

TOWN OF LEXINGTON:

PARKER MEADOW CONSERVATION AREA

**Planning and Designing a Universally Accessible Parking Area, Trail, and
Pond Observation Deck**

November 21, 2019

MEETING PURPOSE

- **Review Progress**
- **Summarize feedback from Community Forum #1**
- **Summarize updated site design options**
 - **Parking and entrance**
 - **Trail layout and materials**
 - **Pond overlook**



PROJECT TIMELINE

• **September 2019**

• *Project Initiation*

• **October-
November 2019**

• *Site Plan Alternatives*

• **December 2019**

• *Develop preferred site plan*

• **February 2020**

• *Develop bid documents*

• **Mid-November 2019**

• *Community Forum #2*

• **January 2020**

• *Permitting & Conservation*

• *Commission Review*

• **October 17, 2019**

• *Community Forum #1*

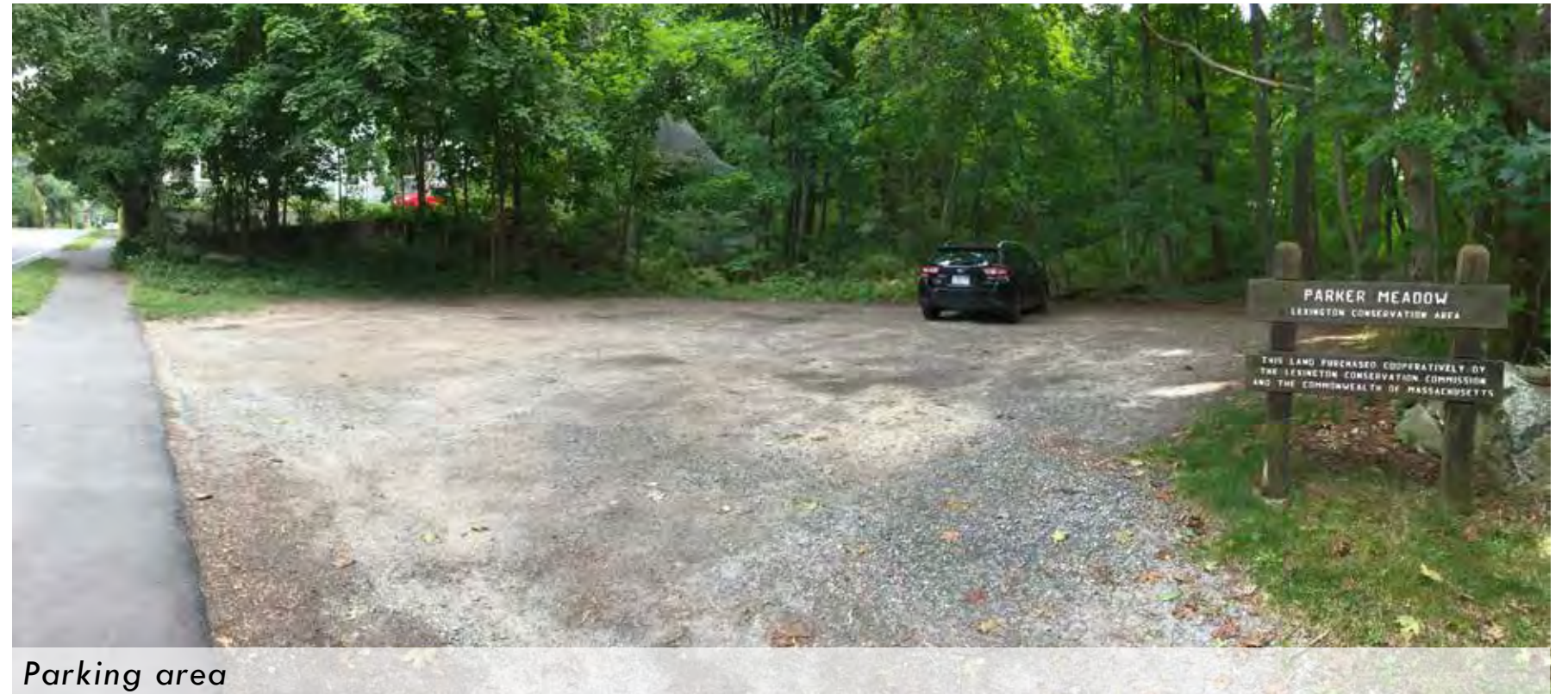
AERIAL VIEW



EXISTING CONDITIONS - PARKING AND ENTRANCES



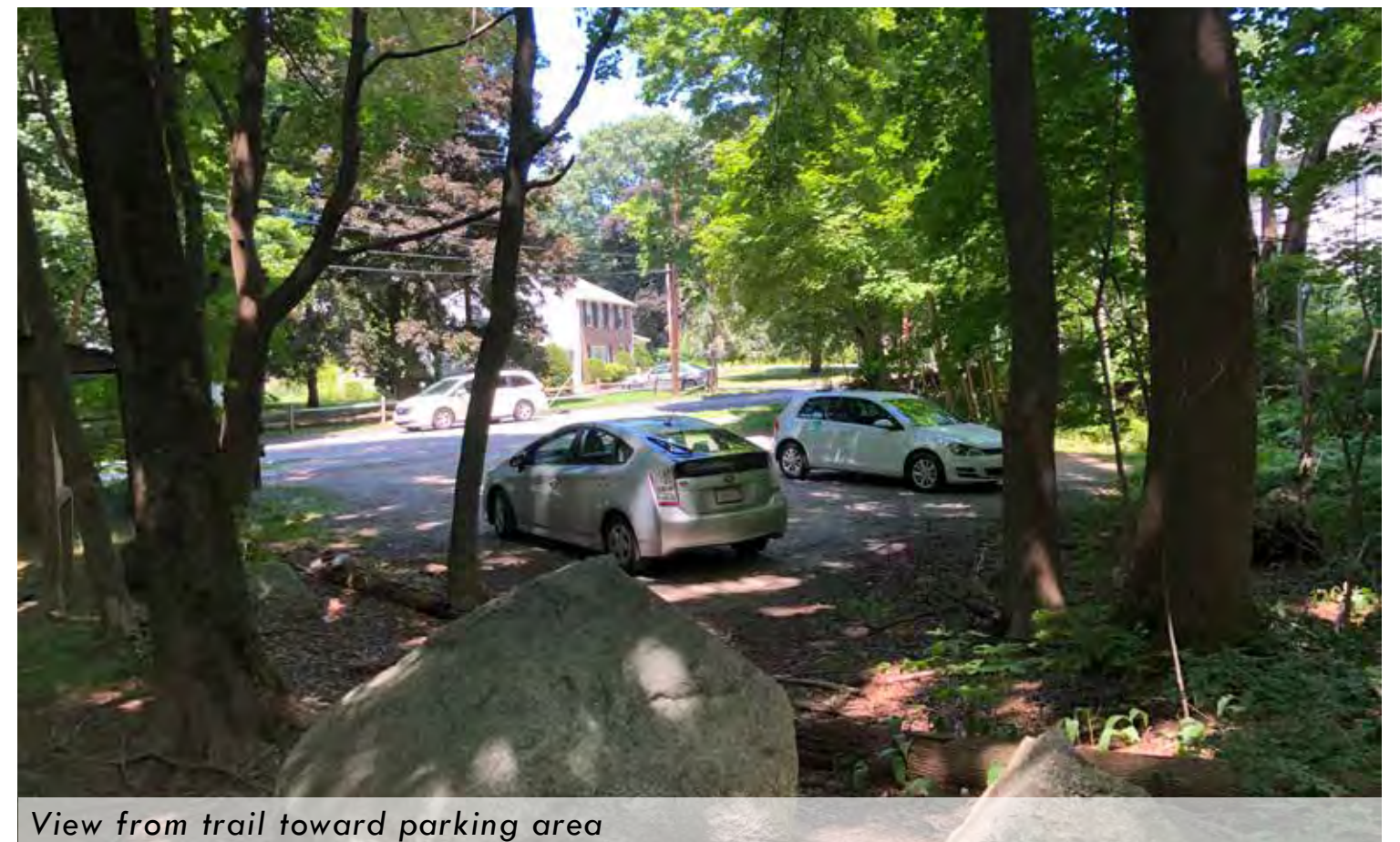
Approach from Revere Street sidewalk



Parking area



Entrance to trail, doubles as emergency access route with gate



View from trail toward parking area

EXISTING CONDITIONS - TRAILS



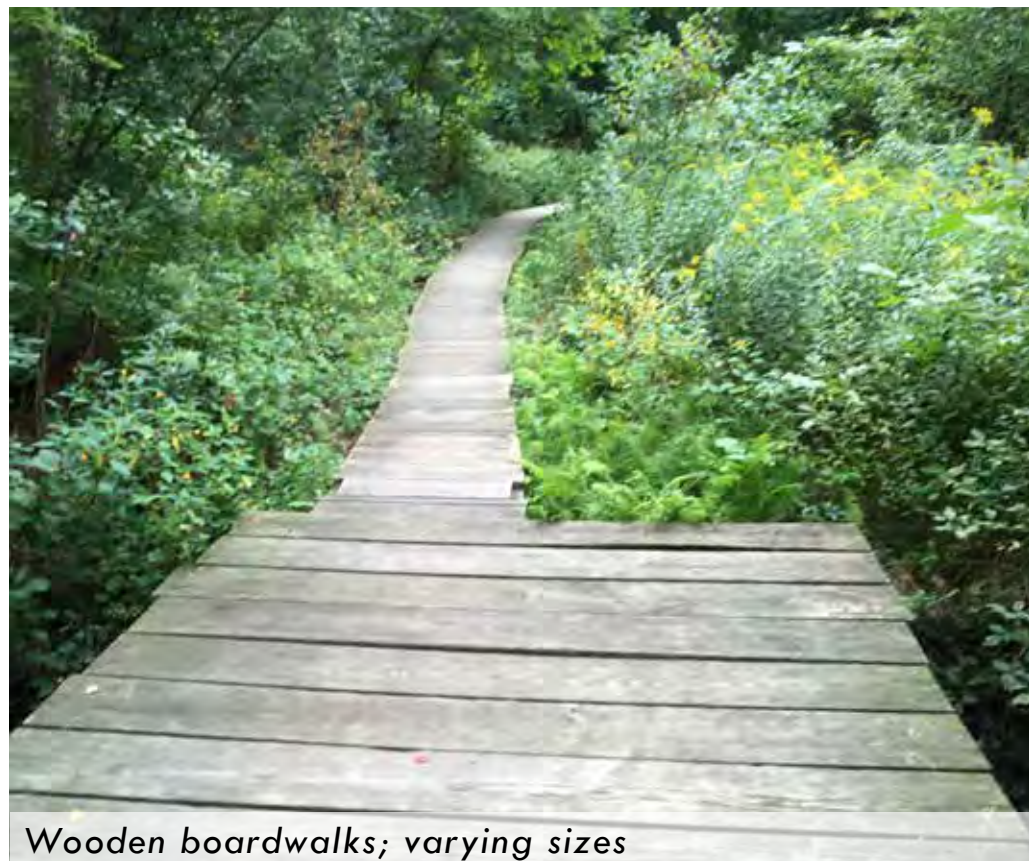
View of main entrance path



Mown path near meadow; Pond on right



Bikeway entrance nearest Revere St



Wooden boardwalks; varying sizes



Materials vary along individual paths



Woodland path - exposed roots from compaction

EXISTING CONDITIONS - AMENITIES



Overgrown vegetation & invasive species obscure the Pond



The only bench within the Conservation Area



Trailhead kiosk at Entrance



Bike racks and boulder seating where trail meets bikeway



Conservation Area signage

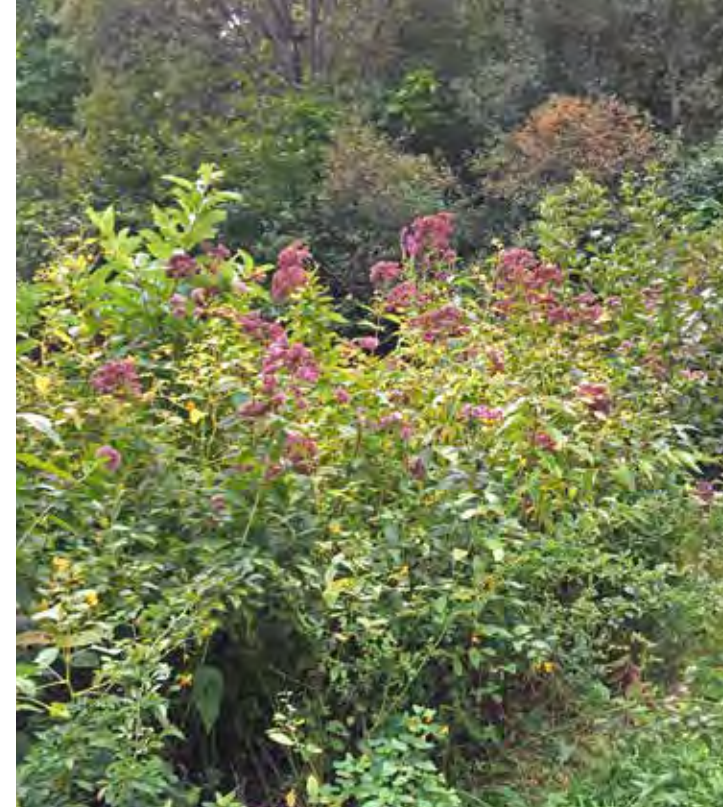


ACROSS Lexington trail signage

EXISTING CONDITIONS - VEGETATION



Invasives: Buckthorn, Multiflora Rose, Burning Bush, Oriental Bittersweet, etc.



Joe Pye Weed, Jewelweed - Not 'weeds'



Buttonbush - Native



Meadow with poplar seedlings



Dead poplar trees on edge of the meadow

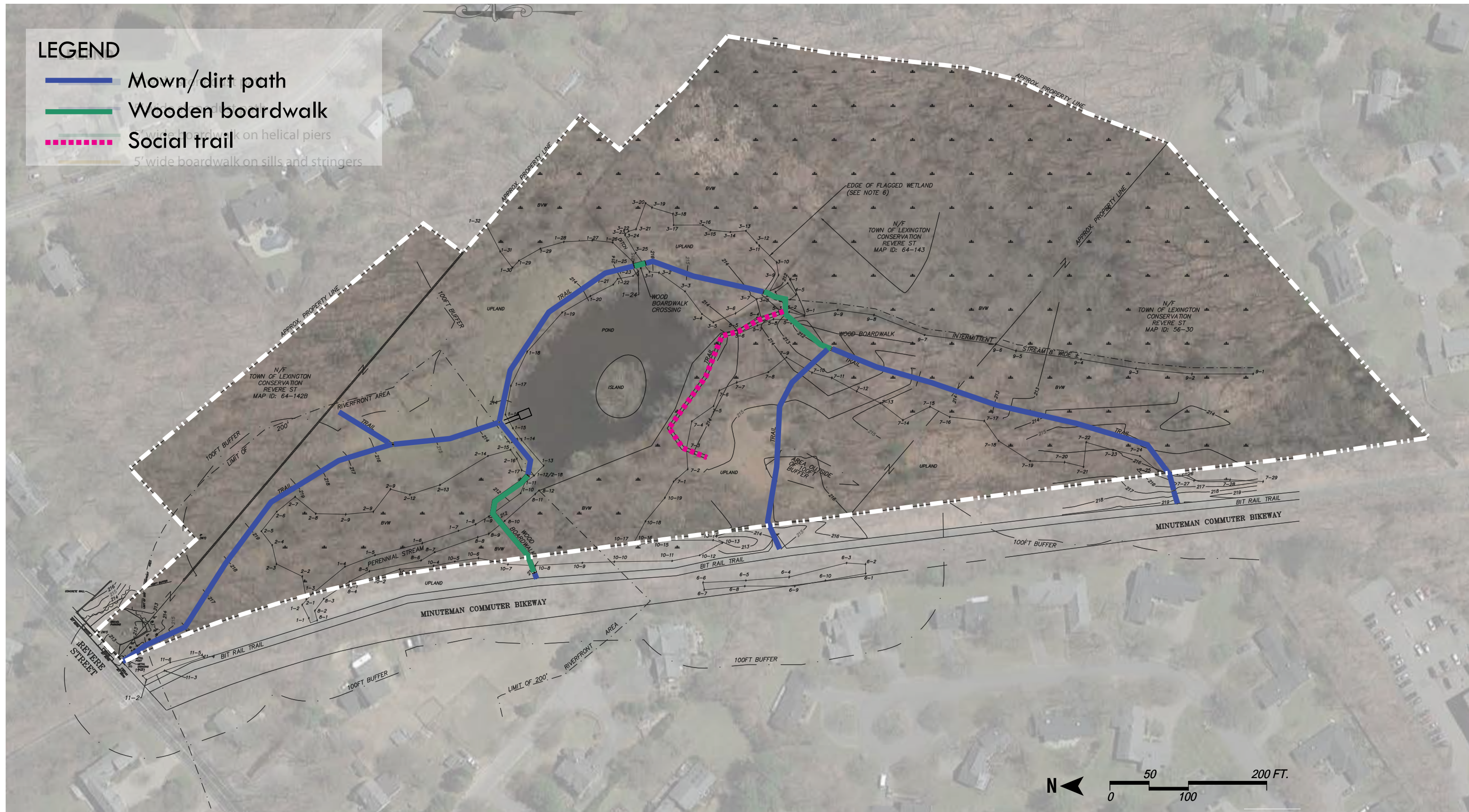


Woodland - ferns, pawpaw, tulip tree.....

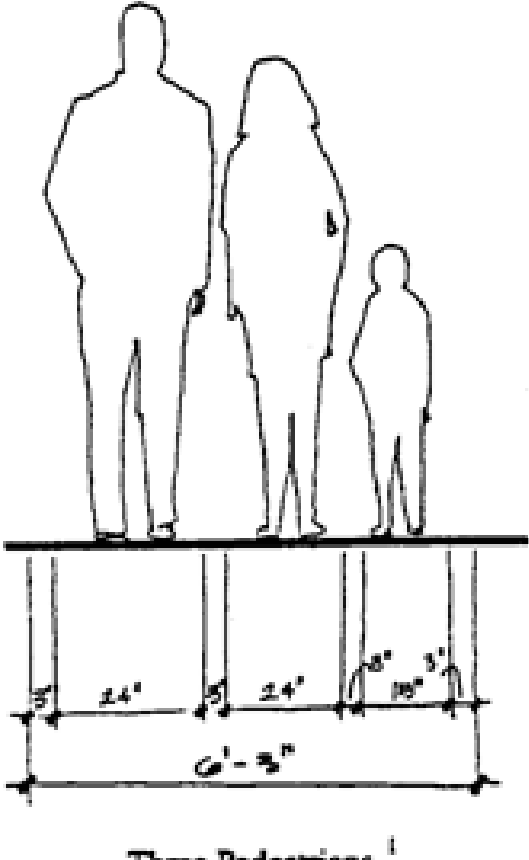
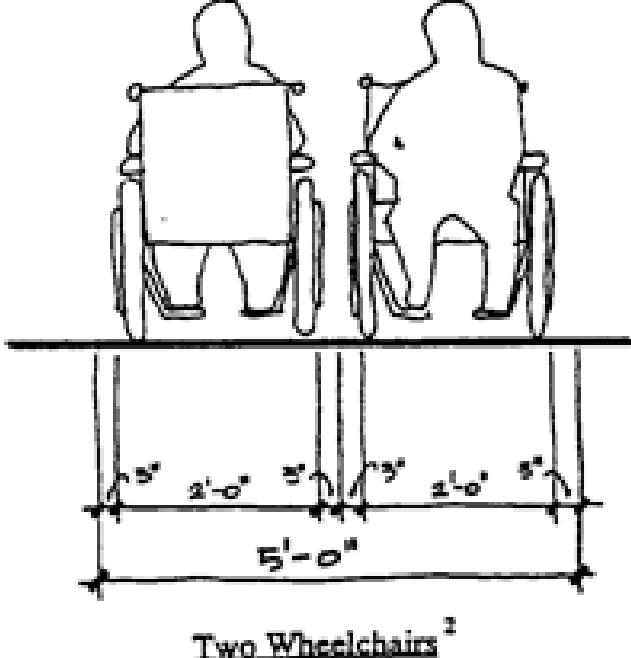
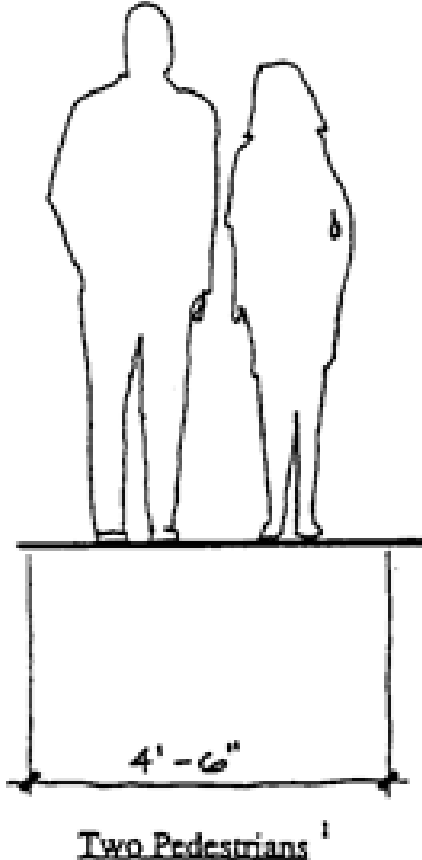
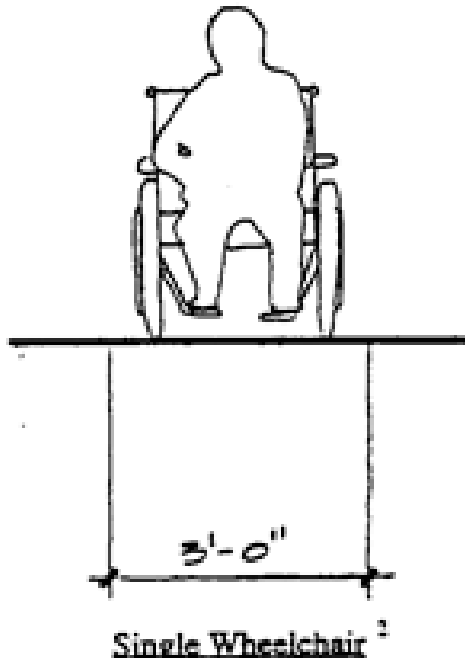
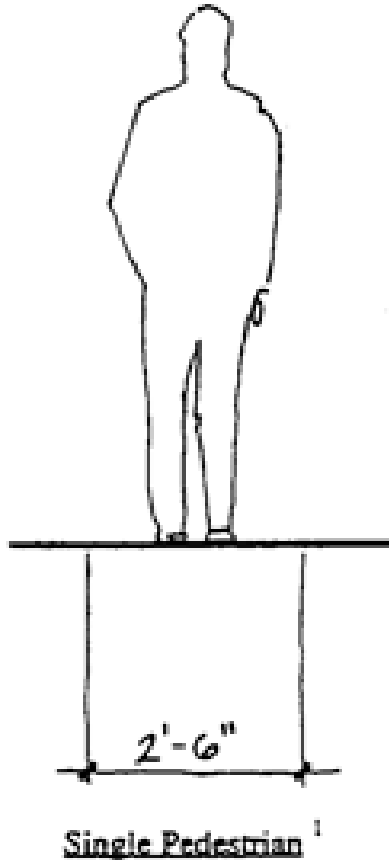


Elderberry - Native

CURRENT TRAIL SYSTEM



TRAIL LAYOUT WIDTHS



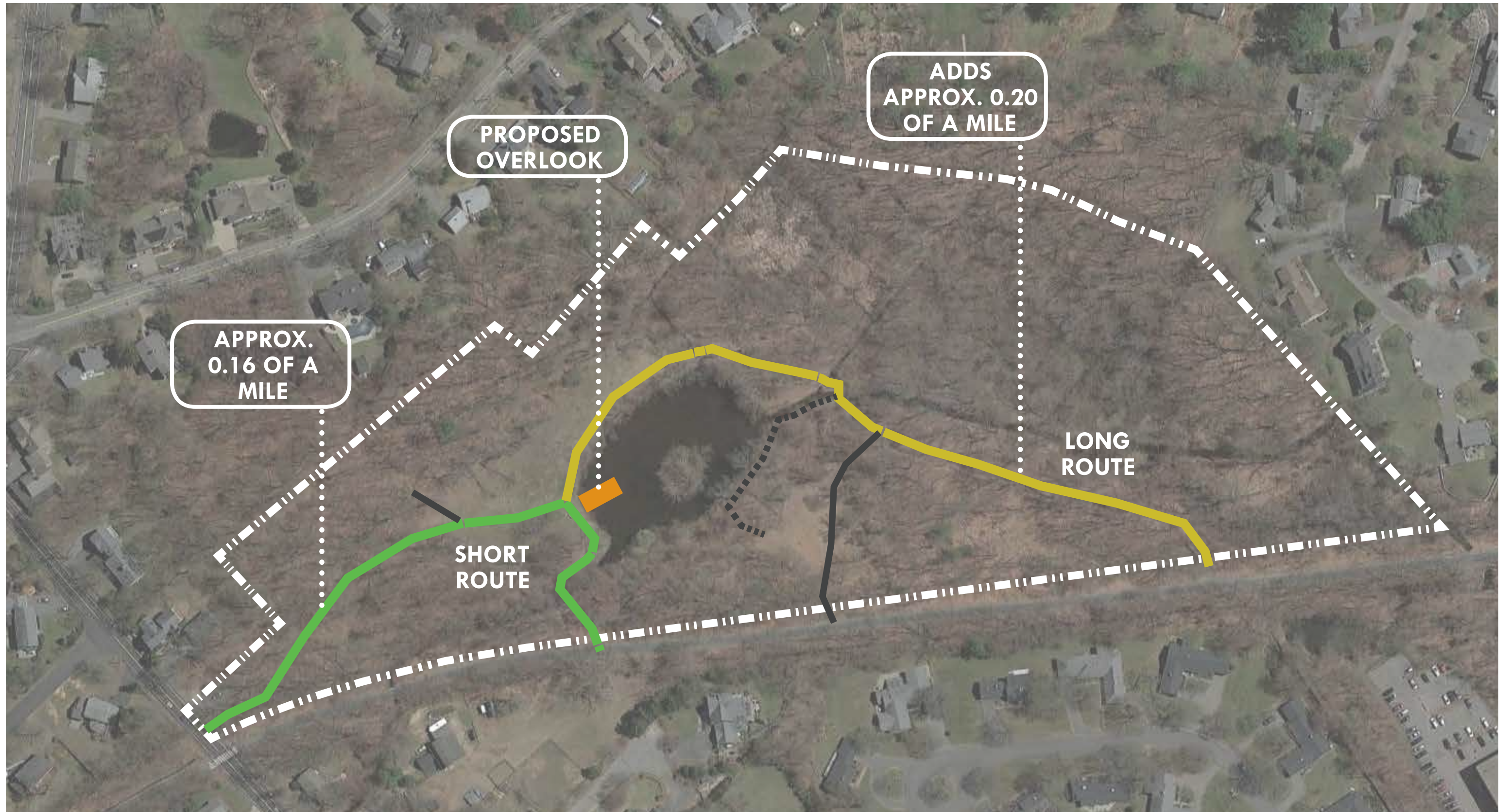
Trail Widths and User Groups

ORIGINAL TRAIL RECOMMENDATION

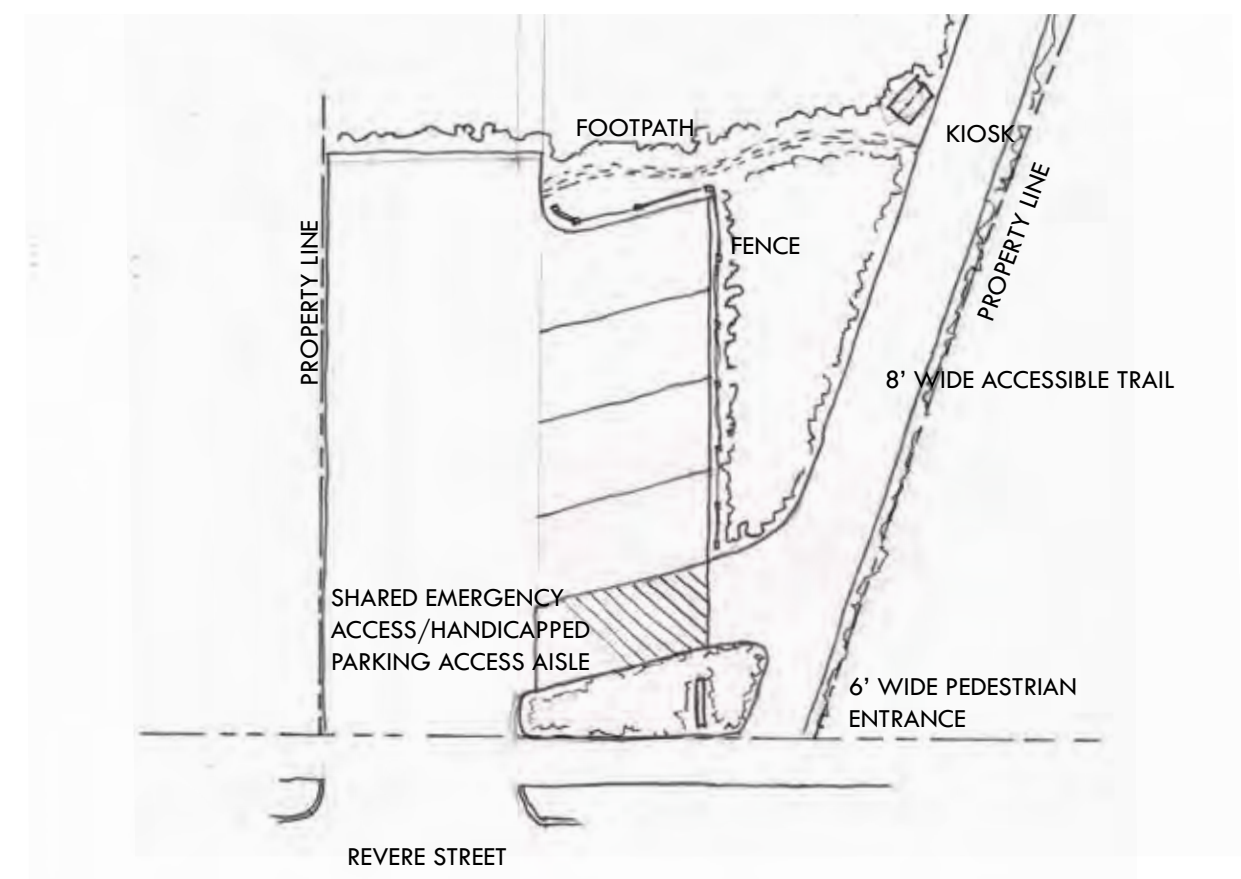
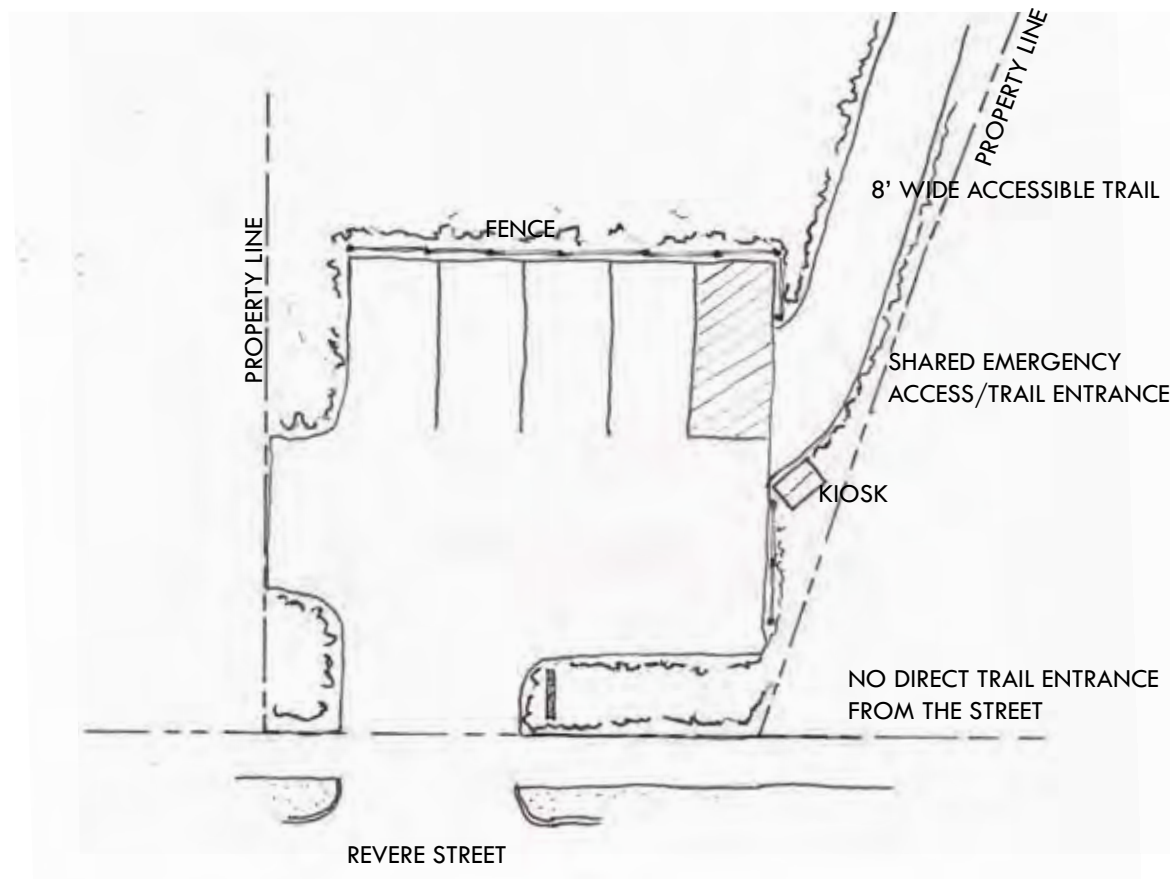
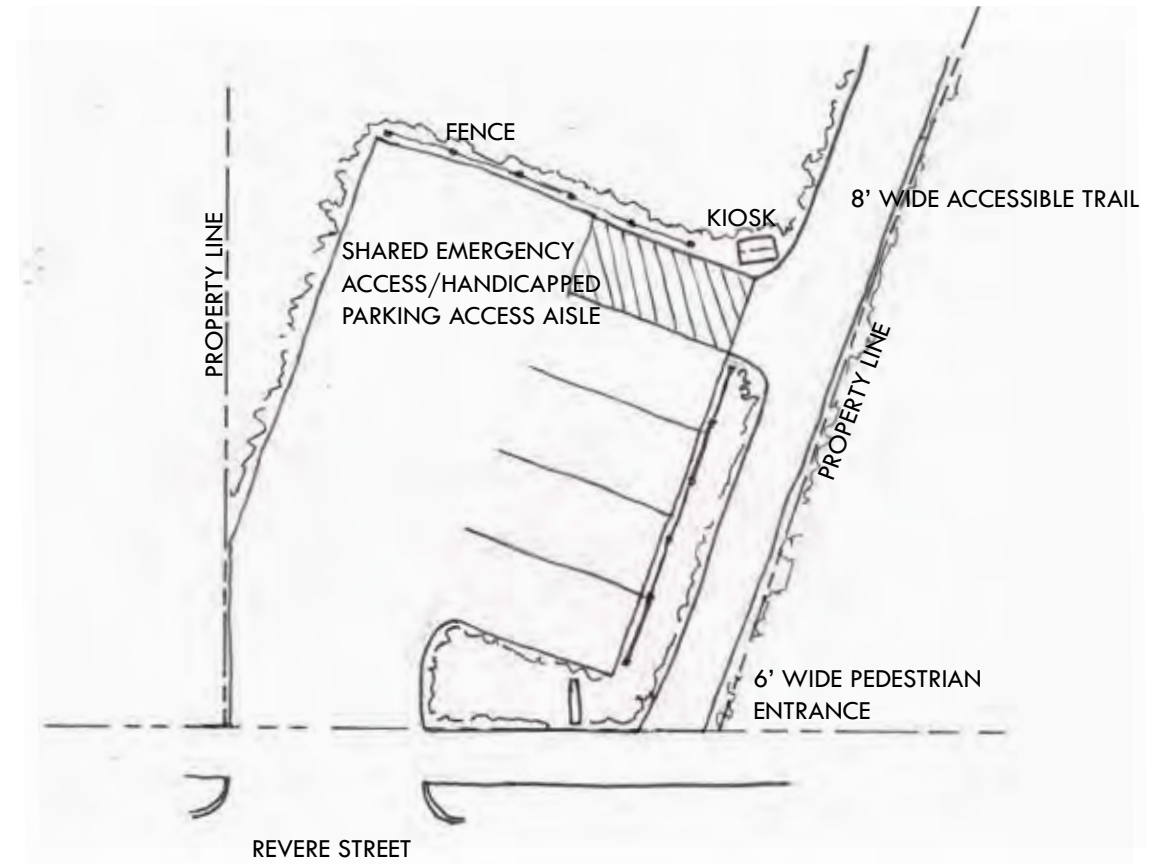
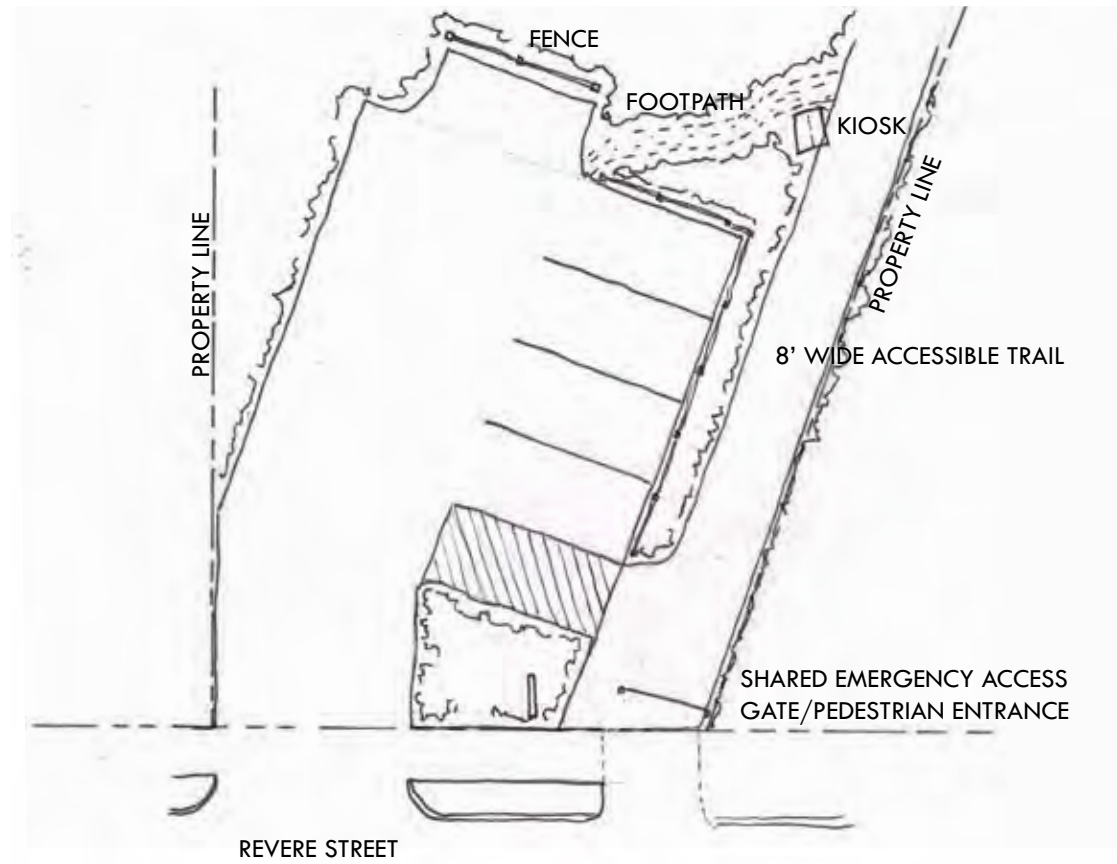
- **Stonedust or wooden boardwalk**
- **8' wide, maximum; 5' wide, minimum**
- **Curb on elevated boardwalk**
- **Railing when drop is greater than 30"**
- **Slope of walkway less than 5%**



ORIGINAL TRAIL IMPROVEMENT CONCEPT



ORIGINAL PARKING & ENTRANCE CONCEPTS



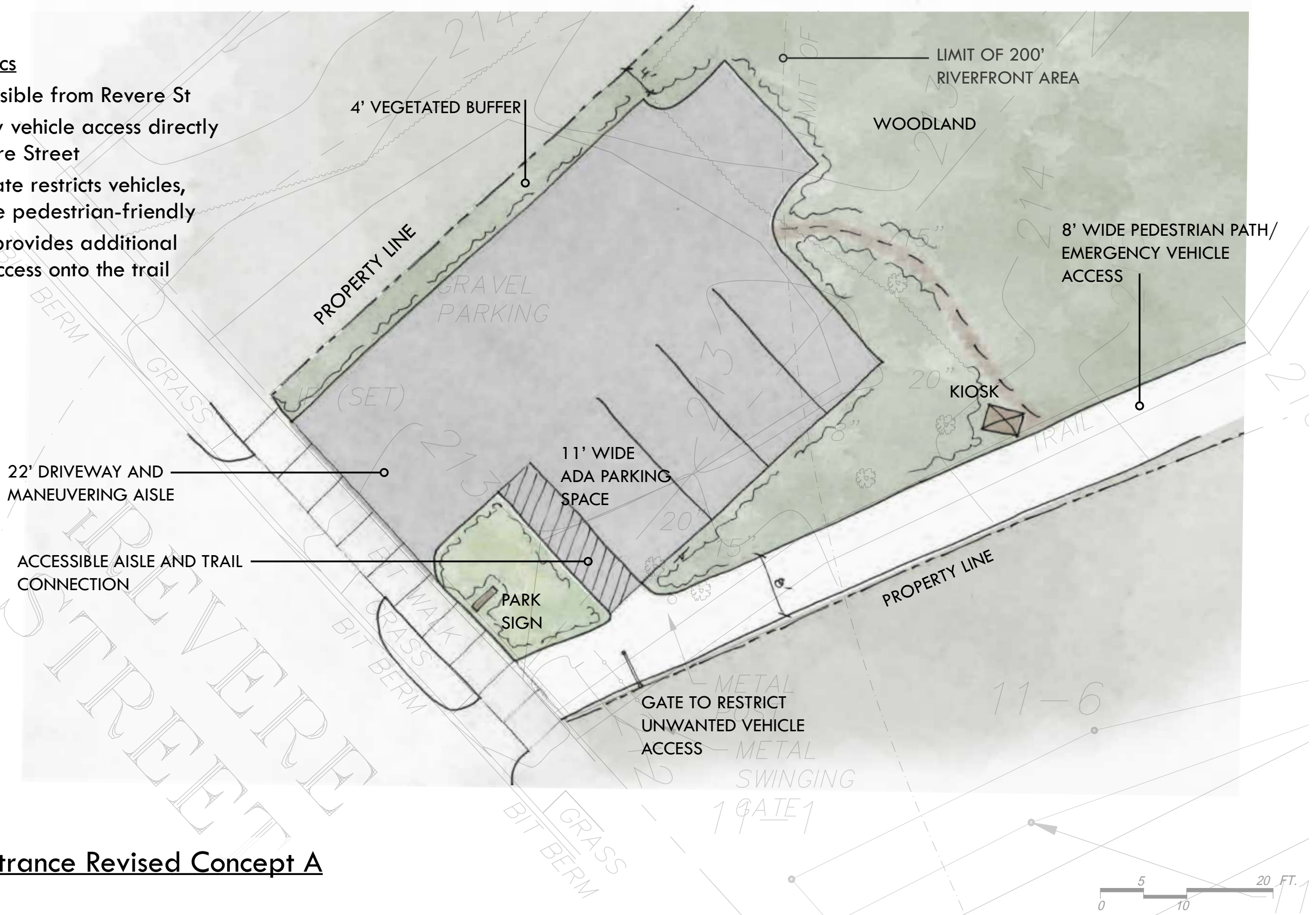
PUBLIC FORUM #1 FEEDBACK

- **Entrance and Parking Area**
 - **Maintain pedestrian entrance**
 - **Keep same amount of parking, but consider how to expand in the future**
- **Trails**
 - **Trails should have destinations and attractions, consider curves**
 - **Long trail route would be desirable**
 - **Some narrower trails could provide a different experience**
 - **Consider moving trail away from the pond**
 - **Bikeway is used by some people as part of the trail loop**
- **Overlook**
 - **Keep small in scale**
 - **Extending over the water not necessary**

UPDATED PARKING & ENTRANCE CONCEPTS

Characteristics

- Trail accessible from Revere St
- Emergency vehicle access directly from Revere Street
- Smaller gate restricts vehicles, but is more pedestrian-friendly
- Footpath provides additional point of access onto the trail

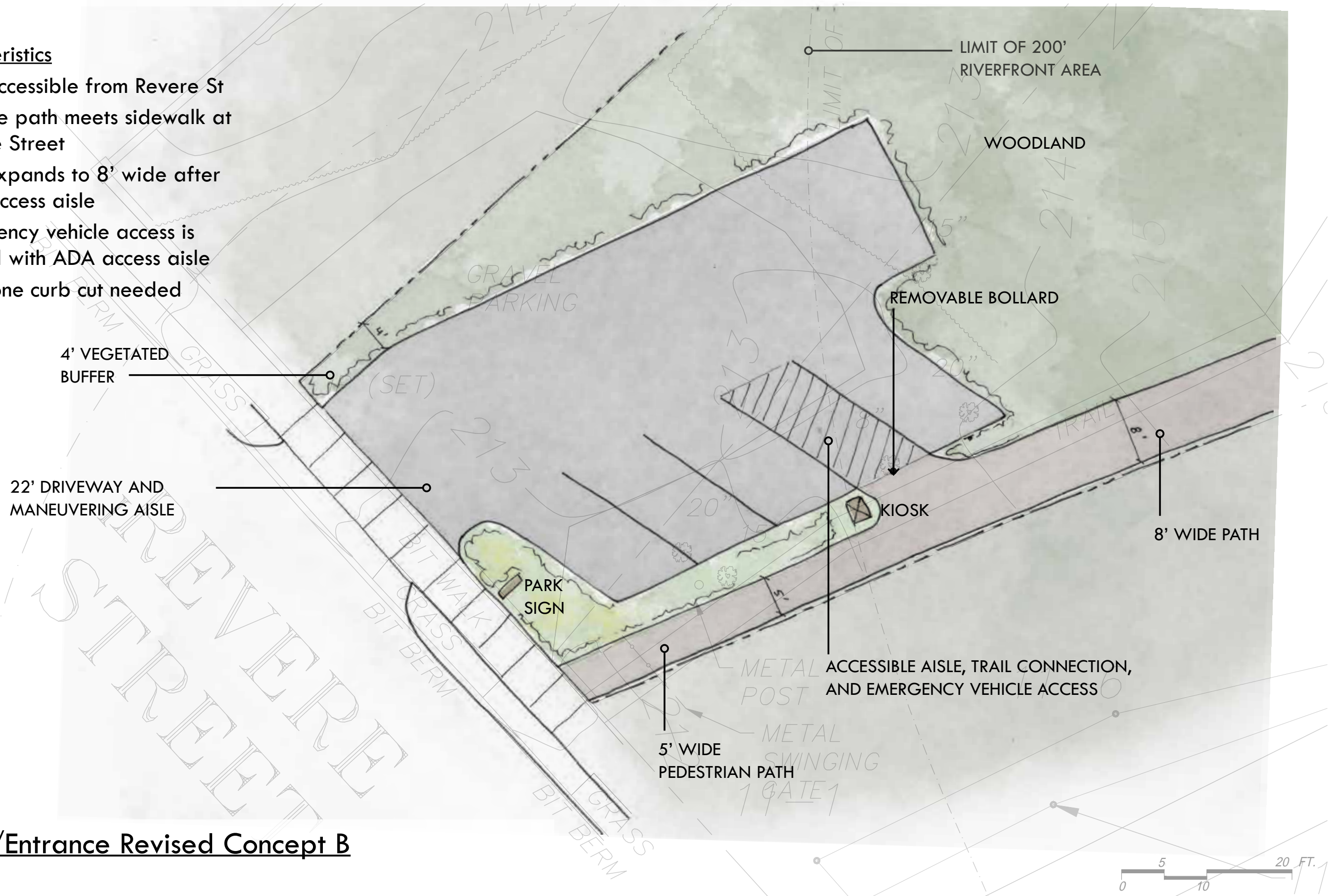


Parking/Entrance Revised Concept A

UPDATED PARKING & ENTRANCE CONCEPTS

Characteristics

- Trail accessible from Revere St
- 5' wide path meets sidewalk at Revere Street
- Trail expands to 8' wide after ADA access aisle
- Emergency vehicle access is shared with ADA access aisle
- Only one curb cut needed



Parking/Entrance Revised Concept B

UPDATED TRAIL LAYOUT AND MATERIALS



Characteristics

- Maintains existing layout and alignment
- Overlook at end of main trail
- Existing bench moved to create second pond viewing location
- Trail closest to town is a 3' wide boardwalk with passing spaces
- Closes existing social trail through wetland
- Leaves middle bikeway connection as an un-improved trail



SEE PARKING & ENTRANCE CONCEPTS

Trail Layout & Materials - 'Improve Existing'



UPDATED TRAIL LAYOUT AND MATERIALS



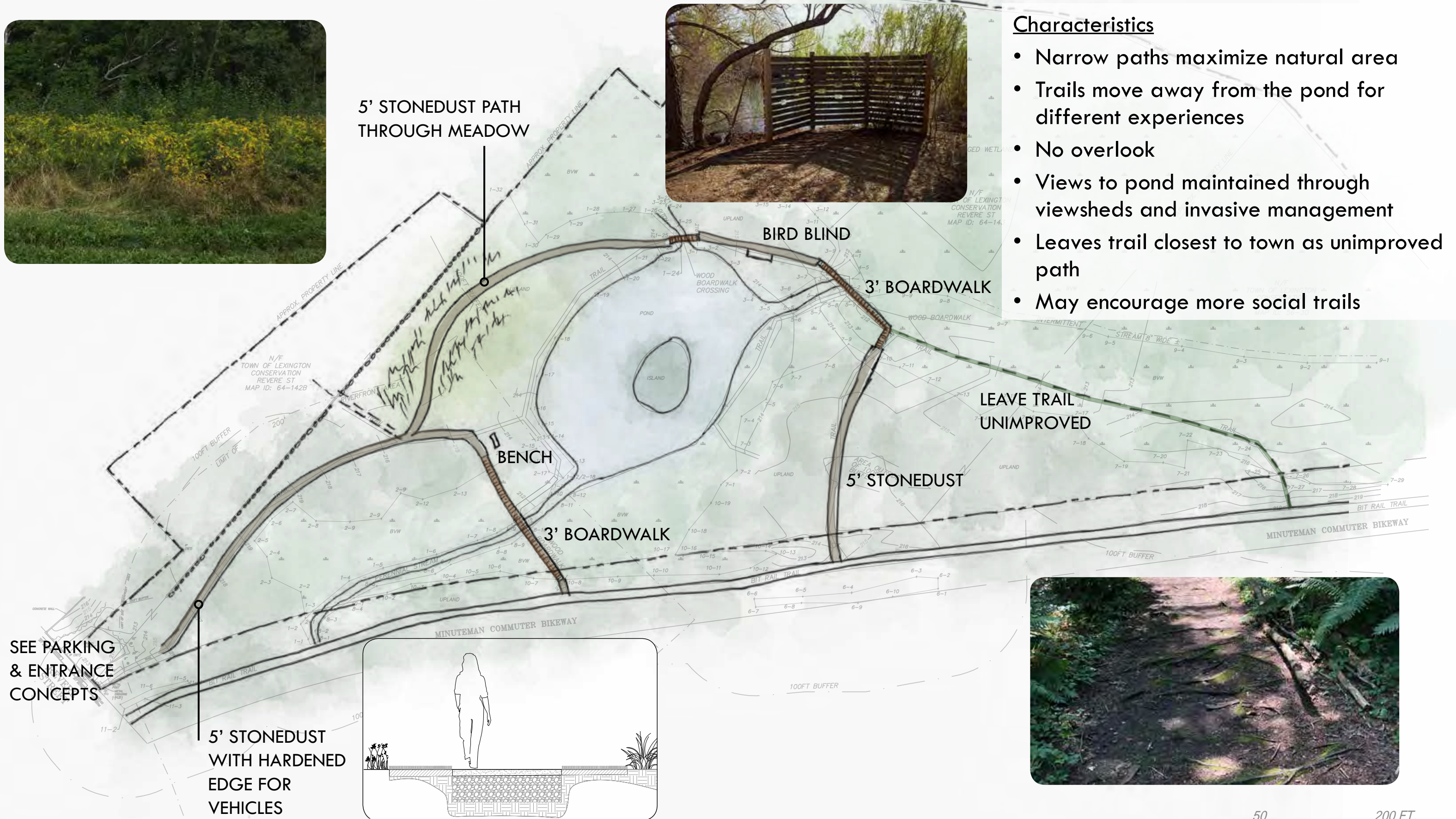
5' STONEDUST PATH THROUGH MEADOW



BIRD BLIND

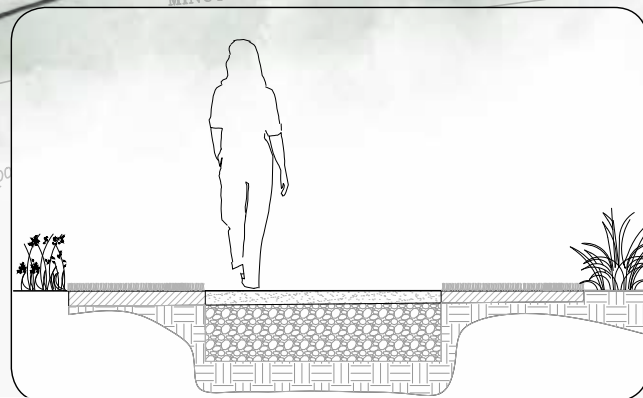
Characteristics

- Narrow paths maximize natural area
- Trails move away from the pond for different experiences
- No overlook
- Views to pond maintained through viewsheds and invasive management
- Leaves trail closest to town as unimproved path
- May encourage more social trails



SEE PARKING & ENTRANCE CONCEPTS

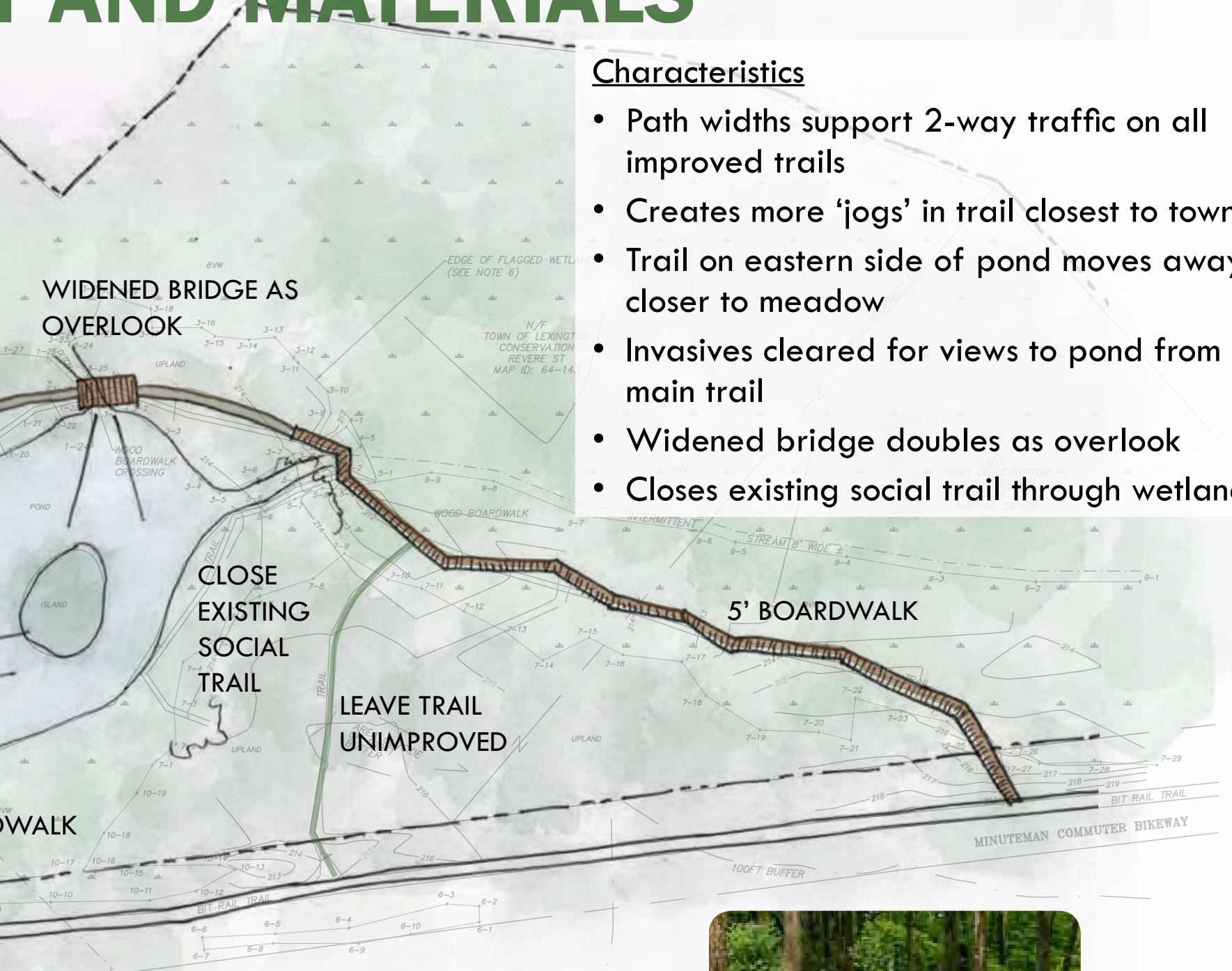
5' STONEDUST WITH HARDENED EDGE FOR VEHICLES



Trail Layout & Materials - 'Retreat'

0 50 100 200 FT.

UPDATED TRAIL LAYOUT AND MATERIALS



Characteristics

- Path widths support 2-way traffic on all improved trails
- Creates more 'jogs' in trail closest to town
- Trail on eastern side of pond moves away closer to meadow
- Invasives cleared for views to pond from main trail
- Widened bridge doubles as overlook
- Closes existing social trail through wetland

SEE PARKING & ENTRANCE CONCEPTS

Trail Layout & Materials - '2-Way Traffic'



UPDATED OVERLOOK CONCEPTS



NEXT STEPS

- **Refine Site Plan**
- **Develop Detailed Construction Documents**
- **Conservation Commission Review**

For more information:

Jordan McCarron, Conservation Stewardship Program Coordinator

jmccarron@lexingtonma.gov, 781-698-4505