

Designing Dedham



Community Open House

January 26th, 2021



Designing Dedham 2030

Photo: Town of Dedham

01/26/2021

Master Plan Committee Welcome!

Jessica Porter, Co-chair

Daniel T. Maher

Sarah MacDonald, Co-chair

Shaw McDermott

Margaret Adams Whitfield

Jay O'Brien

James Antonizick

Alix M. O'Connell

Dieckmann Cogill

Sharna Small Borsellino

Josh Donati

Scott Steeves

Nathan Gauthier

Andrew Tittler

Dan Hart

Jeremy Rosenberger, Planning Director

Justin A. Humphreys

Michelle Tinger, Planning Specialist



Welcome and introduction

Primary MAPC staff



Josh Fiala, AICP AIA
Principal Planner
Project Role:
Project Manager,
Vision; Land Use;
Implementation Plan



Carolina Prieto
Community Engagement
Manager
Project Role:
Community Engagement



Jenn Kaplan
Economic Development
Planner II
Project Role:
Economic Development



Travis Pollack, AICP
Senior Transportation
Planner
Project Role:
Transportation



Marah Holland
Transportation Planner
Project Role:
Transportation



Courtney Lewis
Regional Land Use Planner
Project Role:
Natural, Cultural and Historic
Resources; Community Services
and Facilities



Alex Koppelman, AICP
Regional Housing and
Land Use Planner II
Project Role:
Housing



Alyssa Kogan
Regional Planning
Data Analyst
Project Role:
Data/Mapping



Elaine Zhang
Public Health Planner
Project Role:
Public Health and Livability



Brian Luther
Municipal Services Specialist
Project Role:
Governance



Designing Dedham 2030

01/26/2021

Community Open House Logistics

- The Virtual Workshop is being recorded and will be posted online and broadcast through Dedham TV
- Participants will be muted during presentations
- Please use the chat function for comments or questions
- You will be invited to participate in Zoom polls throughout the presentation and can discuss and ask questions in small groups



Community Open House Purpose

- To **engage** you in the master plan process and **introduce** you progress in two topics of the plan – economic development and transportation
- **Invite your feedback** on this continuing work
- Share **information to stay engaged** with the Designing Dedham 2030 process



Community Open House Agenda

- **Welcome and introduction**

- Committee Co-chairs, MAPC, Who is out there? (audience poll)

- **Introduction to Designing Dedham**



Housing (6:45 pm)

- Brief topic presentation and small group discussion

- **Brief break and raffle drawing**



Public Health and Livability (7:30 pm)

- Brief topic presentation and small group discussion

- **Brief break and raffle drawing**



Natural, Cultural, Historic Resources (8:15 pm)

- Brief topic presentation and small group discussion

- **Next Steps**

Committee Values and Expectations

- **Open-mindedness**
- **Respect**
- **Address conflict**
- **Organized**
- **Transparent**
- **Goal minded**
- **Respect history without fearing change**



Master Plan organization



Initial Community and Topic Areas Surveys

- **1,450 responses!**

Master Plan Topic Areas Survey

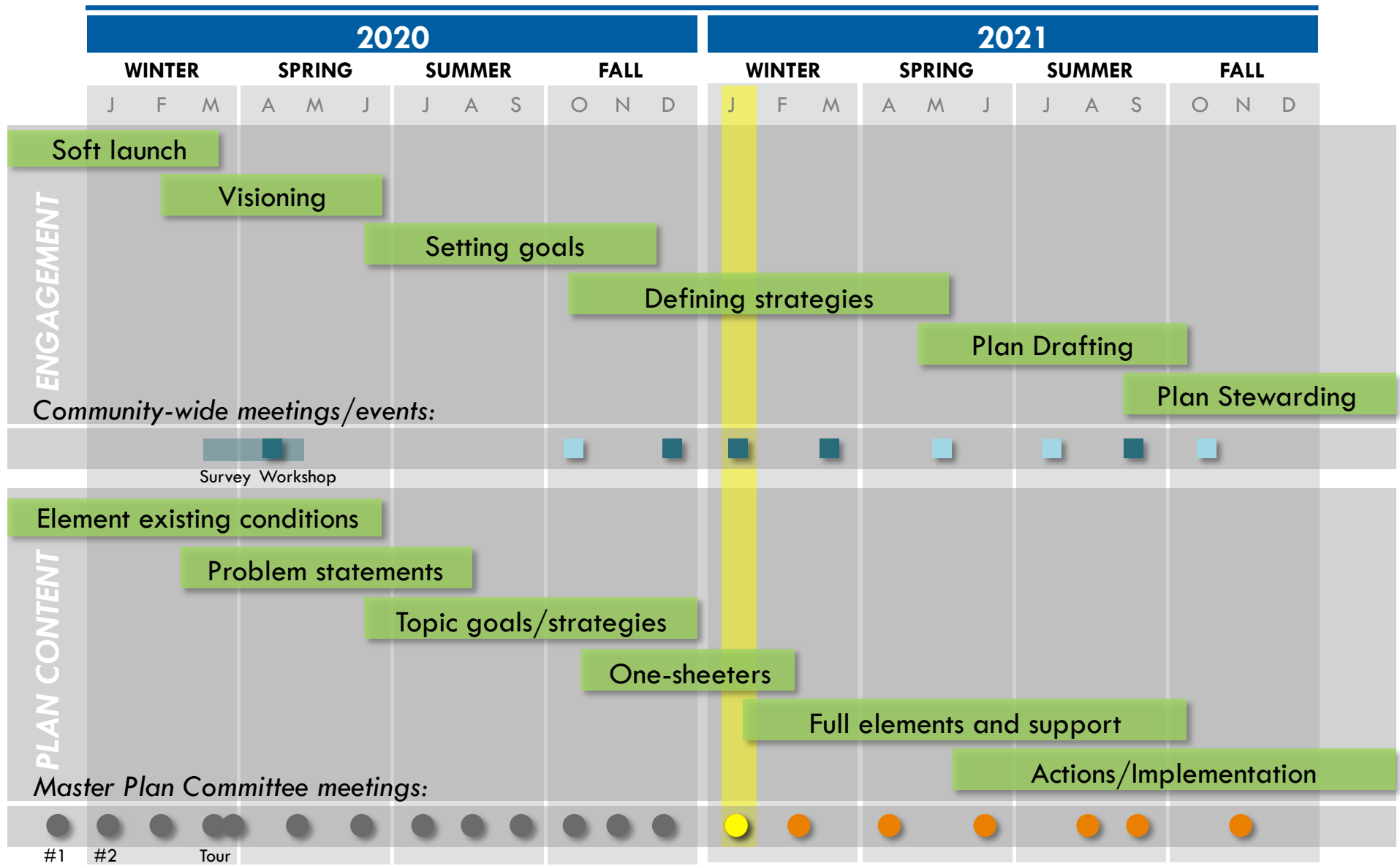
We need your input for our 2nd survey!

<http://bit.ly/DD2030VirtualVisioningFeedback>



- About **460** of the respondents also took the Initial Community Survey
- The two surveys combined to reach **1,450** individuals (unique IP addresses)

Process outline and approach



Community Open Houses



Help Design Dedham! Community Open Houses

**Review meeting from
December 7th, 2020**

Topics covered:

-  **Economic Development**
View a summary of this topic:
<https://bit.ly/DD2030-ED-Summary-1>
-  **Transportation**
View a summary of this topic:
<https://bit.ly/DD2030-T-Summary-1>

View a video of this event:
<https://bit.ly/DD2030-12-07-2020-Video>

**January 26th, 2021
6:30 pm**

Topics covered:

-  **Housing** (6:45 PM)
-  **Public Health** (7:30 PM)
-  **Natural, Cultural and Historic Resources** (8:15 PM)

Register for this event:
<http://bit.ly/DD2030-01-26-2021>

**March 30th, 2021
6:30 pm**

Topics covered:

-  **Land Use** (6:45 PM)
-  **Municipal Facilities and Services** (7:30 PM)
-  **Governance** (8:15 PM)

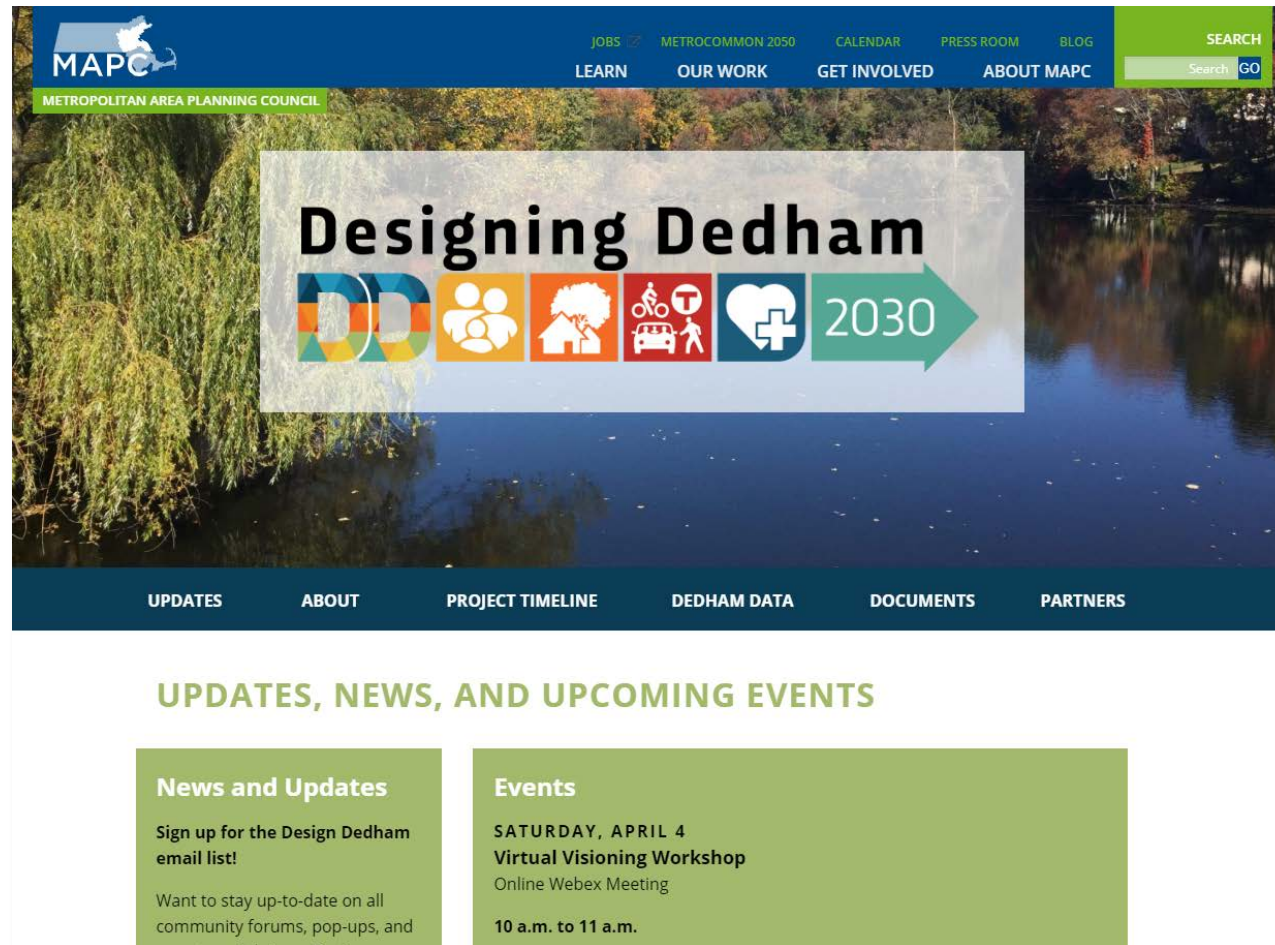
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Designing Dedham
 2030

Master Plan website

<http://DesigningDedham2030.org>



Who is out there?

- **Zoom audience polling questions:**
 - What neighborhood do you live in?
 - What is your age?
 - What gender do you identify with?
 - What race do you identify with?
 - How did you learn about this meeting?
 - Have you participated in previous master plan meetings?



Topic Area – Housing



Designing Dedham 2030

Photo: Library of Congress

01/26/2021



Housing

Working Draft Goals Themes

- Alignment of housing accessibility and housing need
- Create opportunity
- Provide for better health and well being





Housing

Working Draft Goals

- 1. Support naturally occurring affordable housing.**
- 2. Support deed-restricted affordable housing.**
- 3. Protect vulnerable households from eviction and foreclosure.**
- 4. Improve zoning alignment.**
- 5. Guide mixed-use development to existing retail centers.**
- 6. Promote strategic community engagement.**





Housing

Draft Goal #1

1. Support naturally occurring affordable housing (NOAH).

- Create market-based housing that households can afford through flexible regulations and incentives.
- Ex. encourage accessory dwelling units in single-family neighborhoods and develop programs to retain the existing housing stock.





Housing

Support naturally occurring affordability

Housing/Population Mismatch

Housing Units

Source: Dedham Housing Study, 2019

10,246
Total housing units

69%

Owner-occupied

31%

Renter-occupied

Single-unit



68%

2-units



9%

3-4 units



5%

5-9 units



2%

10-19 units



2%

20+ units

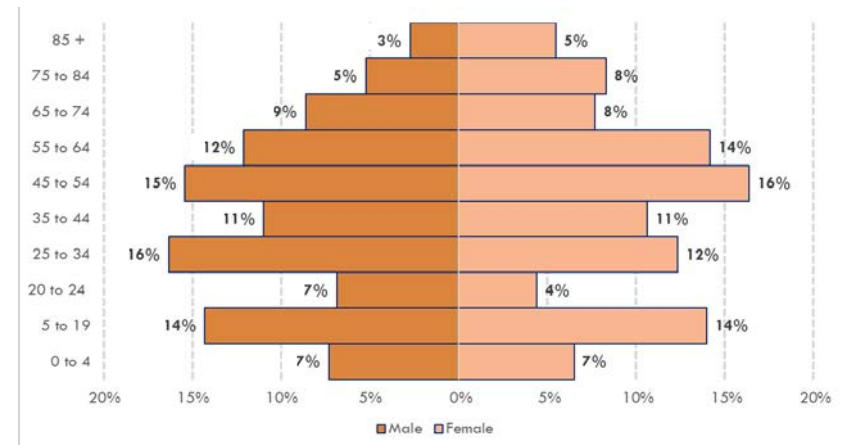


14%

Missing Middle

Dedham Population Pyramid

Source: American Community Survey, 2014-2018



Bedrooms versus Average Household Size

Source: Dedham Housing Study, 2019



Bedroom(s)



Household size

West Dedham



12%



51%

Riverdale



15%



37%

Sprague, Manor



1%



21%

Oakdale



28%



38%

Dedham Village



10%



47%

West Dedham



17%



30%



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2. Support deed-restricted Affordable Housing.

- Facilitate the development of housing that must be affordable to households, meeting the needs of income-eligible households.
- Typically reserved for households earning less than 80% of the Area Median Income (\$80,300 for a 3-person household) but can be targeted towards other household income levels.
- Ex. partnerships with Affordable Housing developers and inclusionary zoning.



Housing

Support deed-restricted Affordable Housing

Housing/Wage Mismatch

Median Rent

Source: Dedham Housing Study, 2019 and MAPC Rental Database, 2018

\$1,546

Median rental cost based on MLS Data provided by local realtors

\$2,092

Median cost of a one-bedroom apartment based on online rental listings from Craigslist and Padmapper

Median For Sale Price

Source: The Warren Group, 2019

\$520,200

Single-family

\$104,040

20% downpayment

\$380,200

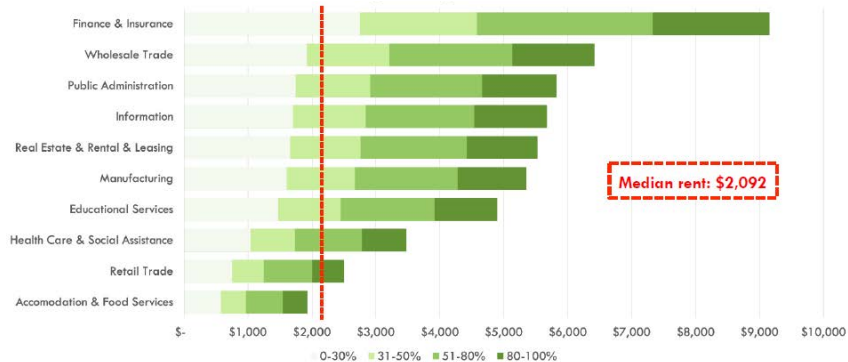
Condominium

\$76,040

20% downpayment

Monthly Wages Top Dedham Employment Industries

Source: ES-202 NAICS, 2018



Subsidized Housing Inventory

Source: Massachusetts Department of Housing and Community Development, 2017

There are **3,410 households** in Dedham that are **eligible** for Affordable Housing. For these households there are **1,104 housing units** on the Town's SHI, a ratio of **3 to 1**.



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Housing

Draft Goal #3

3. Protect vulnerable households from eviction and foreclosure.

- Ex. emergency rental and mortgage assistance programs, legal assistance to resolve tenant-landlord disputes, and code enforcement.



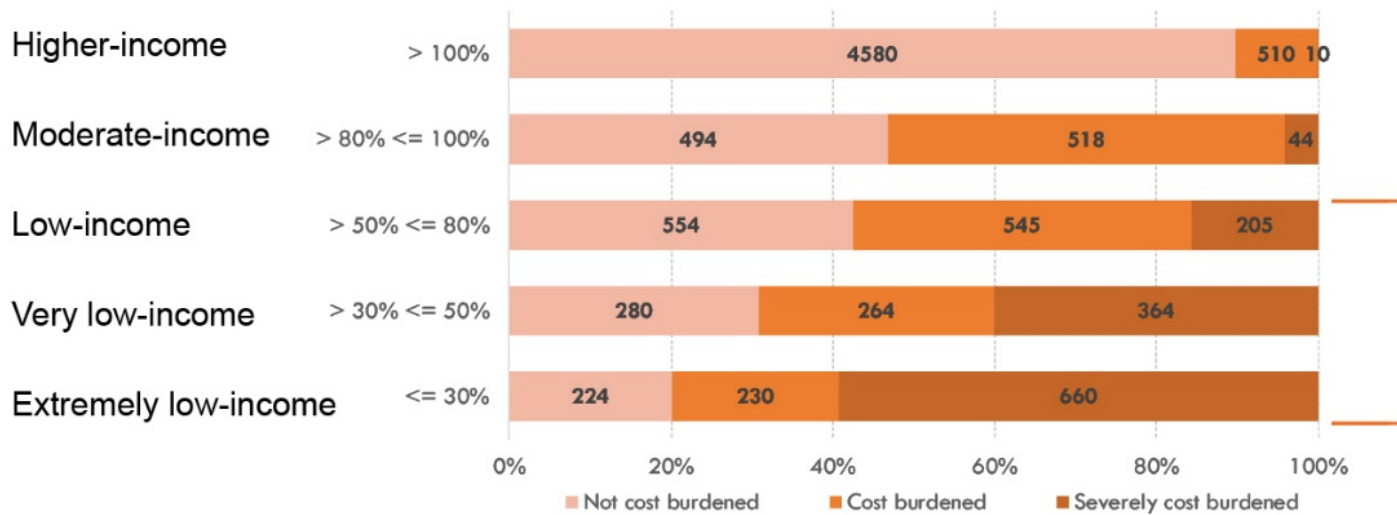


Housing

Improve zoning alignment

Cost Burden by Income Level

Source: United States Census Bureau, American Community Survey, 2011-2015





Housing

Draft Goal #4

4. Improve zoning alignment.

- Alleviate impacts of historic housing discrimination by allowing more housing options particularly in areas restricted by single-family zoning.
- Integrate housing with open space and provide for a healthier environment.

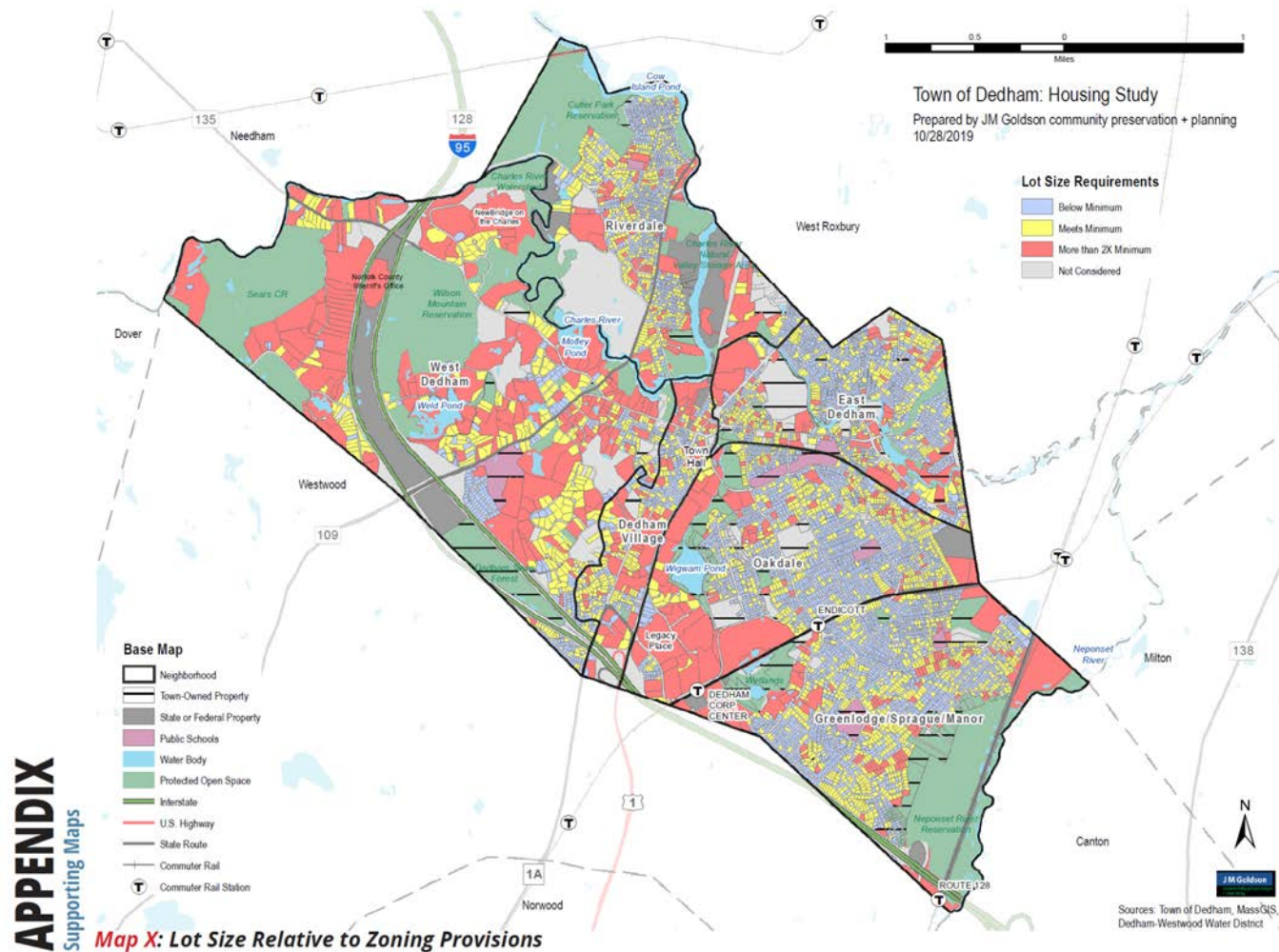




Housing

Draft Goal #4

Zoning Mismatch



62% of parcels are below the minimum lot size and nonconforming.

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Housing

Draft Goal #5

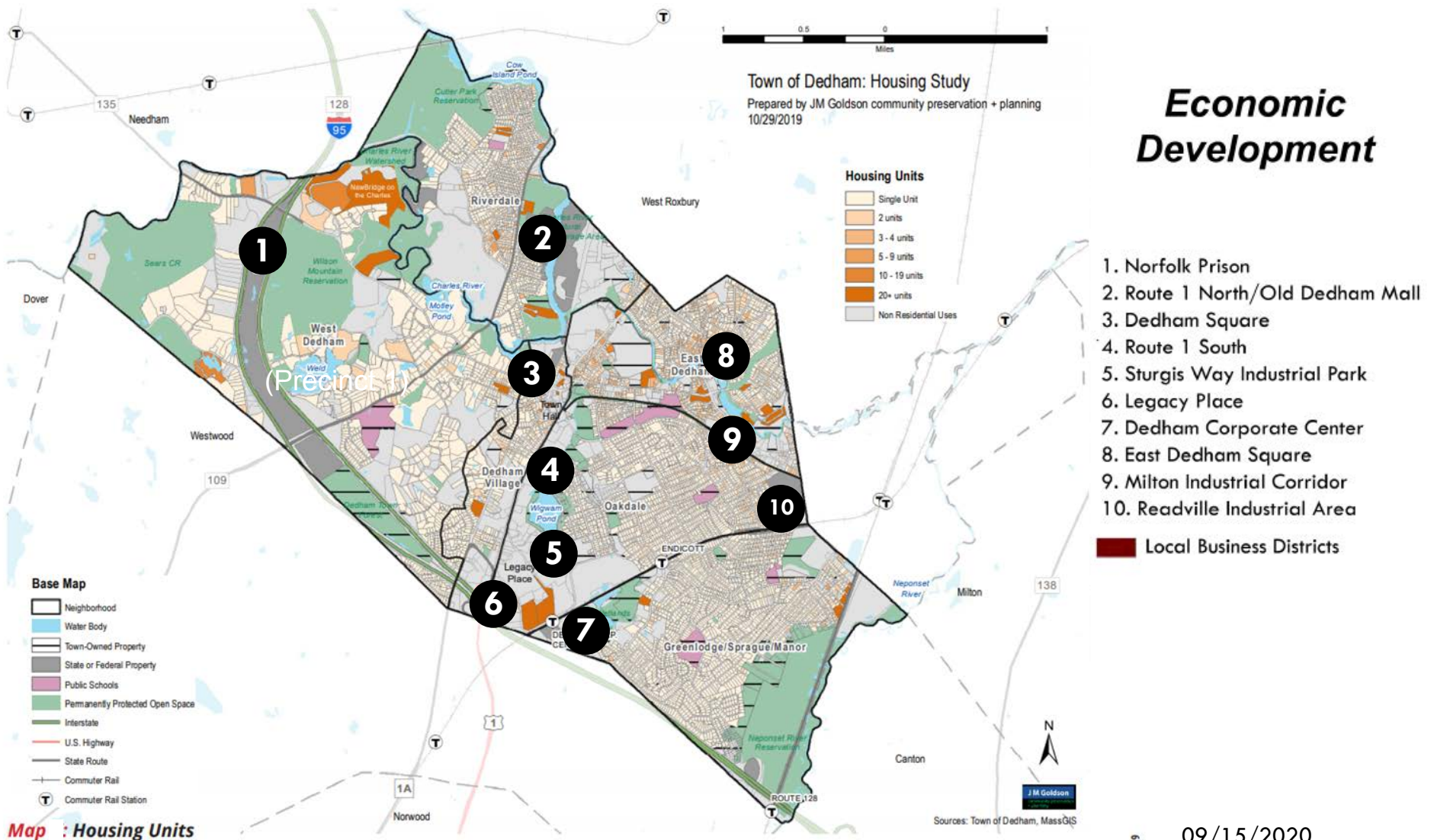
5. Guide mixed-use development to existing retail centers.

- Encourage mixed-use and the redevelopment of strip malls and areas of town where housing can support retail and workers.



Housing

Existing Data and Analysis





Housing

Draft Goal #6

6. Promote strategic community engagement.

- Continued community discussion to increase awareness of housing need.
- Alleviate misconceptions about natural and deed-restricted affordable housing.





Housing

Working Draft Goals

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- 6. Promote strategic community engagement.**





Housing

Discussion report back

Zoom poll:

Did you feel the set of housing goals was about right for the Master Plan?



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Raffle break!



Topic Area – Public Health and Livability



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Photo: Library of Congress

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Public Health and Livability

Draft Goal - Themes

- **Local Public Health Infrastructure**
- **Built environment and its connection to health outcomes**
- **Advancing racial equity and inclusivity**



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Working Draft Goals

- 1. Advance a high performing municipal public health system**
- 2. Enhance livable neighborhoods and the built environment**
- 3. Link indoor and outdoor spaces with programming**
- 4. Expand inclusive and diverse civic and social engagement**
- 5. Prioritize safe walking and biking infrastructure**

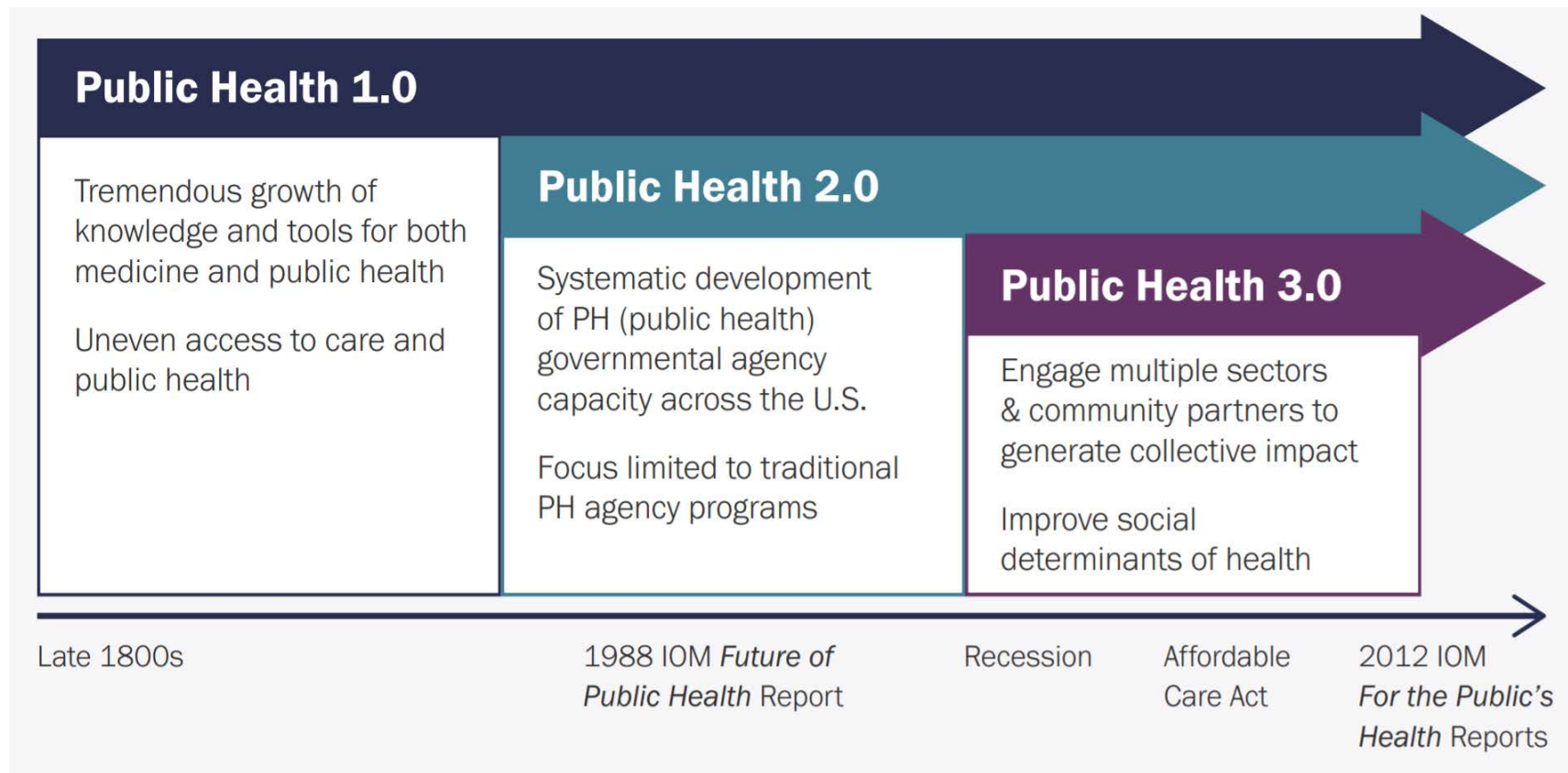


1. Advance a high performing municipal public health system

- Dedham residents rated “Preparation and Control of Pandemics” as #2 within “Important” health concern
- COVID-19 has exposed the shortcomings of the local public health system
- MA’s fragmented Local Public Health System has created challenges and barriers for health departments to effectively and efficiently meet their state statutes



Advance municipal public health system





2. Enhance livable neighborhoods and the built environment

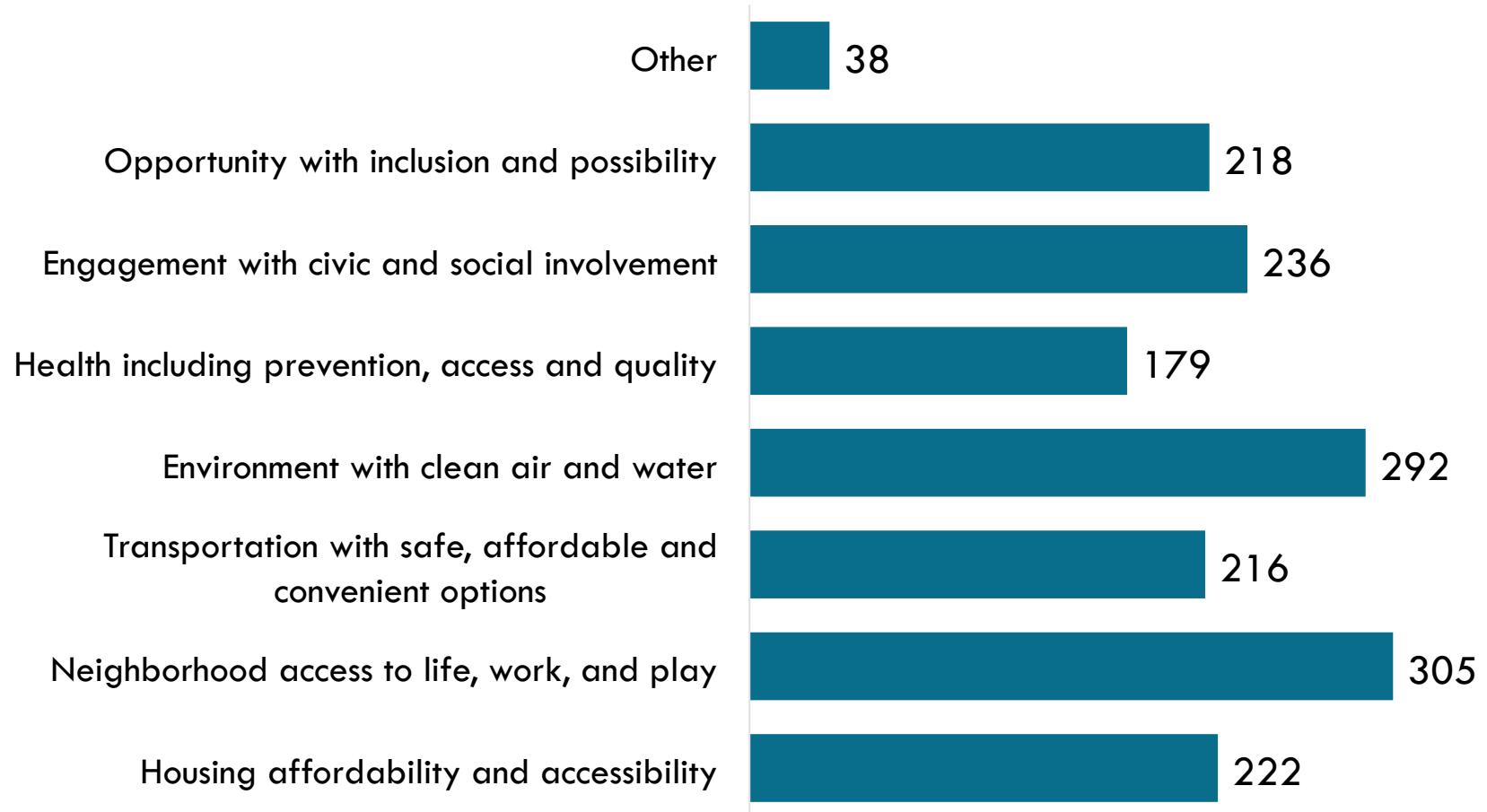
- Survey results revealed that “Neighborhood access to life, work and play” was the most important component to creating a livable Dedham
- Access and convenience to:
 - Parks
 - Transportation
 - Green Space
 - Jobs
 - Diversity of destinations



Public Health and Livability

Enhance livable neighborhoods

What does a livable Dedham mean to you?



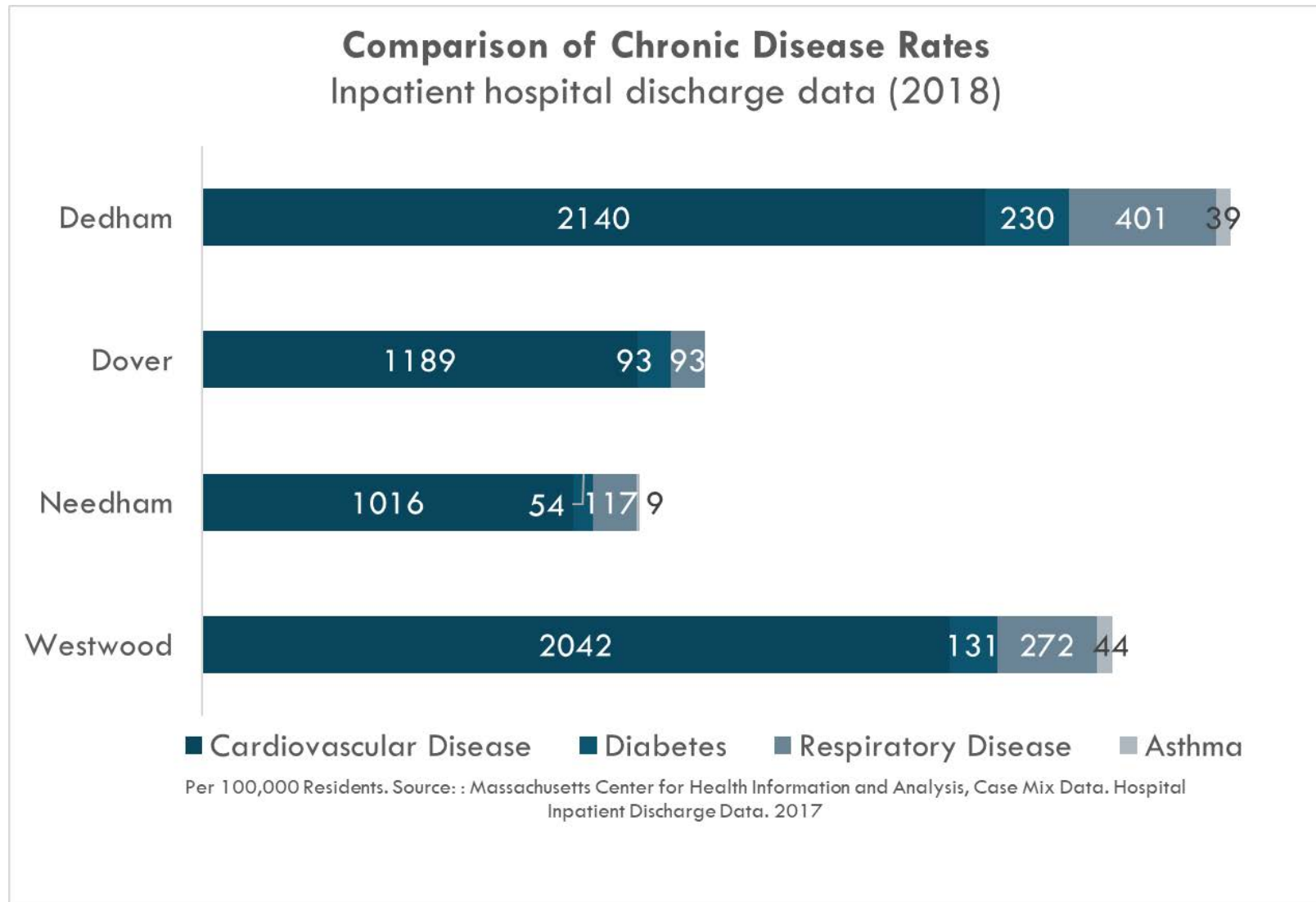


3. Link indoor and outdoor spaces with programming

- Dedham residents ranked “Access to recreation area for exercise” as #2 under Most Important and “Access to community and social programming to stay active” as #1 under Important
- Dedham experiences higher rates of chronic diseases (cardiovascular, respiratory, diabetes, and asthma) when compared at regional level
 - 19% of Dedham students are considered obese. This is higher than state average of 15.9%
- Lack of community program can result in isolation among older adults
 - Estimated 34.8% of 65+ residents in Dedham report experiencing depression, this is higher than state estimate of 31.5%



Link indoor and outdoor spaces with programs





4. Expand inclusive and diverse civic and social engagement

- Theme from open ended questions in topic area surveys highlighted importance of advancing racial equity and inclusivity in Dedham so that it serves and welcomes the diversity of residents from all **races, ethnicities, and ages**



Expand inclusive and diverse engagement

“This is **not an inclusive community**. The town has no vision to make it so. There are a few people in power who have not developed a vision to include more people in its ranks. There is **systemic racism** in all parts of the town...”

“Create a culture that **welcomes** all **races and ethnicities**, and people with **different economic means**”

“We need more **diversity** in Dedham, **inclusion of POC** in town meeting and on town boards”

“**Diversity Equity and Inclusion**”

“A community that **emphasizes diversity, equity and inclusion** in their public statements, event planning, initiatives, staff and committees. This should be a place that actively **welcomes and encourages** people from **diverse backgrounds**”



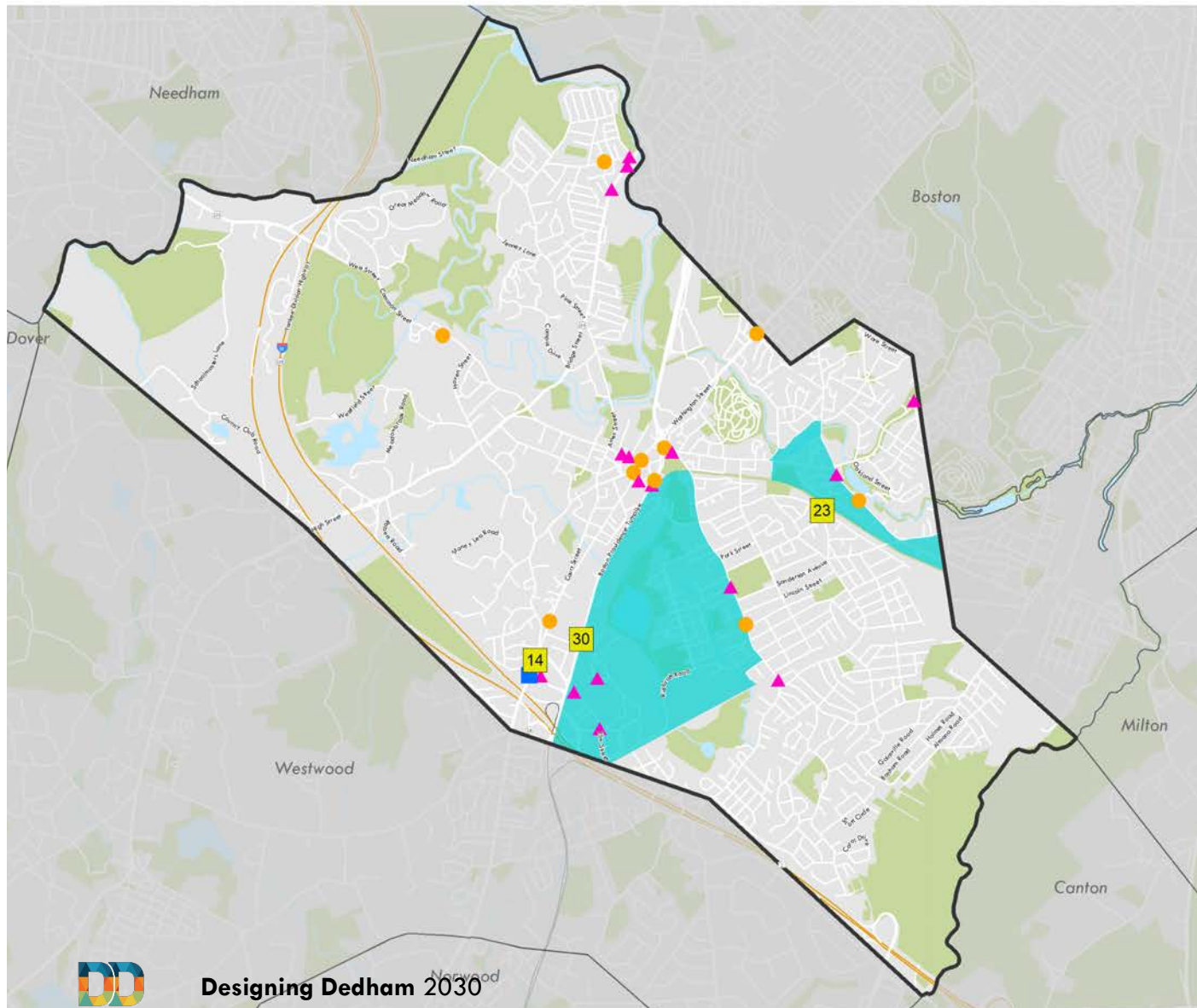
5. Prioritize safe walking and biking infrastructure

- Safety when walking or biking is #1 health concern for Dedham residents
- 42% of streets don't have a sidewalk on at least one side and no dedicated bicycle infrastructure
- Evidence that built environment is associated with physical activity and active transportation
 - Health benefits of physical activity has been well documented



Public Health and Livability

Prioritize safe walking and biking infrastructure



Transportation Vehicle Crashes & EJ Populations

MassDOT Crash Data (2017, 2018, 2019)

Non Motorist Type Involved

- Pedacyclist
- ▲ Pedestrian
- Other

Highway Safety Improvement Program (2014-2016)

- 10 Vehicle Crash Clusters

Environmental Justice Populations, by census block

- Minority

Vehicle Crash Clusters are the top locations where reported collisions occurred have been identified by MassDOT. The crash cluster analysis methodology for the crashes uses a fixed meter search distance of 25 meters (82 ft.) to merge crash clusters together.



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Public Health and Livability

Discussion report back

Zoom poll:

Did you feel the set of public health and livability goals was about right for the Master Plan?



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Designing Dedham



Raffle break!



Topic – Natural, Cultural, Historic Resources



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Photo: Library of Congress

01/26/2021



Working Draft Goals

- 1. Continued stewardship of natural, cultural and historic resources**
- 2. Expand sense of inclusion and welcoming for all resources**
- 3. Make resources integral to enhanced livability**
- 4. Strengthen multimodal connections and access to resources**
- 5. Increase awareness and access for all residents**
- 6. Integrate arts and culture with economic development**



Draft Goal #1

1. Continue strong stewardship of natural, cultural, and historic resources

- The strength of Dedham's existing protected resources is a testament to a strong legacy of stewardship.
- Current assets should continue to be cared for while integrating new assets through the documentation of resources, responding to evolving needs of the community, and expanding historic narratives.
- Dedham's natural, cultural, and historic resources should be managed in an integrated and holistic manner.

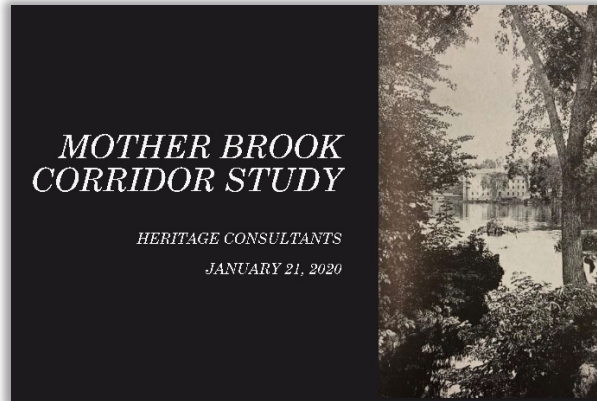


Natural, Cultural, and Historic Resources

Continue strong stewardship of resources

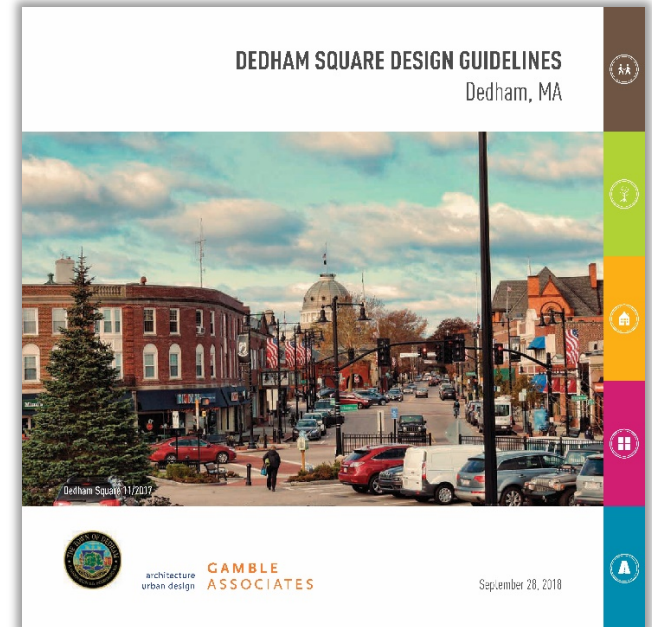


Town of Dedham
Open Space and Recreation Plan
December 2019



MOTHER BROOK CORRIDOR STUDY

HERITAGE CONSULTANTS
JANUARY 21, 2020

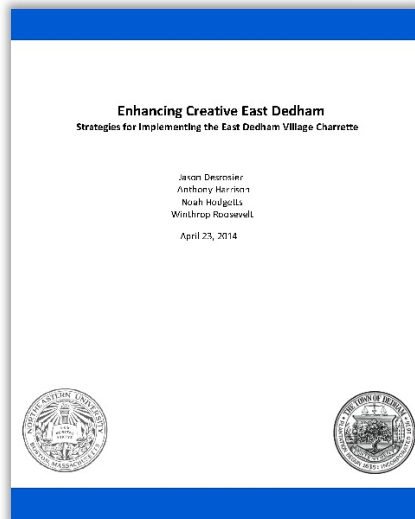


DEDHAM SQUARE DESIGN GUIDELINES Dedham, MA



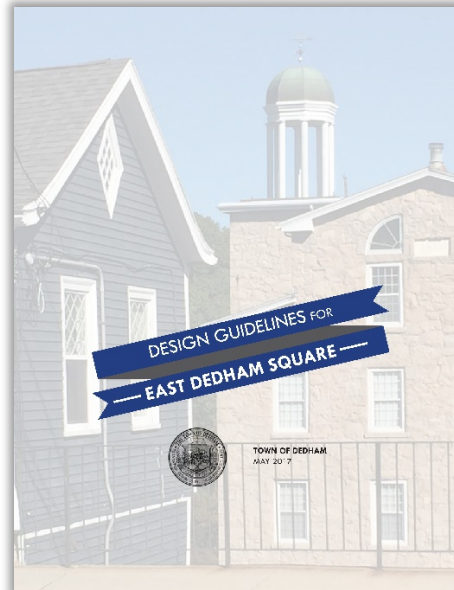
architecture
urban design
**GAMBLE
ASSOCIATES**

September 28, 2018



Enhancing Creative East Dedham Strategies for Implementing the East Dedham Village Charrette

Javon Desrosier
Anthony Harrison
Noah Hodge
Winthrop Roosevelt
April 23, 2014



DESIGN GUIDELINES FOR EAST DEDHAM SQUARE



TOWN OF DEDHAM
MAY 2017



DEDHAM OPEN SPACE & RECREATION PLAN UPDATE AND RECREATION MASTER PLAN

June 6, 2017

Horsley Witten Group and Birchwood Design Group



Draft Goal #1

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- The strength of Dedham's existing protected resources are a testament to a strong legacy of stewardship.
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- Dedham's natural, cultural, and historic resources should be managed in an integrated and holistic manner.



Natural, Cultural, and Historic Resources

Expanding historic narratives



William B. Gould



William B. Gould, Cornelia W. (Read) Gould, and their eight children.



Draft Goal #1

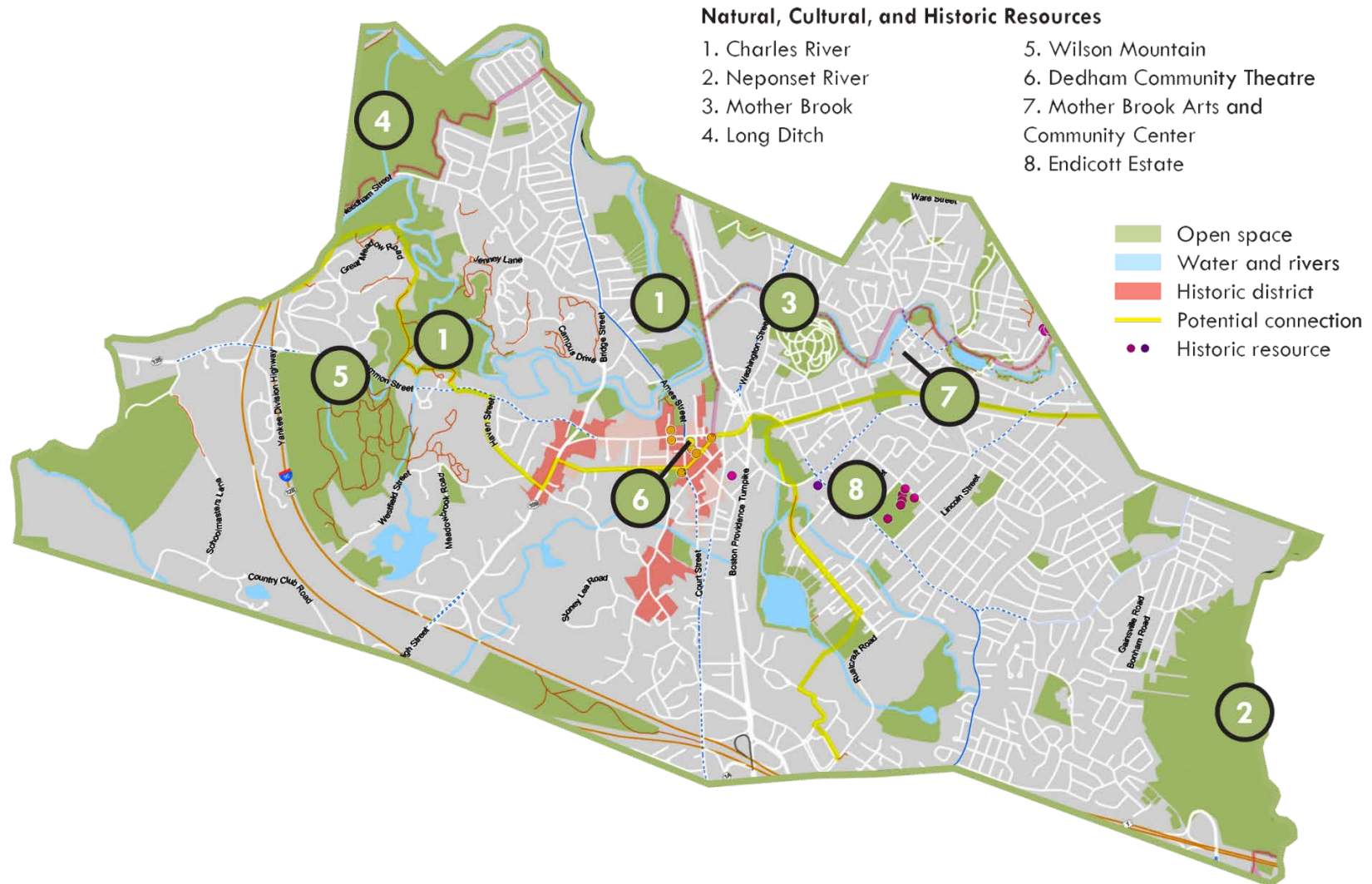
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Natural, Cultural, and Historic Resources

Integrated and holistic management of resources





2. Expand sense of inclusion and welcoming for all resources

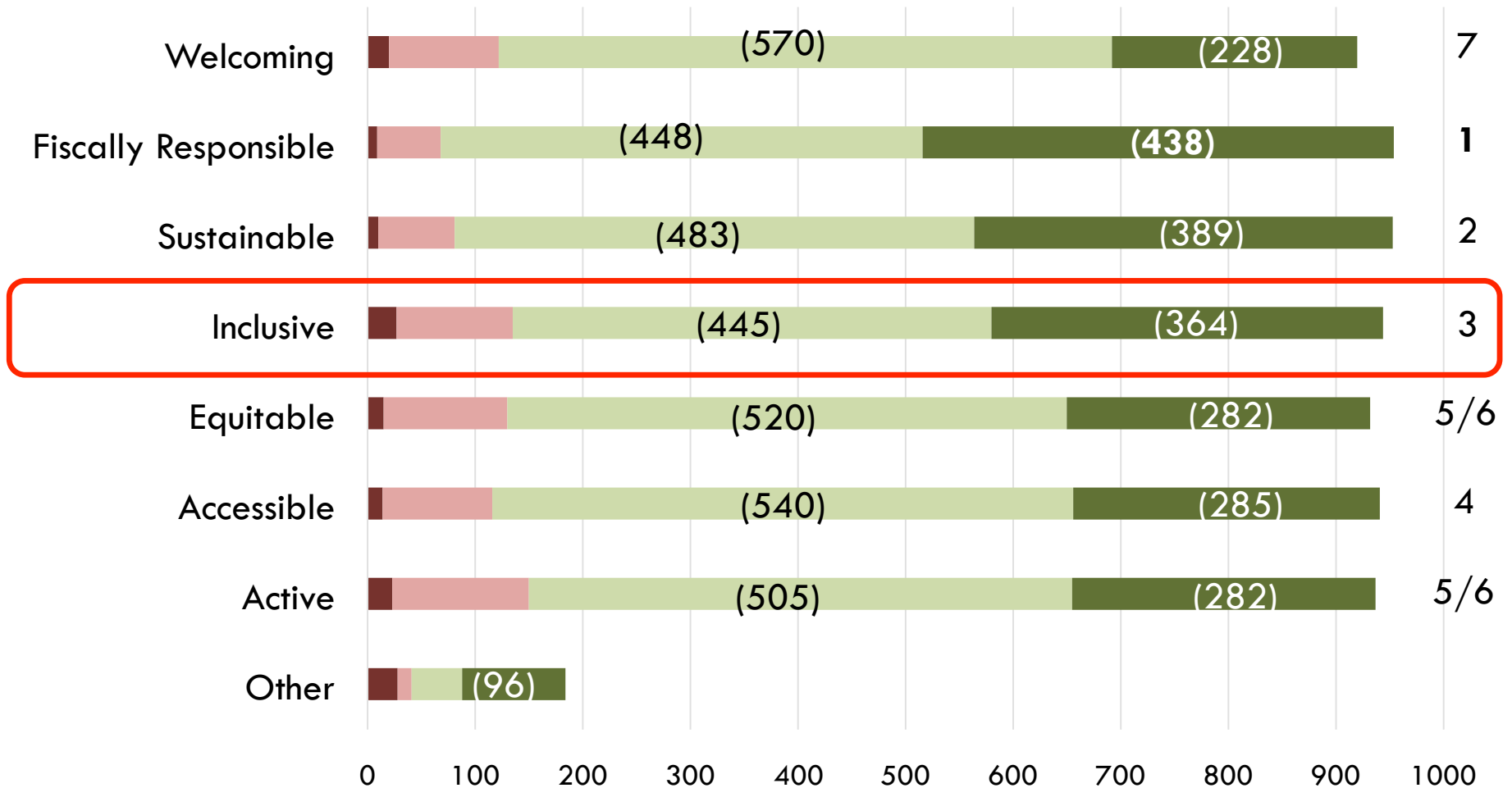
- All resources should feel welcoming and inclusive for any member of the Dedham community.
- Both physical assets and programs should be designed to serve a diverse community and enable residents to participate in and take advantage of all that Dedham has to offer.
- Each experience and amenity should feel inclusive and welcoming for any resident whether longstanding or new.



Natural, Cultural, and Historic Resources

Expand sense of inclusion and welcoming

Initial Community Survey (Question 1): What set of words would best describe your top goals for the Town of Dedham?





Natural, Cultural, and Historic Resources

Expand sense of inclusion and welcoming

*“Many people in Dedham seem **resistant to change** or newness, which makes newer members of the community **feel unwelcomed**”*

*“Right now, I do **NOT feel a sense of belonging** in Dedham. There is a lot of gatekeeping around people that have not grown up in Dedham, which makes me **feel like an outsider** in a community I live and raise a family in.”*

*“There is a **richness in the diversity of people** that the town has failed to tap and enlist. Instead, a few vocal people have power. The town needs to **amplify the voices of people of color and other marginalized groups**”*





3. Make resources integral to enhanced livability

- Utilize parks, recreation, open space, trails, greenways, and waterways to promote health and exercise, connect residents, foster social interaction, and increase community cohesion.
- Bring historic and cultural resources into daily life with more relevance and accessibility for residents, visitors, and those with historic connections to the land.



Natural, Cultural, and Historic Resources

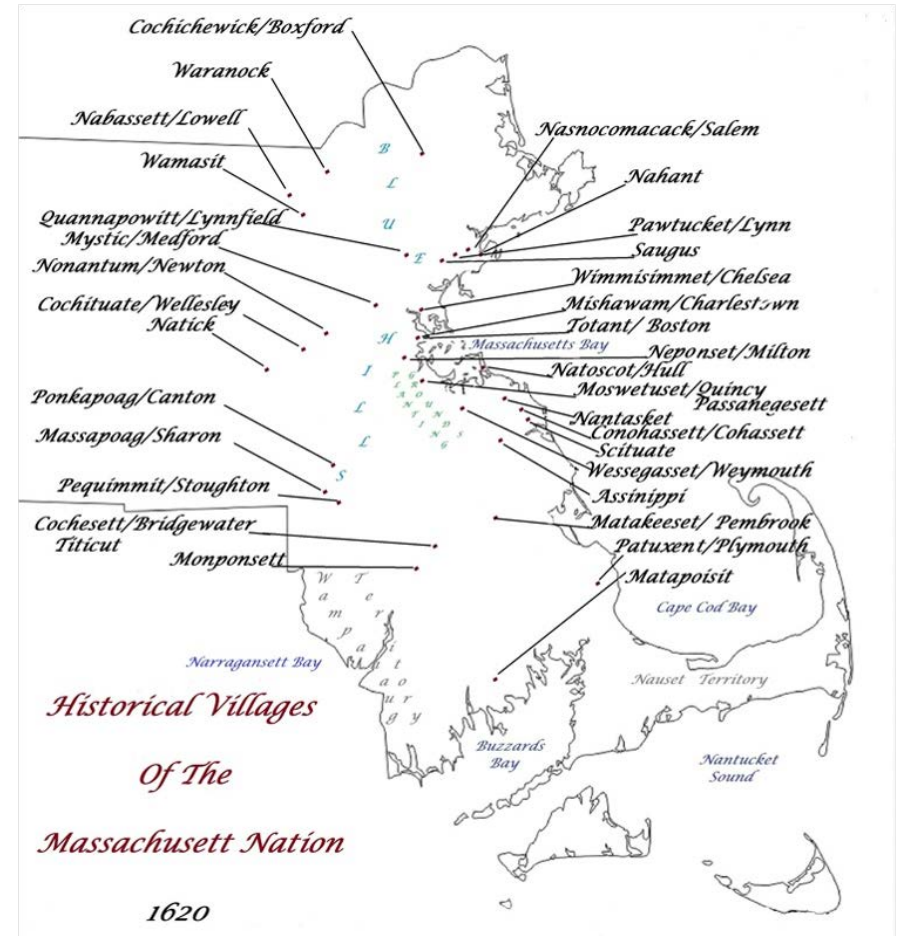
Historic connections to the land



Wigwam Pond



Dedham Water Trail



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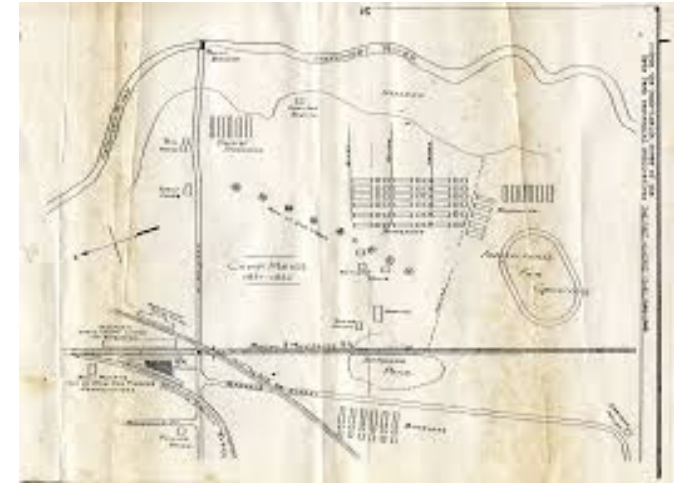


Natural, Cultural, and Historic Resources

Historic connections to the land



*Photograph of members of the 55th Massachusetts Infantry in Readville/
Dedham*



Map of Camp Meigs



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4. Strengthen multimodal connections and access to resources

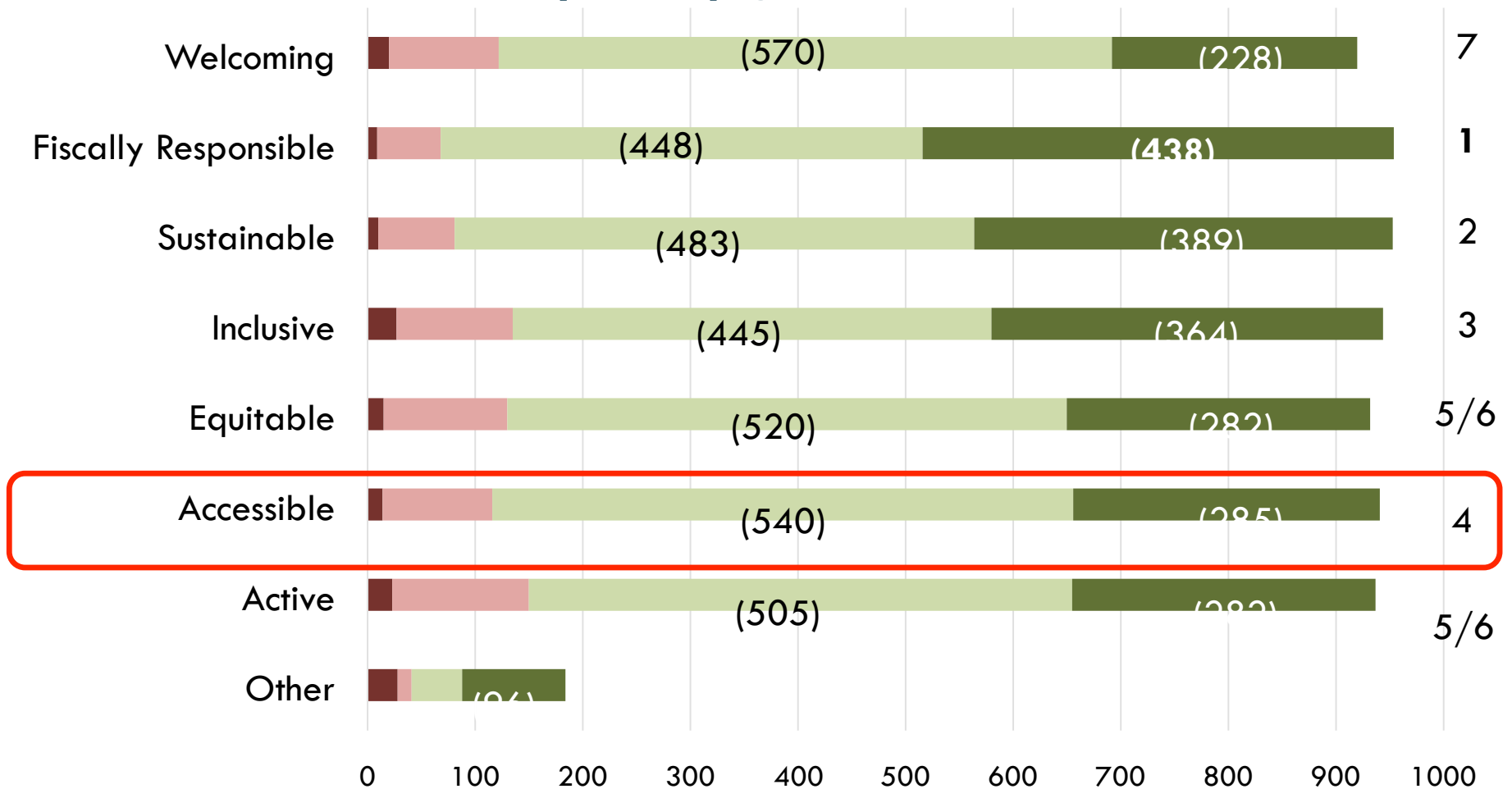
- Create an equitable and connected multimodal network that improves non-vehicular access for residents of all ages and abilities to parks and open space, and historic, cultural and community resources and services.



Natural, Cultural, and Historic Resources

Expand sense of inclusion and welcoming

Initial Community Survey (Question 1): What set of words would best describe your top goals for the Town of Dedham?





Natural, Cultural, and Historic Resources

Strengthen multimodal connections/access



Walking

40/100 Walk Score

75% of residents live within a
10-minute walk of a park



Transit

29/100 Transit Score

Five MBTA bus routes, two
commuter rail stations



Biking

37/100 Bike Score

Limited bicycle infrastructure
throughout town and limited
network of trails, bike paths,
and sidewalks connecting
parks and recreation centers.

SNAPSHOT OF SOME OF DEDHAM'S RESOURCES

20[±]

PARKS

12[±]

PLAYGROUNDS

1,362[±] ac.

PERMANENTLY
PROTECTED
OPEN SPACE

1,200[±] ac.

WETLANDS

3

MAJOR RIVERS/STREAMS

4,700+

PUBLIC
SHADE TREES

665ac.

AREA OF CRITICAL
ENVIRONMENTAL
CONCERN (ACEC)

77 ac.

TOWN FOREST



5. Increase awareness and access for all residents

- Increase arts and cultural awareness, access, and education for all Dedham residents
- Build support for natural, historic, and cultural activities including support for additional funding sources, for example the Community Preservation Act.



Natural, Cultural, and Historic Resources

Increase awareness and access



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6. Integrate arts and culture with economic development

- Communicate and promote the value and economic impact of arts and culture with support for the creative economy, public realm art installations, and programs to connect local artists and businesses



Natural, Cultural, and Historic Resources

Integrate arts, culture, and economics

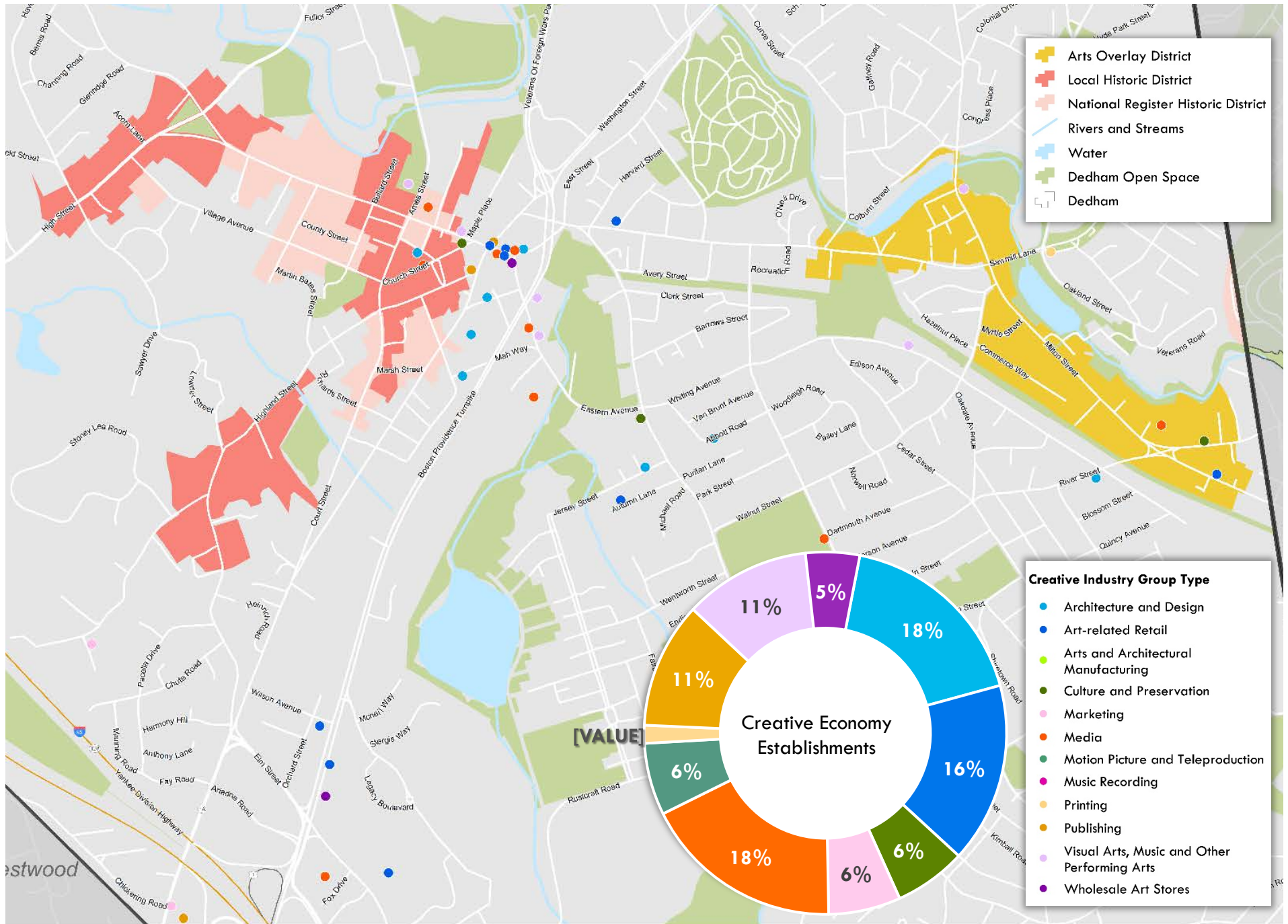


- **Historic, Cultural & Art Organizations** (e.g., *Dedham Historical Society, Mother Brook Arts and Community Center*)
- **Institutions** (e.g., *Dedham Library, Dedham Schools, Churches etc.*)
- **Creative Businesses & Spaces** (e.g., *performance venues, theaters, and art galleries*)
- **Special Events** (e.g., *Dedham Day, Flag Day, etc.*)
- **Historic Properties and Sites** (e.g., *Fairbanks House, Endicott Estate Mother Book, etc.*)



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Natural, Cultural, and Historic Resources

Discussion report back

Zoom poll:

Did you feel the set of natural, cultural, and historic resources goals was about right for the Master Plan?



Designing Dedham



Raffle break!



Next steps



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01/26/2021

Next steps

Community Open Houses



Help Design Dedham! Community Open Houses

**Review meeting from
December 7th, 2020**

Topics covered:

-  **Economic Development**
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-  **Transportation**
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View a video of this event:
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**January 26th, 2021
6:30 pm**

Topics covered:

-  **Housing** (6:45 PM)
-  **Public Health** (7:30 PM)
-  **Natural, Cultural and Historic Resources** (8:15 PM)

Register for this event:
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**March 30th, 2021
6:30 pm**

Topics covered:

-  **Land Use** (6:45 PM)
-  **Municipal Facilities and Services** (7:30 PM)
-  **Governance** (8:15 PM)

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Next steps

Master Plan Committee Topic Meetings

Meeting 1

7/21/2020



Meeting 2

8/18/2020



Meeting 3

9/15/2020



Meeting 4

10/20/2020



Meeting 5

12/15/2020



Meeting 6

01/19/2021



Meeting 7

02/16/2021



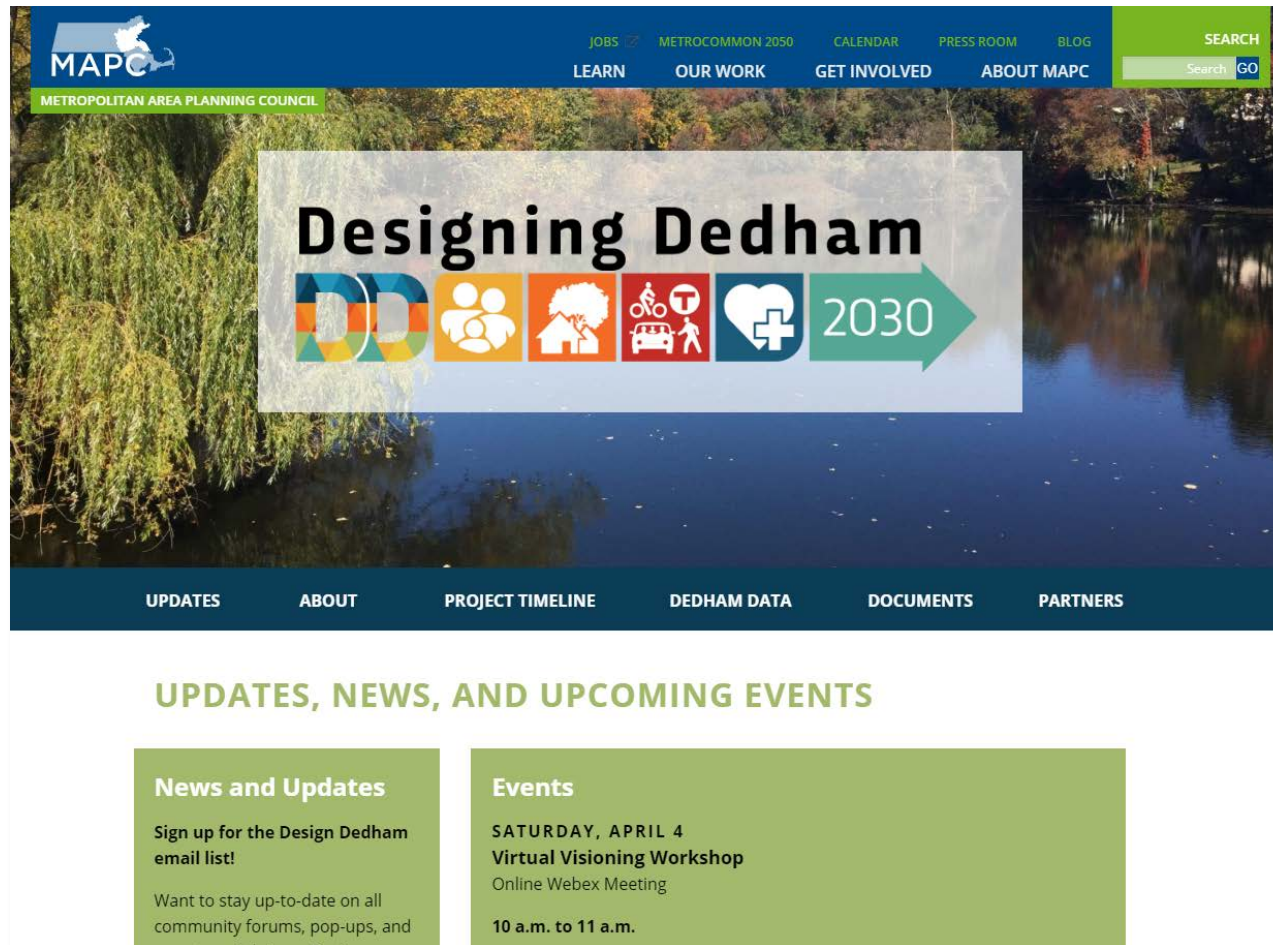
- Brief presentation by MAPC staff leads
- Committee discussion focused on priorities and goals for the topic
- Initial drafting of a topic one-sheet summary
- Broader community engagement around topics at open houses



Next steps

Master Plan website

<http://DesigningDedham2030.org>



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Community Open House

January 26th, 2021



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Photo: Town of Dedham

01/26/2021