

Community Preservation Commission

LOUISE LEVINGSTON COVE

May 11, 2021



Weston & SampsonSM
DESIGN STUDIO



Agenda

1

PROJECT SCHEDULE

2

NEIGHBORHOOD CONTEXT/ EXISTING CONDITIONS

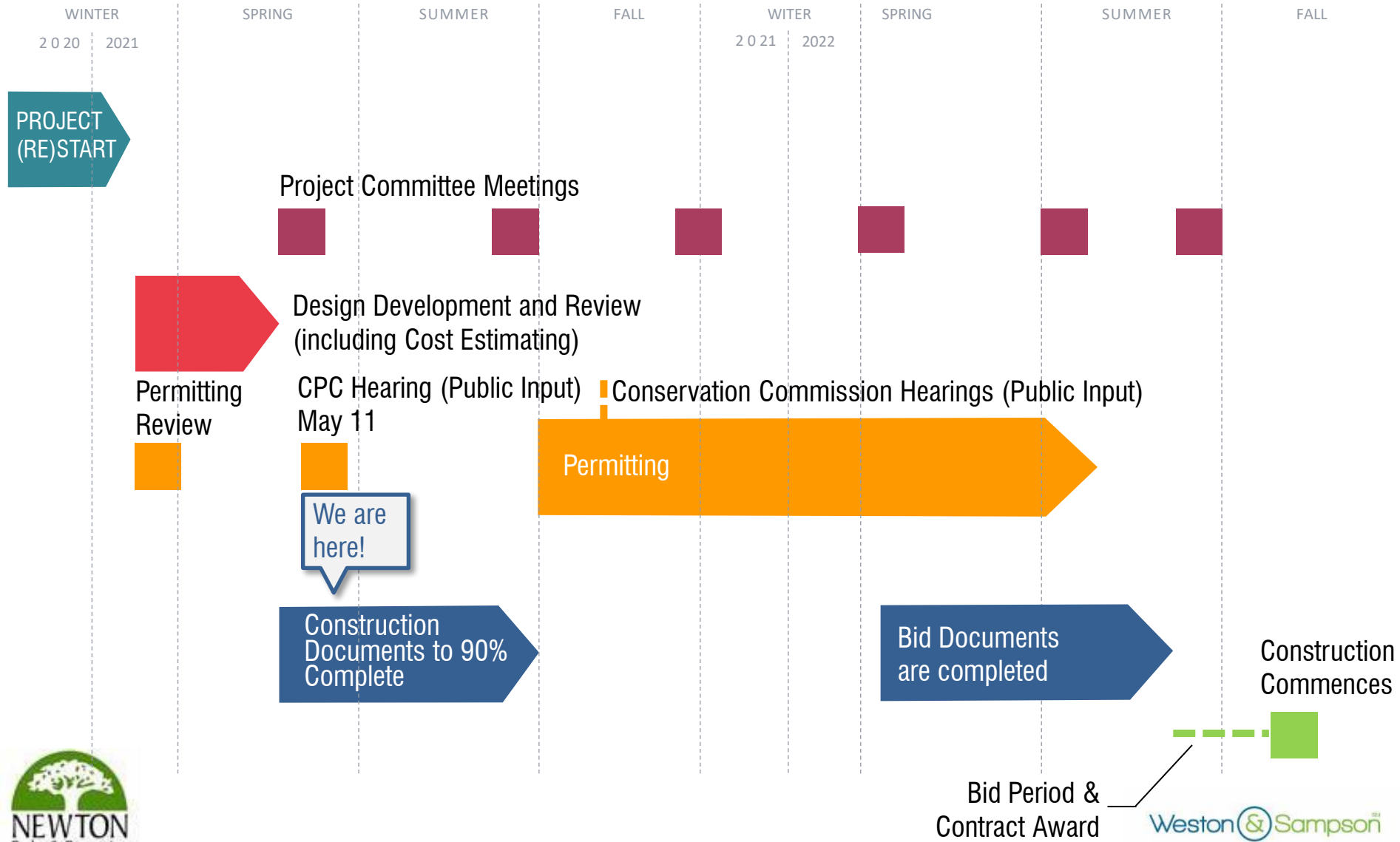
3

PLANNED IMPROVEMENTS

4

NEXT STEPS

Project Schedule



Neighborhood Context



**LEVINGSTON
COVE**

**Newton
Centre**

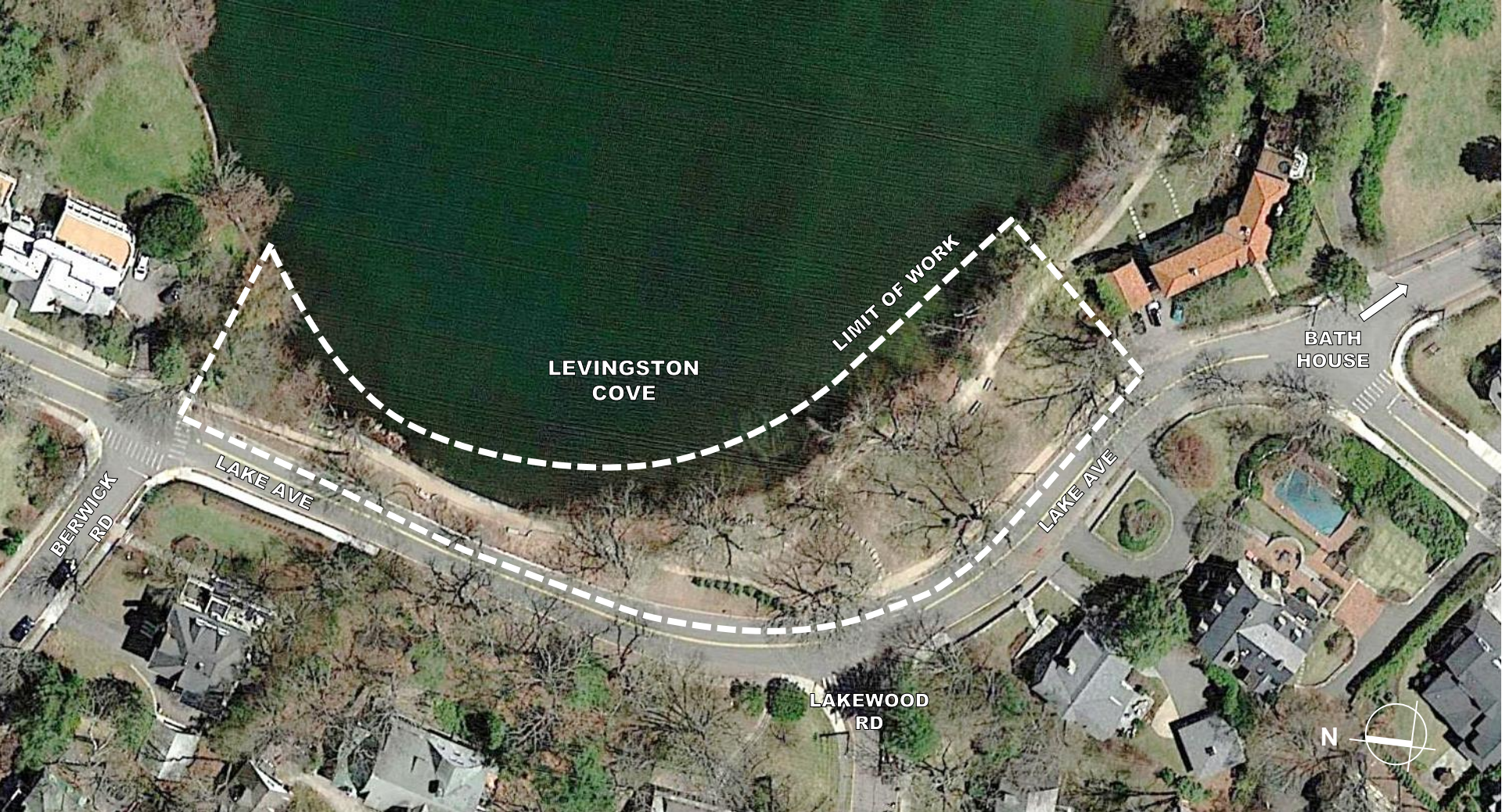
Newton Highlands

Crystal Lake

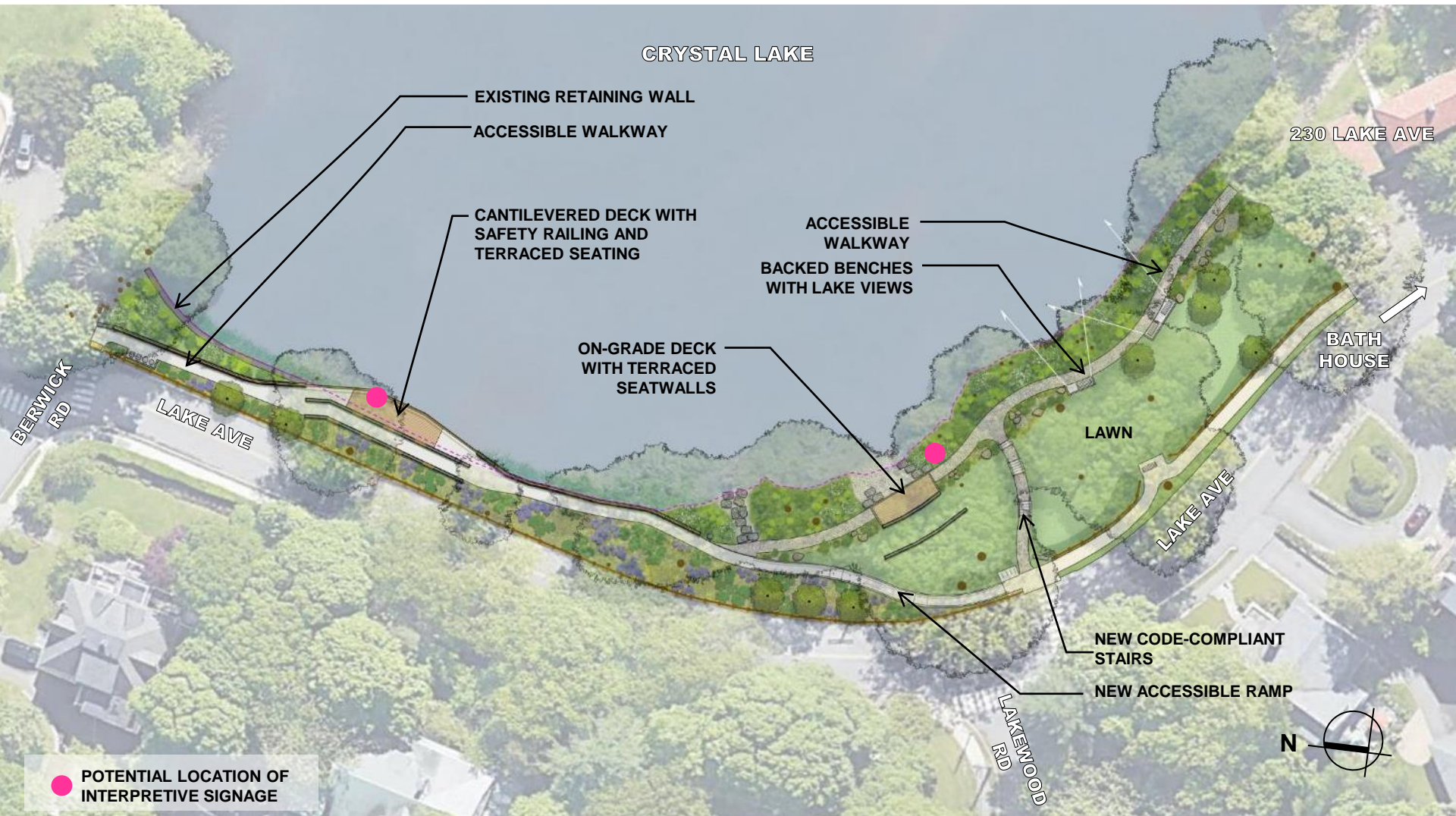
Weeks Park

Crystal Lake Path
Crystal Lake Beach

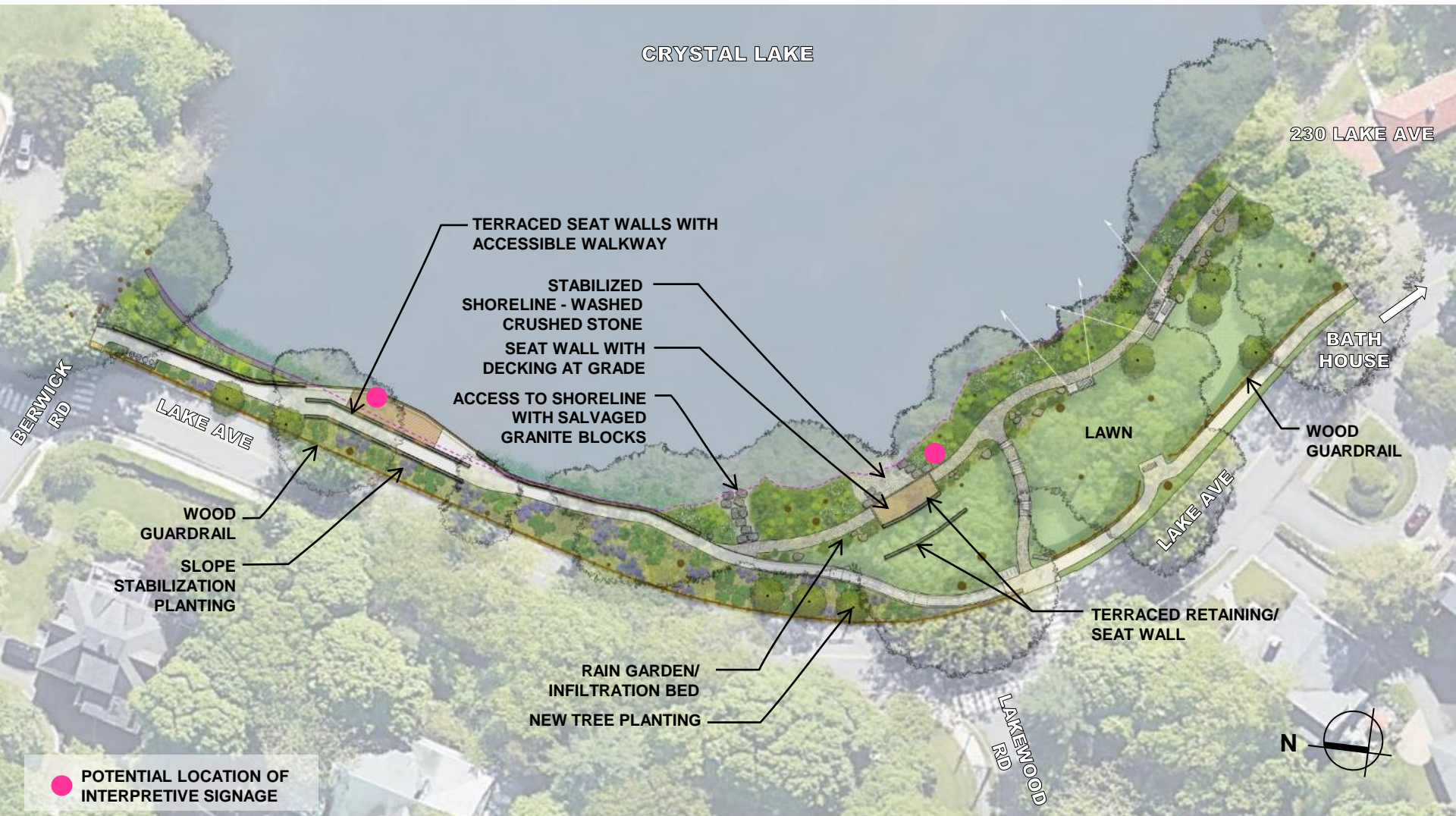
Existing Conditions



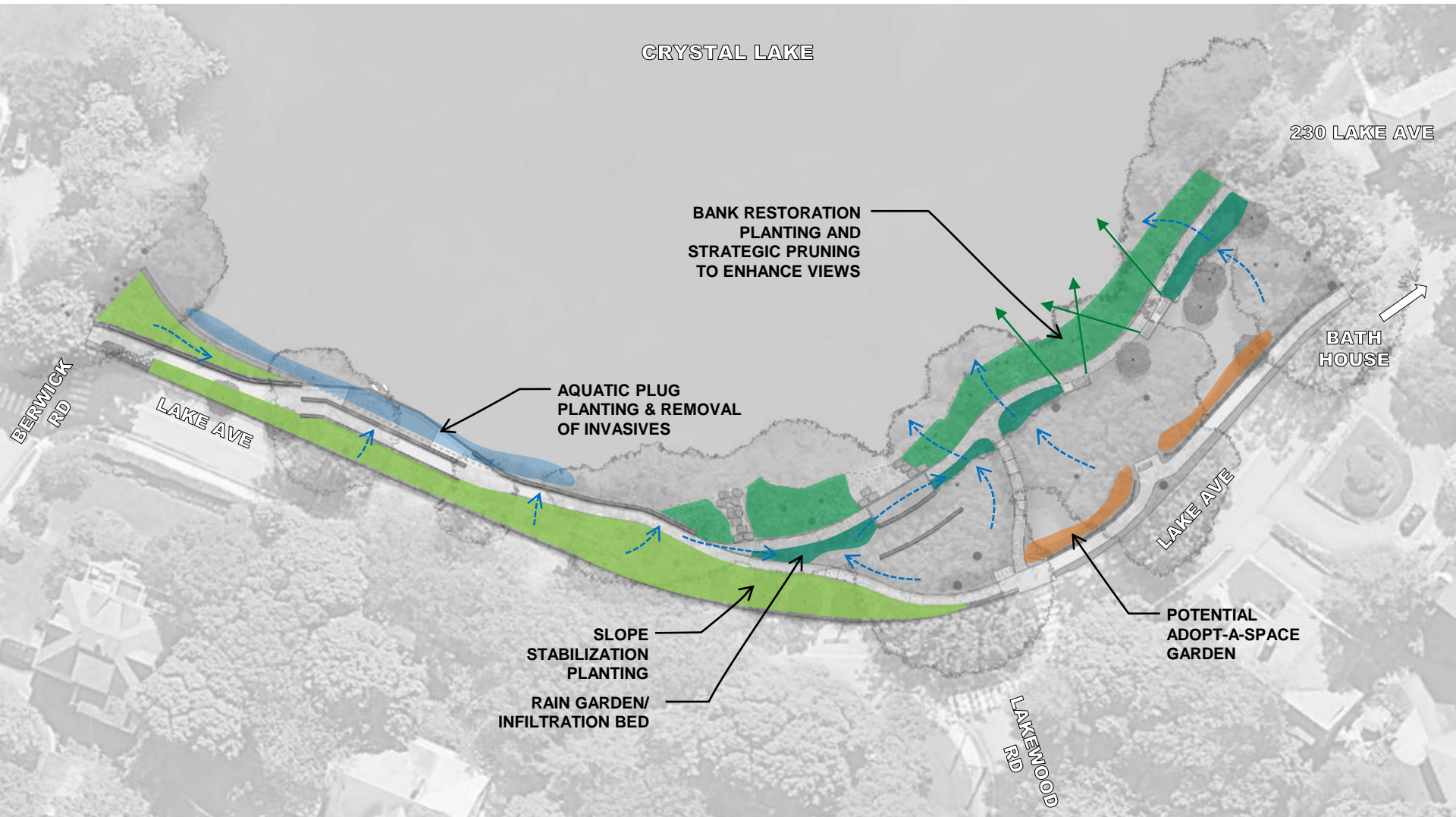
Planned Improvements to Levingston Cove



Planned Improvements to Levingston Cove



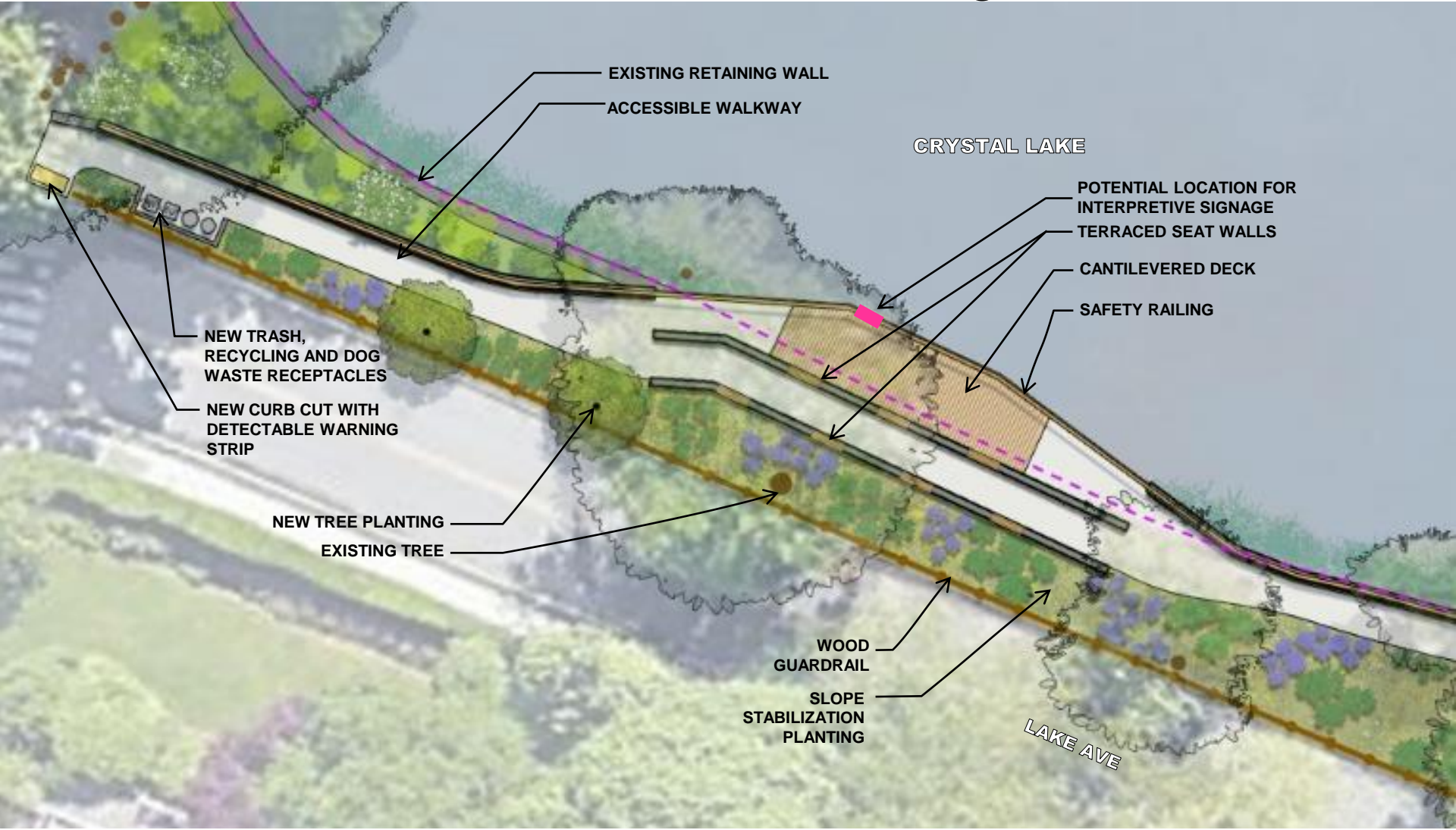
Proposed Planting Areas & Stormwater Flow



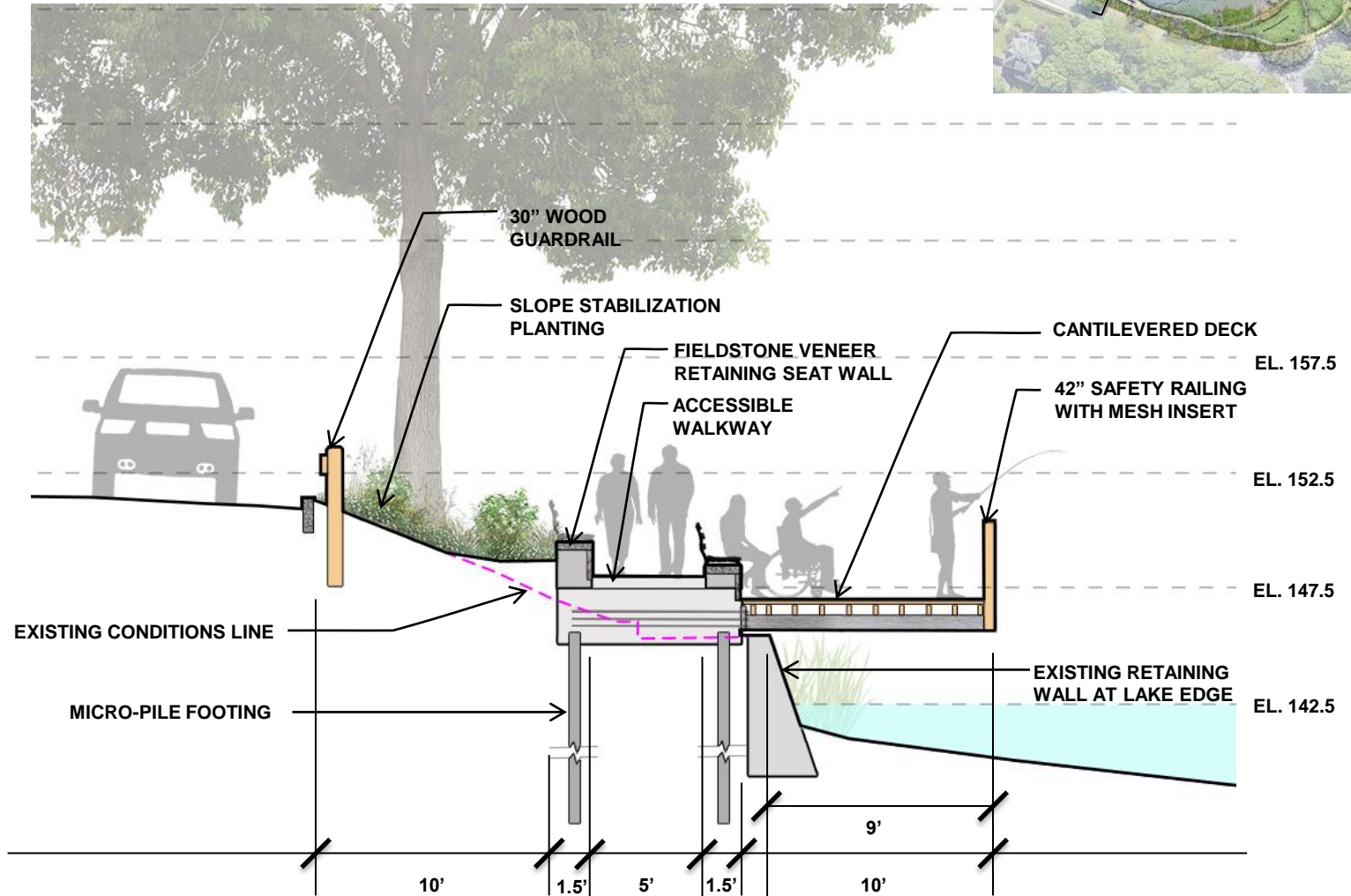
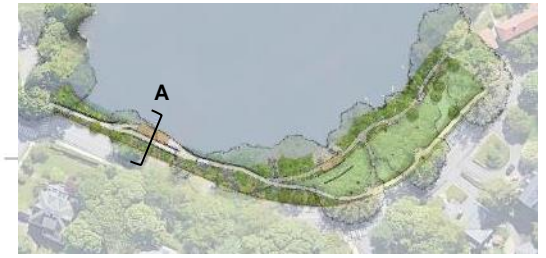
Existing Concrete Wall



Cantilevered Deck and Terraced Seating



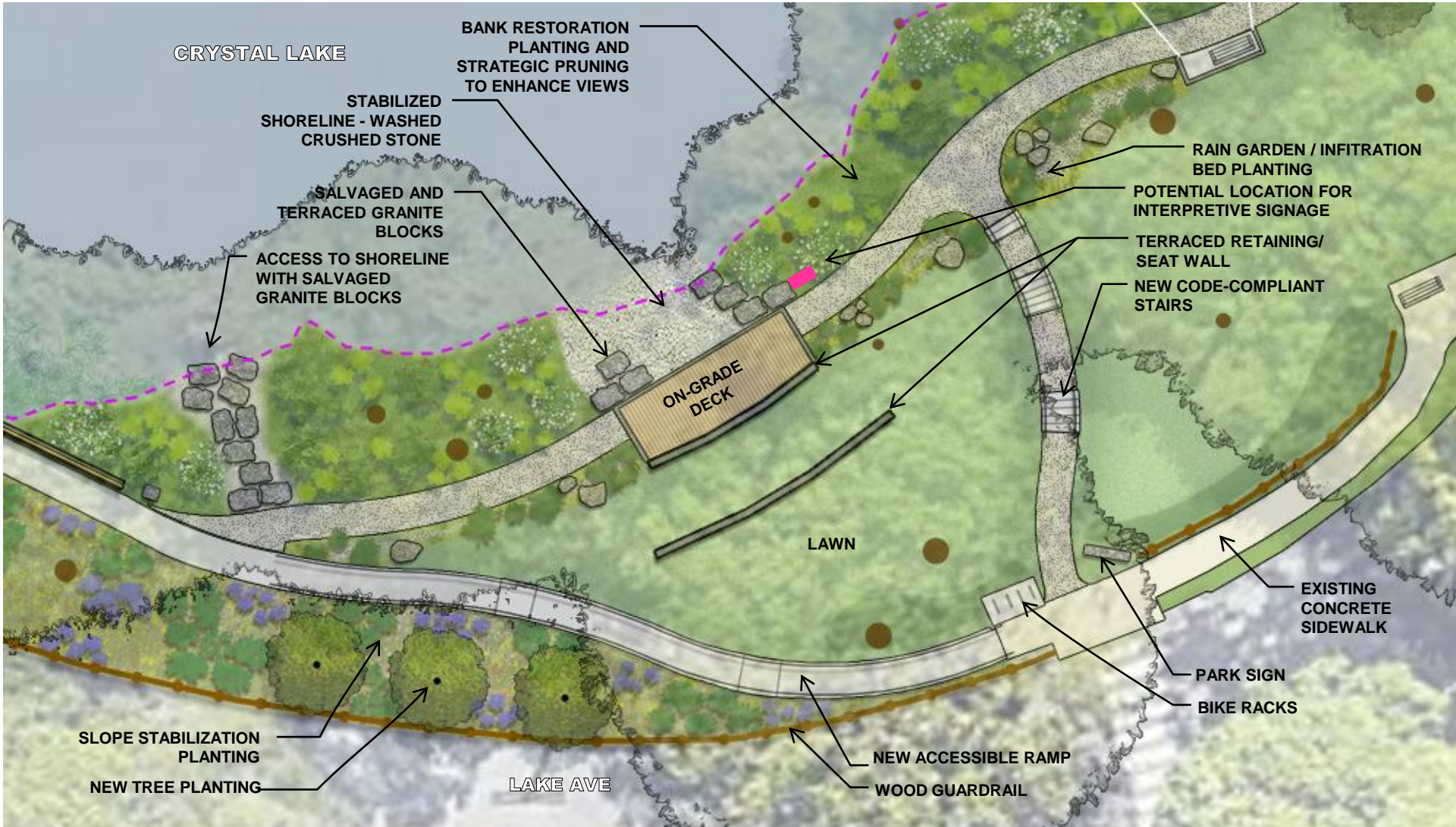
Cantilevered Deck Section A



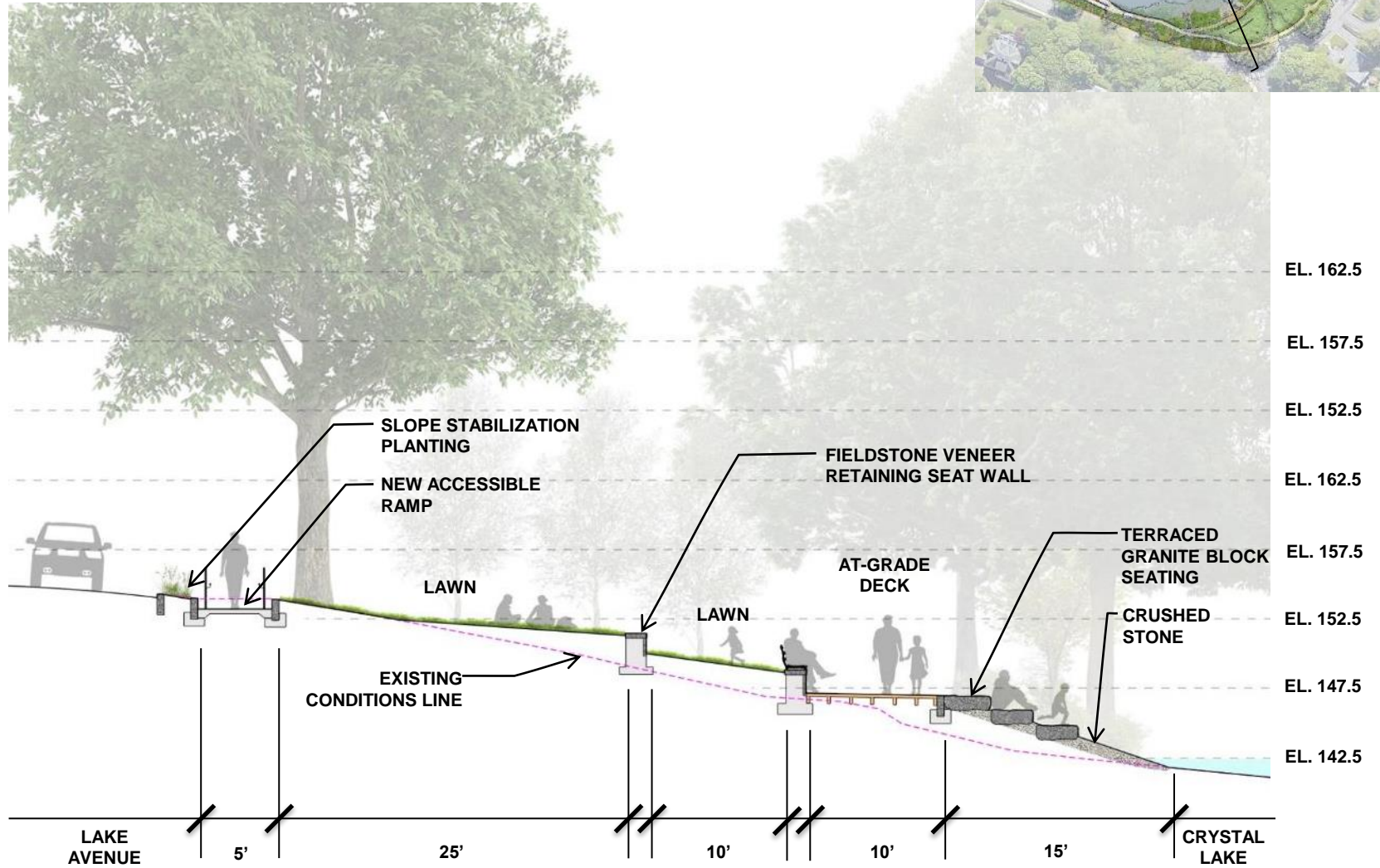
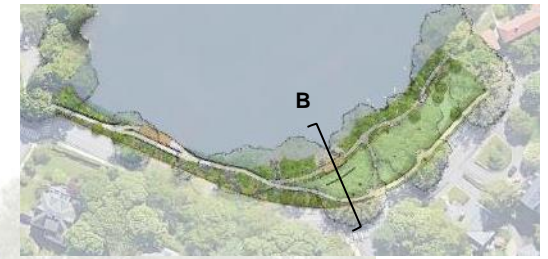
Existing Shoreline Area



On-Grade Deck and Terraced Seating



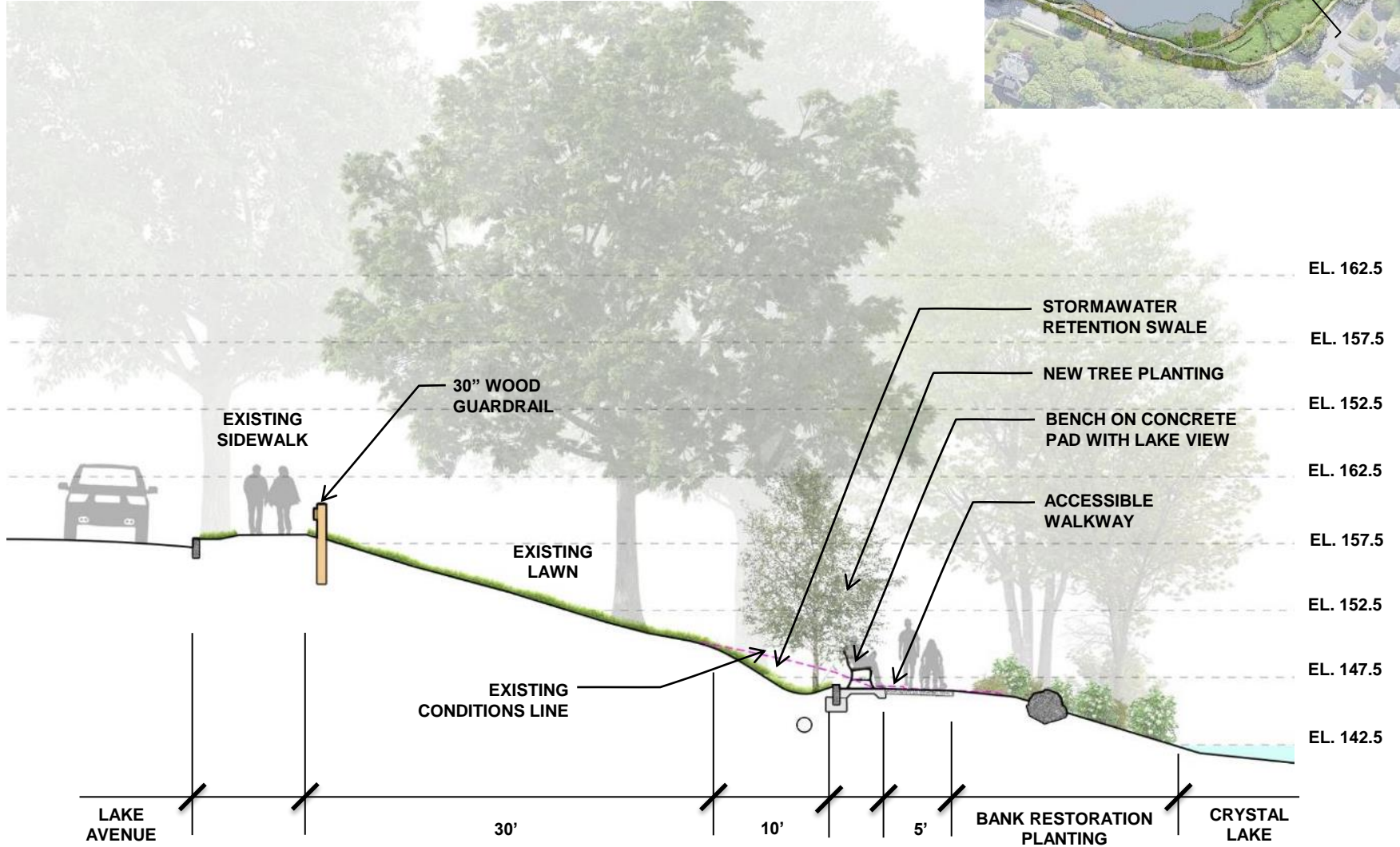
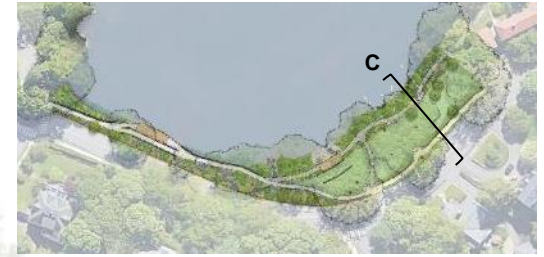
Shoreline Access Area Section B



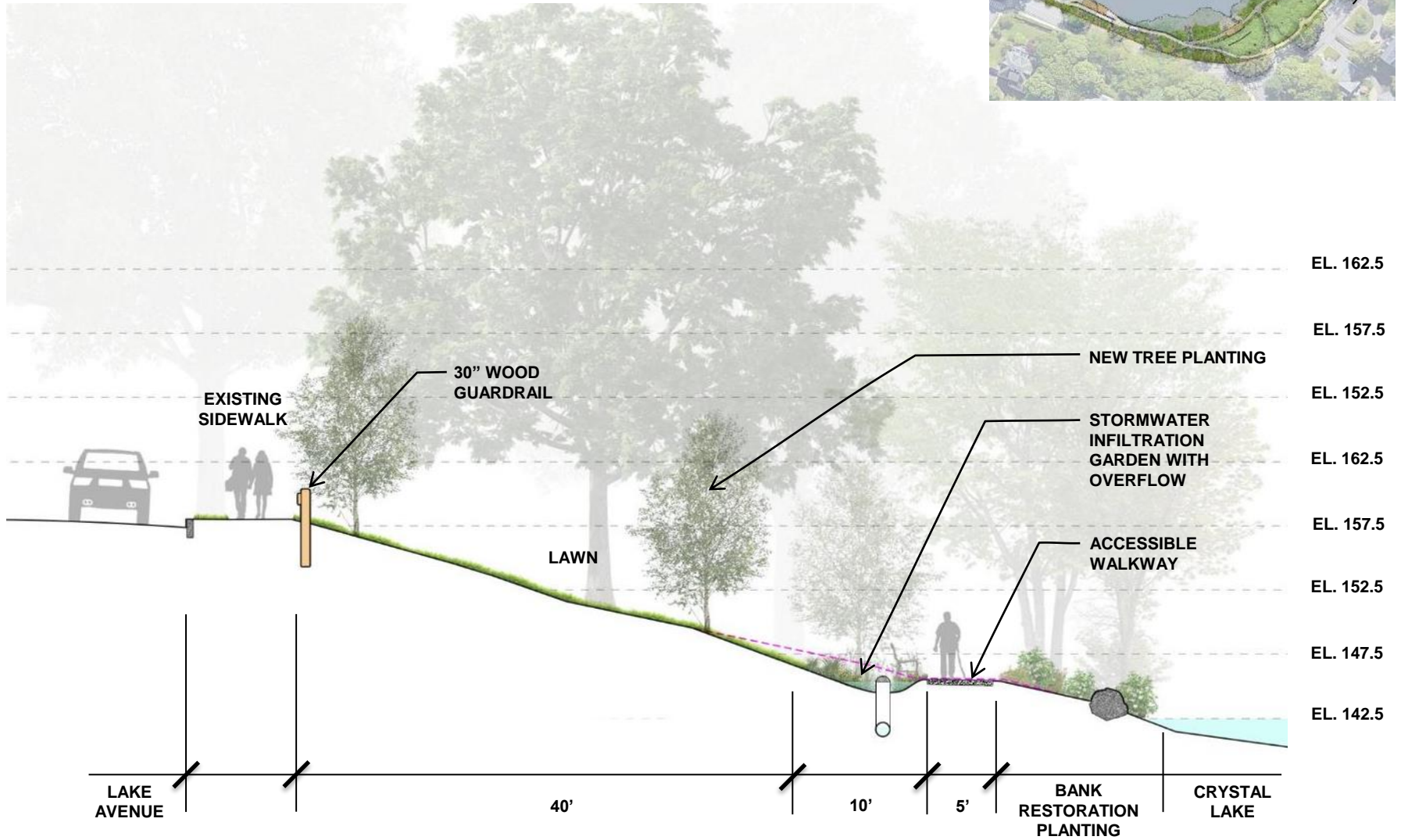
Existing Sloped Lawn



Sloped Lawn Section C



Sloped Lawn Section D



Material Considerations



Composite Deck Surface



Cantilevered Deck Safety Railing



Shoreline Stabilization



Terraced Seat Wall



Wood Guardrail



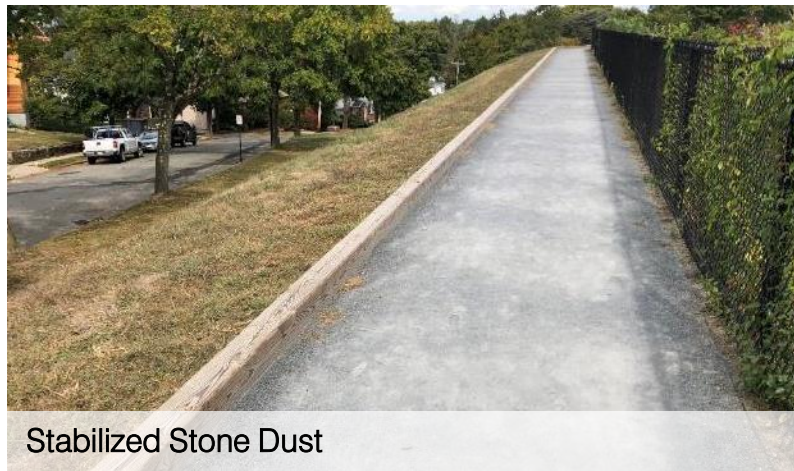
Rain Garden

Surface Material Considerations

Pathway Surfaces



Cast-in-Place Concrete Pavement



Stabilized Stone Dust

Seating Options

FREE-STANDING



Dumor Bench 118



Dumor Bench 95



Dumor Bench 180
INSTALLED AT WABAN HILL



Dumor Bench 500

WALL-MOUNTED



Custom Dumor Bench



Victor Stanley NRB-8

Bank Stabilization Planting Considerations



ARROWWOOD VIBURNUM



BLACK CHOKEBERRY



BAYBERRY



WINTERBERRY HOLLY

Slope Stabilization Planting Considerations



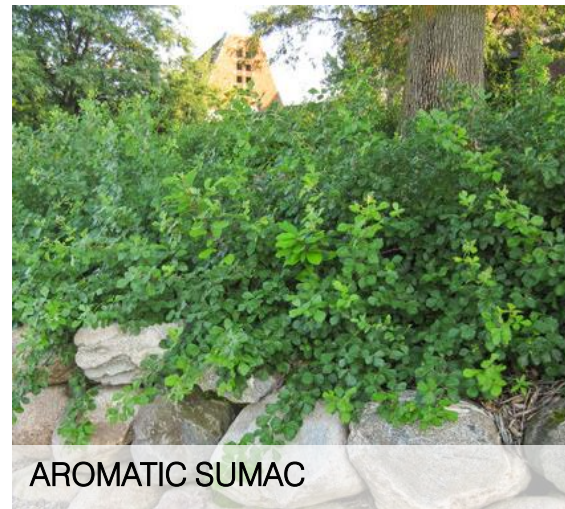
OAK SEDGE



LITTLE BLUESTEM



NEW ENGLAND ASTER



AROMATIC SUMAC

Rain Garden / Infiltration Bed Planting Considerations



DEERTONGUE GRASS



EASTERN NINEBARK



SPOTTED CRANEBILL



SENSITIVE FERN



SWITCH GRASS

Near Term Next Steps

- 1 60% Construction Documents, Technical Specifications and Cost Estimate April 30, 2021
- 2 Community Preservation Commission (CPC) Hearing May 11, 2021
- 3 90% Construction Documents, Technical Specifications and Cost Estimate Mid to Late June
- 4 Environmental Permitting Applications submitted Late June
 - Notice of Intent / Conservation Commission
 - Planning Board
 - Mass Historic Commission
 - Chapter 91 Waterways Application

Thank you! Questions and Discussion

