



WAYLAND RECREATION 

Warrant Article for ATM 2021

LOKER TURF FIELD



OVERVIEW

1. WHAT IS THE LOKER PROJECT
2. WHY 412 COMMONWEALTH RD?
3. SITE HISTORY
4. FINAL DESIGN & PERMITS
5. THE ISSUES TRAFFIC, ACCESS, EMERGENCY ACCESS,
PARKING, FIELD AND LOT LIGHTING
6. DOES WAYLAND NEED IT? NOW?



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

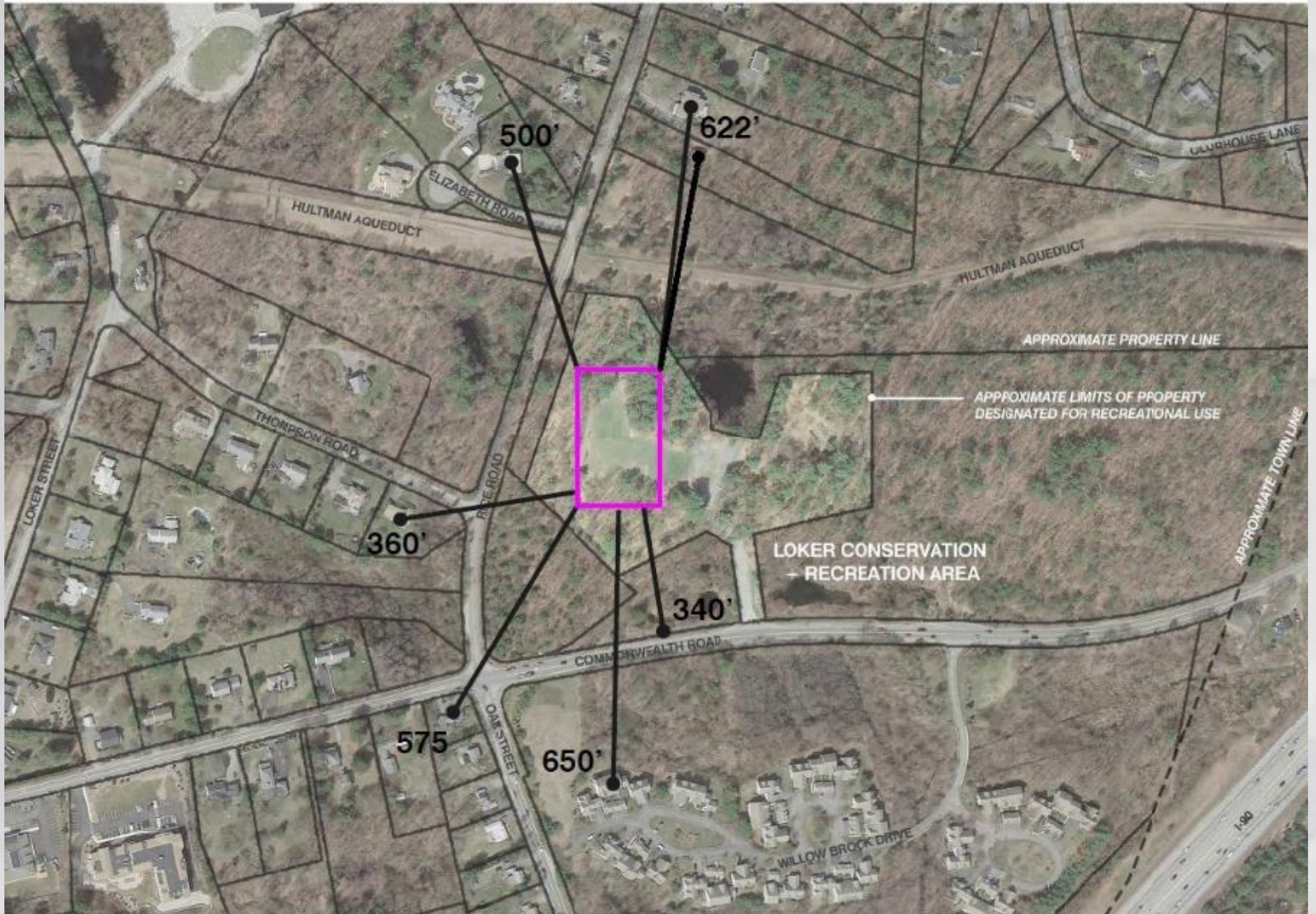


Why 412 Commonwealth Site?

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





SITE CONTEXT

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
2017 FTM	LOKER TURF DESIGN	PASSED BY $\frac{2}{3}$ VOTE	DESIGNED FROM 2017 TO FEB 2019
2018 ATM	LOKER TURF CONSTRUCTION	PASSED OVER	PENDING DESIGN
2018 FALL TM	PETITIONER GRASS FIELD	DID NOT PASS	
2019 BALLOT	DEBT EXCLUSION FOR TURF	PASSED	
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
2021 ATM	LOKER TURF CONSTRUCTION	TBD	MAY 15, 2021



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!



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

- **NOISE & LIGHTS**

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

- **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**

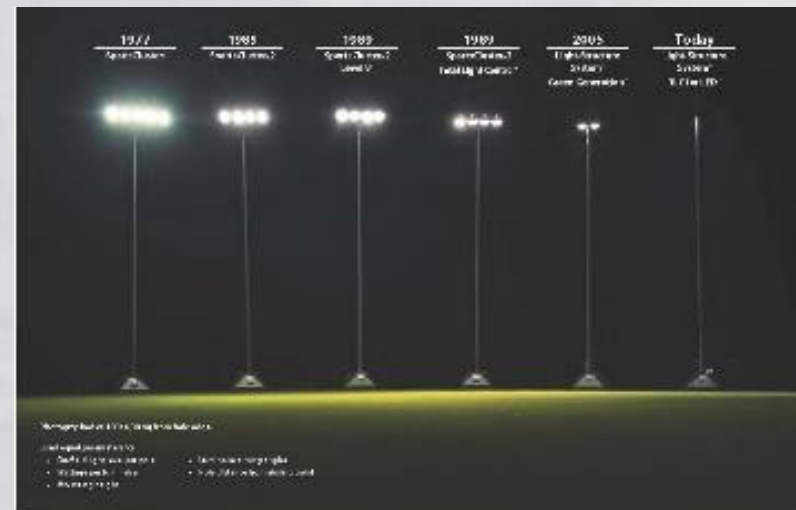
- 2013, Loker Area was surveyed for ceremonially and historically significant areas
- The field project was designed to avoid the identified per the Historical Commission's directive

PARKING

PARKING COMPARISON

Recreation Sites Similar to Loker Rec Area (non-school sites)	# of Parking Spaces	Description
Alpine Soccer Field	23	Single 11v11 field, with small Tee Ball field, Playground
Cochituate Ball Park	43	Two Softball Diamonds, Basketball Court, Playground
Oxbow Meadows Field	55	Single 11v11 field with walking trails
Loker Turf Project (proposed)	63	Single 11v11 Turf Field, walking trails
Town Building Field / Back Lot	91	Single 11v11 Footprint, 1 Baseball Diamond, 1 Playground, Town Hall

SPORTS LIGHTING



LIGHTING – TECHNOLOGICAL IMPROVEMENTS

LIGHT PLAN

Loker Soccer Field

Wayland, MA

GLARE IMPACT

Summary

Map indicates the maximum candela an observer would see when facing the brightest light source from any direction.

A well-designed lighting system controls light to provide maximum useful on-field illumination with minimal destructive off-site glare.

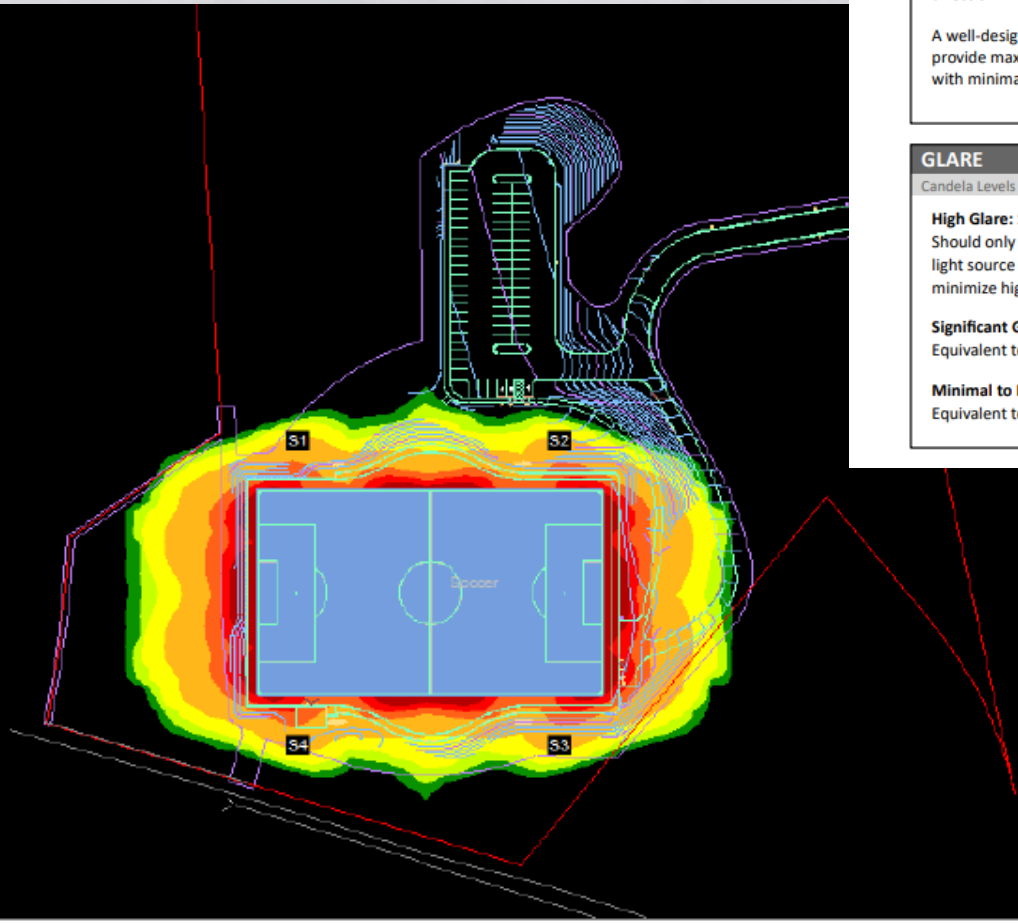
GLARE

Candela Levels

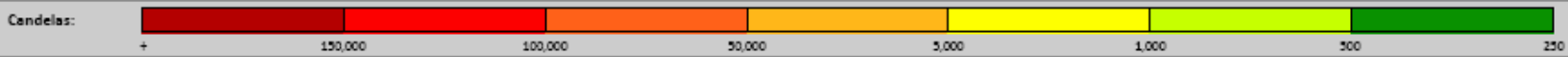
High Glare: 150,000 or more candela
Should only occur on or very near the lit area where the light source is in direct view. Care must be taken to minimize high glare zones.

Significant Glare: 25,000 to 75,000 candela
Equivalent to high beam headlights of a car.

Minimal to No Glare: 500 or less candela
Equivalent to 100W incandescent light bulb.



ENVIRONMENTAL GLARE IMPACT



Current Recreation Facilities

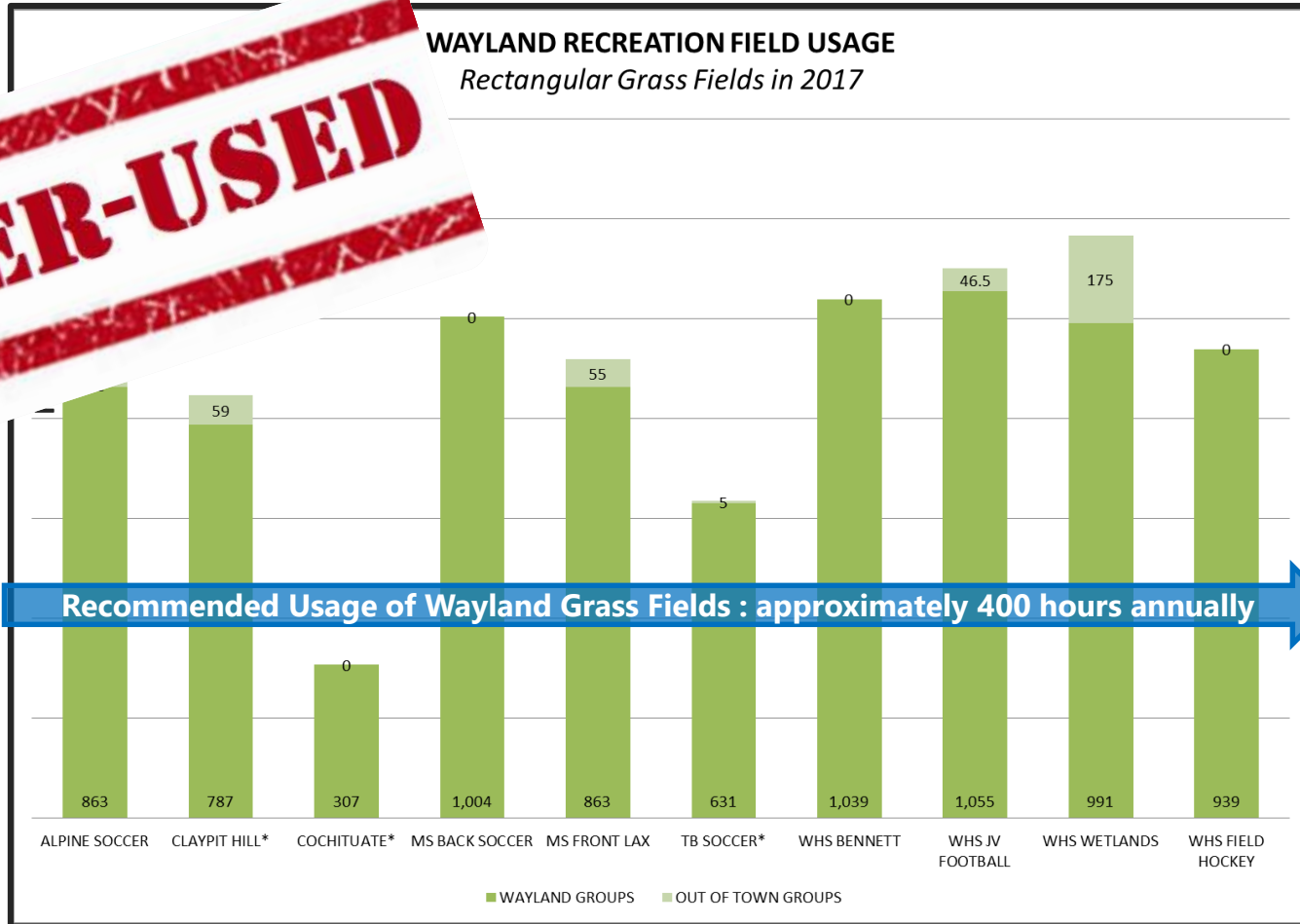


Fields are deteriorating. Wayland is usually the last town to open each Spring



Need For Loker Turf Field

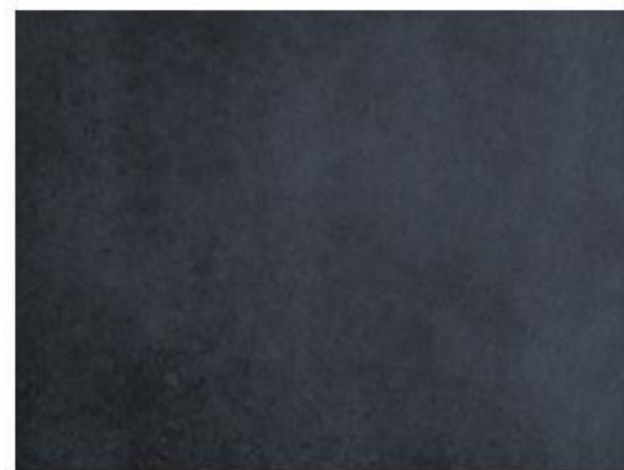
OVER-USED



NEW FIELD TIME CHALLENGES

- School Dismissal times adjusted
 - Causes youth groups to need lighted play areas
- COVID-19 Restrictions (25 players per field)
 - Causes WHS Athletics to use more school fields
 - more hours and days -- to spread out
 - which is displacing youth sports
- Two fields at Claypit Hill School did not survive the drought of 2020
- Youth Soccer, Youth Lacrosse and Youth Baseball already rent fields in other towns because Wayland cannot meet the demand





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