



# LOUISE LEVINGSTON COVE

Community Preservation Committee Hearing  
June 8, 2021

Weston & Sampson<sup>SM</sup>  
DESIGN STUDIO



# Agenda

1 PROJECT GOALS AND SCHEDULE

2 NEIGHBORHOOD CONTEXT/ EXISTING CONDITIONS

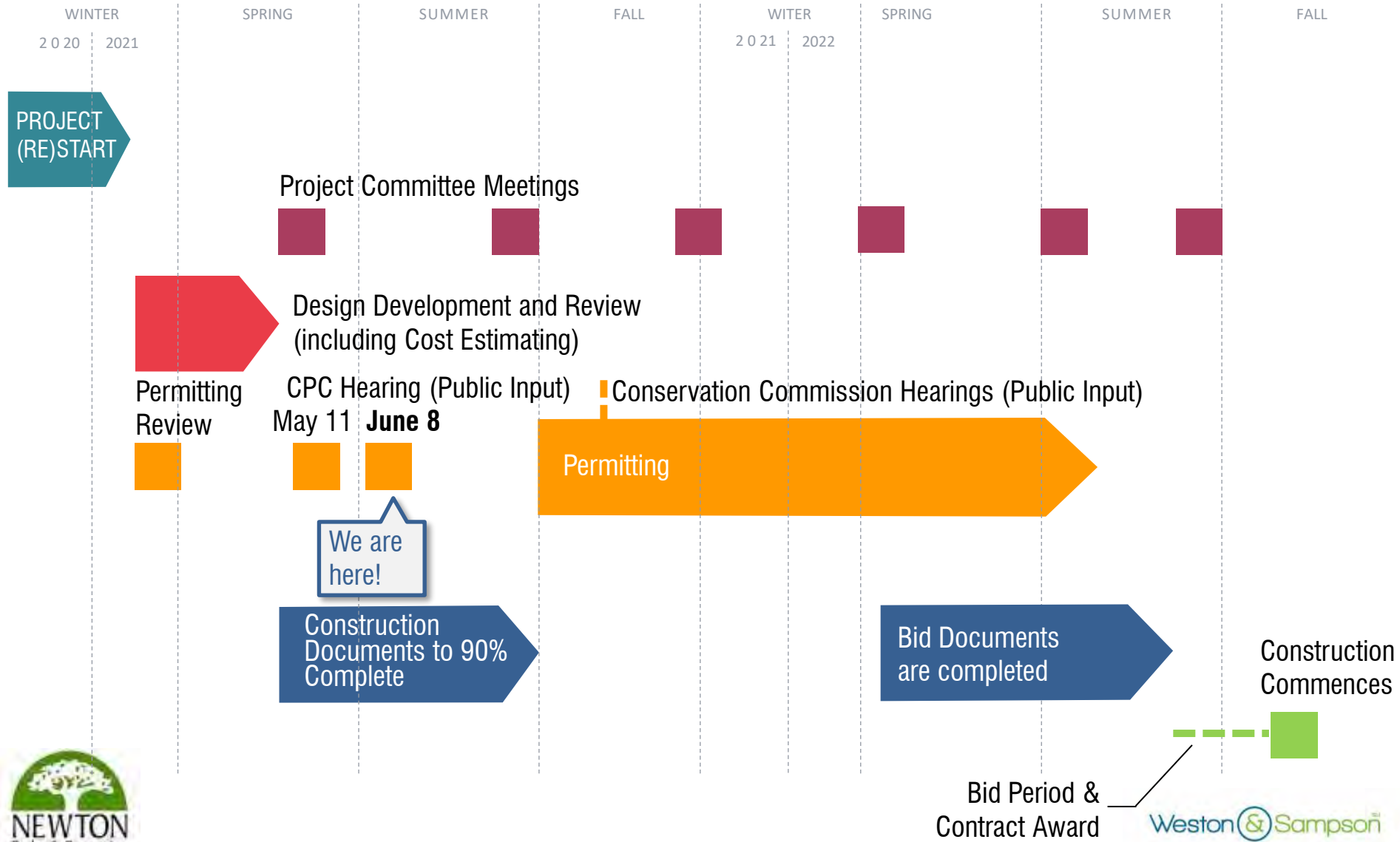
3 PLANNED IMPROVEMENTS

4 NEXT STEPS

# Project Goals

- 1 ENSURE THROUGH PEDESTRIAN MOVEMENT
- 2 PRESERVE AND ENHANCE OPPORTUNITIES FOR PASSIVE RECREATION AND FISHING
- 3 ENSURE ACCESSIBILITY ACROSS THE SITE
- 4 IMPROVE HOW STORMWATER MOVES AND IS CAPTURED ON SITE
- 5 CREATE A LANDSCAPE THAT IS STABLE AND SUSTAINABLE
- 6 ENHANCE AND PROTECT VIEWS
- 7 IMPROVE WATER QUALITY

# Project Schedule



# Neighborhood Context

#281-21



**LEVINGSTON  
COVE**

Crystal Lake

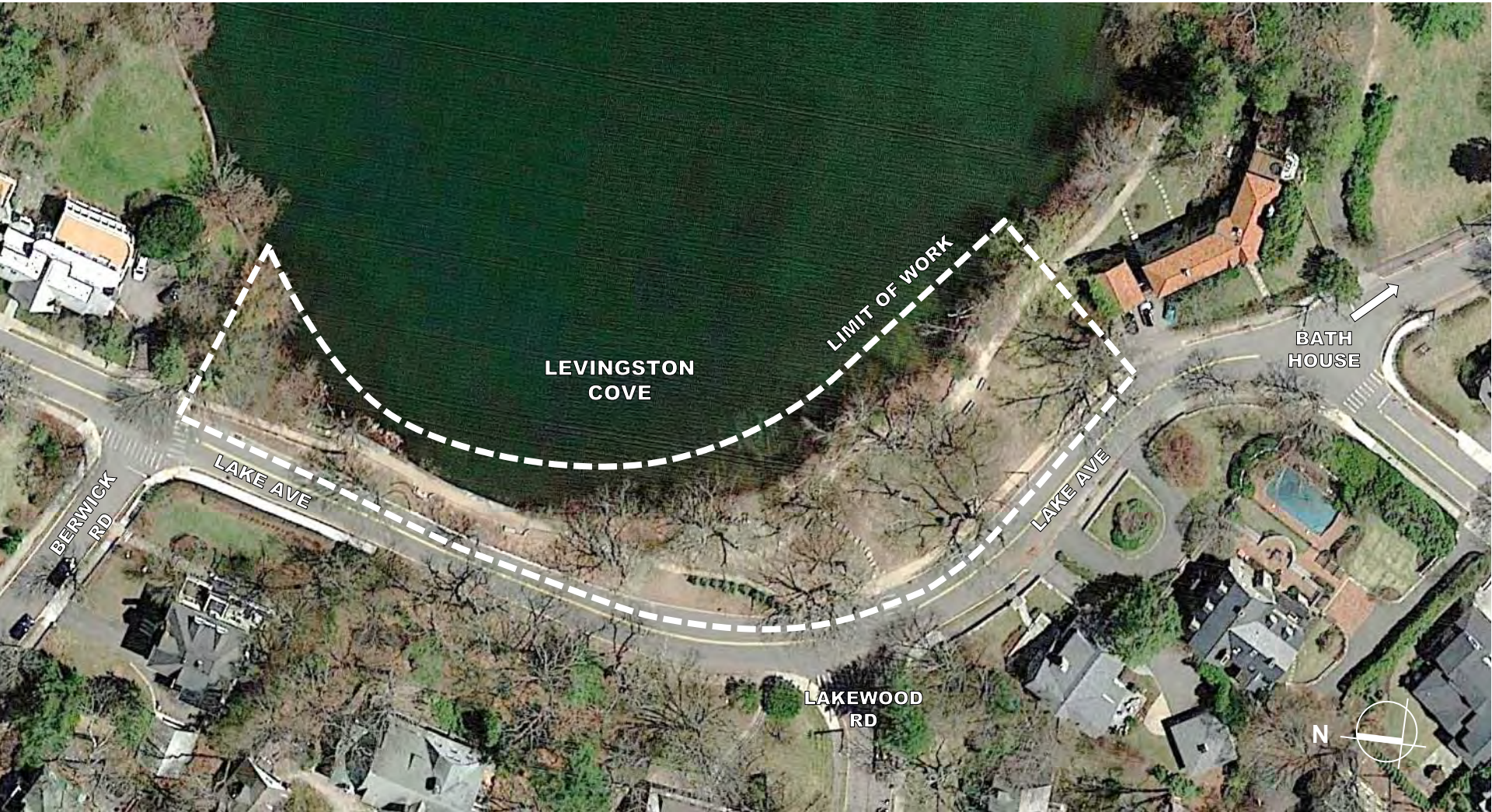
Newton Centre

Newton Highlands

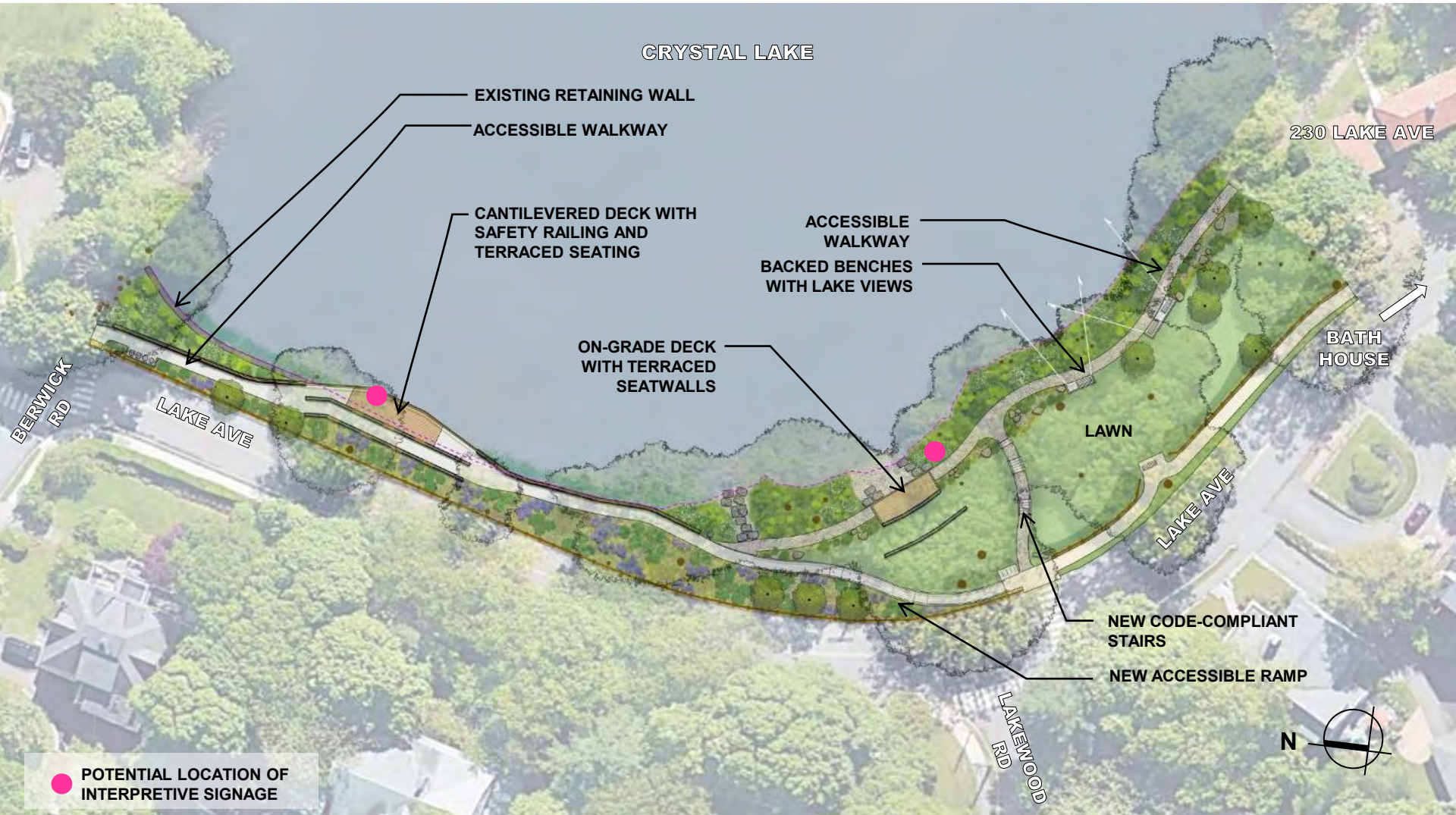
Weeks Park

Crystal Lake Path  
Crystal Lake Beach

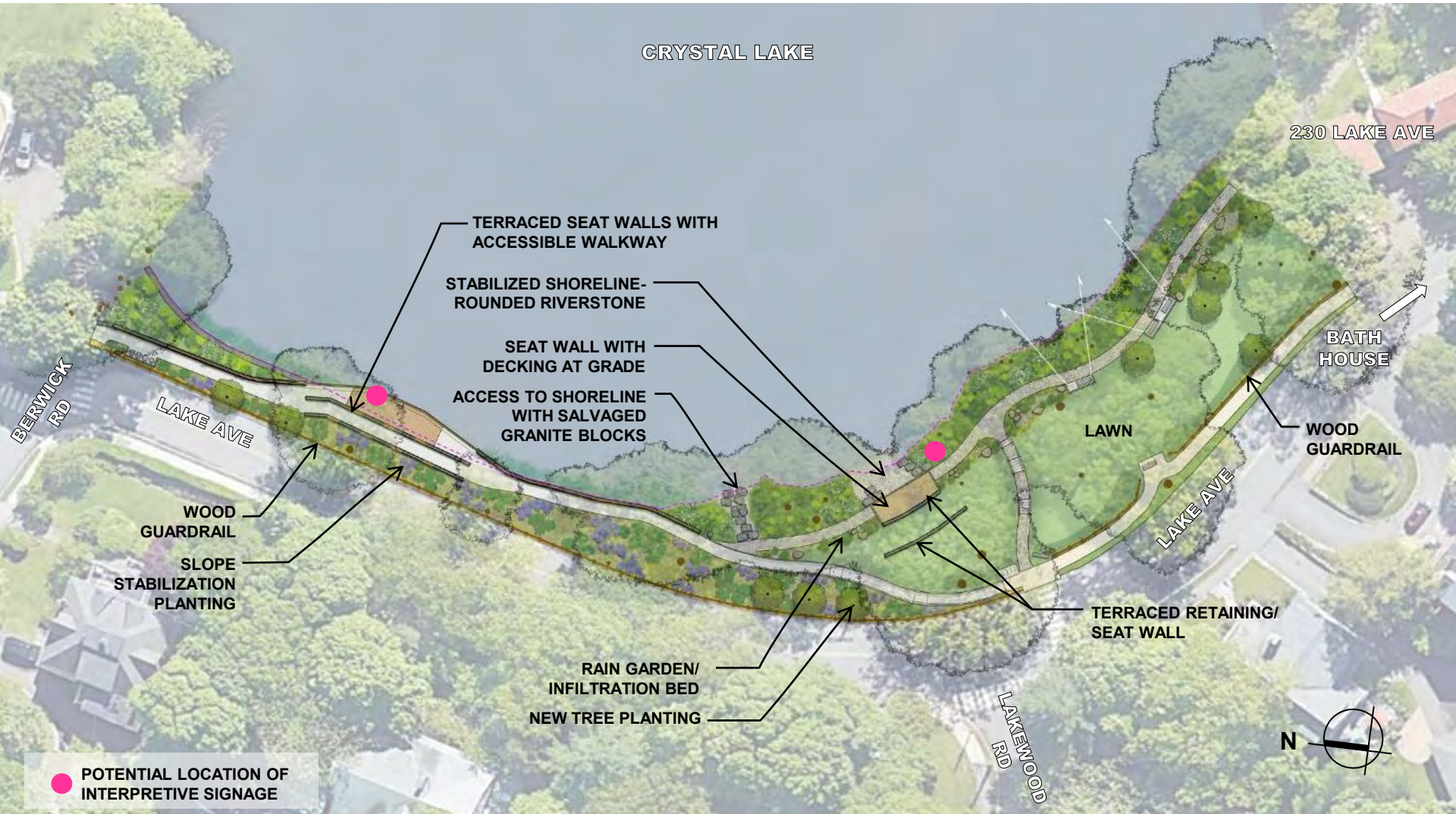
# Existing Conditions



# Planned Improvements to Levingston Cove

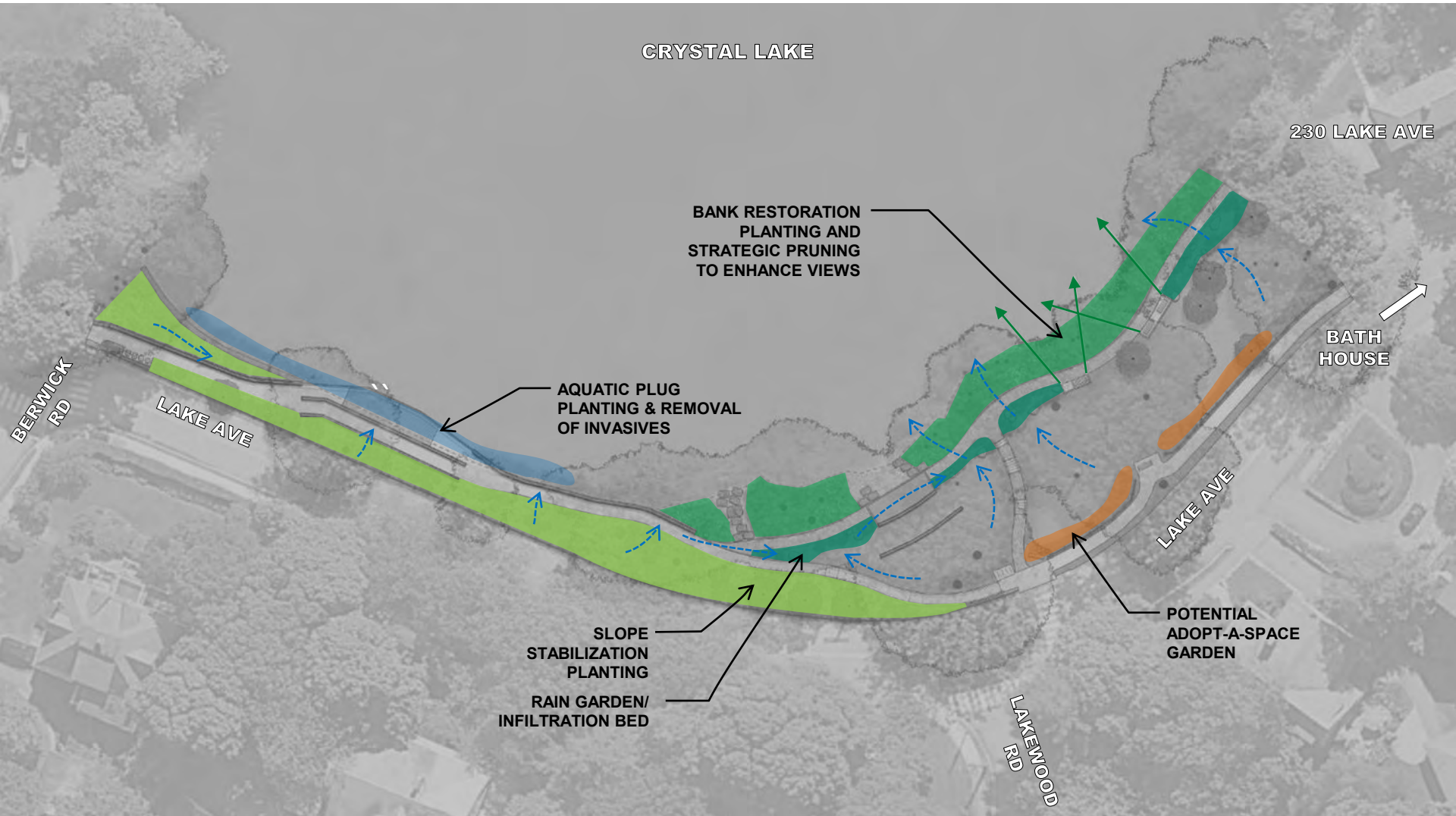


# Planned Improvements to Levingston Cove





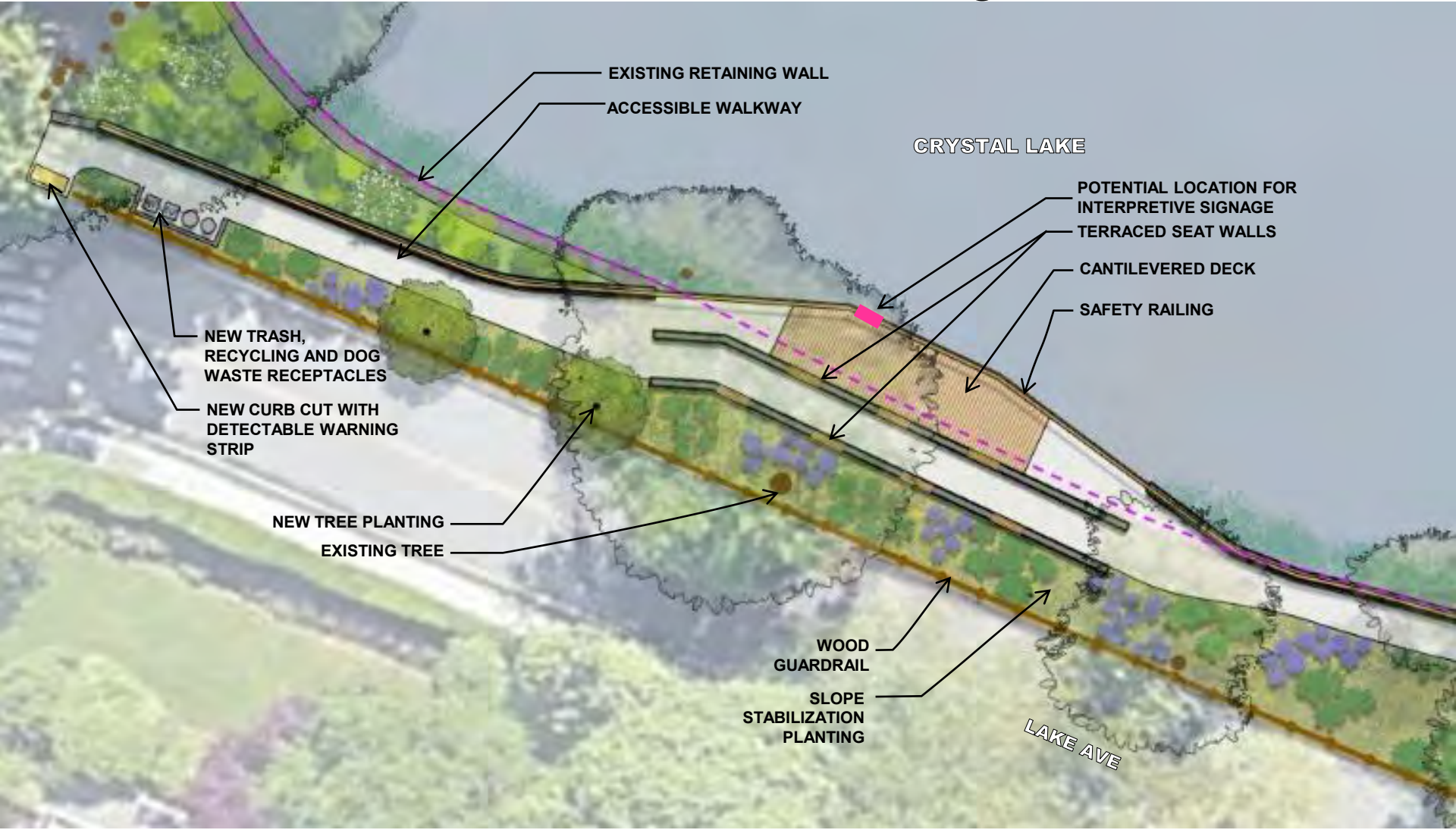
# Proposed Planting Areas & Stormwater Flow



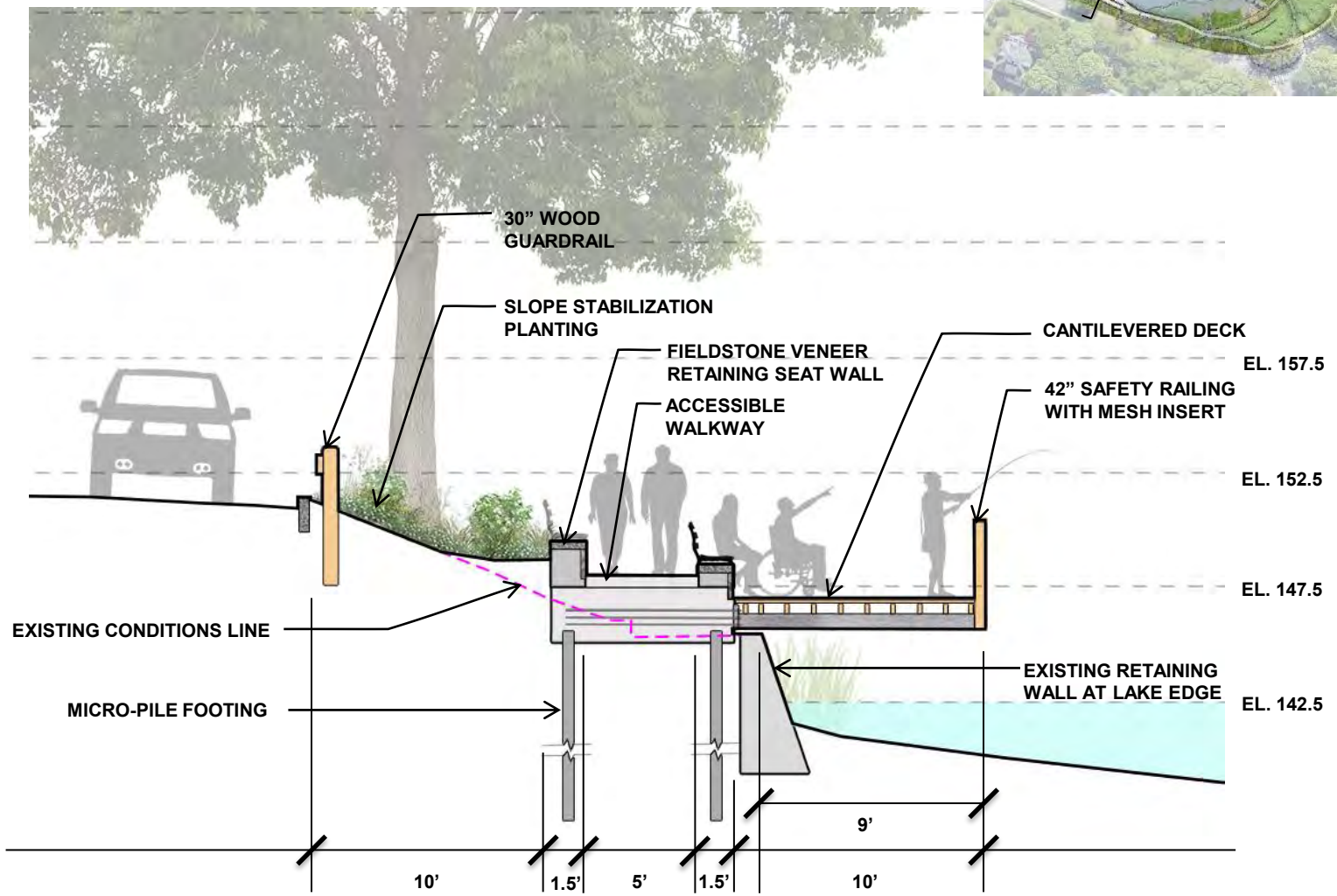
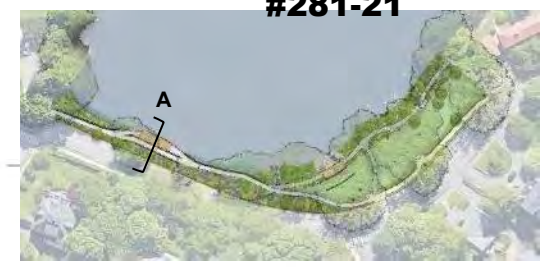
# Existing Concrete Wall



# Cantilevered Deck and Terraced Seating



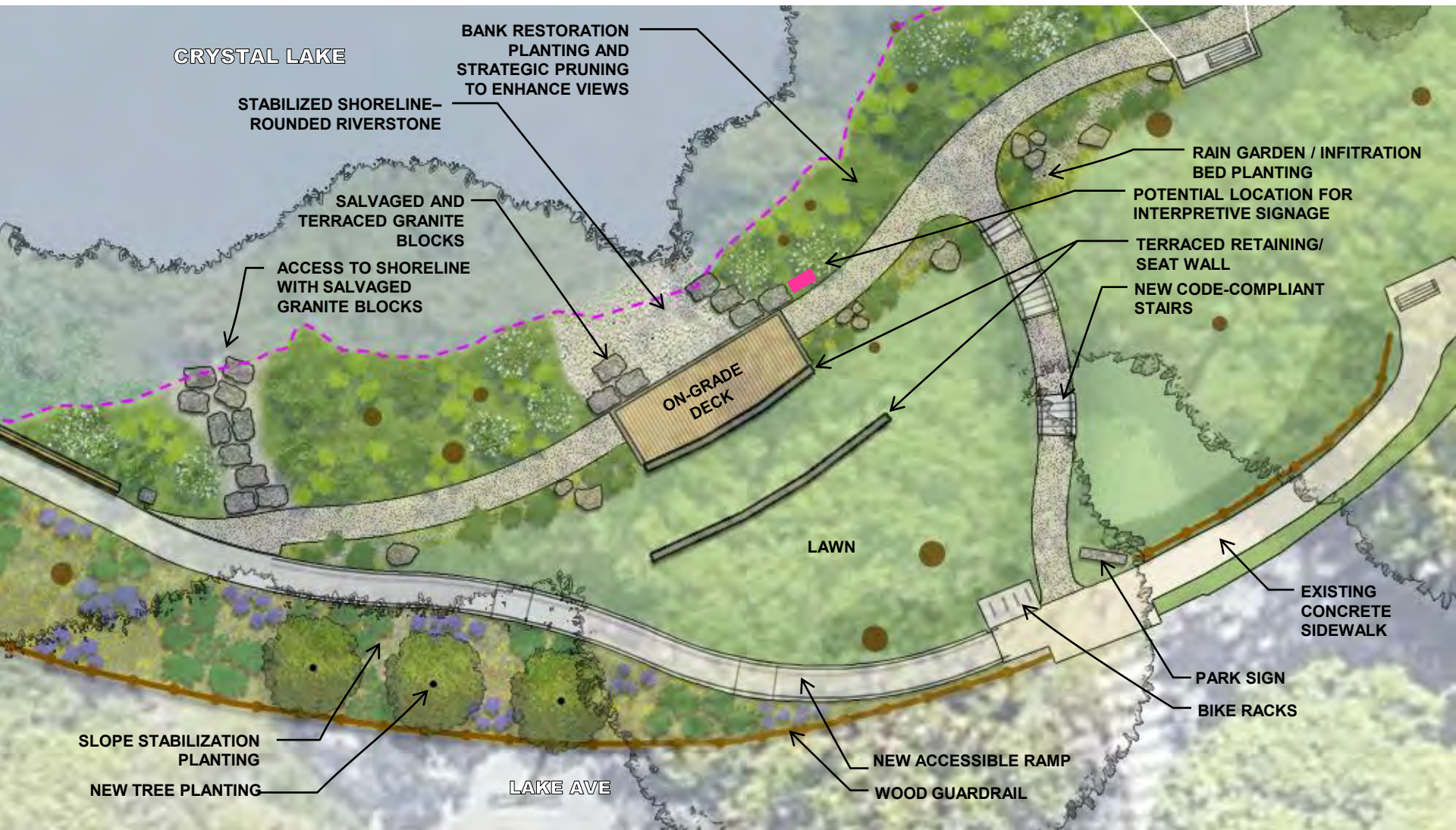
# Cantilevered Deck Section A



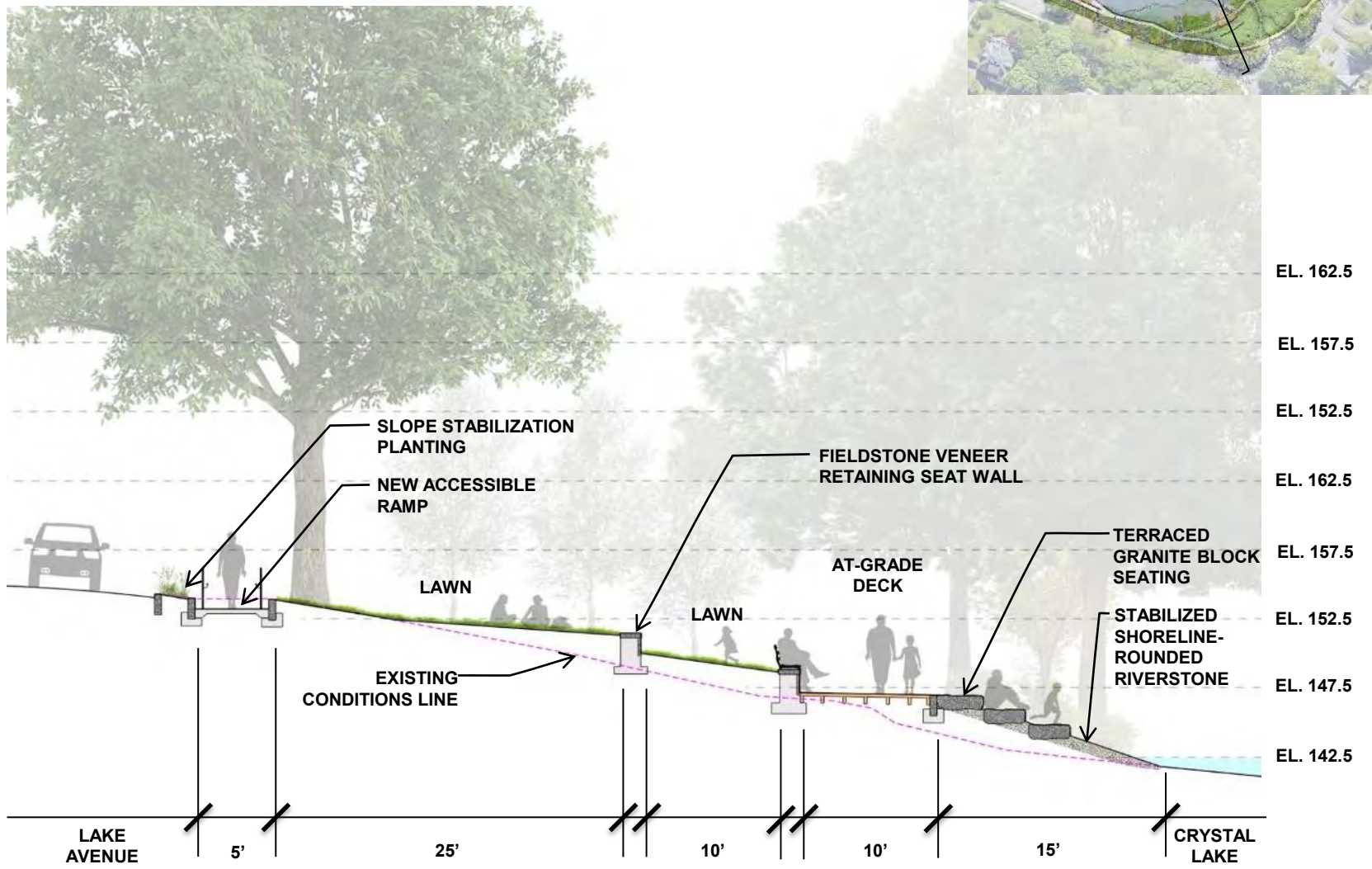
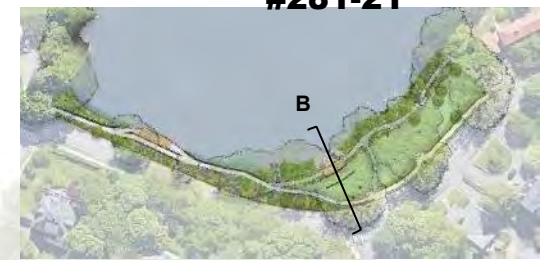
# Existing Shoreline Area



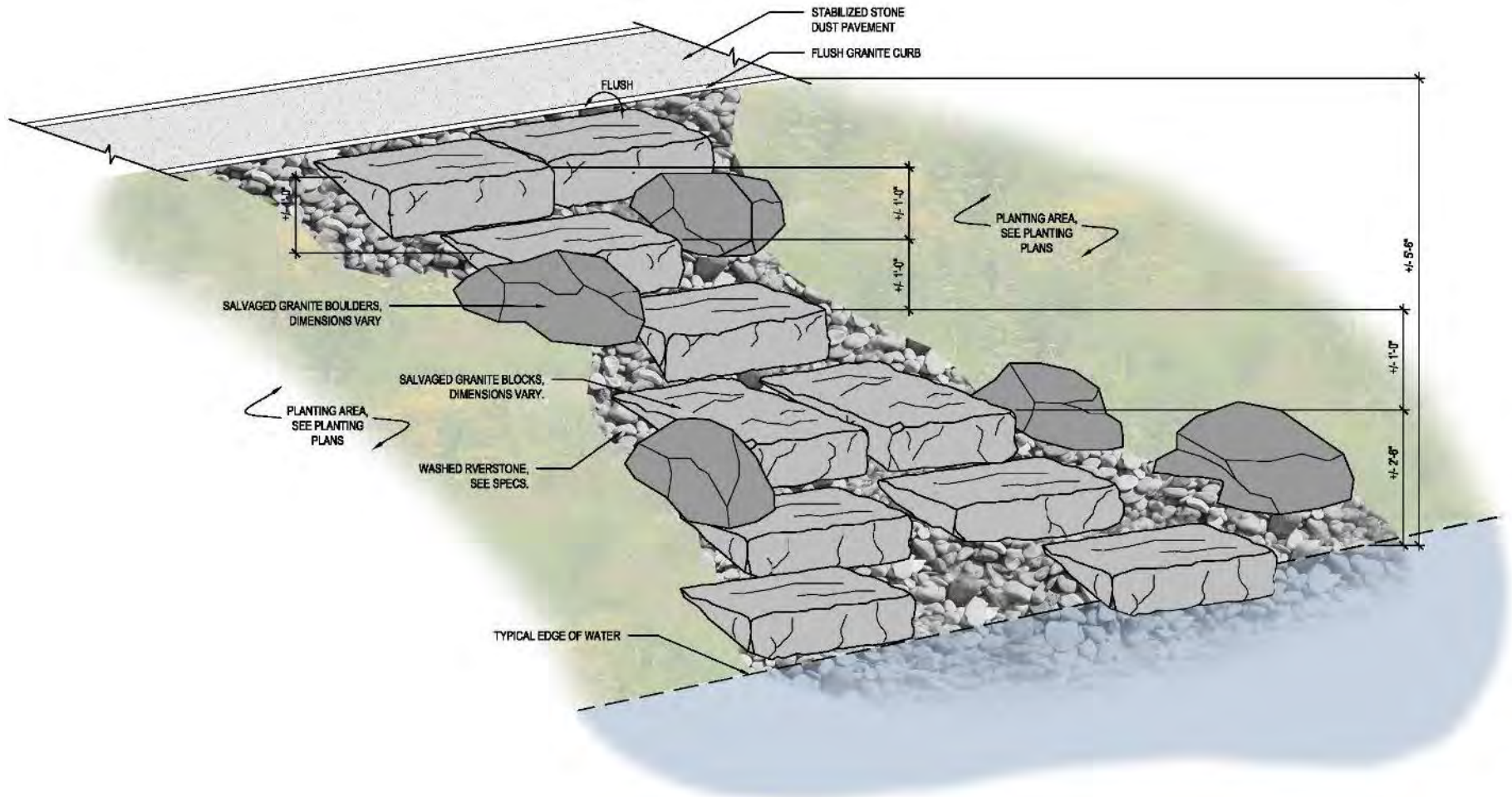
# On-Grade Deck and Terraced Seating



# Shoreline Access Area Section B



# Water Access

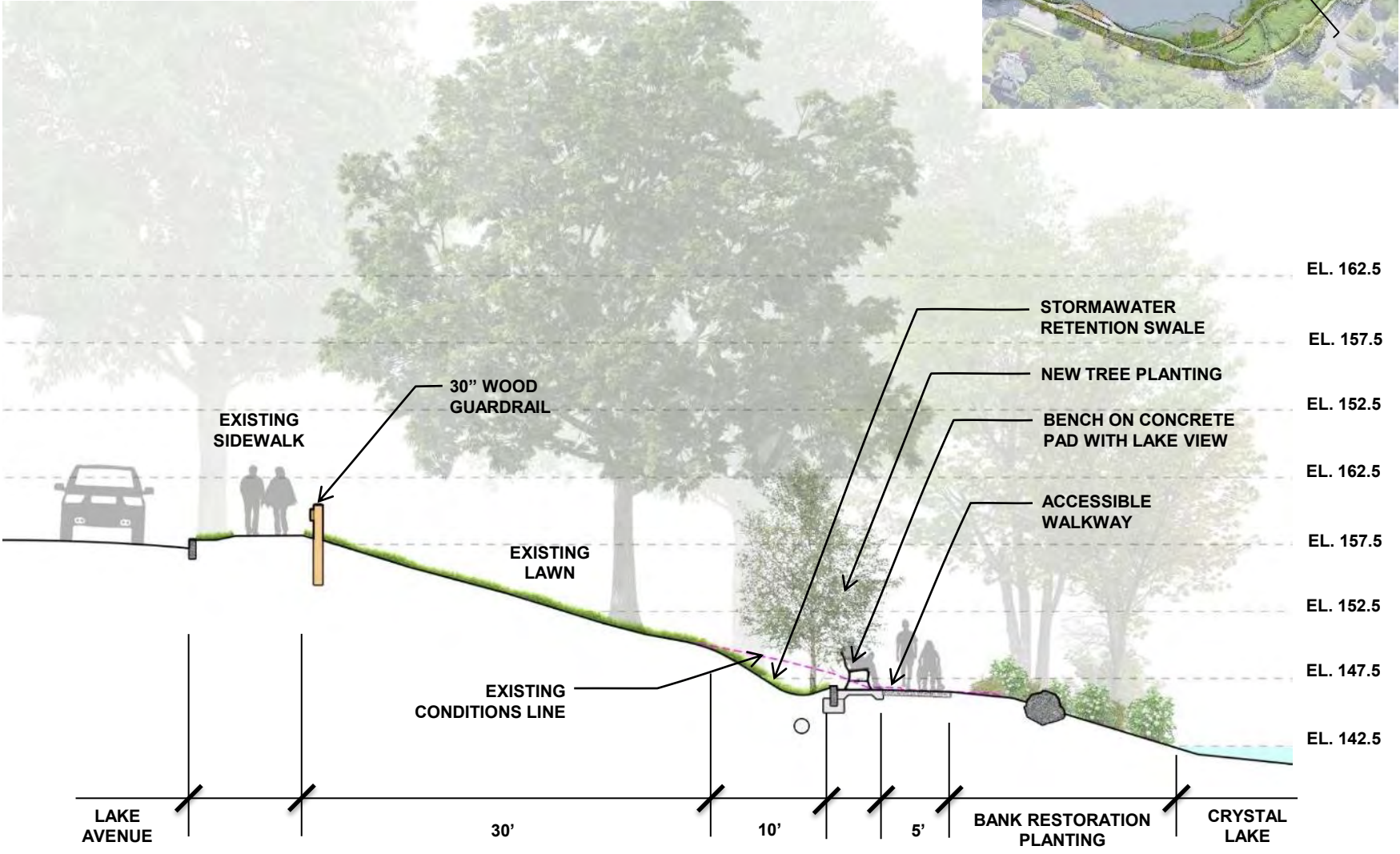




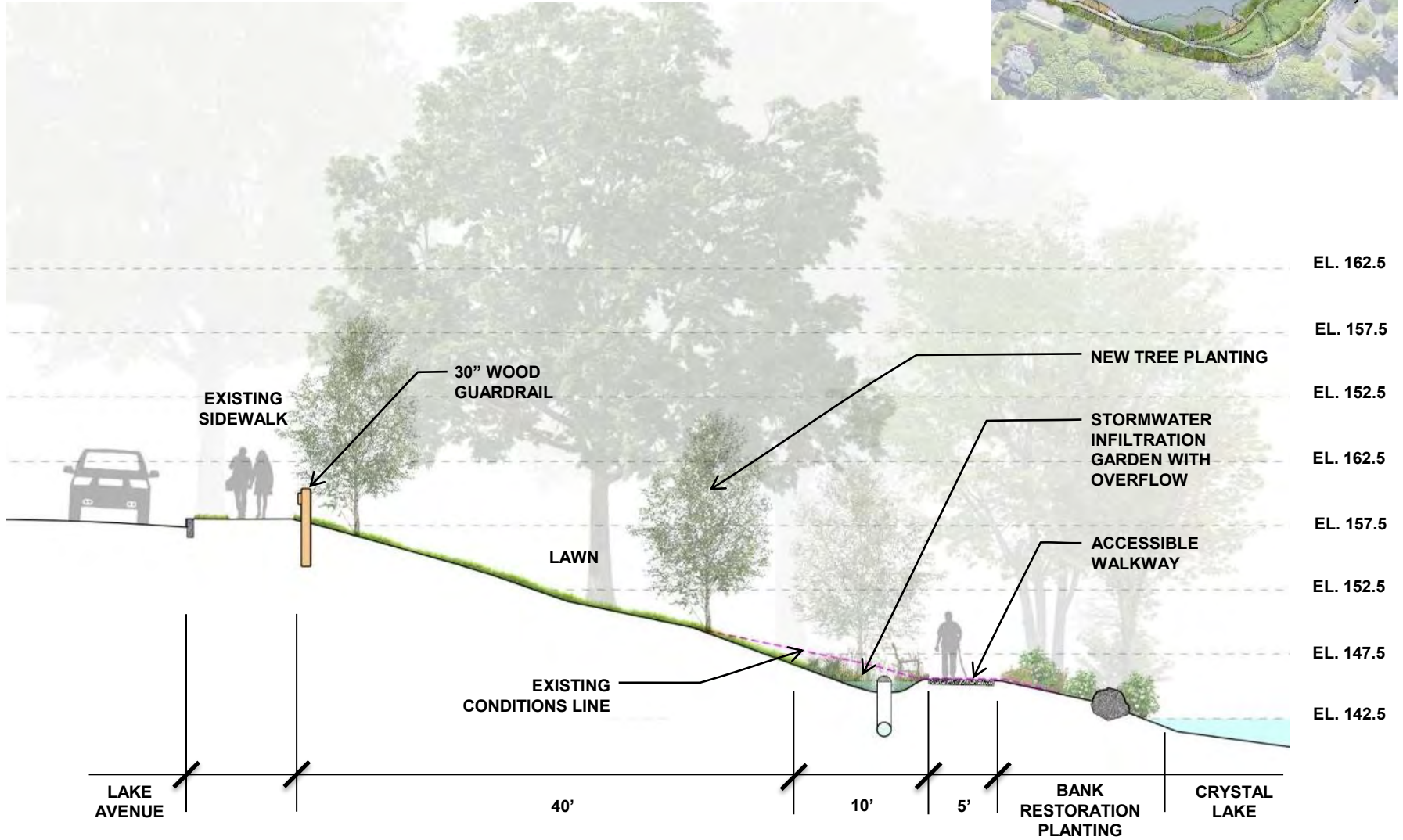
# Existing Sloped Lawn



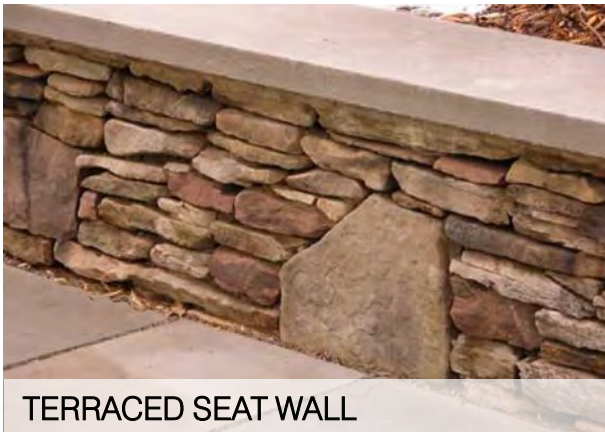
# Sloped Lawn Section C



# Sloped Lawn Section D



# Furnishing and Amenity Considerations



# Surface Material Considerations



# Trees



RIVER BIRCH



SERVICEBERRY



IRONWOOD



NORTHERN RED OAK

# Bank Stabilization Shrub Planting Considerations



ARROWWOOD VIBURNUM



BLACK CHOKEBERRY



GRAY DOGWOOD



BAYBERRY



WINTERBERRY HOLLY

# Bank Stabilization Groundcover Planting Considerations



SALLOW SEDGE



LOWBUSH BLUEBERRY



BLUE-EYED GRASS



PENNSYLVANIA SEDGE



SWITCHGRASS



FRINGED SEDGE



TUSSOCK SEDGE



TUFTED HAIR GRASS



SENSITIVE FERN



# Slope Stabilization Planting Considerations

## Shrubs



AROMATIC SUMAC



GRAY DOGWOOD



WINTERBERRY HOLLY



SWEET PEPPERBUSH

## Grasses and Perennials



TUFTED HAIR GRASS



PENNSYLVANIA SEDGE



BLUE-EYED GRASS



WILD GERANIUM



COLUMBINE



WHITE WOOD ASTER

# Rain Garden / Infiltration Bed Planting Considerations

## Shrubs



BLACK CHOKEBERRY



AROMATIC SUMAC



GRAY DOGWOOD



SWEET PEPPERBUSH

## Grasses and Perennials



PENNSYLVANIA SEDGE



CARDINAL FLOWER



WILD GERANIUM



WHITE WOOD ASTER



BLUE FLAG IRIS



TUSSOCK SEDGE



COLUMBINE



SENSITIVE FERN



CINNAMON FERN

# Near Term Next Steps

- 1 90% Construction Documents, Technical Specifications and Cost Estimate Mid to Late July
- 2 Environmental Permitting Applications submitted Late July
  - Notice of Intent / Conservation Commission
  - Planning Board
  - Mass Historic Commission
  - Chapter 91 Waterways Application

# Thank you! Questions and Discussion

