



WHAT'S NEXT FOR 600 HIGH STREET?



Plan for this evening:

- Project Context
- Town Green Design Concepts: Elements and Options
- Discussion & Public Input
- Questions & Answers
- Next Steps

Dedham Square Planning Committee (DSPC)

MEMBERS



Michael Podolski, Co-Chair
Planning Board



Diane Barry Preston
Council on Aging (Precinct 2)



Peter Smith
Dedham Square Property Owner



Jessica Porter, Co-Chair
Planning Board



Lacey Cohen
At-Large (Precinct 4)



Ryan McDermott
Dedham Square Circle (Precinct 7)



Amy Haelsen
At-Large (Precinct 6)



Marie-Louise Kehoe
At-Large (Precinct 1)



Susan Fay
At-Large (Precinct 1)



Alix O'Connell
Parks & Recreation Commission



Micah Flynn
At-Large (Precinct 6)



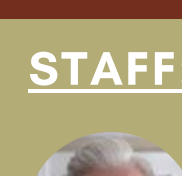
Tara Ikenouye
At-Large (Precinct 6)



Nicholas Garlick
At-Large (Precinct 3)



Michelle Persson Reilly
Finance & Warrant Committee
(Precinct 7)



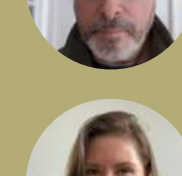
John Sisson
Community Development Director



Dennis Teehan
Select Board



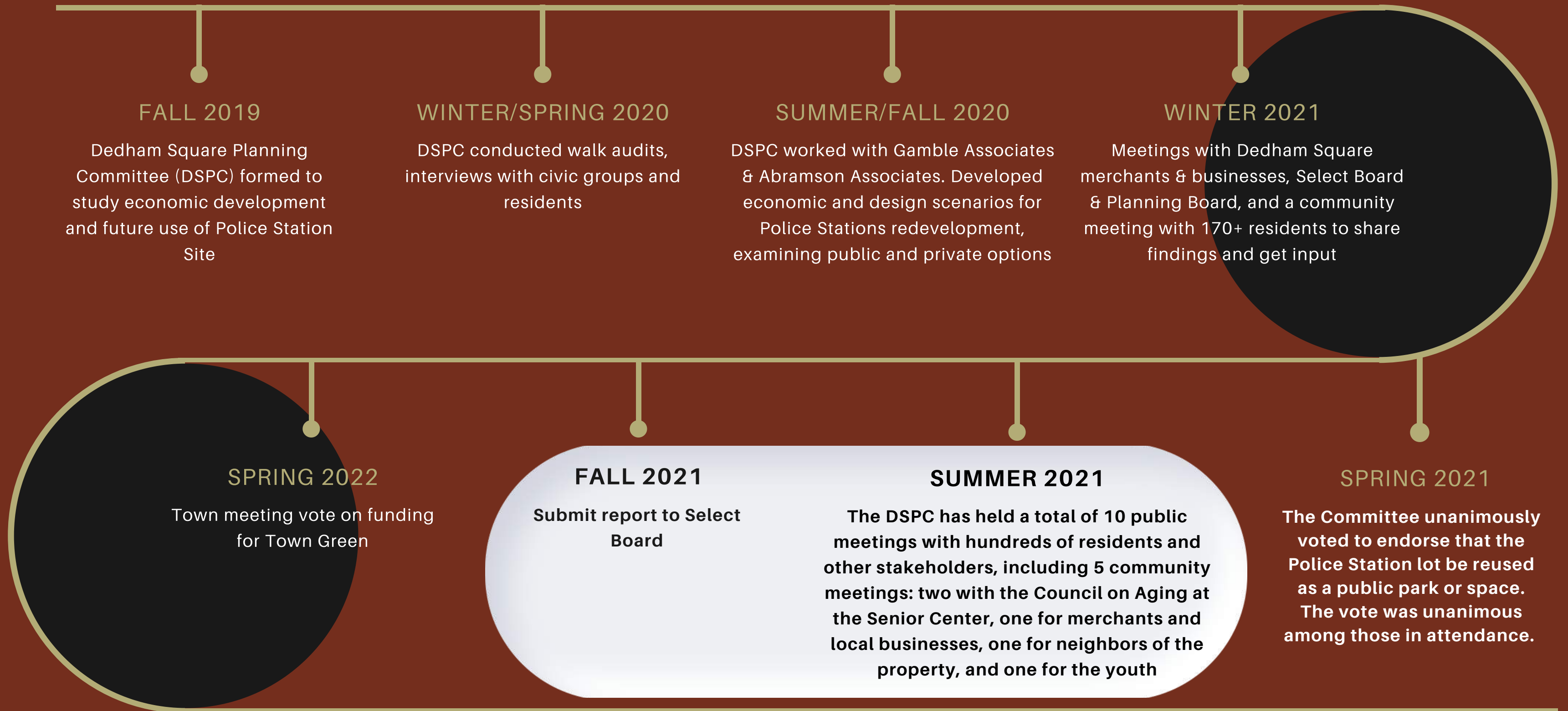
Monica Linari
At-Large (Precinct 5)



Michelle Tinger
Assistant Town Planner

STAFF:

Timeline: Two years of study and analysis on 600 HIGH STREET



Evaluating Options

	Sell Parcel, Private Development	Keep Parcel & All or Some Buildings	Park/Town Green
ECONOMIC BENEFITS	LOW	LOW	HIGH
COMMUNITY BENEFITS	NONE	LOW/MEDIUM	HIGH
ENVIRONMENTAL BENEFITS	NONE	NONE	HIGH

Project Goals

- ✔ **CREATE DYNAMIC COMMUNITY GATHERING SPACE**
- ✔ **SUPPORT ECONOMIC ACTIVITY FOR LOCAL BUSINESSES**
- ✔ **ENHANCE SENSE OF PRIDE**
- ✔ **ENHANCE WALKABILITY AND CONNECTIVITY**
- ✔ **PROMOTE OPEN SPACE AND SUSTAINABILITY**

Snapshots of June 2021 Community Events

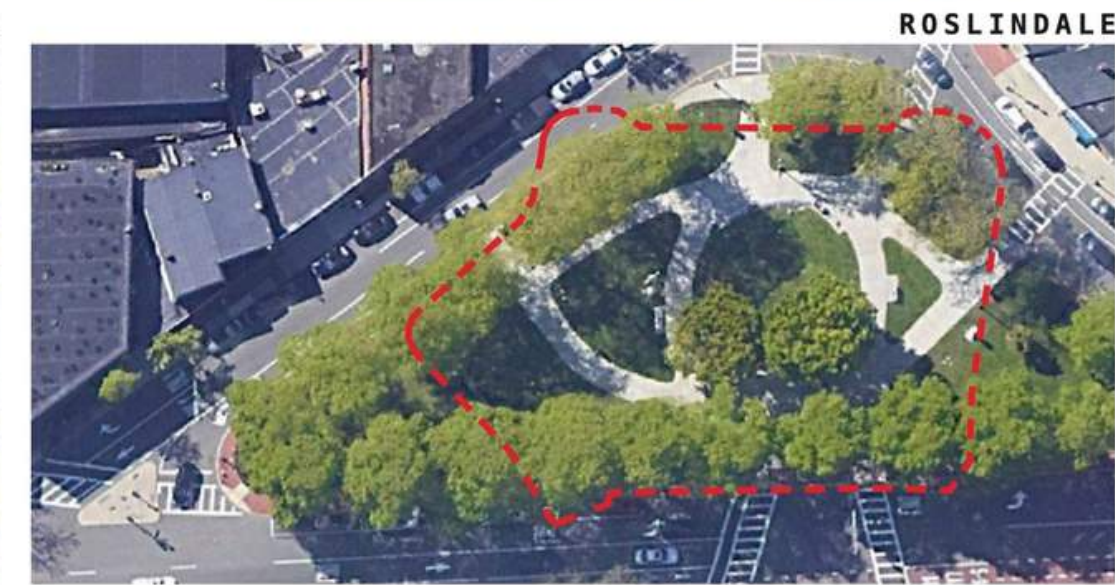
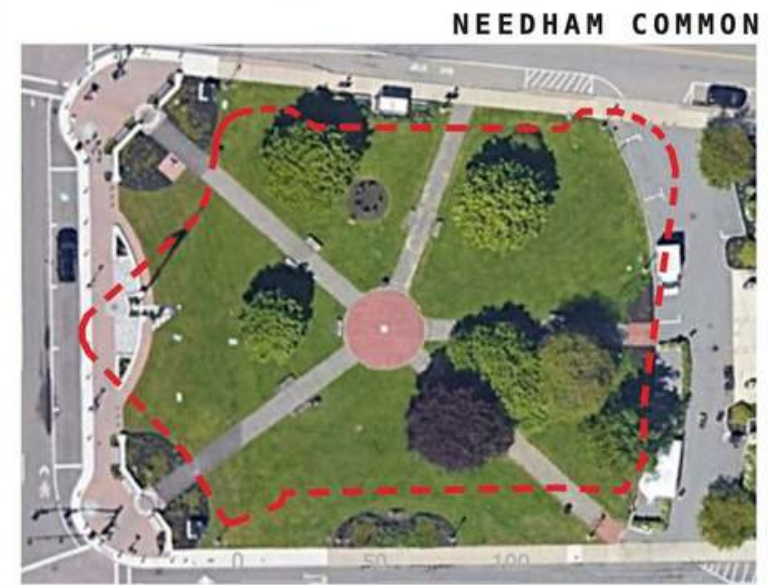
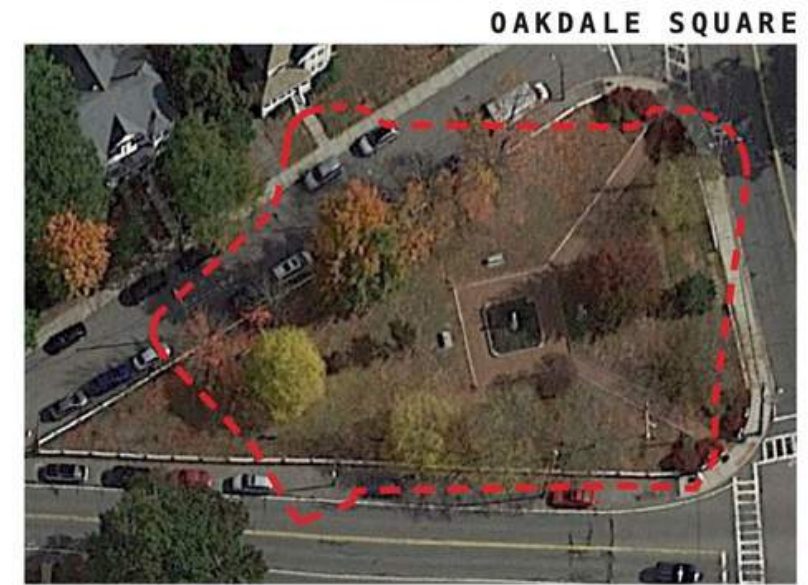
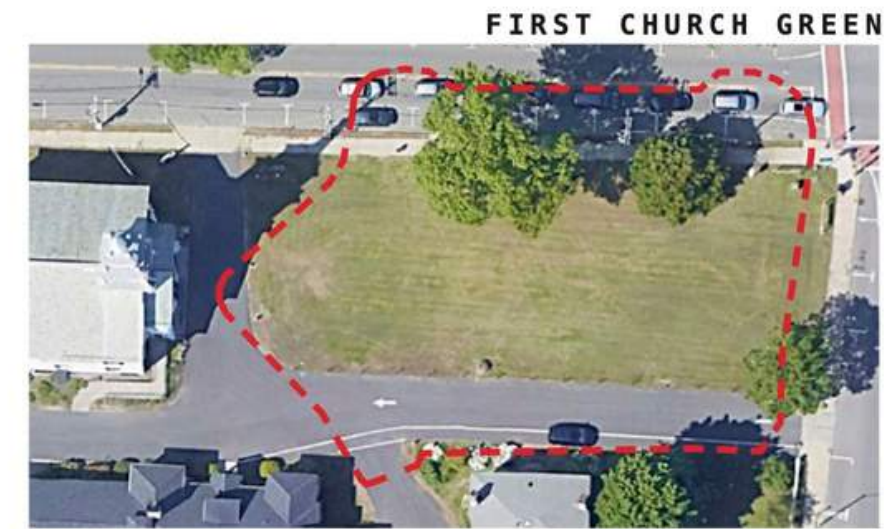
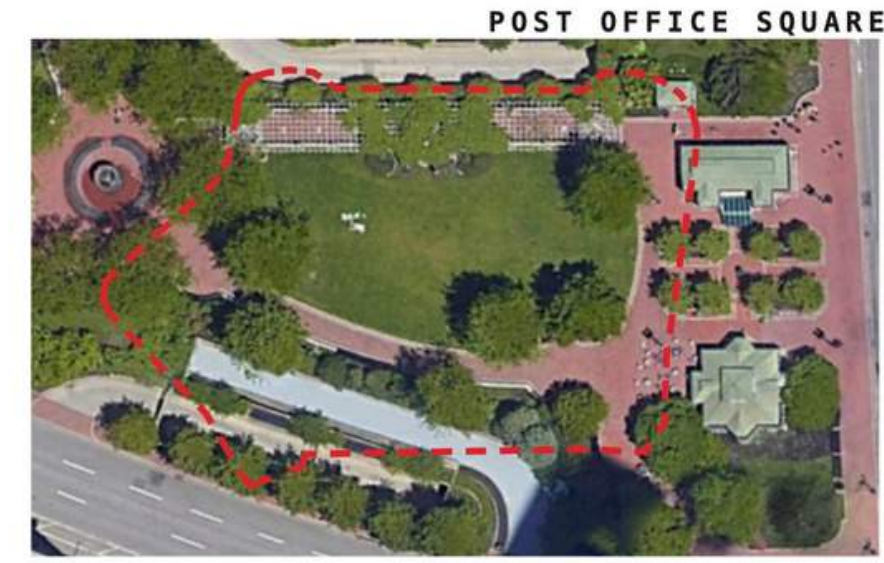
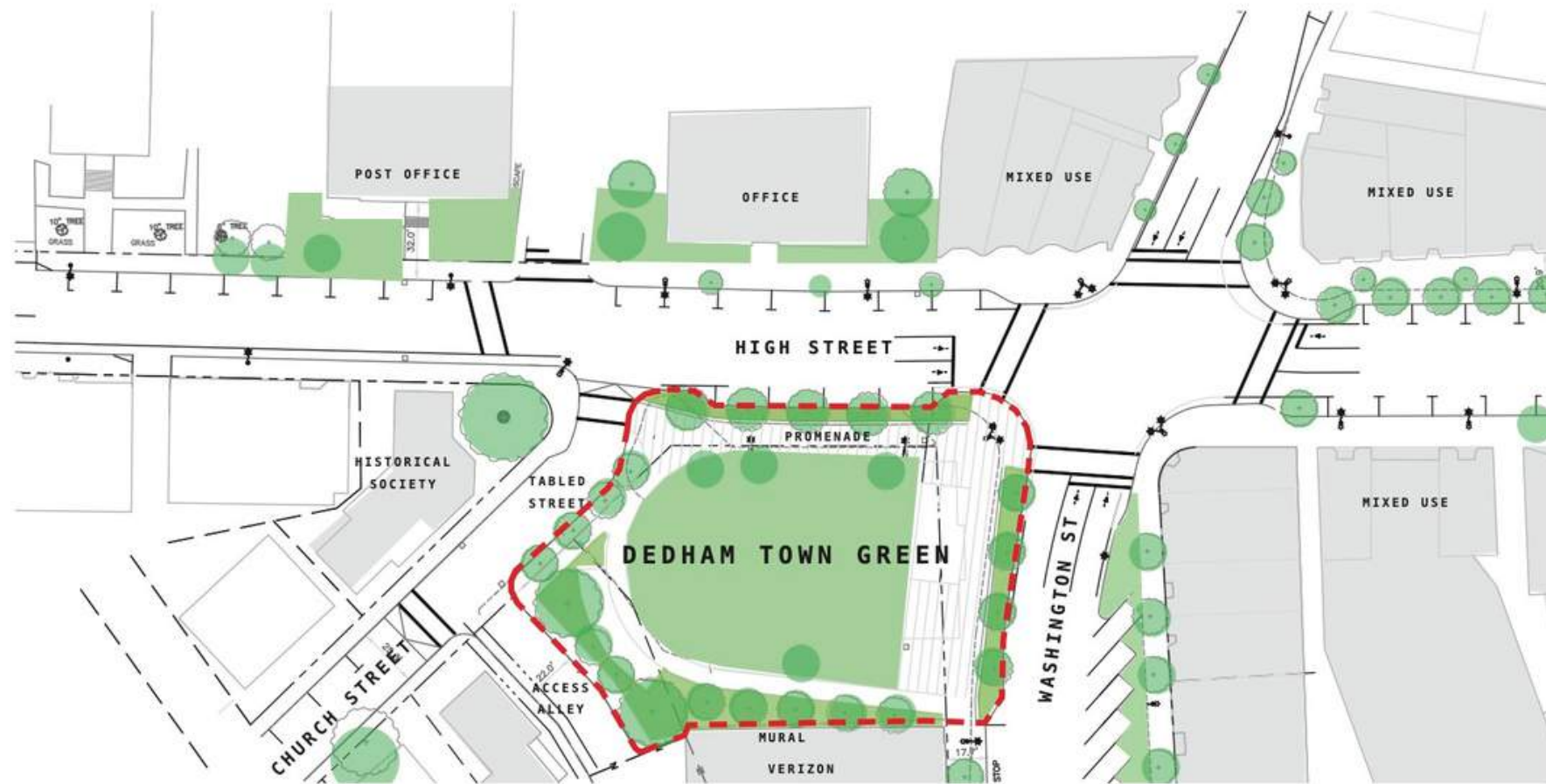


What we heard in June

- GREEN SPACE!
- Flexibility:
 - multi-generational
 - four seasons
 - multiple functions/activities
- Sense of pride: high quality materials & design
- Create a buffer: clear edges from road, mitigate street noise
- Support commercial activity, but don't compete



SITE WITH SCALE COMPARISONS



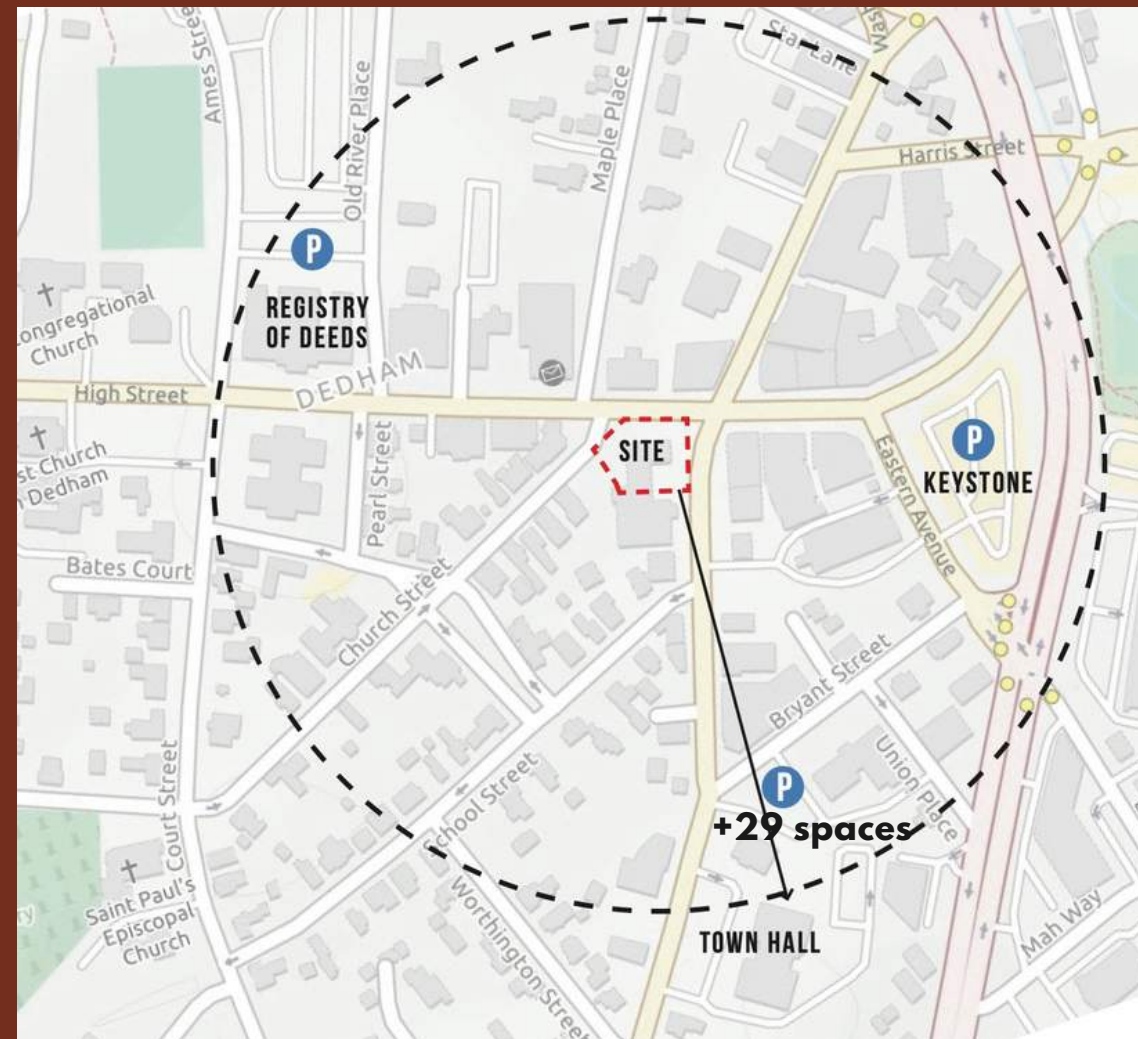
600 High St. is a short walk from key assets:

Civic & Community Centers:

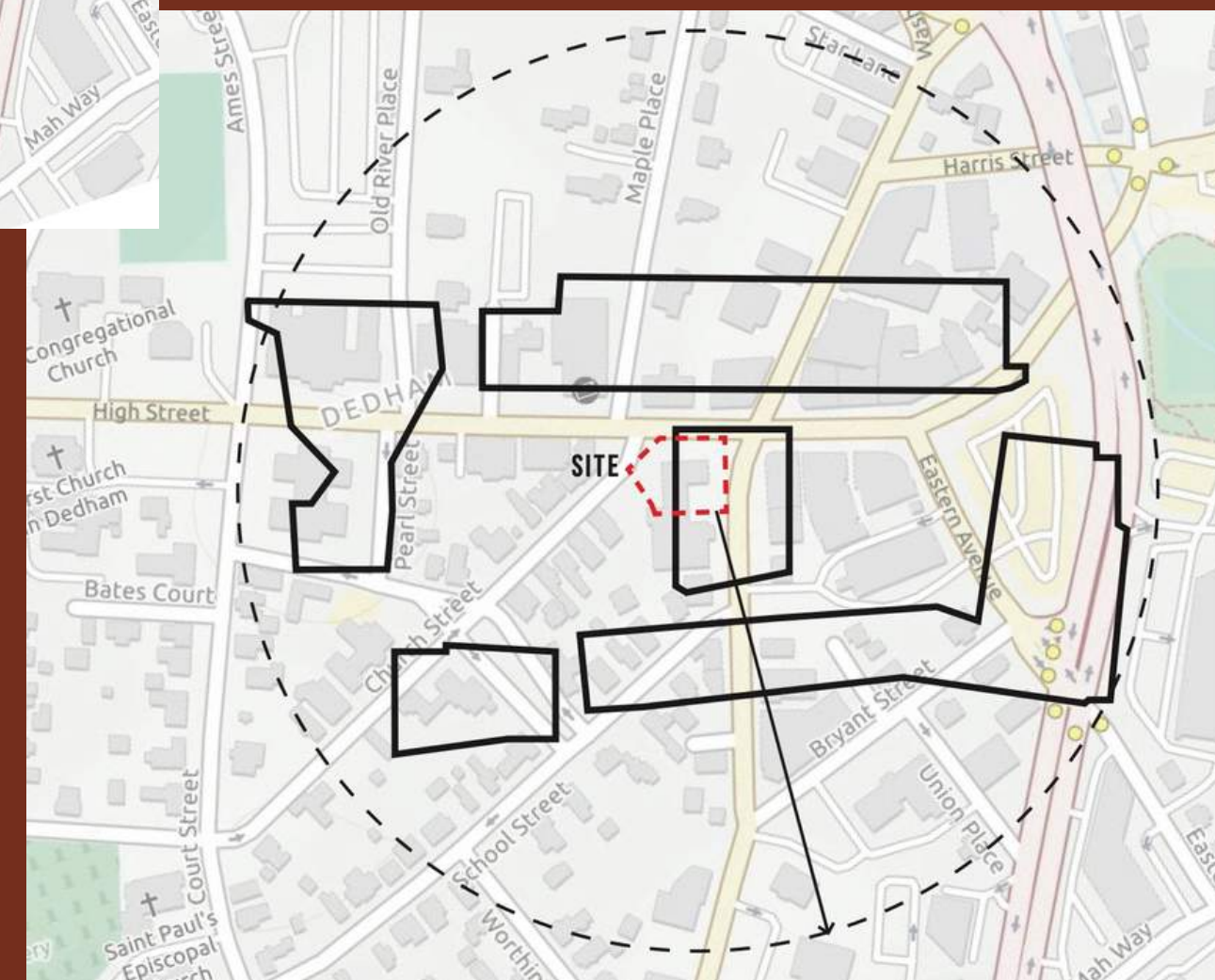
- Town Hall & Senior Center
- Norfolk County Courthouse
- Registry of Deeds
- County Commissioner's office
- US Post Office
- Dedham Public Library
- Dedham Community House
- 4 Churches (Allin, St. Paul's, First Church, Dedham Temple)

Local Business District:

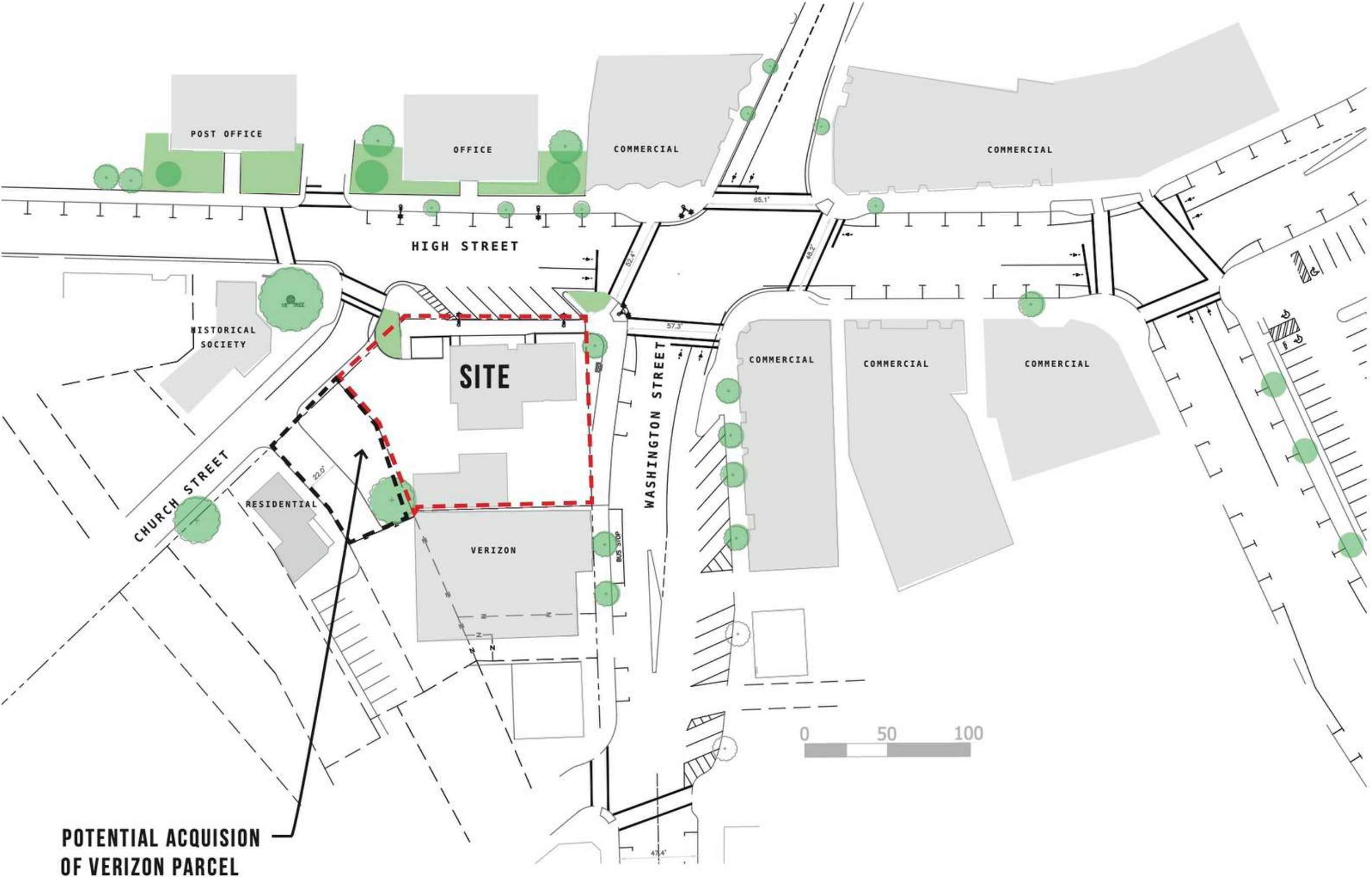
- 150+ businesses, employing ~1000 people
- 22 restaurants & cafes



Dedham Square is similar in scale to Legacy Place:



EXISTING CONDITIONS



Site Analysis

EXISTING CONDITIONS - AERIAL VIEW



VERIZON BUILDING

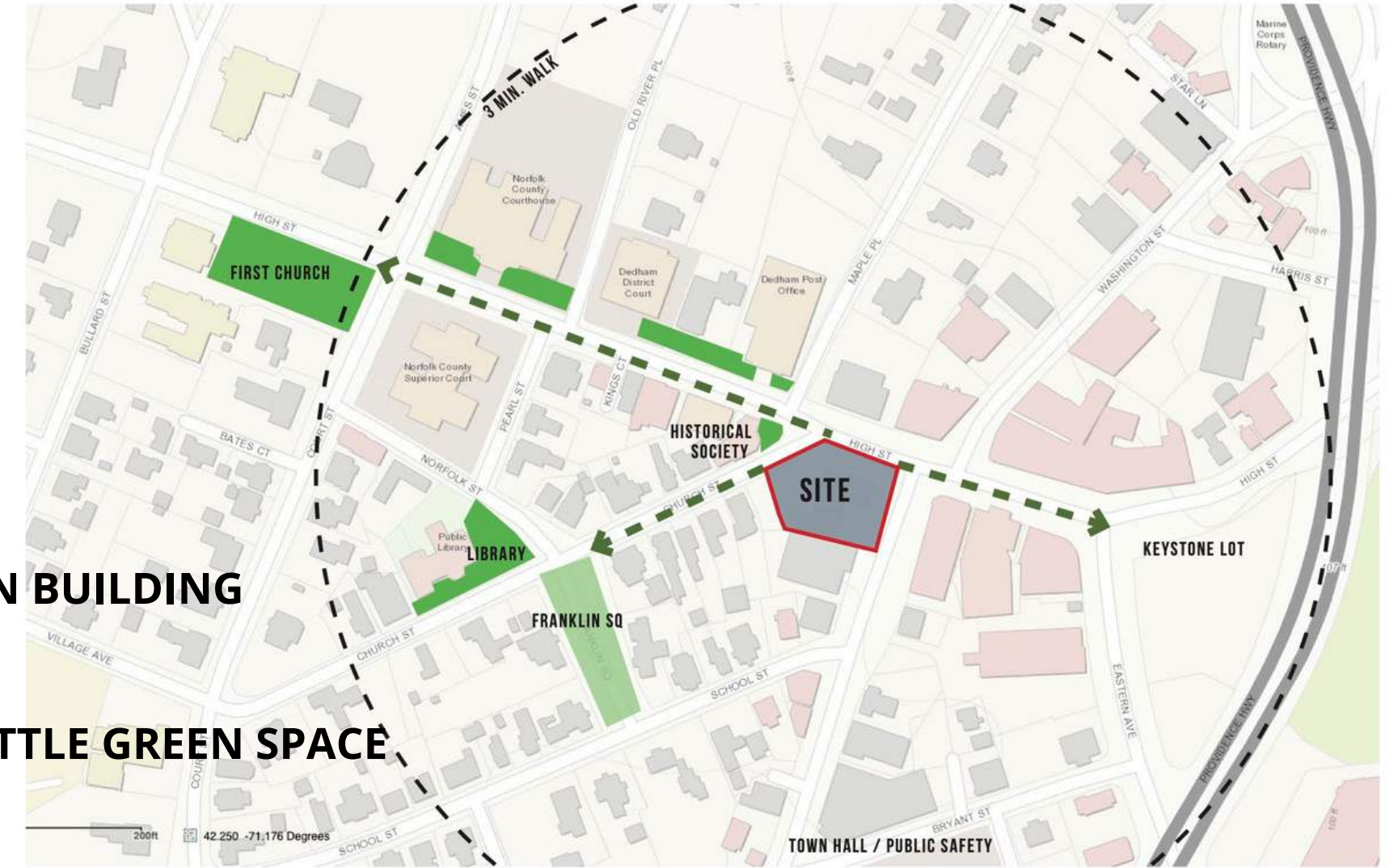
VERY LITTLE GREEN SPACE

WIDE VEHICULAR LANES

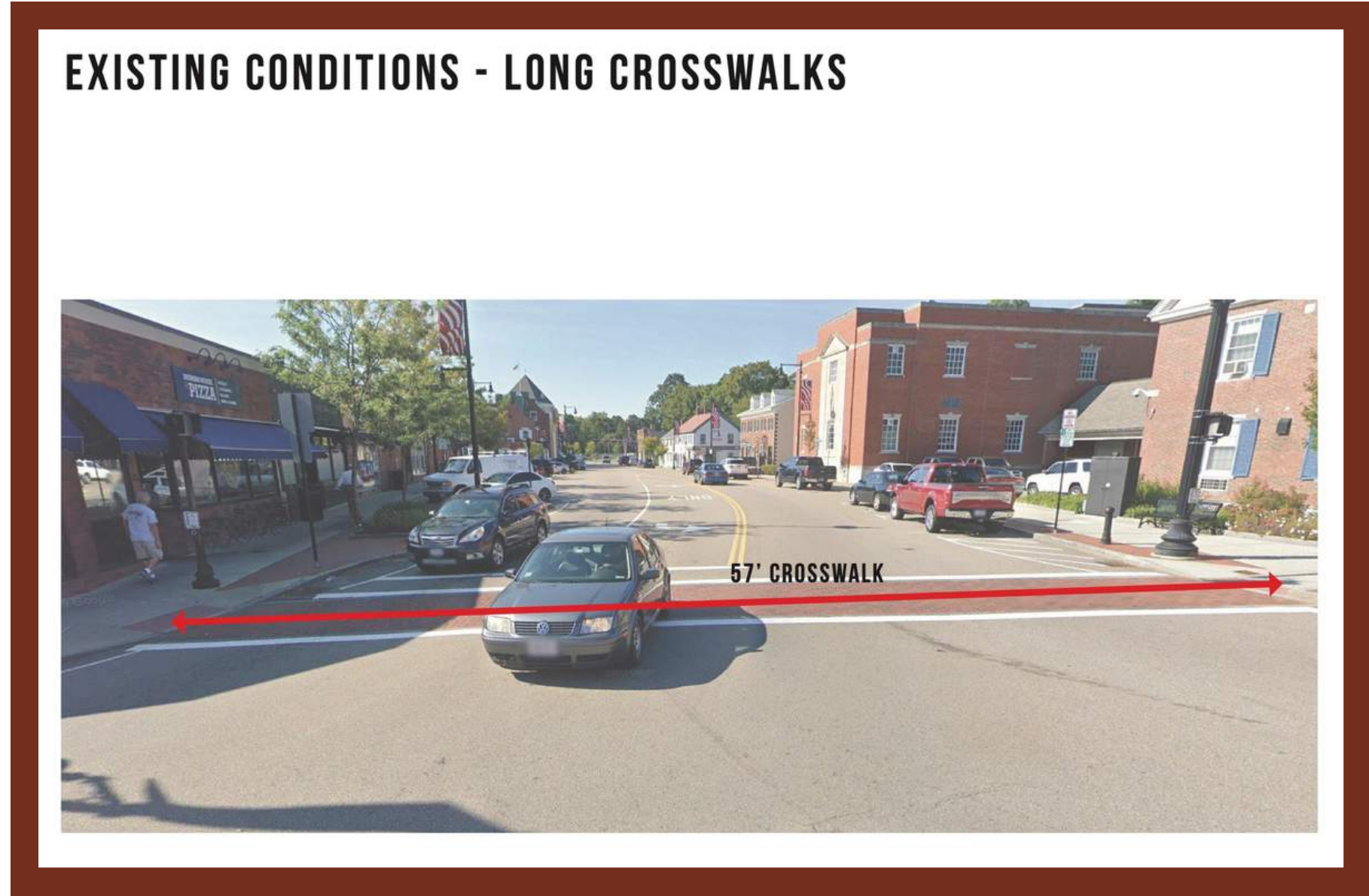
MINIMAL TREE PLANTING

LONG CROSSWALKS

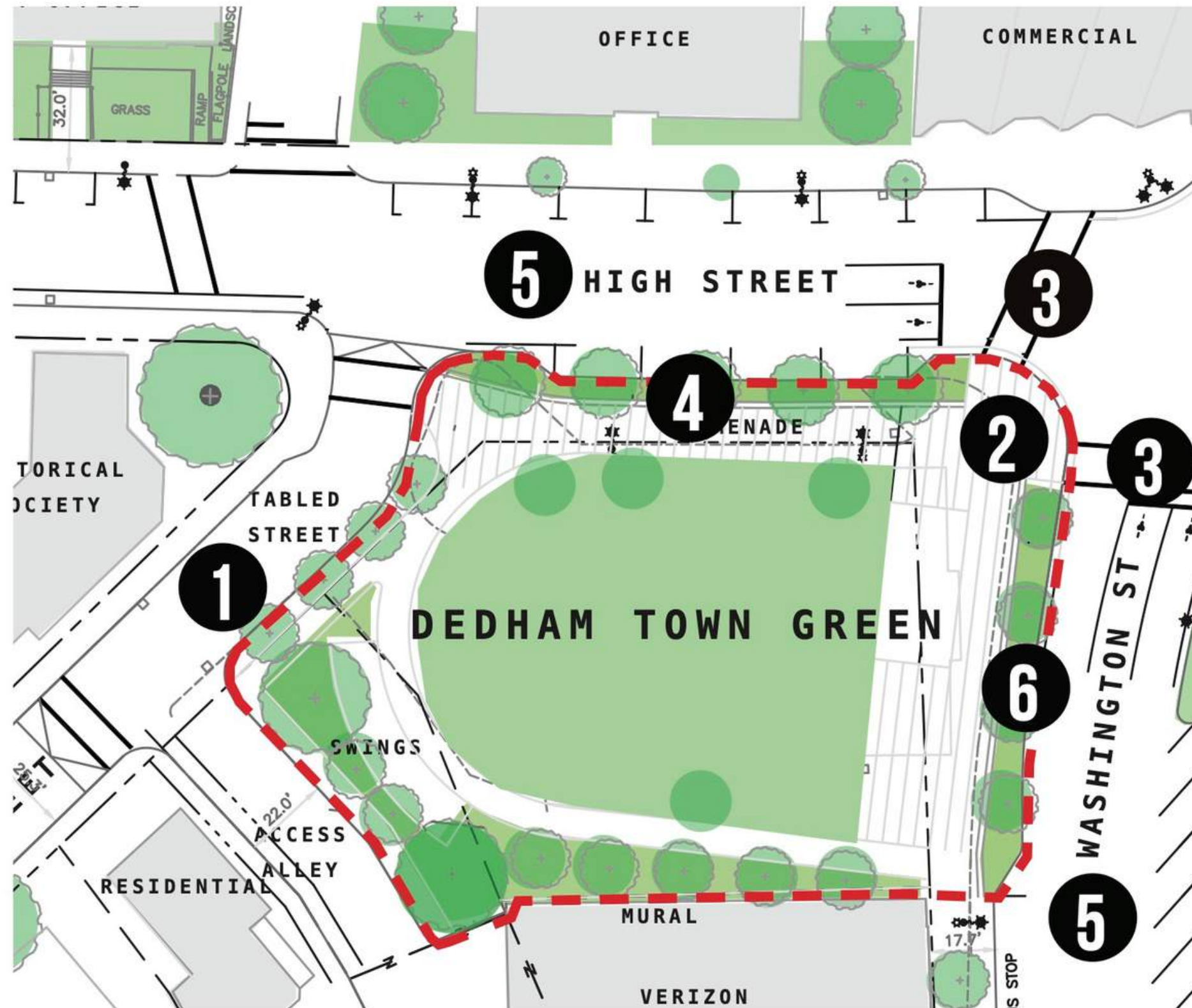
EXISTING CONDITIONS - OPEN SPACE CONTEXT



Existing conditions post challenges for creating a safe pedestrian experience



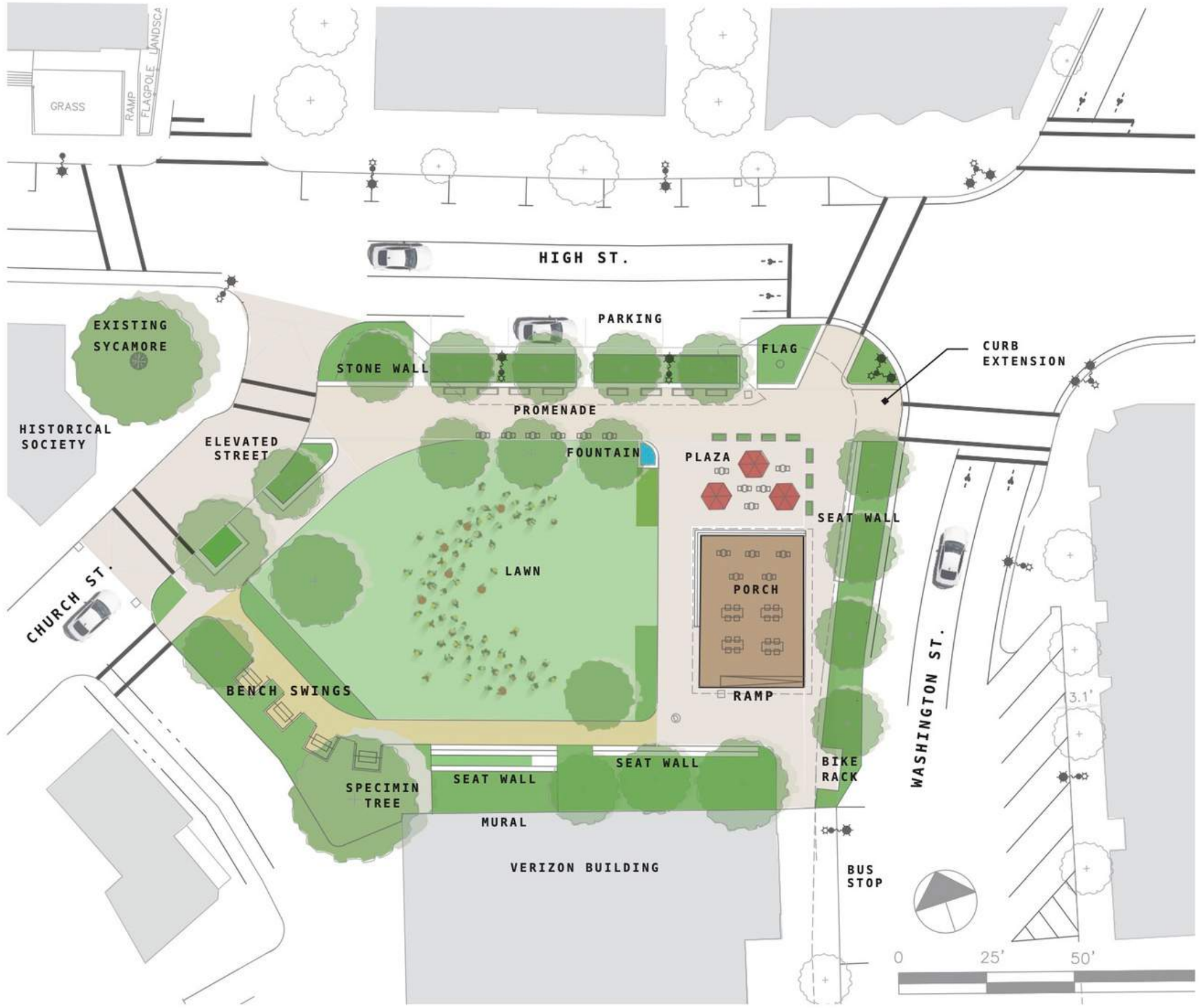
PARK AND SAFETY IMPROVEMENTS



SUMMARY

1. TABLED CHURCH STREET
2. CURB EXTENSIONS
3. REDUCED CROSSING
4. PARALLEL PARKING
5. REDUCED LANE WIDTH
6. ADDITIONAL TREES

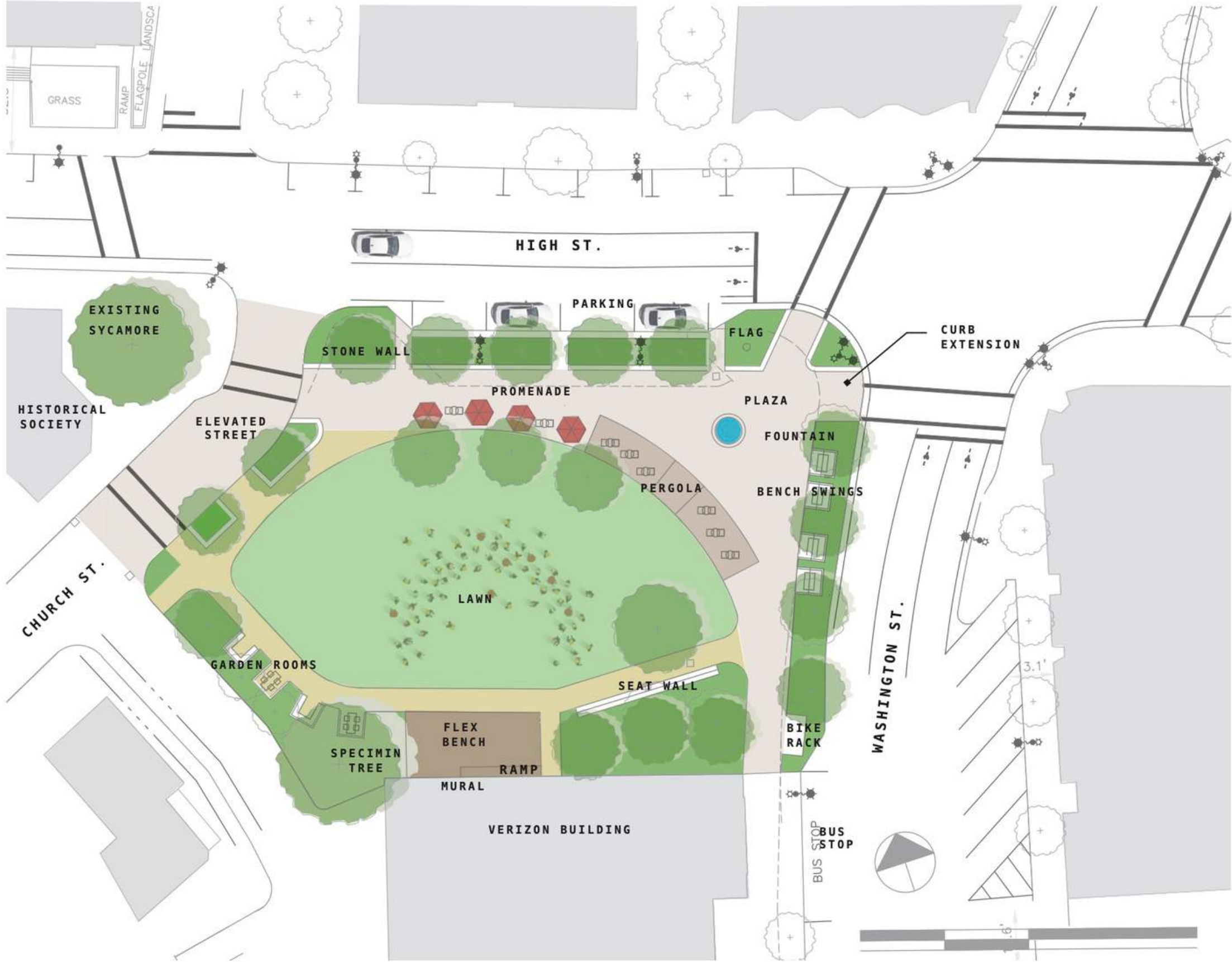
CONCEPT A - THE COMMUNITY PORCH



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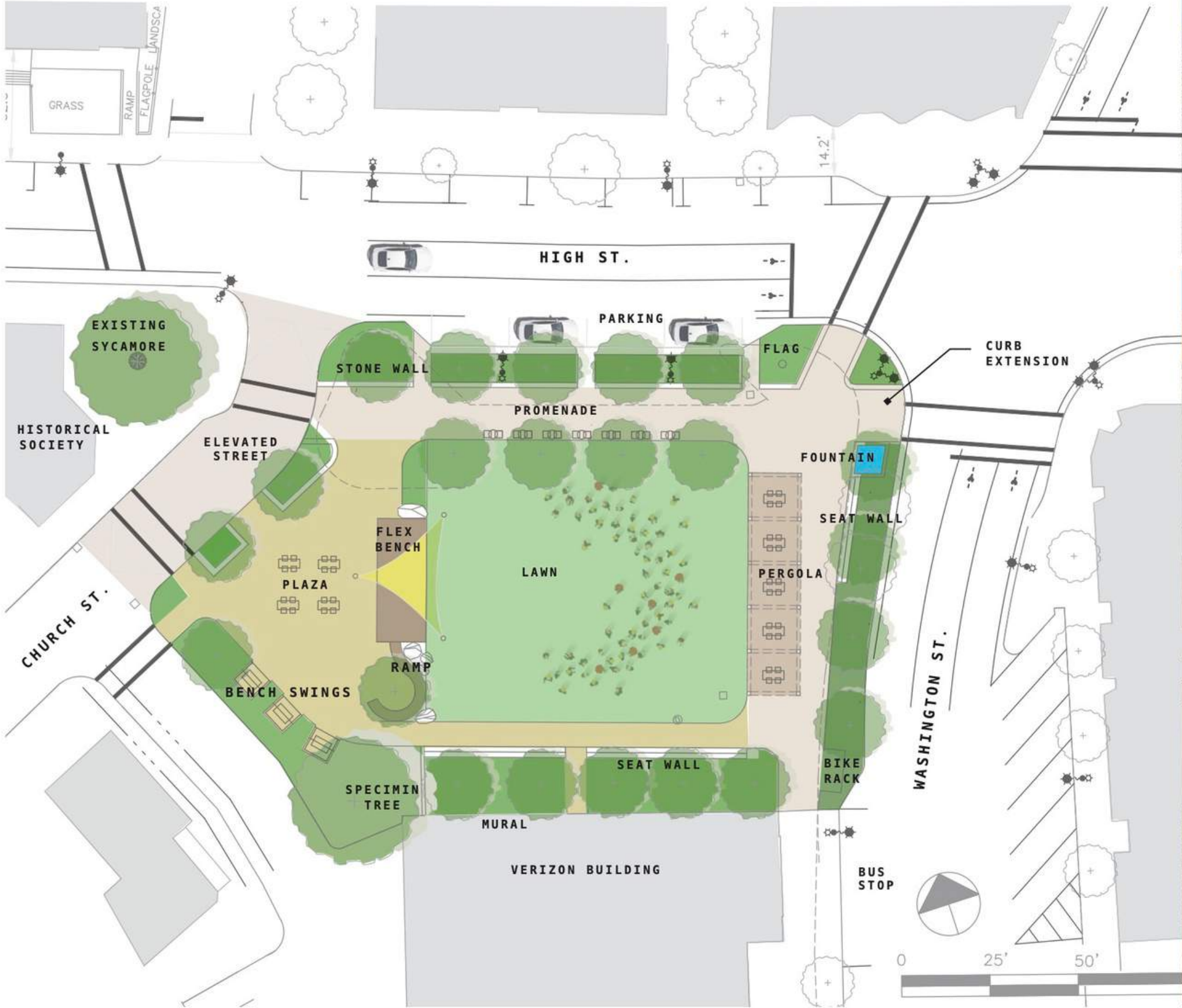
CONCEPT B - THE CRESCENT



CONCEPT B - THE CRESCENT



CONCEPT C - THE SQUARE



CONCEPT C - THE SQUARE



STREET LEVEL EXPERIENCE

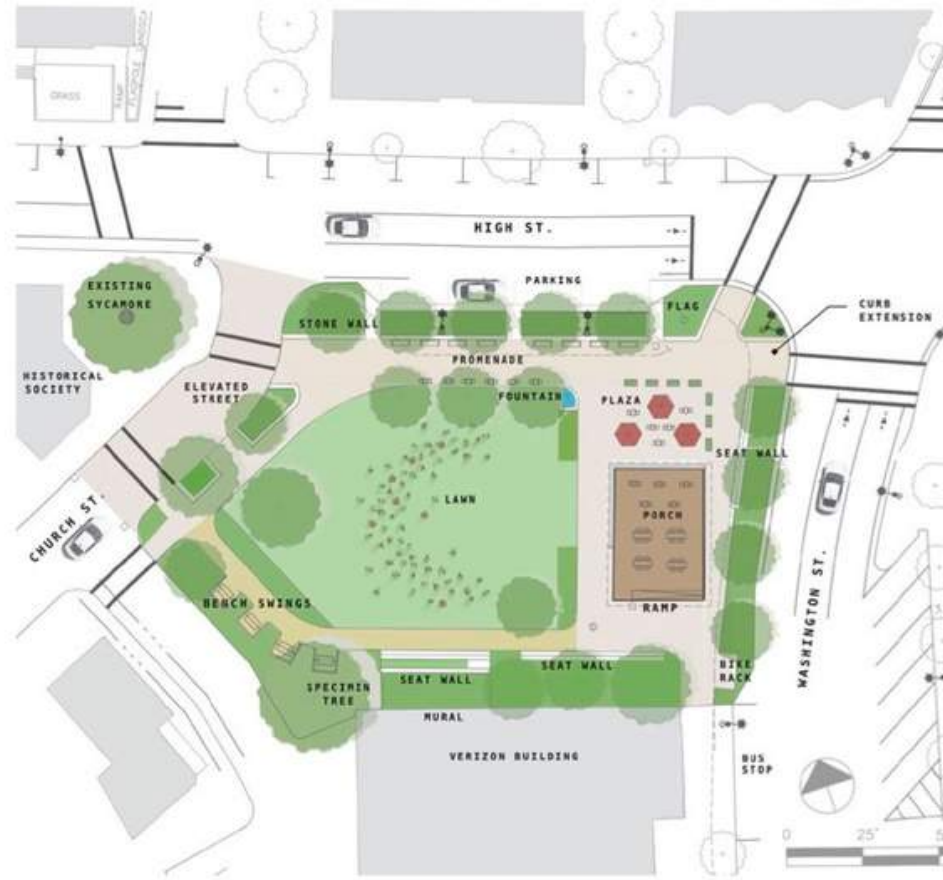


STREET LEVEL EXPERIENCE



CONCEPT A

THE COMMUNITY PORCH



SUMMARY

- MIX OF HARD AND SOFT
- PLAZA RELATES TO COMMERCIAL ACTIVITY ON WASHINGTON STREET
- PORCH SHADE STRUCTURE PROVIDES ICONIC FOCAL POINT
- PLAZA PROMOTES 4-SEASON USE
- SMALL INTERACTIVE FOUNTAIN
- RAIN GARDENS TO TREAT STORMWATER
- LARGE PLANTING BUFFER ALONG STREETS
- CHURCH STREET ELEVATED

CONCEPT B

THE CRESCENT

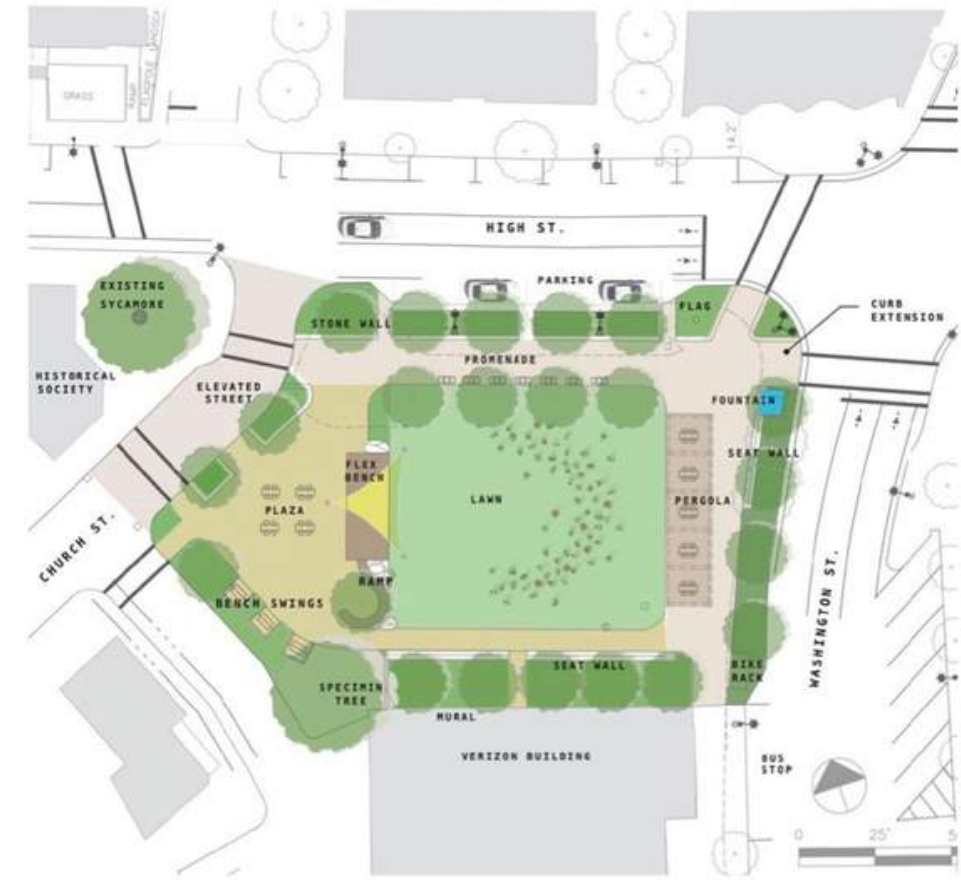


SUMMARY

- RADIAL FORM
- LARGE LAWN WITH FLEX BENCH / STAGE AS FOCAL POINT
- PERGOLA AT MAIN ENTRY PROVIDES A SENSE OF ARRIVAL
- SMALL GARDEN ROOMS
- FOUNTAIN NEAR WASHINGTON STREET
- RAIN GARDENS TO TREAT STORMWATER
- LARGE PLANTING BUFFER ALONG STREETS
- CHURCH STREET ELEVATED

CONCEPT C

THE SQUARE



SUMMARY

- MIX OF HARD AND SOFT
- PERVIOUS PLAZA ON WEST SIDE
- FLEX BENCH / STAGE
- VINE COVERED PERGOLA AT COMMERCIAL EDGE
- BOULDERS AND KIDS ACTIVITIES
- RECTILINEAR / CLASSICAL FORM
- RAIN GARDENS TO TREAT STORMWATER
- LARGE PLANTING BUFFER ALONG STREETS
- CHURCH STREET ELEVATED

MAJOR DESIGN OBJECTIVES

- ✓ **NEW GREEN SPACE**
- ✓ **INCREASE NUMBER OF TREES**
- ✓ **TABLE CHURCH STREET**
- ✓ **CURB EXTENSIONS TO REDUCE PEDESTRIAN CROSSING**
- ✓ **REDUCE VEHICULAR LANE WIDTH**
- ✓ **REPLACE ANGLED WITH PARALLEL PARKING**
- ✓ **MAINTAIN ACCESS FOR EMERGENCY VEHICLES**

DISCUSSION

(Breakout rooms)

(20 Minutes)

Questions?

Next Steps



- **DSPC and Don will incorporate feedback from tonight into a final design recommendation**
- **Report to Select Board in October**
 - **including design recommendation, cost estimate, traffic calming recommendations, funding opportunities, as well as future opportunities to improve public safety in Dedham Square.**
- **If Select Board accepts recommendations, expect to be on Town Meeting Warrant Spring 2022**

**Keep the ideas
coming and
stay involved!**

CONTACT

JOHN SISSON,
COMMUNITY DEVELOPMENT DIRECTOR

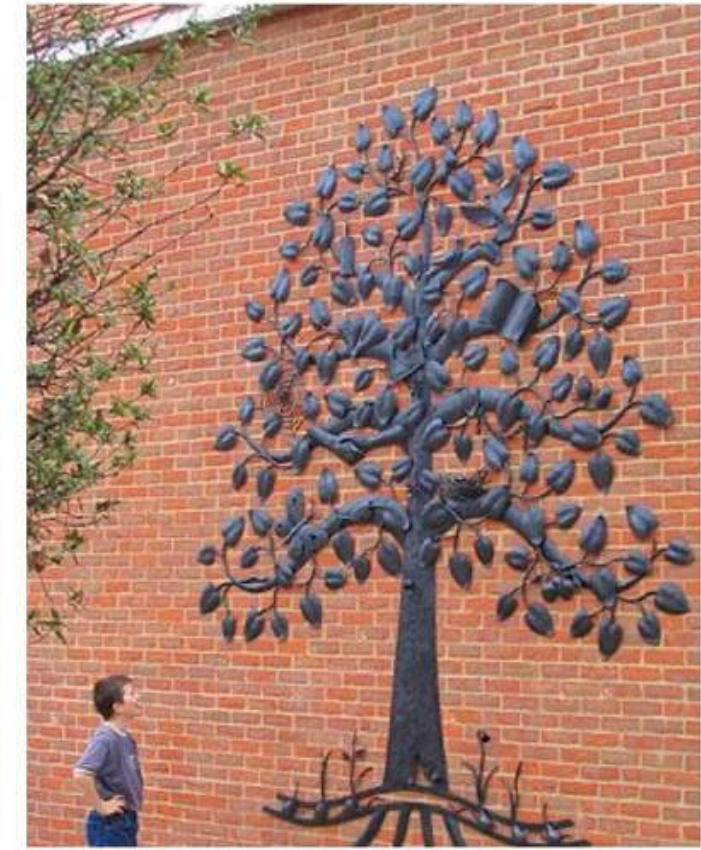
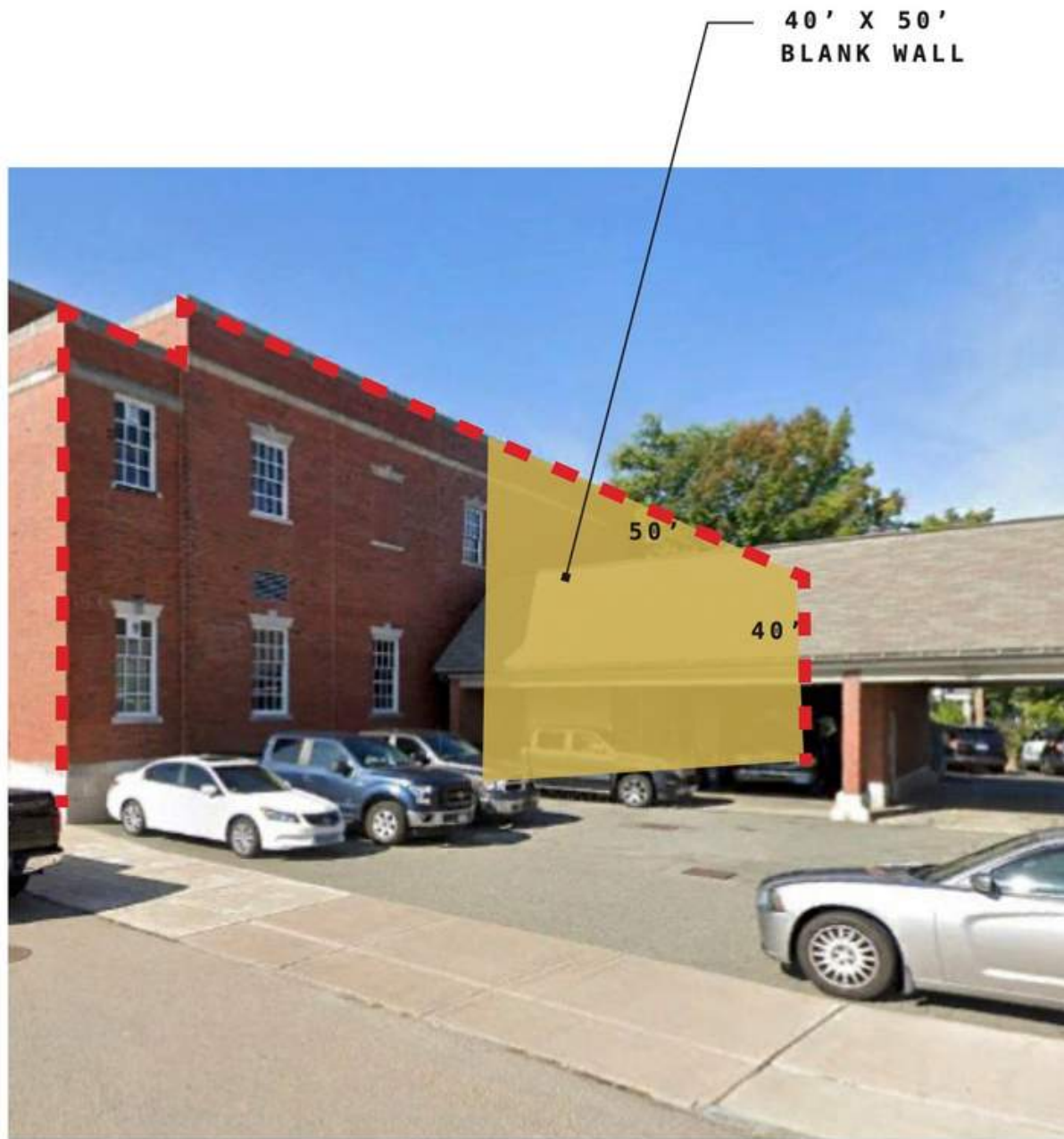
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@DedhamPlanning

Appendix

VERIZON FACADE - MURAL OPPORTUNITY



MULTI-PURPOSE SEATING AND SITE ELEMENTS

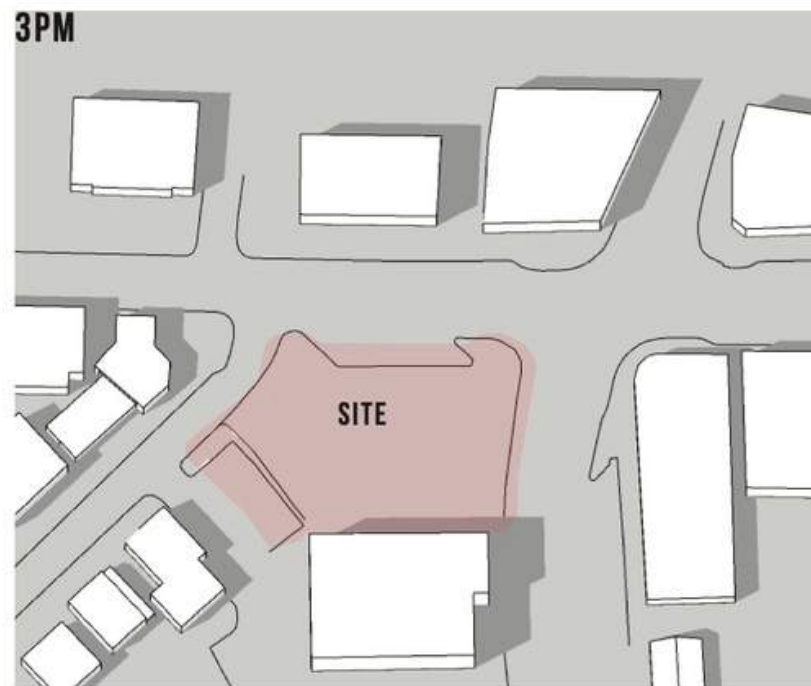
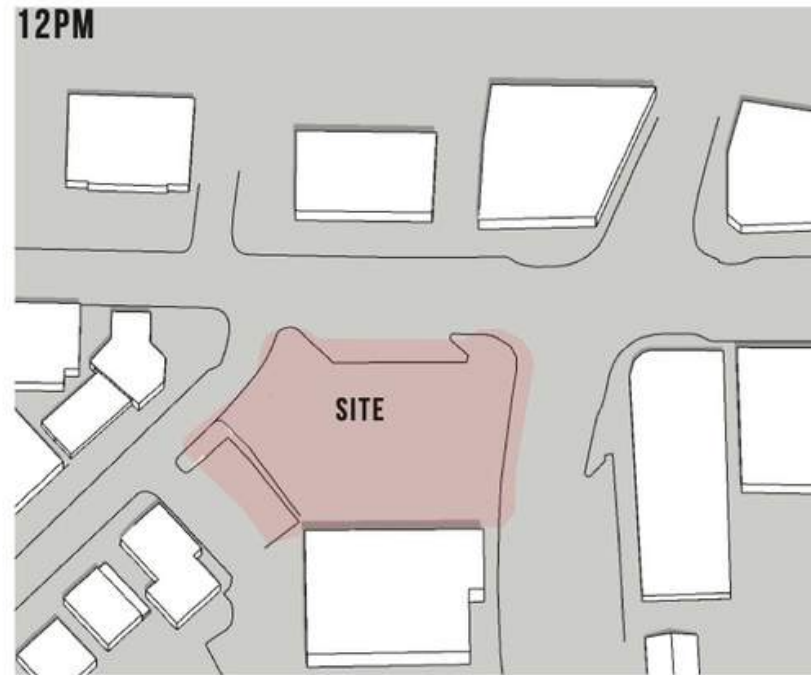


HISTORIC / INTERPRETIVE EXHIBITS

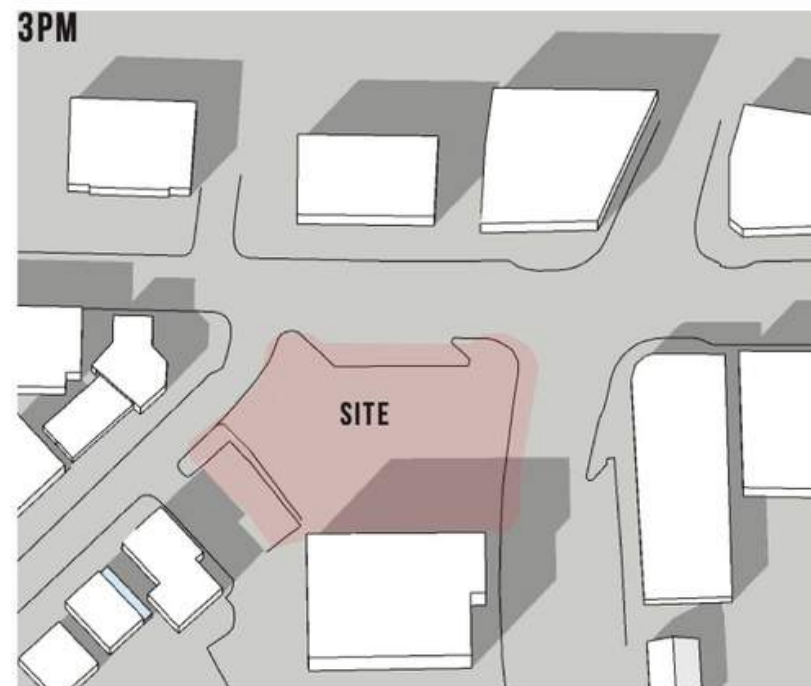
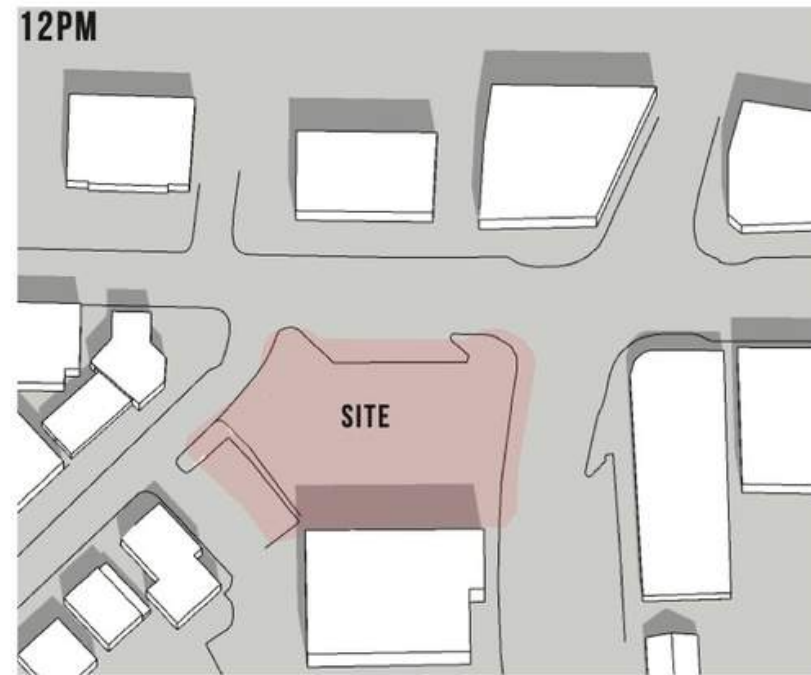


SHADOW STUDY

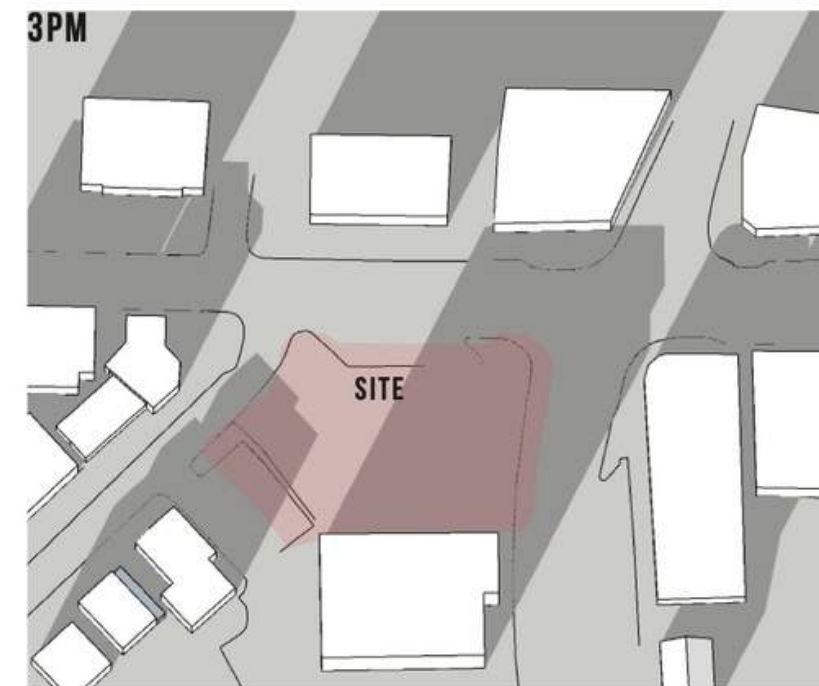
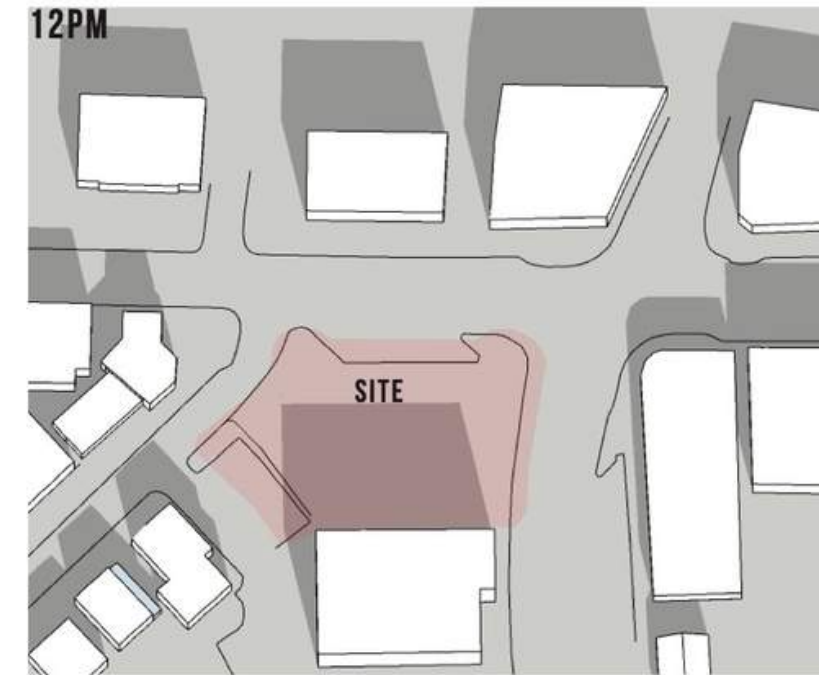
JUNE 21



SEPTEMBER 22



DECEMBER 21



EXISTING CONDITIONS - OPEN SPACE CONTEXT



How we got to where we are

✓ MEETINGS

- Committee Meetings every month since September 2019 held in person and through Zoom
- Community Engagement Working Group meetings twice a month since October 2020
- Combined meeting with the Select Board & Planning Board

✓ NEIGHBORHOOD EVENTS

- Community meeting in February 9, 2021 with 170+ residents to share findings and and gather input
- Community events in June 2021
 - 5 public meetings throughout Town
 - 5 focus groups with the Council on Aging, merchants and locals businesses, neighbors of the property, and youth!

✓ COMMUNITY ENGAGEMENT

Postcard Mailouts, Dedham Times, Dedham TV, Social Media, In-Person Outreach, Town Website, Email Blasts, Banners and Flyers in Town

✓ CONTINUOUS PLANNING FOR THE FUTURE!

✓ TONIGHT: COMMUNITY INPUT ON DESIGN OPTIONS

Parks bring significant economic benefits

1

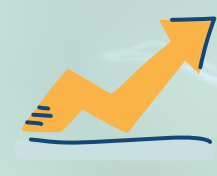
INDIRECT



- Increase # of visitors and \$ spent
- Increase amount of time spent
- Employ local residents
- Support local businesses, which are critical in providing contributions to community groups, youth sports leagues, etc.

2

DIRECT



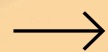
- Increase surrounding property values, property taxes
- Increase in restaurant traffic goes directly to Robin Reyes fund for Capital Improvements
- 60% of every dollar spent in a local business stays in that local community

Community Benefits

1



Gives Dedham a beautiful, functional Town Green, like so many surrounding communities



2



Creates a central gathering space for people of all ages, all neighborhoods



3



Potential for programming: concerts, movies, markets



4

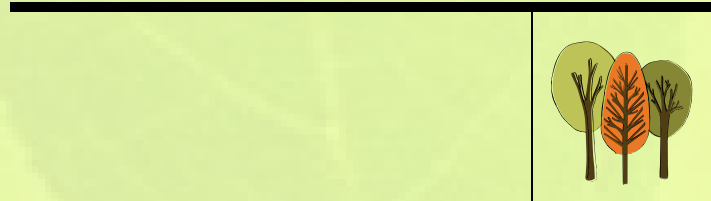


Supports passive recreation, health, & quality of life



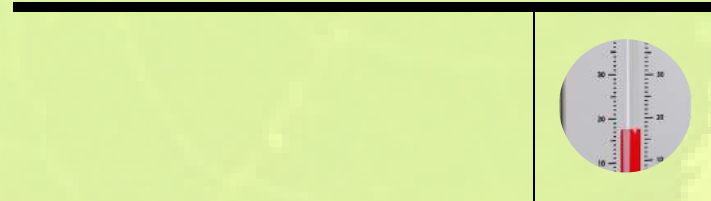
Environmental Benefits

1



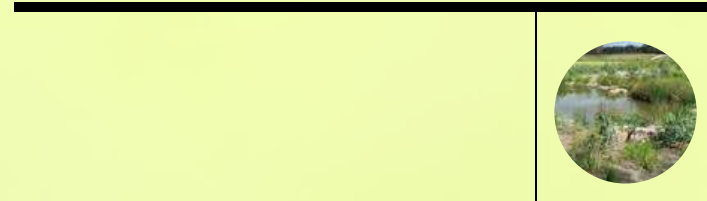
Adds green space and trees to a highly paved area

2



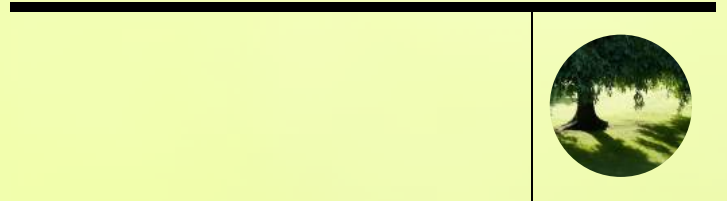
Helps lower temperatures, combat heat island effect, and improve air quality

3

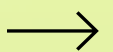
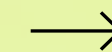


Improves stormwater management

4



Provides shade trees, native plantings



PUBLIC OUTREACH - COMMUNITY PREFERENCES

PARK ELEMENTS

- Flexible space (lawn or hardscape area that can be programmed)
- Games (corn hole, connect four, etc.)
- Public Art
- Lighting (traditional and artistic)
- Panic button for safety feature
- Historic displays and elements
- Drinking fountain (with dog feature)
- Bike racks
- Free wifi
- Good signage / way finding
- Trees
- Planting beds (seasonal interest and reduce amount of impervious)
- Shade structures (umbrellas, sails, etc)
- Irrigation system
- Stage (but make it flexible for other things like seating)
- Something to mitigate traffic noise (small water feature?)
- Seating (including at least some benches with back support)
- Pavilion (many liked the idea of a community front porch structure)
- Restrooms (desired but only if it doesn't take too much space)
- Sustainable design elements (rain garden, solar, etc)
- Storage (for site furniture, games, etc.)

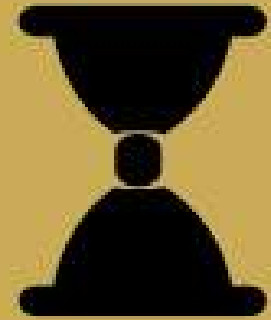


2019 Mixed Use Study Survey Results

(373 responses)



96% LIVED IN DEDHAM



40% LIVED IN DEDHAM FOR 20+ YEARS



34% OF RESPONDENTS WERE 35-44



26% WORKED IN DEDHAM



49% VISIT THE SQUARE 1-2X/WEEK

WHAT DOES DEDHAM SQUARE NEED?

