

# Wayland Nike Missile Site Stewardship Report October 2011

**Property:**

Nike Battery Site #73, Wayland, Middlesex County, Massachusetts

**General Services Admin Control Number: 1-D-MA-0725**



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# 1. Nike Site Background

The former Nike Missile Site – Battery #73 – consisting of approximately 13.65 acres with 0.49 acres located in Lincoln, MA and approximately 13.16 acres in Wayland, MA was deemed excess real property by the General Services Administration (GSA) in 2003.

In June, 2003, the Board of Selectmen appointed the Nike Site Advisory Committee (NSAC) to research the site and the Town's interests. In February 2004, the NSAC recommended to the Board of Selectmen that the Town acquire up to 3.5 acres of the site for affordable housing and the remainder of the property for active and passive recreation.

At the Town of Wayland Special Town Meeting held on May 5, 2004, the Town of Wayland approved by a 2/3 majority to purchase approximately 2.75 acres (Lot 2A) of the property for the construction of up to sixteen units of housing, with a priority given to the development of affordable housing. In addition, the approved article allowed the town to acquire the 10.71 acre portion (Lot 1A) of the property for passive and active recreation purposes through the Federal Lands to Parks program. At the same Town Meeting, \$200,000 of Community Preservation Act (CPA) funds were appropriated for the demolition of the existing structures including removal of asbestos and lead paint materials on both lots.

The Board of Selectmen (BOS) appointed an advisory committee to plan and oversee the project – to plan and develop the community housing and recreation as stipulated in the Town Meeting article passed on May 5, 2004. The Nike Site Re-use Advisory Committee (NSRAC) has worked diligently overseeing the efforts detailed in the Stewardship Report dated October 2007 and October 2009.

Lot 1A was conveyed to the Town of Wayland on May 4, 2005 from the National Parks Service through the Federal Lands to Parks Program. Work began including installing a temporary sign; removing asbestos and surface structures, preparation of closure of the silos; developing a park plan; and implementing the plan including filling the silos, and removing the fence. Work on the rest of the park plan continues and is detailed below.

Lot 2A was purchased by the Town and after four years of planning for community housing the lot was transferred to 89 Oxbow, the development team. Sixteen units of community housing were constructed and all are now owner occupied.

Overall work on the site progressed according to the Program of Utilization – Site Preparation that was detailed in the Stewardship Report 2005-2007 and update 2007-2009. Annual Town Meeting in Spring 2008 had appropriated up to \$250,000 of CPA funding to complete necessary work on Lot 2A – the parkland now called Oxbow Meadows. This included silo closure, fence removal, construction of a wheelchair accessible trail around the perimeter, construction of a small parking area, and loaming and seeding the area disturbed by the silo filling. In addition a permanent sign has been installed and two park benches near the parking area. The planned work at Oxbow Meadows is now complete.

## **2. Program of Utilization Progress Details**

The Stewardship Report submitted in October 2007 and October 2009 included progress details from June 2005 through September 2009. This report includes remaining work that has been completed.

### ***October – November 2009:***

- Installed permanent sign identifying parkland as Oxbow Meadows. The sign states: This parkland was acquired through the FEDERAL LAND TO PARKS PROGRAM of the United States Department of Interior, National Park Service, for the use of the general public.
- Cleared rest of path of trail.

### ***Summer 2010:***

- Construction of wheelchair accessible trail around perimeter of entire parcel.
- Park Plan is updated and resubmitted to the Board of Selectmen.
- Housing units are sold and families begin to move in.

### ***Fall 2010:***

- Completion of wheelchair accessible trail.
- Some trees added on perimeter of silo field.
- Loam and seeding of silo area.

### ***Spring 2011:***

- Location of two benches near parking area.
- Some tree replacement.
- Additional loaming and seeding.

## 2. NIKE MISSILE SITE PARK LAND PLAN



**Wheelchair accessible trail**

## **NIKE SITE PARK PARCEL PLAN – NOW OXBOW MEADOWS**

Oxbow Meadows has been completed meaning that the 10.71-acre parcel (Lot 1A) – the former Nike Missile Site – is now a park for passive recreation while leaving flexibility for future alternative passive or active use. The 10.71-acre parcel includes the western part of the original site and part of the 50' buffer that runs along the north and east sides of Lot 2A (the housing parcel), all of which was part of the former Nike Missile site at 89 Oxbow Road. The park parcel is divided into two parts with two separate jurisdictions. The 50' buffer surrounding the original property (all of which is part of this Lot 1A) is under the jurisdiction of the Conservation Commission; the interior of the lot (bordered by the buffer on the west and north sides, by Oxbow Road on the south side and by the community housing Lot 2A on the east side) was under the jurisdiction of the Parks and Recreation Commission, and on July 1, 2009 came under the jurisdiction of the Department of Public Works.

The plan for the park parcel included several major tasks, all of which have been completed. The tasks included:

- Permanently filling and capping the missile silos.
- Removal of fencing that ran along the edge of the property.
- Construction of a wheelchair accessible trail within buffer.
- Development of a modest parking area for approximately 10 cars.
- Installation of a permanent park sign.
- Implementation of a landscape plan.

Each task was described in detail in the previous stewardship plans. Only those tasks that had not been completed by October 2009 are outlined below in order to describe work now completed.

### **I. Silo Management**

The raised manhole covers that were in the silo field were removed completing the removal and filling of missile silos.

### **II. Fence Removal**

The chain link fencing was removed by October 2009 and holes were filled.

### **III. Wheelchair Accessible Trail**

The wheelchair accessible trail was built of a hard packed pervious surface. It is approximately 3,000 feet long and has two turn-outs (for passing). The work was completed by the Wayland Department of Public Works.

### **IV. Parking Area**

The entrance road from Oxbow Road, which leads to the community housing, stops at the property line between Lots 1A and 2A. A modest parking area for up to 10 cars was constructed close to this road terminus at the property line. There is a space for at least one wheelchair accessible van and this parking spot has been reserved with the proper signage. This parking area is asphalt pavement.

## **V. Property Sign**

A permanent sign was erected on the park land parcel. The lettering on the sign states the name of the parkland – Oxbow Meadows and also says:

"This parkland was acquired through the FEDERAL LANDS TO PARKS PROGRAM through the United States Department of the Interior, National Park Service for use by the general public."

The sign is made of wood with engraved lettering painted white. It has been installed at the entrance to the parkland.

## **VI. Landscape Plan**

The silo field, approximately 75,000 square feet, was covered with loam and a wild-flower and grassy mix was added. In addition several trees were planted around the northern edge of this former silo field.

As part of the landscape plan, two park benches were purchased and installed near the parking area as places for one to wait when meeting someone at Oxbow Meadows.

## **CONCLUSION**

Oxbow Meadows is a park in the town of Wayland that is used by immediate neighbors and other Wayland and Lincoln residents. The Department of Public Works will maintain the parkland.

*This stewardship report has been prepared by Gretchen G. Schuler, chair of the former NSRAC.*