

Designing Dedham



Community Celebration

Hybrid In-person/Zoom Meeting
Saturday, December 4th, 2021

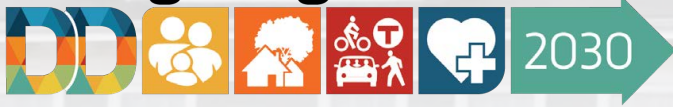


Designing Dedham 2030

Photo: Town of Dedham

12/04/2021

Designing Dedham



Welcome and introduction

Jessica Porter, Master Plan Committee Co-chair

Sarah MacDonald, Master Plan Committee Co-chair



Designing Dedham 2030

Photo: Dedham Wicked Local

12/04/2021

Master Plan Committee

Jessica Porter, Co-chair, Planning Board

Sarah MacDonald, Co-chair, Select Board

Margaret Adams Whitfield

Dieckmann Cogill

Josh Donati, School Committee

Nathan Gauthier, Conservation Commission

Dan Hart

Justin Humphreys

Dan Maher

Shaw McDermott

Jay O'Brien, Planning Board

Alix O'Connell, Parks and Recreation

Sharna Small Borsellino

Andrew Tittler

Jeremy Rosenberger, Planning Director

Michelle Tinger, Planning Specialist



Thank you!

Outreach Working Group

Mike Butler

Annika Cox

Danielle Deluca

Meg Duncan

Janet Holmes

Anna Kijas

Amy Paxson

Dimitria Sullivan, Select Board

Sarah Vázquez-Graziani

Alix Voyajopoulos

Kerry Walkins

Jessica Porter

Margaret Adams

Michelle Tinger

Carolina Prieto, MAPC



Designing Dedham



Small Batch Café

Creative Charm

The Village Manor Restaurant

Rouge Nail Salon

M&M Dry Cleaners

Atlas Kebab and Grill



Raffle drawing

Michelle Tinger, Assistant Town Planner

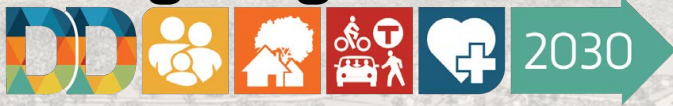


Designing Dedham 2030

Photo: Dedham Wicked Local

12/04/2021

Designing Dedham



Designing Dedham 2030 overview




Josh Fiala, Metropolitan Area Planning Council



Designing Dedham 2030

12/04/2021

Meeting agenda

- **Welcome and introduction**
- **Raffle drawing** 
- **Designing Dedham 2030 overview**
 - Process
 - A vision for Dedham
 - Topic highlights
 - Review and comment
- **Raffle drawing** 
- **Question and answer panel**
- **Raffle drawing** 
- **Open house**

Hybrid meeting protocols

- **The meeting is being recorded**
- Simultaneous Zoom and in-person audience
- During the Q+A panel, questions will be taken from both in-person and virtual participants – use the raise hand function to be recognized
- During the open house, the programming will be similar but separate
- Thanks for joining us!

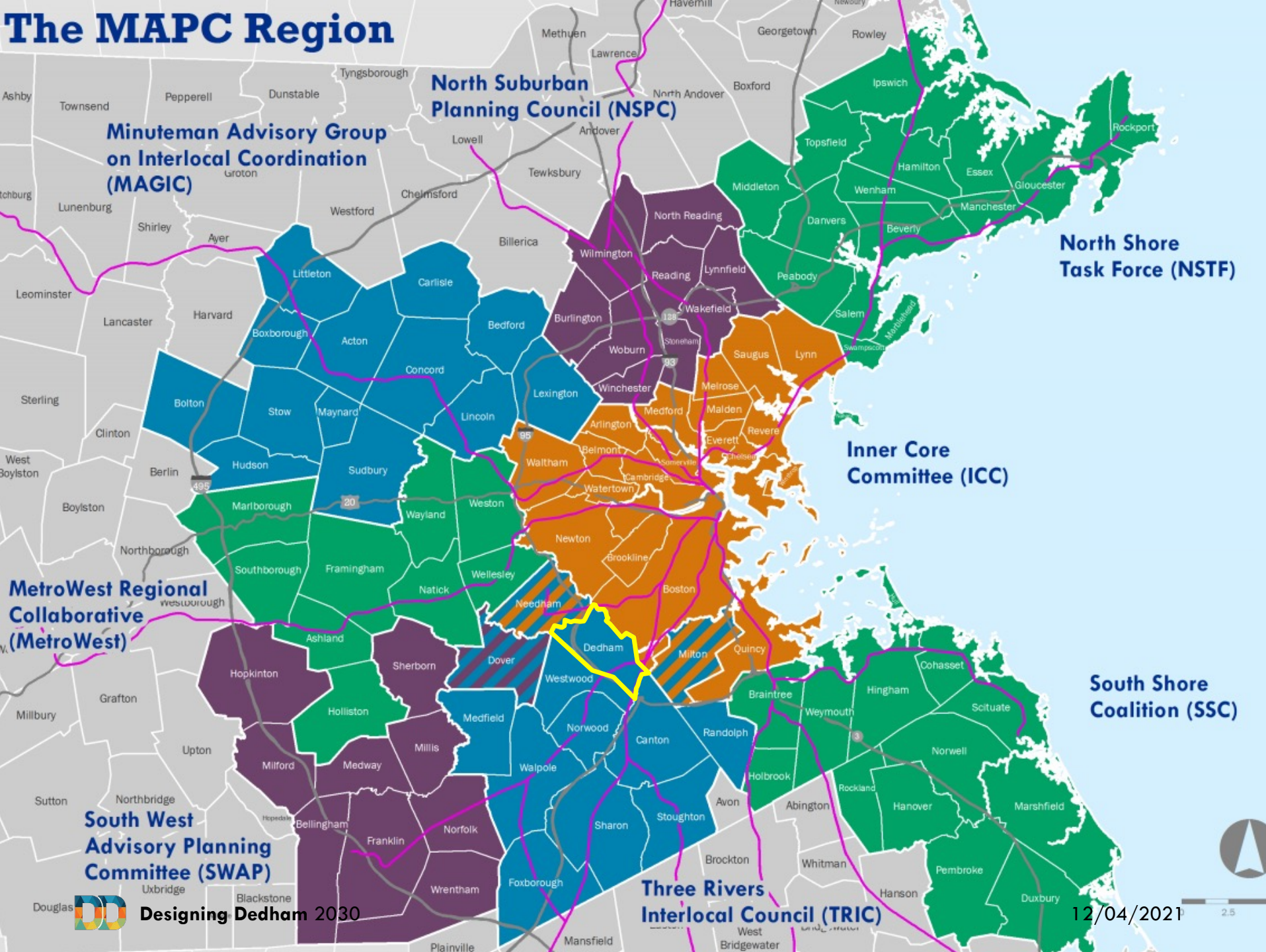
Values and expectations

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

Goals of this meeting

- Celebrate the milestone of a draft Master Plan
- Recognize the efforts of dedicated residents
- Share a brief summary of the draft and how you can participate in the public comment period
- Open a 45-day public comment period on the draft materials

The MAPC Region



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



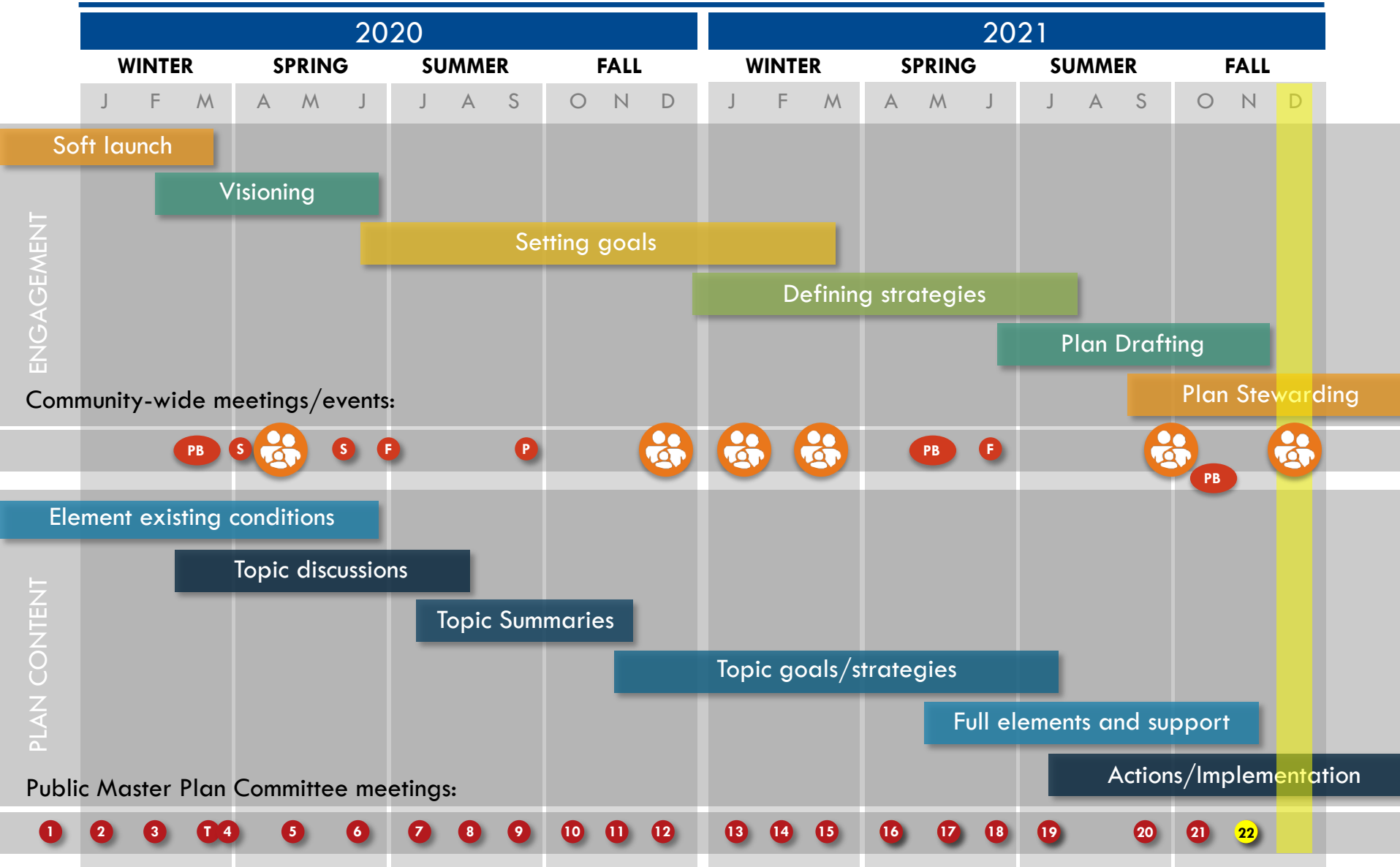
Elaine Zhang
Public Health Planner
Project Role:
Public Health and Livability



Brian Luther
Municipal Services
Specialist
Project Role:
Governance



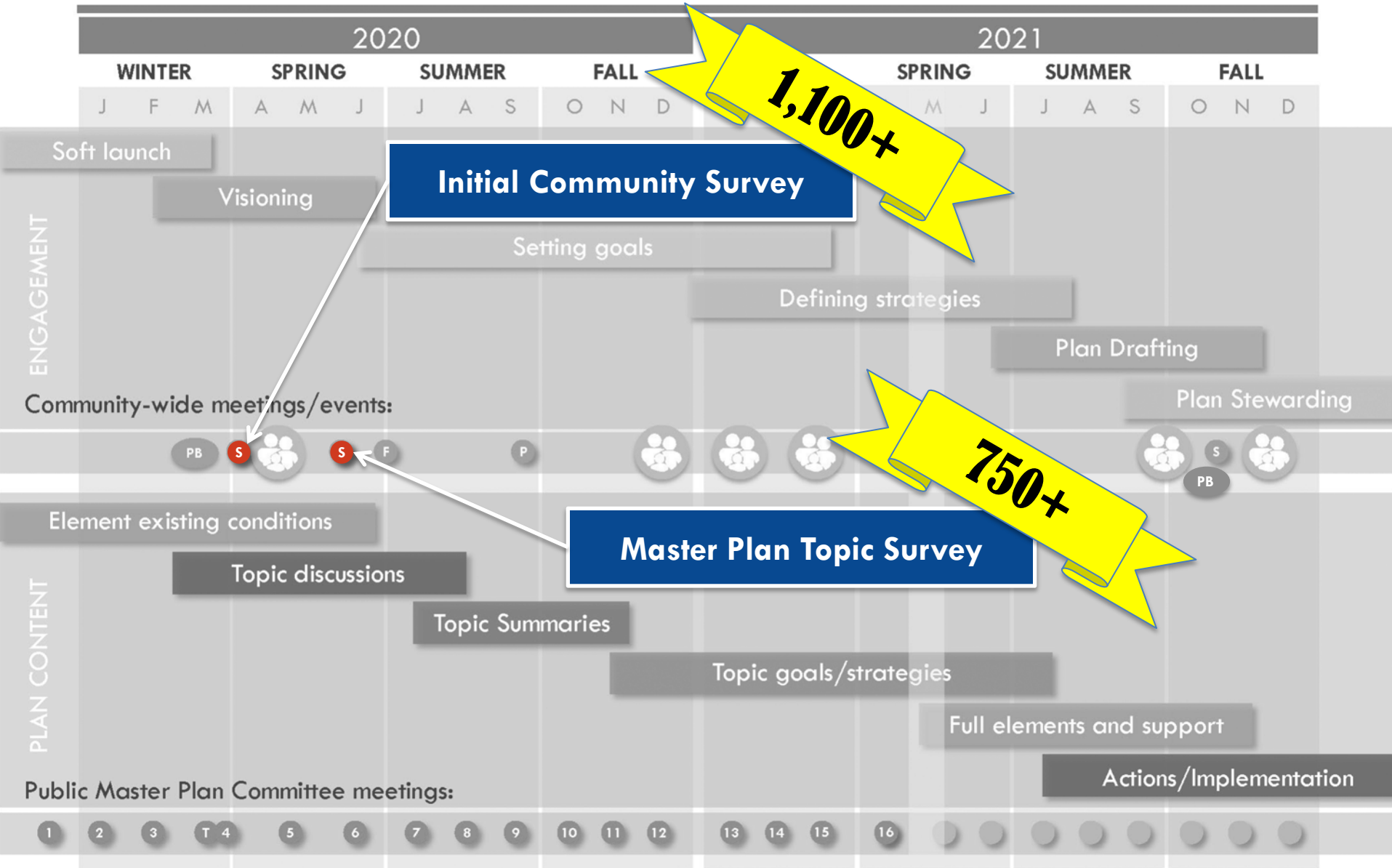
Master Plan Timeline



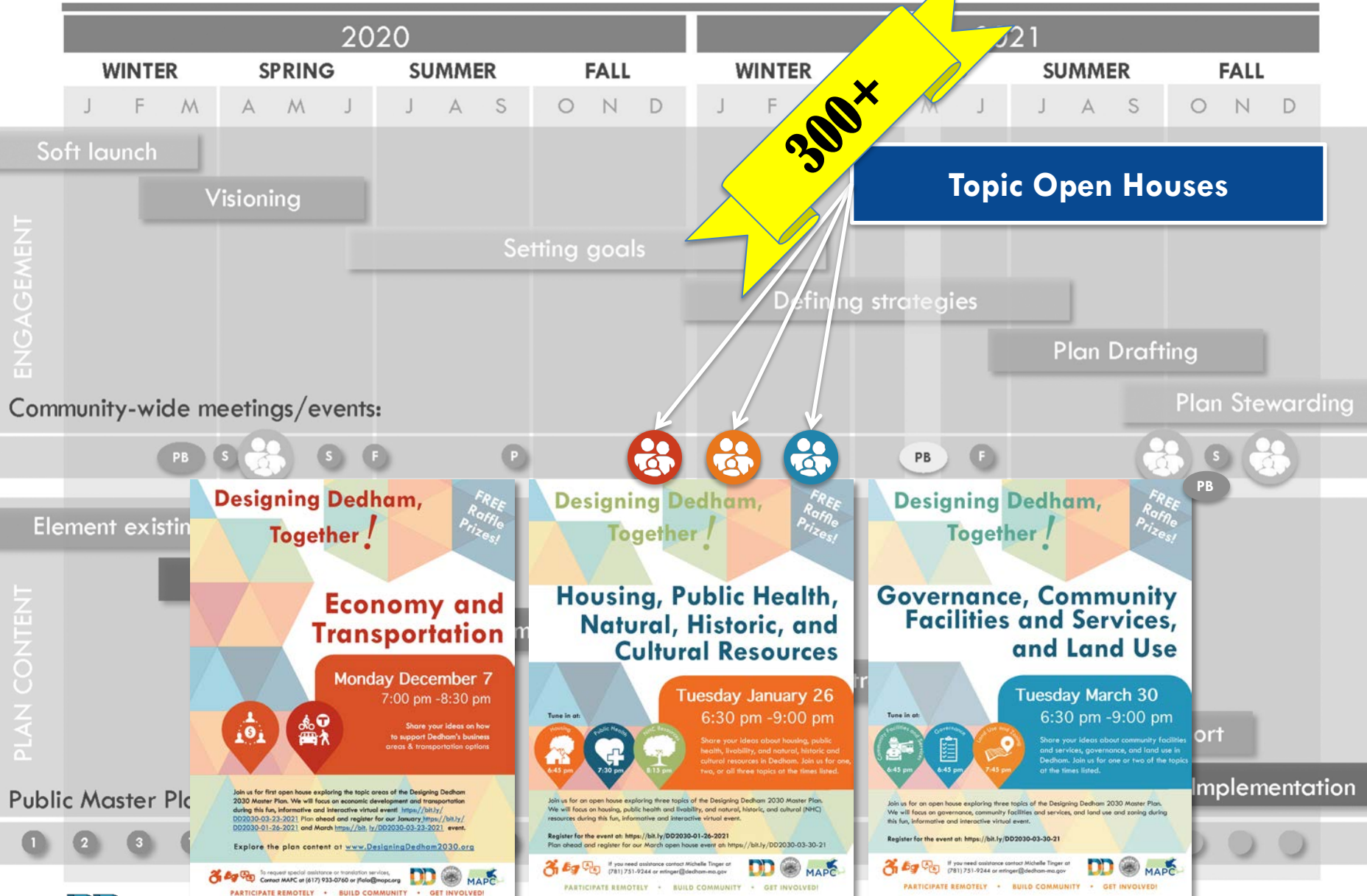
Master Plan Timeline



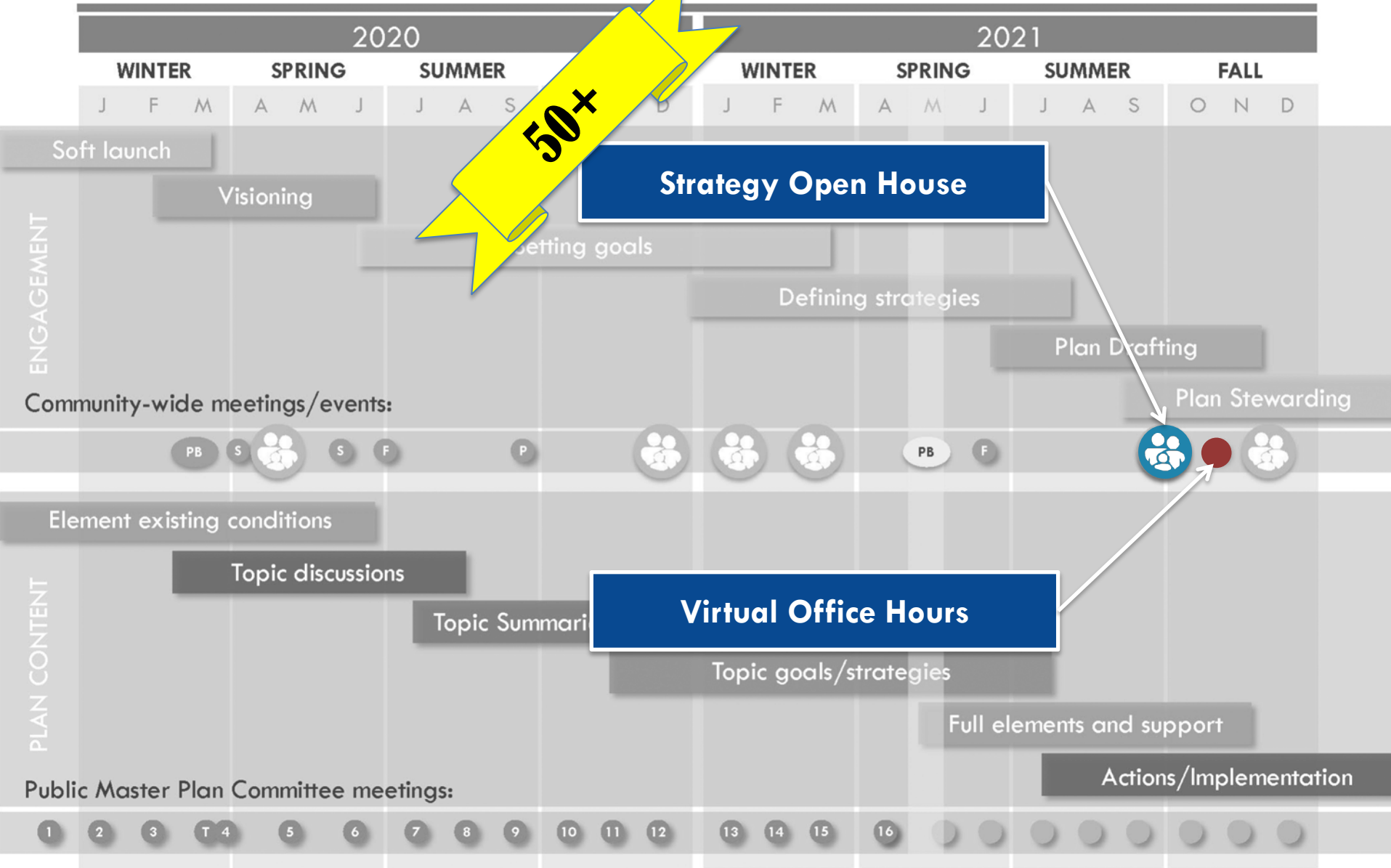
Master Plan Timeline



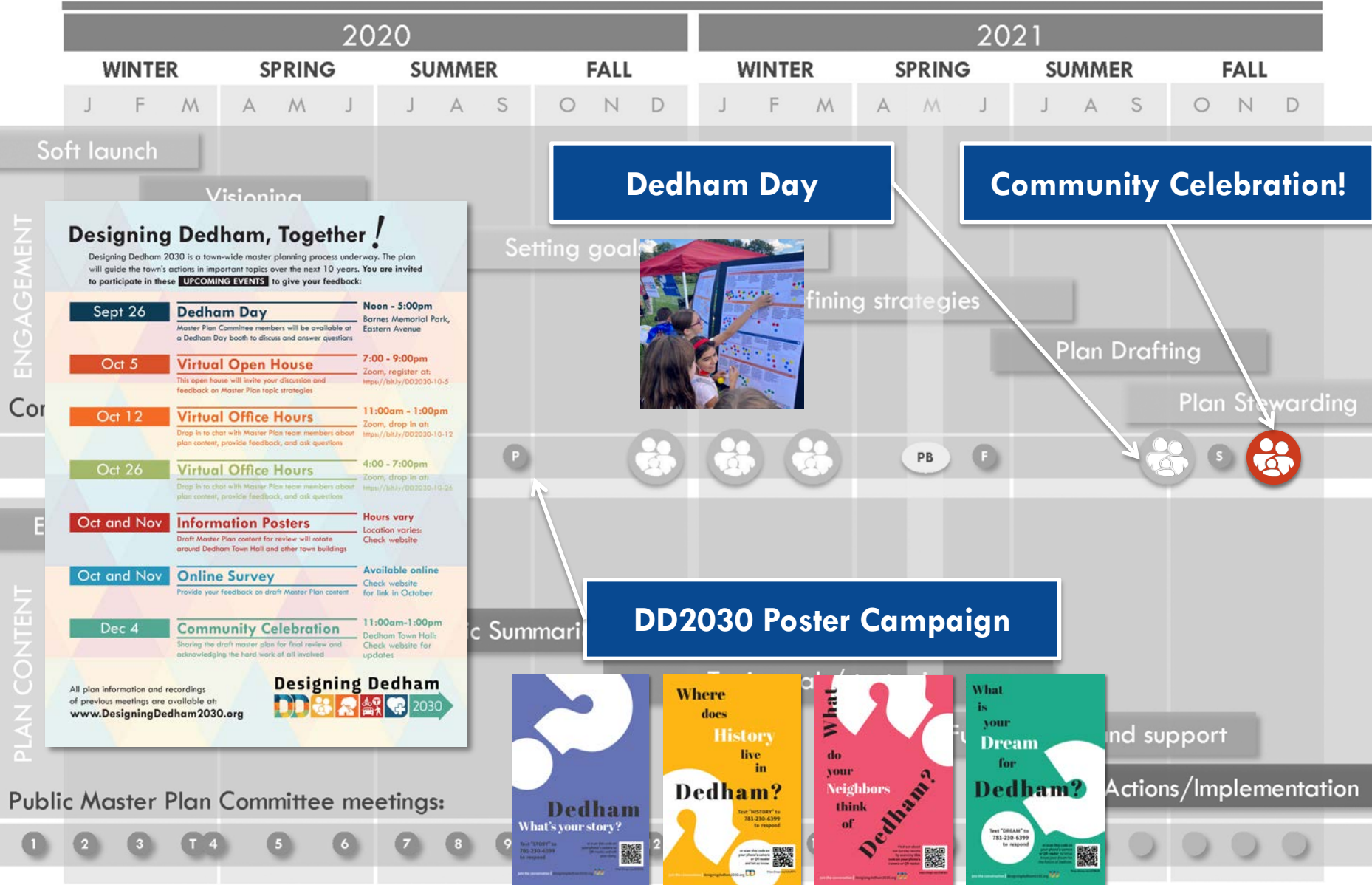
Master Plan Timeline



Master Plan Timeline



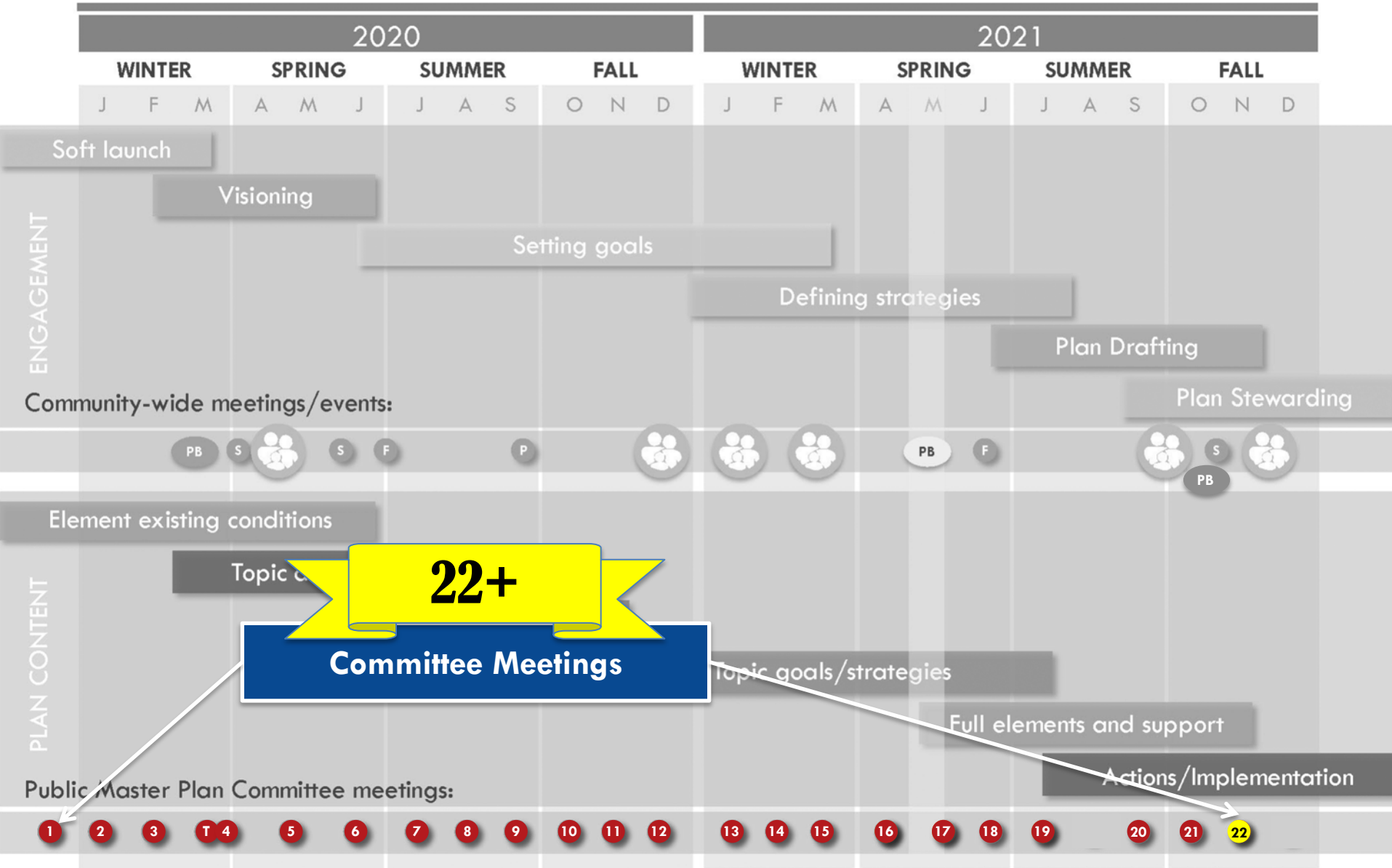
Master Plan Timeline



Designing Dedham 2030

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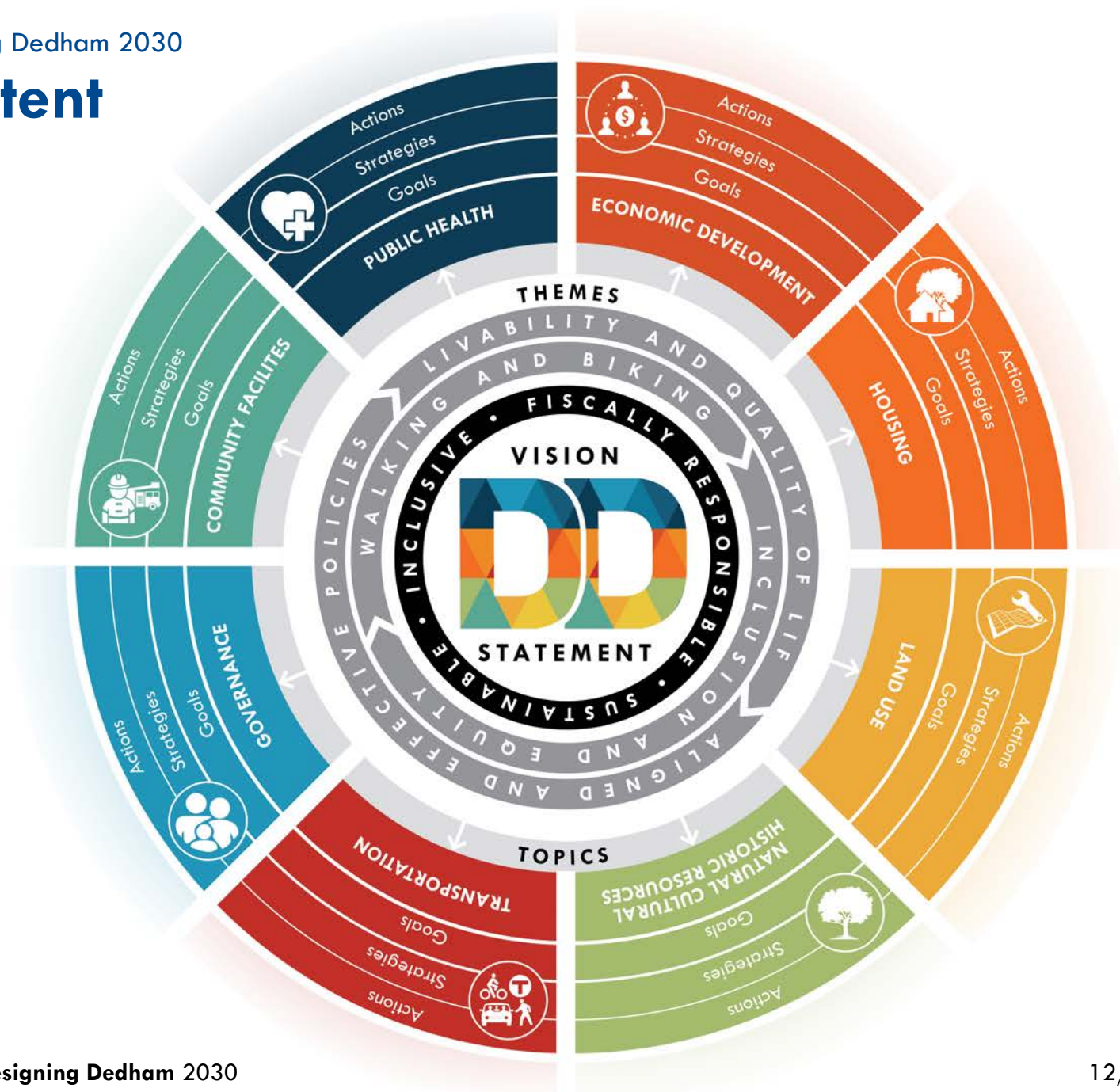
Master Plan Timeline



Milestones and accomplishments

- Overall we have had **2,500+** participants across all events
- Engaging with an estimated **1,750+** unique participants so far in this process
- About **17%** of Dedham's 10,035 households

Content





A Vision for Dedham Tomorrow

As Dedham looks to 2030, the Town is poised to continue its great heritage of bold leadership while at the same time ensuring that such leadership is in service of and with the participation of all of its residents. Dedham has the opportunity to advance its legacies of environmental, social, and fiscal sustainability while recognizing that inclusivity and respect are fundamental for the success of the community and the individuals who live here. The Town recognizes that all residents, much like the Master Plan topics, are interconnected and that it is important to remain engaged in the process of drawing the threads of community together so that all residents may enjoy a high quality of life with livable neighborhoods that prioritize walking and biking and embrace inclusion and equity, all through aligned and effective policies. Dedham is committed to this vision by:



Designing Dedham 2030 Vision Statement

DRAFT FOR REVIEW



- Creating a community where residents of all backgrounds and ages can thrive and be healthy;



- Strengthening and connecting the compact and walkable places of each neighborhood to build vibrancy and unity across the Town;



- Striving toward inclusiveness in the Town by increasing access to quality housing, transportation choices, recreation and open space, governance, and economic opportunity;



- Managing growth strategically to invest in and support local businesses, neighborhoods, vibrant business districts, thriving employment centers, and active transit hubs;



- Creating more opportunities to safely walk or bike to destinations, services, amenities, and resources within each neighborhood and across the Town;



- Committing to strong, quality and equitable education as a public good and empowering learning opportunities for people of all ages, needs, and interests;



- Strengthening inclusive self-governance that benefits from nurturing broad civic engagement across neighborhoods and ethnic backgrounds by creating more opportunities for all residents to be heard, to participate, and to be invested in decisions for the future;



- Celebrating the diversity of ethnicity, culture, and nationalities found in Dedham and supporting groups that have been marginalized through its history;



- Supporting stewardship of historic, cultural and natural assets to provide high quality shared amenities and to enhance livability;



- Planning for future needs and challenges, including regional and climate-related, in order to plan accordingly and equip the Town's workforce to manage change while providing transparent and resident-centered public services;
- Balancing the above commitments with an understanding that they are all interconnected.





Designing Dedham 2030
Core Priorities and Cross-cutting Themes

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Fiscally Responsible



Inclusion and equity



Sustainable



Walking and biking



Inclusive



Livability and quality of life



Aligned and effective policies

Public Health and Livability



Summary

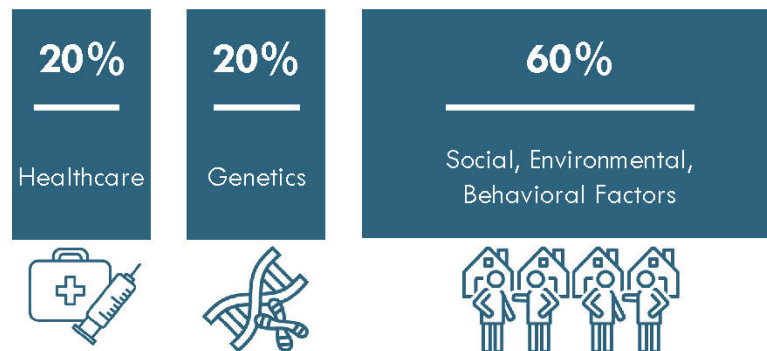
Ensure equitable access to health resources and information so all residents can achieve their greatest health potential.



Themes Highlights

- The COVID-19 pandemic tested local health resources and revealed the importance of public health services and planning.
- Disparate needs and health impacts are evident among an aging population, youth mental health and substance use risks, and environmental justice populations.

Factors that contribute to community health



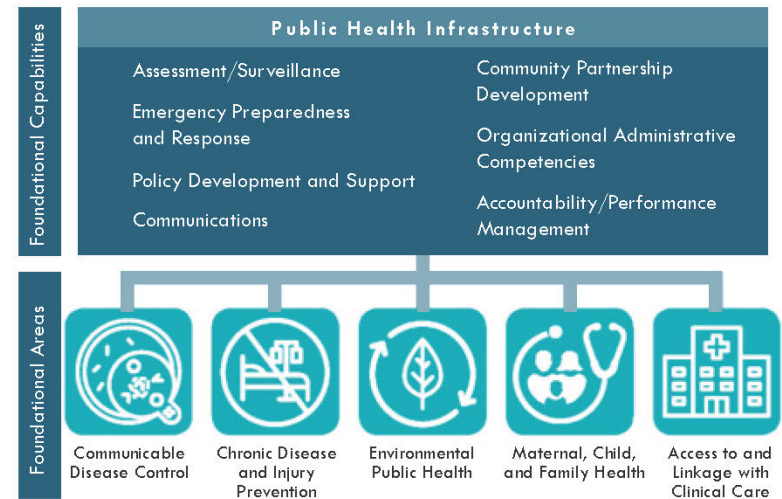
Source: Adapted from US County Health Rankings



Goal/Strategy Highlights

- Invest in Dedham's Health Department to fund core services, build capacity, and advance toward more holistic health interventions.
- Reduce exposures to harm and mitigate harmful behaviors to support the physical, mental and emotional wellness of residents.
- Foster community connectedness and inclusive civic and social engagement to support equitable physical and mental health.
- Support daily physical activity.

Foundational Public Health Service (FPHS) model



Source: Adapted from Public Health National Center for Innovations

Land Use and Zoning



Summary

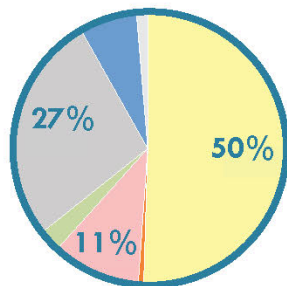
Strengthen and connect the compact and walkable places in Dedham and leverage each investment to improve livability.



Themes Highlights

- The town's transit, walkable neighborhoods, water and wastewater infrastructure, and natural assets provide a strong foundation for livability in Dedham.
- The town is predominantly comprised of residential uses and opportunities for future growth and redevelopment remain.
- Residents have expressed the need to update the current Zoning Bylaw to better align regulations with the community's vision for the town.

Proportion of land use in Dedham



Legend:

- Residential (50%)
- Mixed use (1%)
- Commercial/industrial (11%)
- Private land/open space (3%)
- Public land/open space (27%)
- Institutional (7%)
- Unknown/not classified (1%)

Source: MassGIS



Goal/Strategy Highlights

- Proactively plan for future growth and leverage transformative investment opportunities to improve quality of life and livability for all residents.
- Strengthen the neighborhoods and places where walking, biking, and connecting to transit is safe and attractive.
- Align regulations and approval processes with the town's vision to optimize shared benefits and reduce impacts of new development and redevelopment.

Proportion of zoning districts in Dedham

Zoning District	Gross area (estimated acres)	% of town area
Single Residence A (SRA)	2,413	35%
Single Residence B (SRB)	2,271	34%
General Residence (GR)	915	13%
Senior Campus (SC)	152	2%
Limited Manufacturing (LMA)	382	6%
Limited Manufacturing Type B (LMB)	36	0.5%
Research, Development & Office (RDO)	401	5%
General Business (GB)	29	0.4%
Highway Business (HB)	155	3%
Central Business (CB)	37	1%
Local Business (LB)	32	0.5%

Source: MassGIS, Town of Dedham Zoning

Economic Development



Summary

Invest in and support local businesses to provide opportunities for residents as entrepreneurs and employees, and to provide convenient access to services.



Themes Highlights

- Dedham has a diverse mix of retail, commercial, and light industrial areas that support a range of enterprises from small local, to larger regional, and national businesses.
- Economic activity is focused on the auto-oriented Providence Highway corridor, historic squares, light industrial areas, and local business districts.
- The range of enterprises supports a variety of employment. More employees commute into Dedham to work than employees who commute out of Dedham to work. Many employees do not earn enough to also live in Dedham.

The number of employees commuting into Dedham (left), working from home (center), and commuting out of Dedham (right)



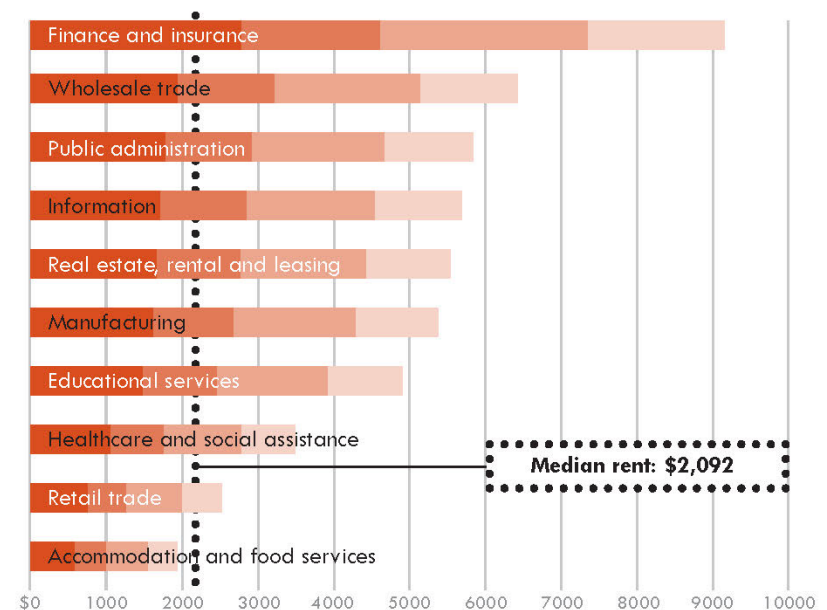
Source: US Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (2002-2017)



Goal/Strategy Highlights

- Encourage transformative investment in the Providence Highway Corridor to create stronger economic opportunities.
- Invest in local small businesses to support smaller scale economic activity and availability of shops, restaurants, and services in walkable local business districts.

Monthly Median Industry Wages and Rent



Source: MAPC Rental Database, Executive Office of Labor and Workforce Development (EOLWD) ES-202

Housing



Summary

Make Dedham a place where more people can afford to live, with more housing options to meet the needs of long-time, new, and aspiring residents.

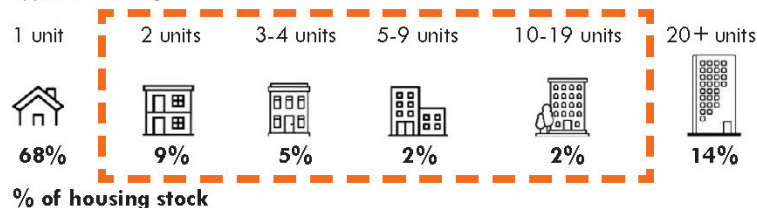


Themes Highlights

- Housing is ranked as one of the greatest challenges facing residents today in a survey of over 1,200 resident responses.
- The current Zoning Bylaw is perpetuating some of the existing housing issues and could be modified to better address diversifying housing stock, addressing affordability and equity.
- A mismatch exists between the characteristics of the current population and the characteristics of the current housing stock.

Lack of housing types in the middle (2-19 units)

Type of housing unit



Source: Dedham Housing Study, 2019



Goal/Strategy Highlights

- Support the creation and preservation of affordable housing for a range of incomes including deed-restricted, subsidized, and market-based units throughout Dedham.
- Promote equitable development that includes all incomes, races, ethnicities, family sizes, and life stages to support fair housing and racial equity.
- Improve zoning to better align with the improvement, preservation, and diversification of the Town's housing stock while requiring linked community benefits and mitigation of community impacts.

10,246

Total housing units

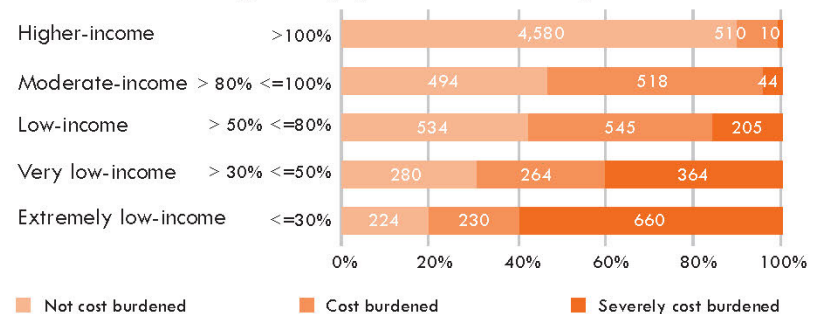
69%

Owner-occupied

31%

Renter-occupied

Dedham income ranges and population burdened by rent



Source: US Census, American Community Survey, 2011-2015

Natural, Cultural, Historic Resources



Summary

To protect and enhance these features and resources and make them an integral part of the town's strengthened livability.



Themes Highlights

- Dedham has a strong foundation for arts and culture with active institutions and organizations supporting a variety of programming and the Town has been leveraging arts and culture activity to support economic development.
- The historic resource designations, districts, and protections preserved are currently concentrated in and around Dedham Village/Dedham Square.
- Extensive natural resources are distributed throughout the Town and many resources have been successfully conserved and managed throughout Dedham's history.

76% of Dedham residents are within a 10-minute walk to a park.

Source: Trust for Public Land, ParkScore



Goal/Strategy Highlights

- Expand documentation and protection of resources and tools to support this stewardship
- Identify additional funding and capacity to support natural, cultural, and historic resources and activity
- Connect residents to resources through daily routines that help to enhance livability and quality of life in Dedham
- Integrate preservation arts and culture as a local engine to improve economic development and quality of life

Features and resources in Dedham

Type	Quantity	Amount
Natural Resources		
Town-owned Parks and Recreation properties	15	96 acres
Conservation Commission properties	9	271 acres
School properties recreation facilities	9	94 acres
County, State, and Federal properties	11	880 acres
Cultural Resources		
Cultural institutions and organizations	14+	not applicable
Arts Overlay District	1	unconfirmed
Historic Resources		
Local Historic Districts	3	140 lots
National Register of Historic Places	1	342 lots
National Historic Landmarks/Individual Listing	6	not applicable

Source: Dedham Open Space and Recreation Plan, 2019

Transportation and Connectivity



Summary

Make Dedham safe and reliable for any form of travel with a priority to improve walking or biking where you want to go.



Themes Highlights

- Traffic volume and congestion have been increasing in Dedham between 2014 and 2019 according to MassDOT data.
- Additional investments in sidewalks and bicycle infrastructure are needed.

42% of Dedham's streets do not have a sidewalk on at least one side.

Source: MassDOT GIS Municipal Dashboard



- Ridesharing has grown more quickly in Dedham than the statewide averages according to the MA Department of Public Utilities.

8.25 Rideshare trips per resident in 2018 (total of 204,000 trips)

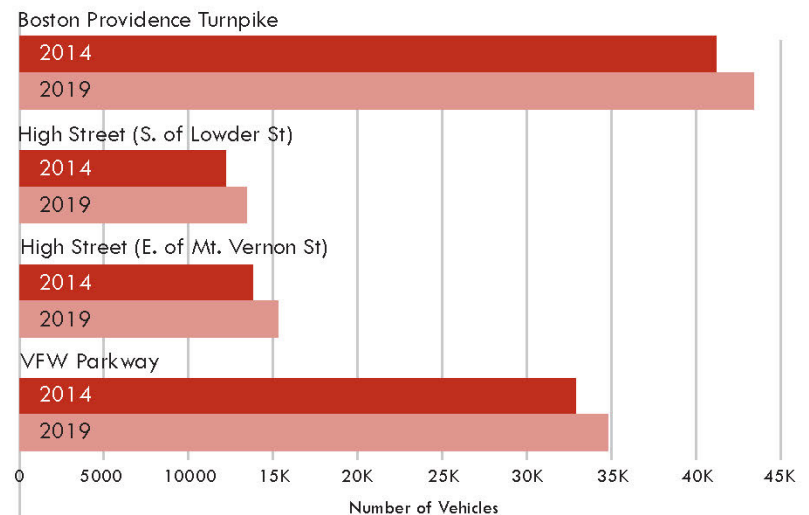
Source: Mass.gov TNC, MA Department of Public Utilities



Goal/Strategy Highlights

- Make travel in Dedham safe and reliable in any form, with a focus on improving the ability to walk or bike to desired destinations.
- Reduce safety risks for all roadway users and address locations where crashes are clustered.
- Improve support, communication, and coordination around implementation of transportation improvements.

Comparison of Select Traffic Counts



Source: Massachusetts Department of Transportation (MassDOT) traffic volume data

Community Facilities and Services



Summary

To improve the transparency of decision-making and policies and to more proactively prepare facilities and services to meet future needs and challenges.



Themes Highlights

- Dedham has entered a new era of substantial investment in community facilities, highlighted by the construction of the Early Childhood Education Center, renovation of the Ames Building for Town Hall and the Senior Center, construction of a new Public Safety Building, and hiring of a facilities manager.
- Dedham Public Schools are a primary feature of the Town's community facilities and a source of community pride. The Town operates 7 school buildings with an enrollment over 2,500 total students.

8

Public buildings that the Town currently manages and owns (excluding schools)



Goal/Strategy Highlights

- Improve the capital planning processes to project and better anticipate future needs including funding and financing needs.
- Improve transparency and communication with residents regarding capital projects and asset management.
- Strengthen sustainability, resiliency, and equity in public facilities, services, and infrastructure.
- Expand Town services to advance equity and support residents and their families.

Dedham Public Schools Facilities

Name	Year Built	Grades	Enrollment (students)
Early Childhood Education Center	2019	Pre-Kindergarten, Kindergarten	274
Avery Elementary School	2012	1-5	280
Riverdale Elementary School	1920	1-5	170
Oakdale Elementary School	1902	1-5	247
Greenlodge Elementary School	1955	1-5	236
Dedham Middle School	2006	6-8	659
Dedham High School	1959	9-12	690

Source: School Facilities Master Plan

Governance



Summary

To improve Dedham's municipal connection with its residents and to improve the resident experience with municipal services.



Themes Highlights

- The Town of Dedham is managed well with strong financial health and an engaged citizenry.
- Dedham's residents are seeking improved communication, transparent processes, and more resident-focused services from the Town government.
- The strong record of engagement has many benefits, such as proactive review of the Town's Charter, and proactive planning through the local bylaw requiring an update to the Town's Master Plan every 10 years, but it also has created a hierarchy of boards, committees, and commissions that can be difficult to navigate and coordinate.

34

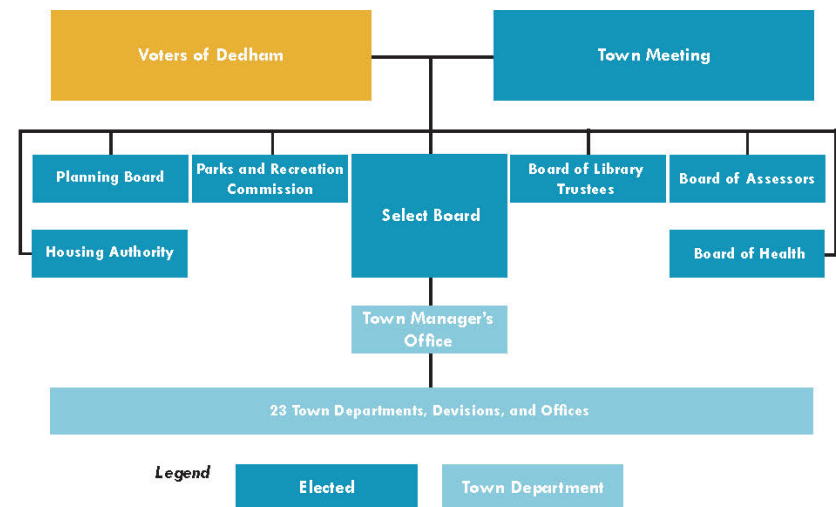
**Active Boards, Committees,
and Commissions**



Goal/Strategy Highlights

- Center residents in the delivery of Town services and provide the support and technology to keep services up-to-date.
- Proactively support and pursue more equitable representation for all decision-making and leadership roles in local government including Town and school staff, as well as boards, committees, and commissions.
- Advance Town workforce planning to cultivate and attract talented staff that can provide services that are responsive to shifting needs.

Simplified hierarchy of Dedham's Boards and Departments



MAPC
METROPOLITAN AREA PLANNING COUNCIL

JOB S METROCOMMON 2050 CALENDAR PRESS ROOM BLOG
LEARN OUR WORK GET INVOLVED ABOUT MAPC

SEARCH

Designing Dedham

2030

Provide draft plan feedback at:
<https://bit.ly/DD2030-DraftPlan>

Select Language

ABOUT UPDATES PARTNERS WHAT WE'VE DONE SO FAR PROJECT TIMELINE DEDHAM DATA DOCUMENTS

ABOUT THE PROJECT

[Sign Up for the Email List](#)

Designing Dedham 2030 is a town-wide master planning process that will provide the basis for decision-making in Dedham for the next 10 years. The Dedham community will evaluate the town's strengths and challenges and envision the

Scan to connect
to give draft
plan feedback:



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Small Batch Café

Creative Charm

The Village Manor Restaurant

Rouge Nail Salon

M&M Dry Cleaners

Atlas Kebab and Grill



Raffle drawing

Jeremy Rosenberger, Planning Director



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Photo: Dedham Wicked Local

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Q+A Panel

Moderated by:

Sharna Small Borsellino, Master Plan Committee



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Photo: Dedham Wicked Local

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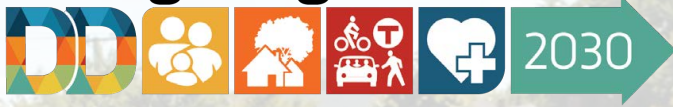


Alix O'Connell, Master Plan Committee

Margaret Adams Whitfield, Master Plan Committee



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Open House Discussion

Everyone!



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Photo: Town of Dedham

12/04/2021

Content posters and printouts

- Grab a printed draft Executive Summary
- Discuss with Master Plan Committee members or MAPC staff members
- Review summary information on posters with draft chapter content



Provide draft plan feedback at:
<https://bit.ly/DD2030-DraftPlan>

Scan to connect
to give draft
plan feedback:



Comment period open through January 18th, 2022

Zoom breakout session discussion

- (5) breakout sessions you can enter and leave as you choose:
 - Breakout Room 1 – “Housing and Economic Development,” with MAPC staff member Alex Koppelman
 - Breakout Room 2 – “Transportation and Land Use,” with MAPC staff member Marah Holland
 - Breakout Room 3 – “Public Health and Governance” with MAPC staff member Elaine Zhang
 - Breakout Room 4 – “Natural, Cultural, Historic Resources and Community Facilities and Services,” with MAPC staff member Courtney Lewis
 - Breakout Room 5 - “Committee Member Perspective” with Master Plan Committee member Nathan Gauthier



Or, email comments or questions to ifiala@mapc.org

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