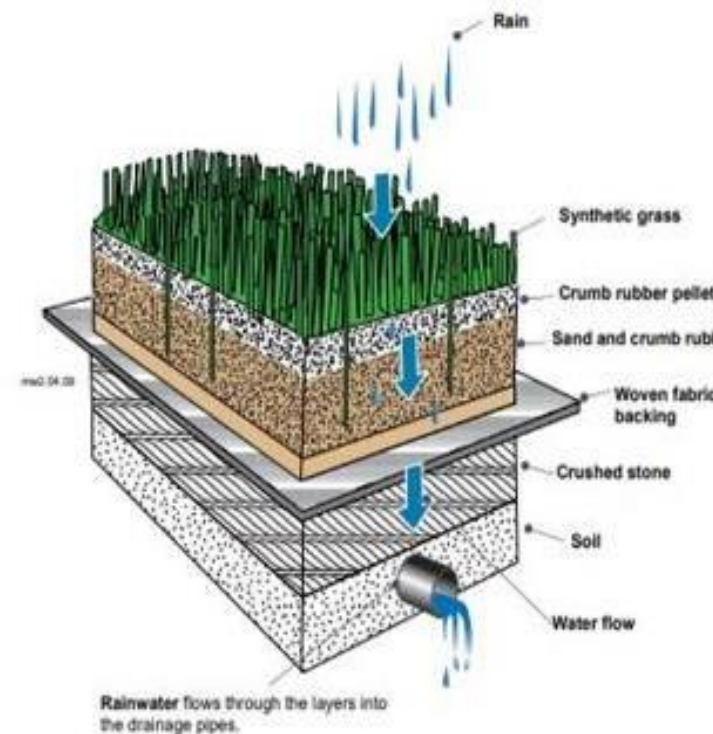


Figure 1.1 Cross-section of a typical synthetic turf field configuration





# Design Stage

## TOWN

*Town of Wayland Recreation Commission  
Recreation Department, Facilities Department*

## OPM

*LeftField, Inc.*

## PMBC

*Permanent Municipal Building Committee*

## DESIGN & REVIEW

*Landscape Architects & Engineers  
Weston & Sampson*

## PENDING PERMITS (EARLY 2021)

ZBA – Special Permit for Lights and Site Plan Approval  
Conservation – Chapter 193 & 194

## CONSTRUCTION

TBD – if passes at Town Meeting!



# Projected Costs

**The Loker project will cost between \$2.8 million and \$3.4 million to construct**

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Total Project Costs are offset by:

- \$188,618 of funds from a Recreation Stabilization Fund
- \$225,000 from the Recreation Revolving Fund
- \$118,000 of CPA funds to support parking at the site, and
- \$154,000 already spent on design (and \$1.7M to purchase)

This leaves a total anticipated debt excluded borrowing of **\$2.1M to \$2.7M.**

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**Estimated average \$10,000 to \$20,000 annually to maintain (funded by field users)**

A [20 year cost analysis](#) concluded it would cost the Town

- \$9 million over a 20 year period to own, operate and maintain two turf fields,
- \$29 million over the same 20 year period to own, operate and maintain 10 grass fields.
- Both options would meet Wayland's field needs/demand and alleviate the field deficit
- the turf option is more cost effective in Wayland.





# THE ISSUES – ASKED AND ANSWERED

- **TRAFFIC**

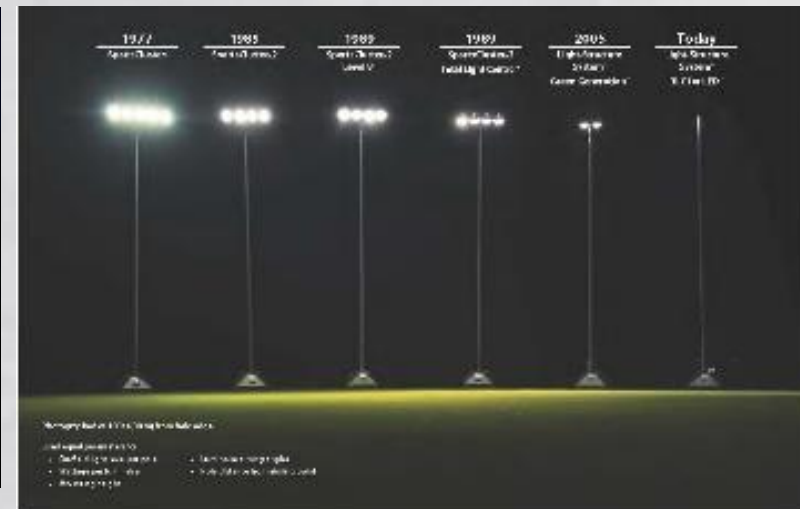
- The Town conducted a comprehensive traffic study, it was peer-reviewed.
- Concluded that the traffic in this area of Wayland is rated D, and will not worsen
- Plan has 63 parking spaces (Alpine: 23 | Oxbow: 55 | Cochituate: 43)

- **WETLANDS**

- There is a certified vernal pool located in the area of North Pond at Loker.
- The project could mitigate the effect of building a field by cleaning up old debris from Dow Chemical
- enhance the trail system to distance other threats to the vernal pools

- **NOISE & LIGHTS**

- Loker Turf averages over 300 feet from nearest neighbors.
- The sports lighting photometric show that light will not reach roadways.



# THE ISSUES – ASKED AND ANSWERED

- **TREE REMOVAL**

- Every tree was inventoried and assessed for size and health conditions
- Approximately 45 trees in the wetlands area are planned to be removed and require replacement.
- An additional 218 in upland areas will be removed.
- Only 14 total trees are considered “large” or more than 24” dbh
- Construction will include re-planting 221 new trees and shrubs.

- **HISTORICAL SIGNIFICANCE OF THE AREA**

- 2013, Loker Area was surveyed for ceremonially and historically significant areas
- The field project was designed to avoid the identified per the Historical Commission's directive

- **ENVIRONMENTAL CONCERNS**

- Former Dow site has Class ‘A’ Response Action Outcome (RAO) Statement filed with the DEP, meaning that a permanent solution to any contamination has been achieved.
- There is no activity or use limitation.
- At least 6 independent studies and opinions by Licensed Site Professionals (LSP).
- Studies have been third-party peer reviewed.
- Latest, Feb 2020 an independent LSP testified to the Board of Selectmen he had no hesitation allowing his own family members to play on an artificial turf field at the Loker site.

- **MATERIALS**

- Town would require that the turf carpet be manufactured without PFAS.
- Infill will be a virgin crumb rubber.
- Rec will continue its existing operating procedures to avoid excessive heat exposure



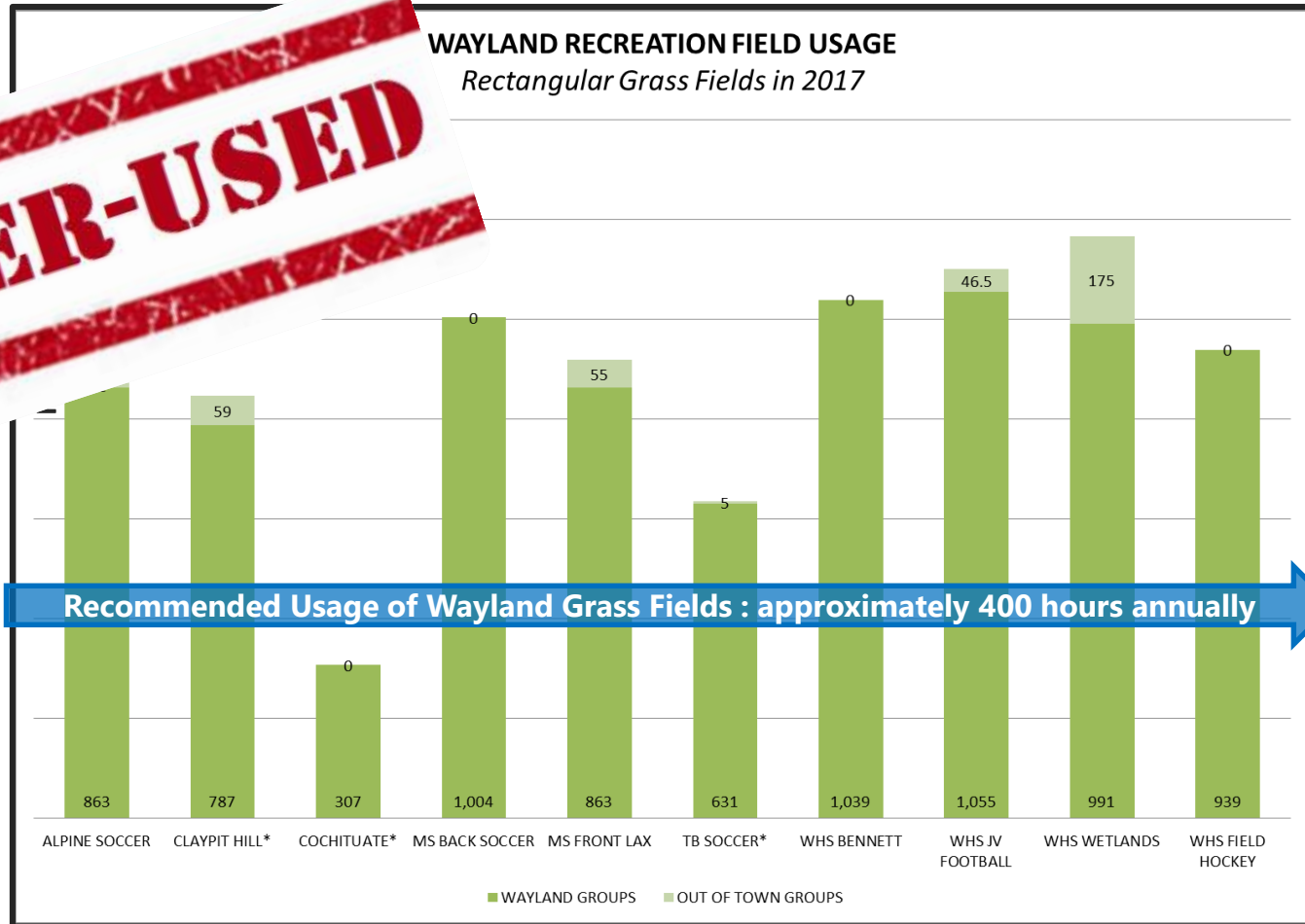
# Current Recreation Facilities



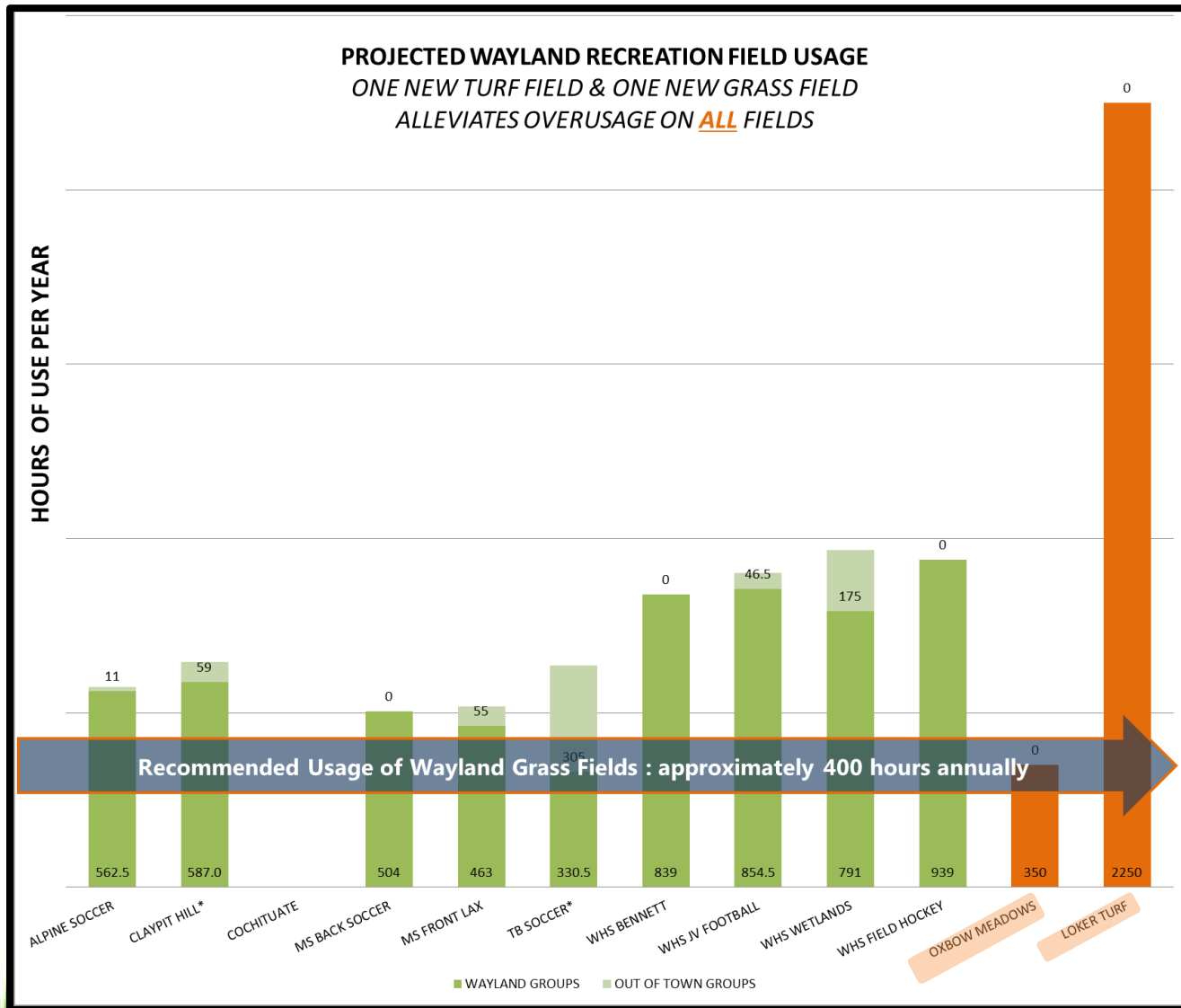
Fields are deteriorating. Wayland is usually the last town to open each Spring

# Need For Loker Turf Field

**OVER-USED**



# Need For Loker Turf Field







**LOKER TURF FAQ & DATA**  
<https://www.wayland.ma.us/node/39/faq>