

Dedham Town Green

An aerial photograph of a town, likely in the South, showing a mix of residential and commercial buildings, a major highway with a bridge, and a soccer field in the foreground. The text is overlaid on the image.

Context

Scale Comparisons

Opportunities and Constraints

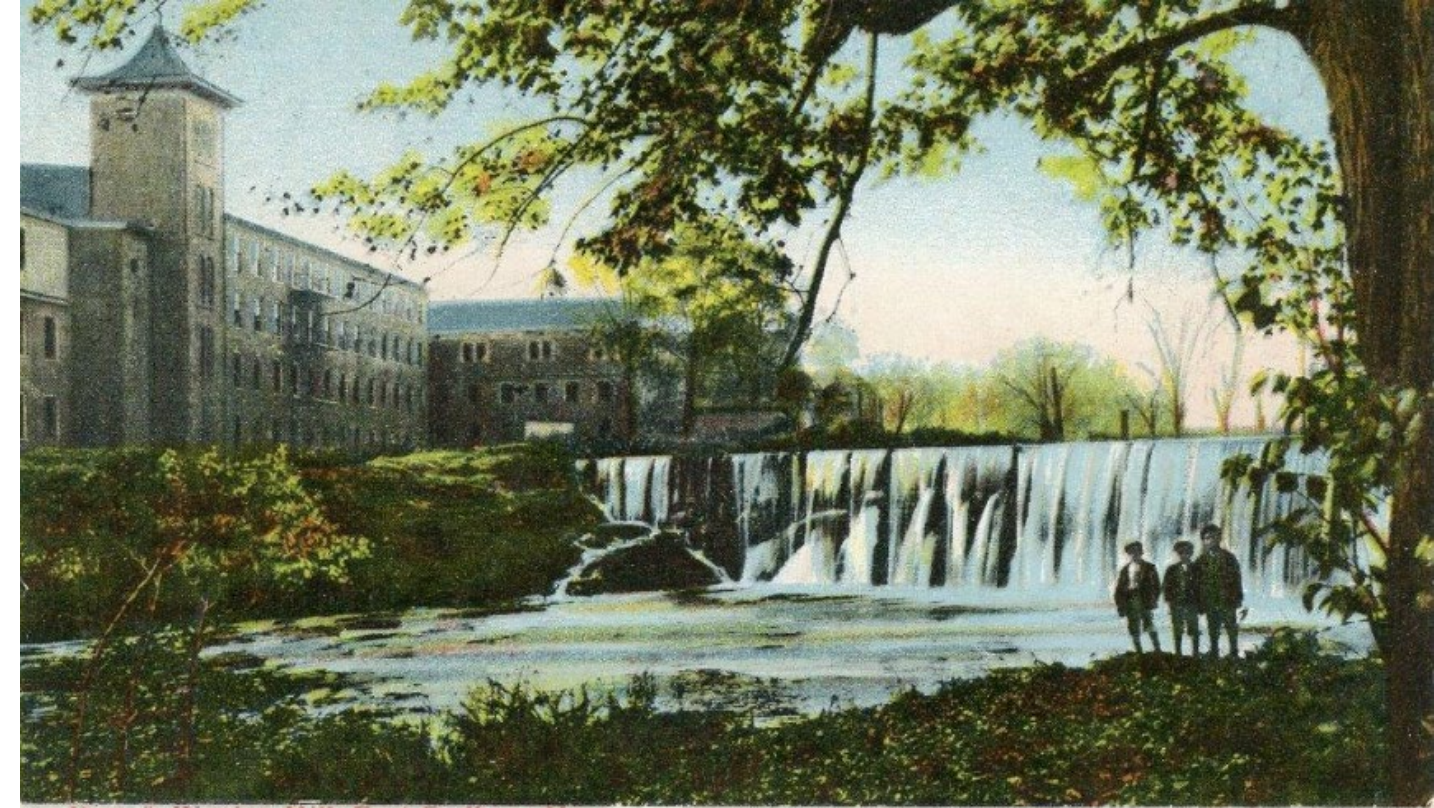
Design

Discussion

Context

HISTORIC/INDUSTRIAL CHARACTER

- Mother Brook - First Canal in US
- Town established on mill work
- 47 Sons of Dedham - Civil War
- Memorial Hall



Dam & Woolen Mill, East Dedham, Mass.

Historic Postcard from the Dedham Historical Society & Museum Collection



Memorial Hall, Dedham, Mass.

Context

HISTORIC/INDUSTRIAL CHARACTER

- Industrial character celebrates Dedham history and aligns well with brick architecture
- Address Verizon facade









Context

COMMERCIAL CORRIDOR

- Park should respond to context
- Activate the Washington Street Edge
- Residential side to be more passive



Ground Level Use Key

-  Town Green site
-  Retail/Commercial
-  Residential
-  Office/Medical
-  Civic/Institution
-  Municipal Parking Lot

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SCALE COMPARISONS

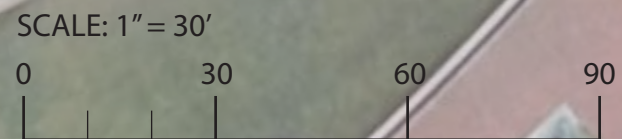
POST OFFICE SQUARE - BOSTON, MA



SCALE: 1" = 30'
0 30 60 90

SCALE COMPARISONS

ATLANTIC WHARF - BOSTON, MA



An aerial photograph of a town, likely in the South, showing a mix of residential and commercial buildings, streets, and green spaces. The image is semi-transparent, allowing the text to be clearly visible. The text is arranged vertically in the center of the image. The background shows a dense urban area with various building styles, including some larger, multi-story structures and many smaller houses. There are also parking lots, roads, and some open green areas. The overall tone is light and airy due to the transparency.

Context

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OPPORTUNITIES AND CONSTRAINTS



LEGEND



BUFFERING - VISUAL AND AUDITORY

IDEAL PERFORMANCE ORIENTATION

ACTIVE URBAN RETAIL EDGE

An aerial photograph of a town, likely in the South, showing a mix of residential and commercial buildings, streets, and green spaces. The image is semi-transparent, allowing the text to be clearly visible. The text is arranged vertically in the center of the image. The word 'Design' is highlighted in orange, while the other words are in black.

Context

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DESIGN

COMMUNITY ENGAGEMENT PRIORITIES

- Creative Solution for Verizon Facade
- Flexible Space
- Four Seasons
- Multi-generational
- Mitigate Noise
- Clear Edges / Buffering
- Programming
- Celebrate History
- Commercial Activation (but don't compete)

OTHER POTENTIAL ELEMENTS

- Outdoor Dining / Seating Areas
- Community Porch
- Additional Shade Structures
- Stage - Permanent or Temporary
- Swings - Benches not Playground
- Community Bulletin Board
- Drinking Fountain - Bottle Fill
- Bike Racks
- Historical Exhibits
- Solar

PRIORITIZE

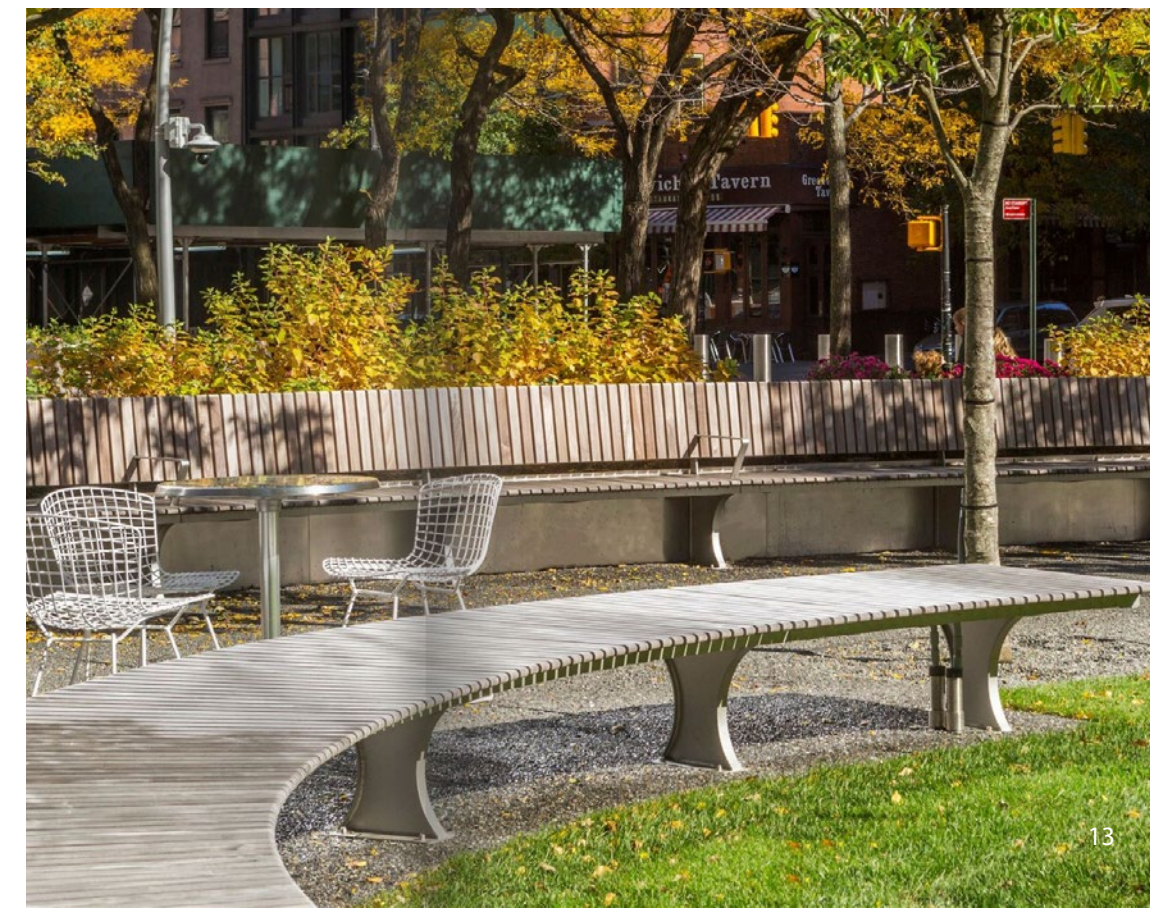
SIMPLIFY / UNIFY

HOLISTIC VISION

ADAPTIVE TO PHASING

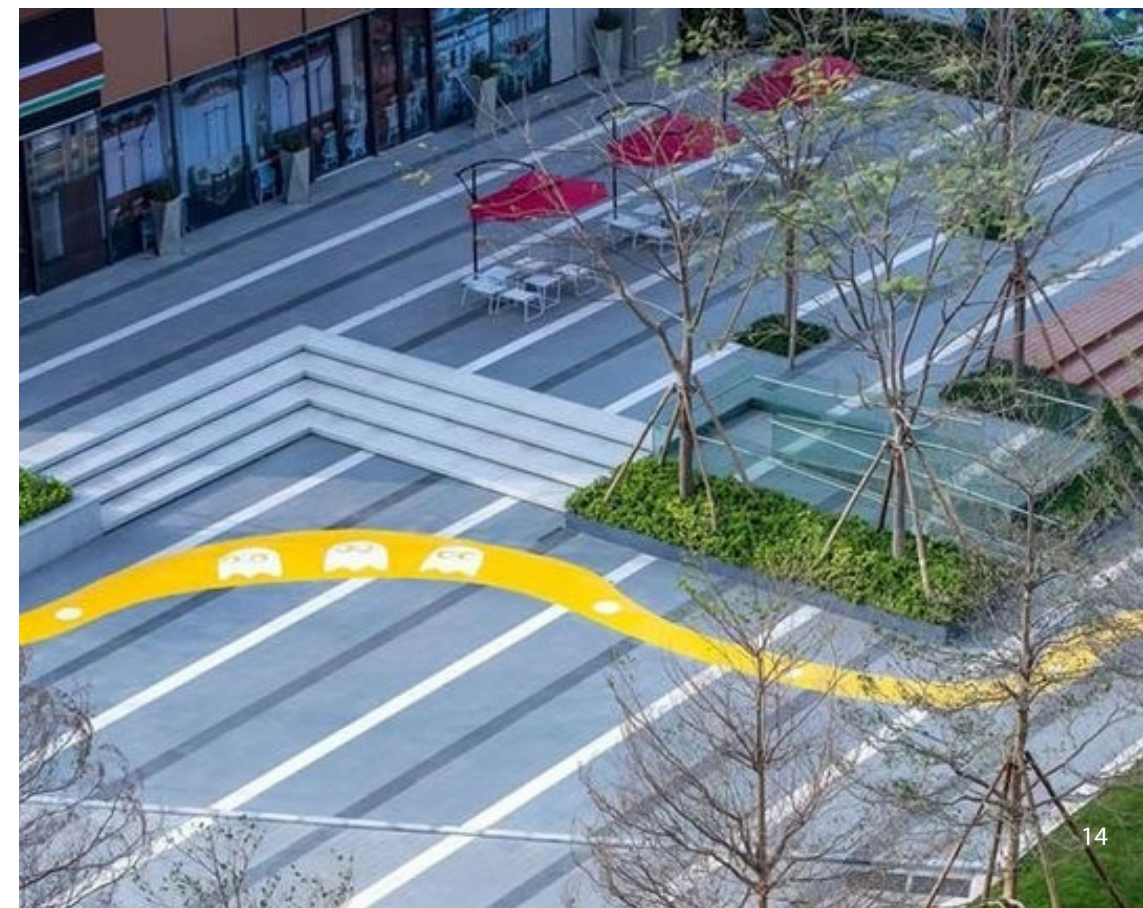
DESIGN

PRECEDENT IMAGES - GATHERING



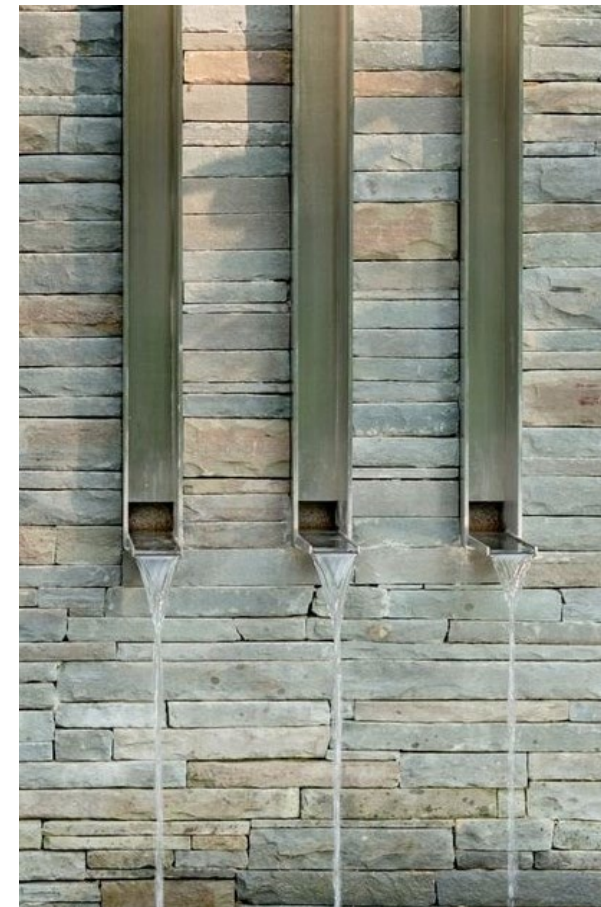
DESIGN

PRECEDENT IMAGES - WHIMSY / HISTORY



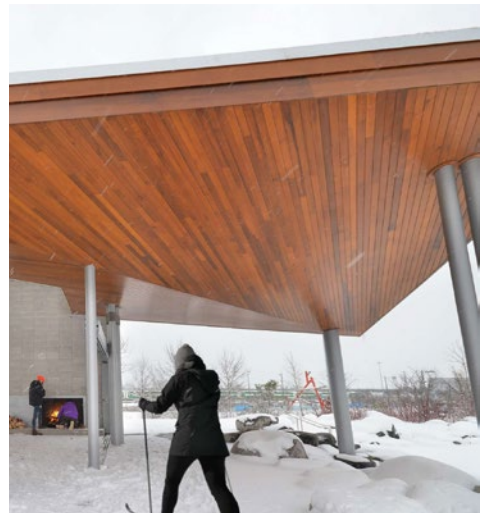
DESIGN

PRECEDENT IMAGES - GREEN INFRASTRUCTURE



DESIGN

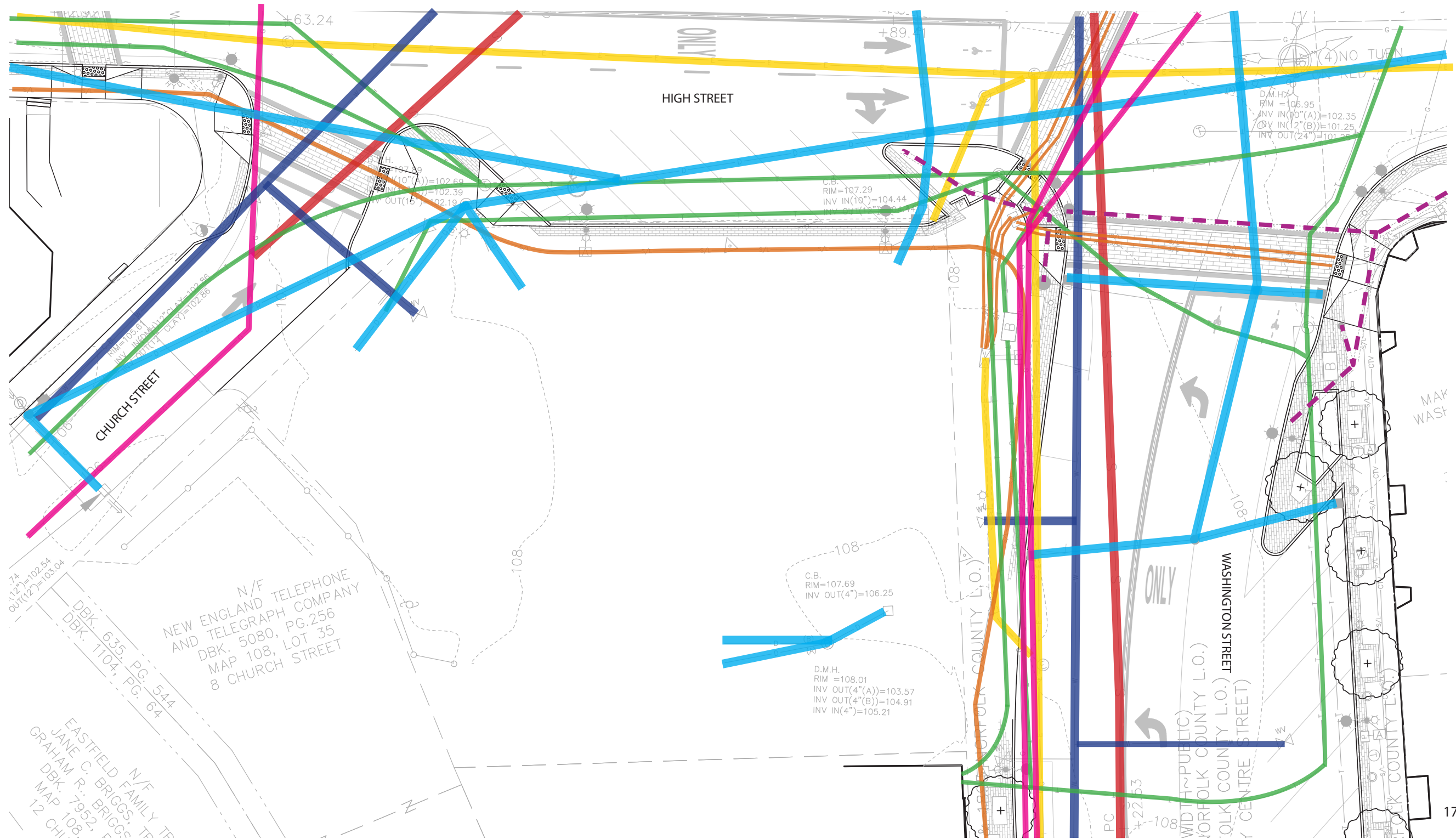
PRECEDENT IMAGES - PERGOLA



DESIGN

SITE UTILITIES

- Electric
- Site Lighting
- Telecom
- Gas
- Water
- Stormwater
- Sewer
- Signal Conduit



DESIGN

BUS STOP

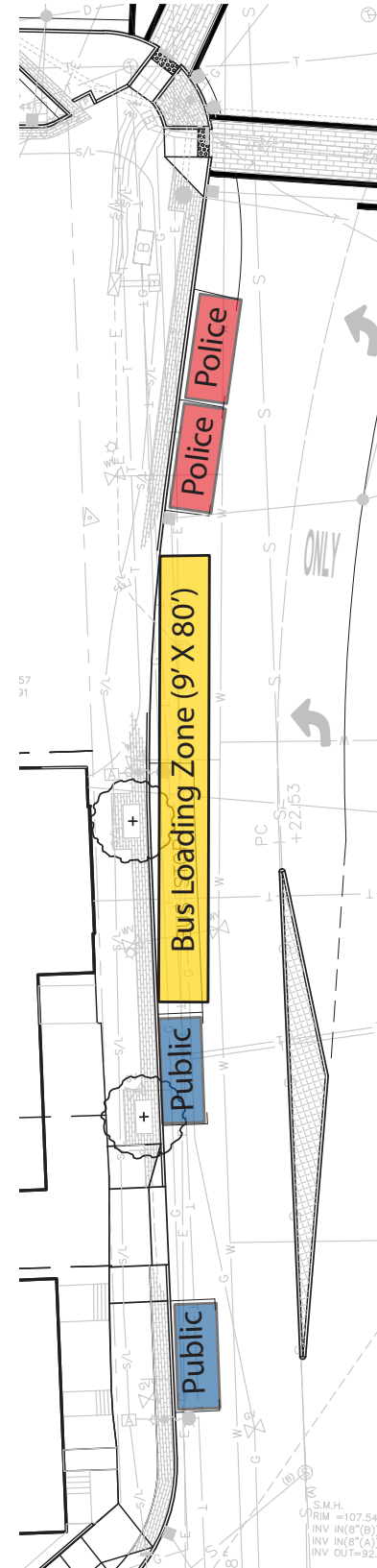
Parking Summary

	Existing	Opt. 1	Opt. 2	Opt. 3
Public Parking Spaces	2	4	2	1
Police Parking Spaces*	2	-	-	-
Public Parking Net Change From Existing	-	+2	0	-1

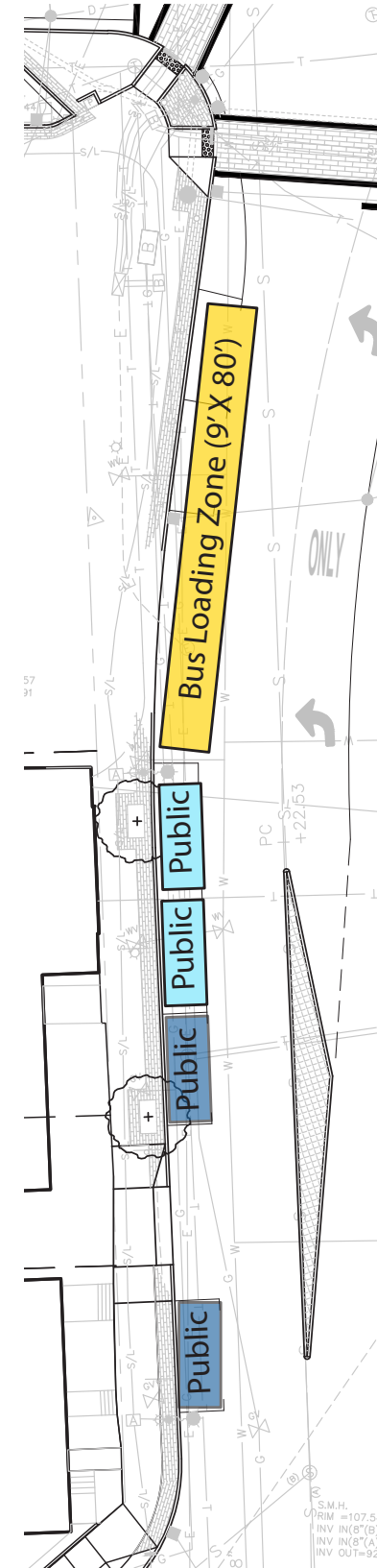
* Option 2 converts existing police parking to public spaces and relocates spaces to existing bus stop

Diagram Legend

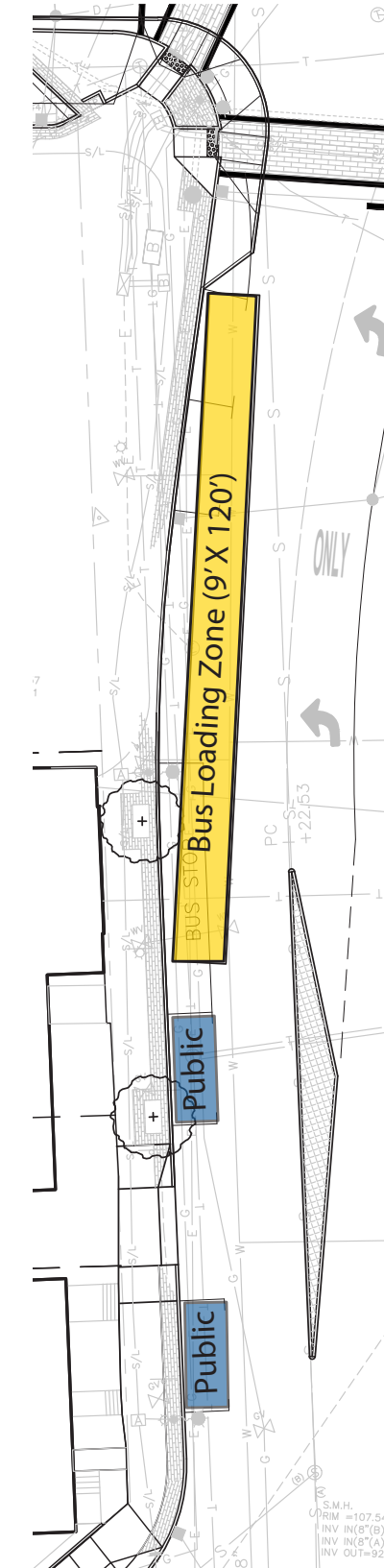
- Public Parking Spaces
- Police Parking Spaces
- Police Parking Spaces Converted to Public Parking Spaces
- Bus Stop
- Green Buffer Zone
- Proposed Tree



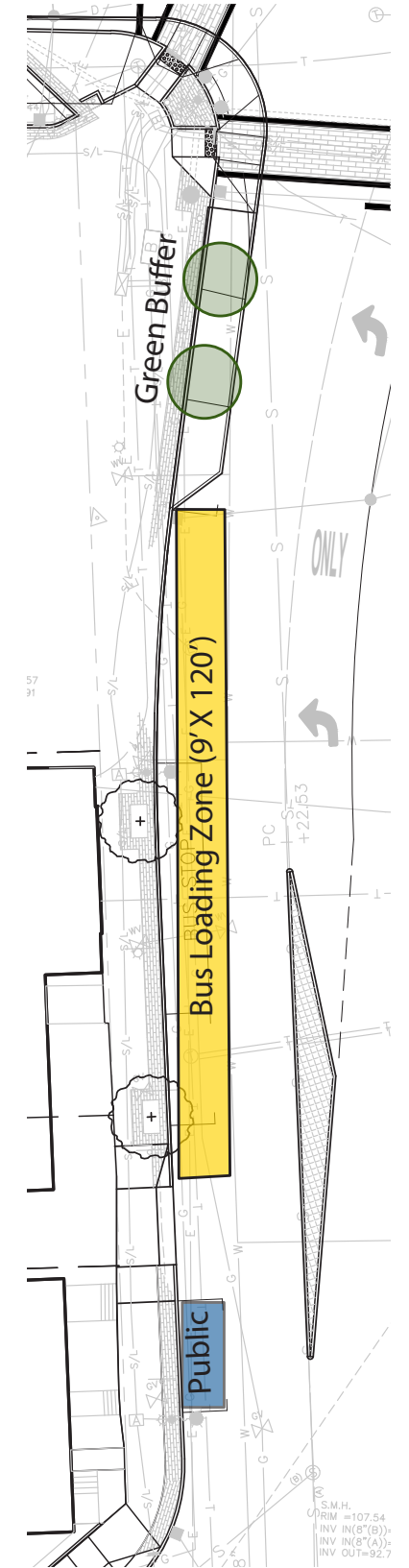
Bus Stop Existing Condition



Bus Stop Option 1



Bus Stop Option 2



Bus Stop Option 3

DESIGN

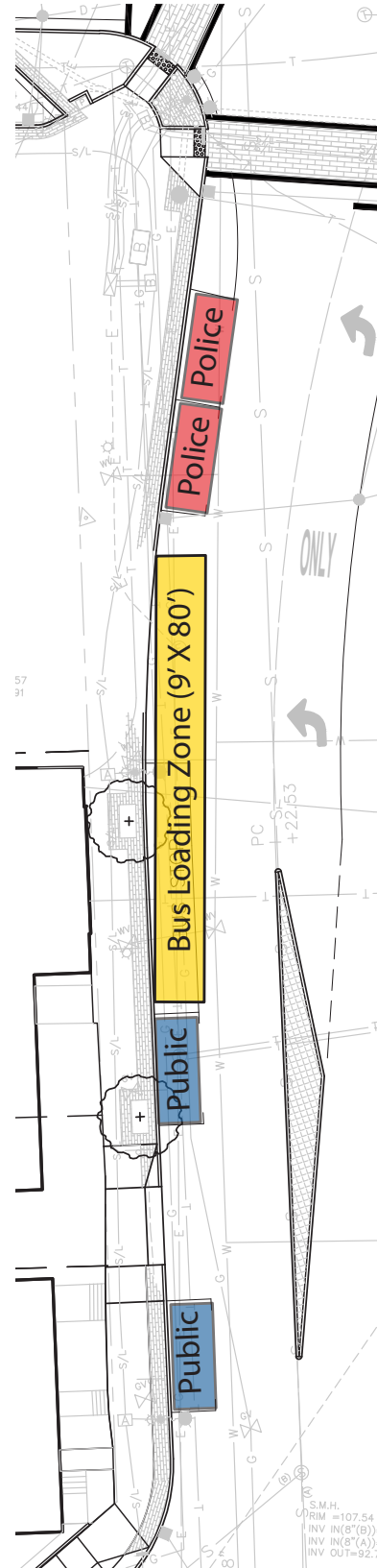
BUS STOP

Parking Summary

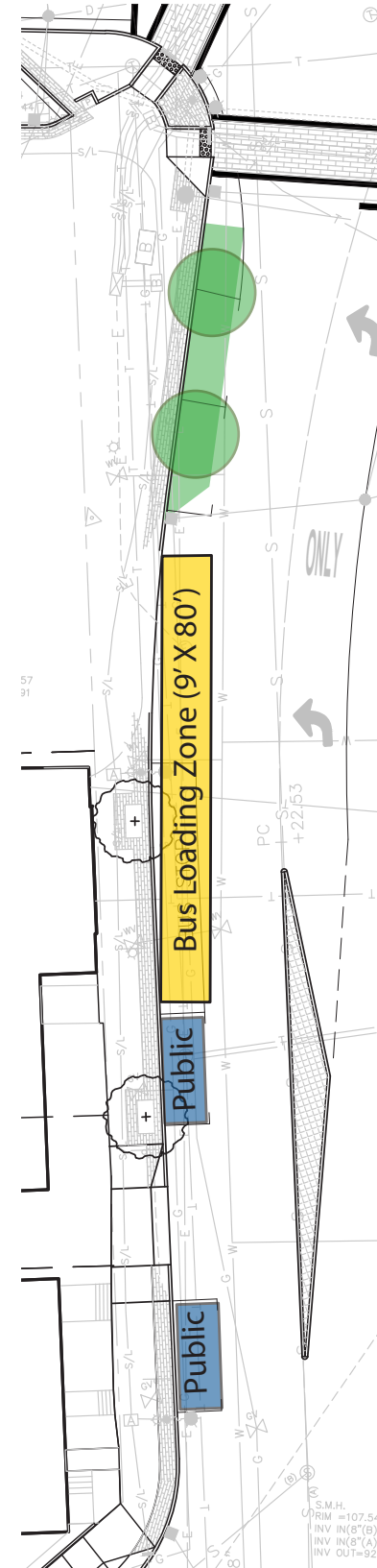
	Existing	Preferred direction
Public Parking Spaces	2	2
Police Parking Spaces*	2	2
Public Parking Net Change From Existing	-	-

Diagram Legend

- Public Parking Spaces
- Police Parking Spaces
- Police Parking Spaces Converted to Public Parking Spaces
- Bus Stop
- Green Buffer Zone
- Proposed Tree



Bus Stop Existing Condition



Bus Stop Preferred Direction

DESIGN

PREVIOUS ITERATIONS - FEEDBACK

Preference for Community Porch option

Preference for pergola along Washington Street - activate retail edge

Ensure larger structure is covered - protection from elements

Lower the pergola structure - more protection from rain

Green infrastructure and stormwater features - positive addition

Urban Wild - helpful screening and scaling element
- reduce width slightly

Add interior path to edge of lawn adjacent to rain gardens

Introduce a larger curve to promenade similar to "Crescent" option

Remove sculptural seating features - maintain flexibility

Ensure adequate shade - add mature trees if possible

Flexible performance space/stage better than permanent stage

Phase 2 preferences:

Liked conversion of High St parking to loading zone

Addition of green space on Washington Street - positive

Retain 2 existing public parking spaces on Washington St



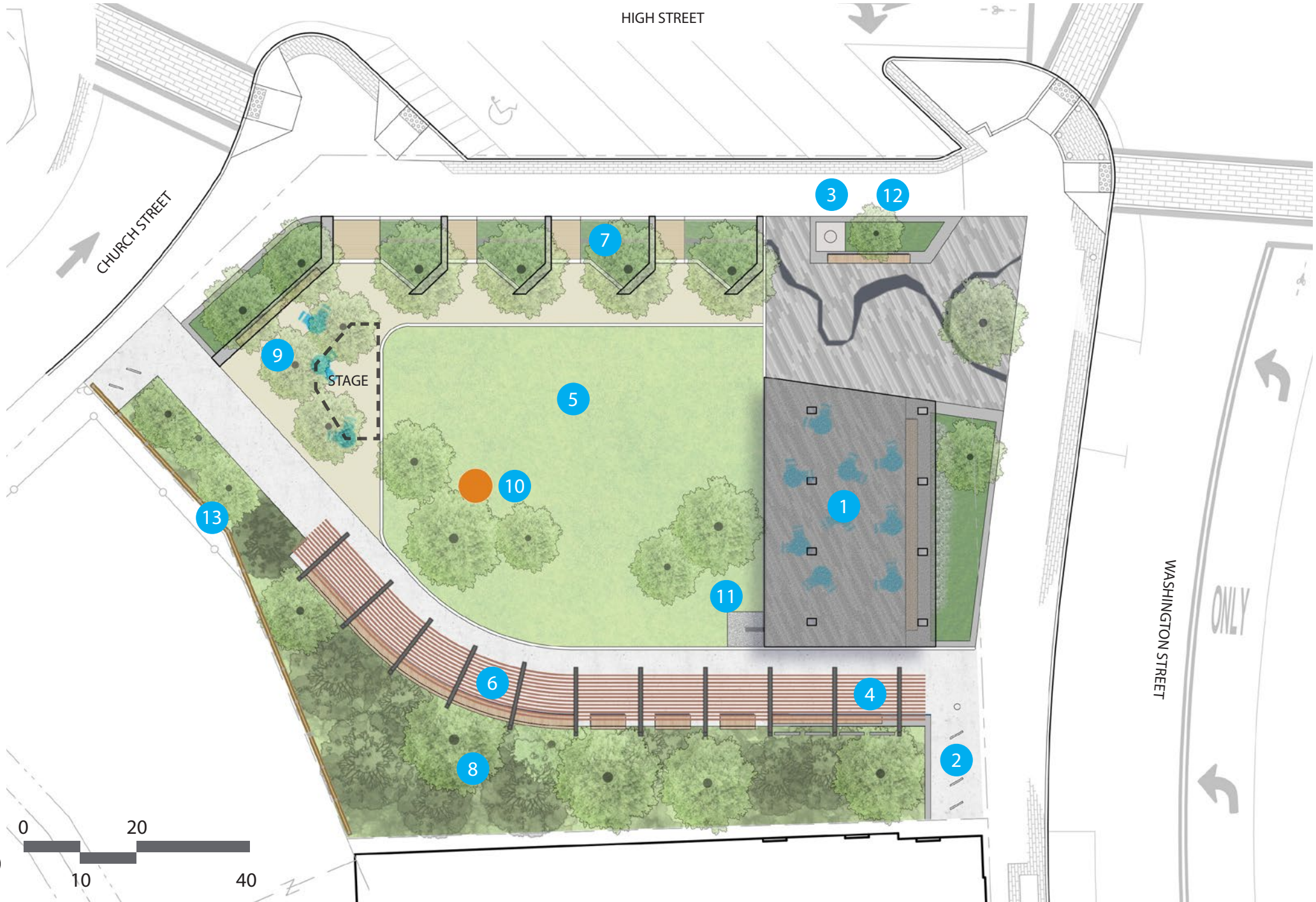
The Community Porch - Take 2 (Phase 1 Shown)



The Crescent - Take 2 (Phase 1 Shown)

DESIGN

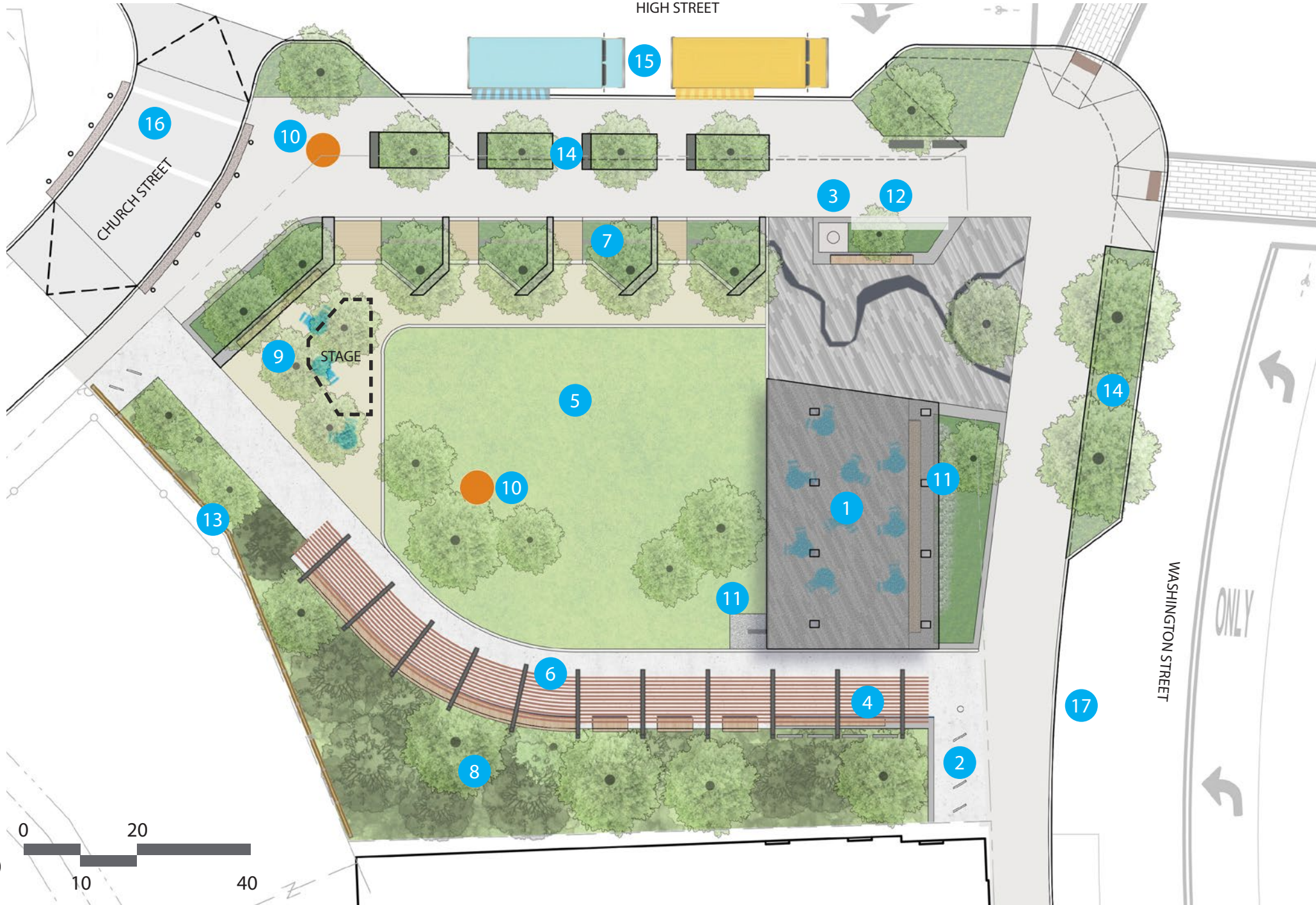
PREFERRED DIRECTION - PHASE 1



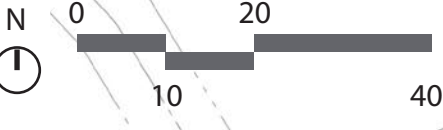
- 1 Covered Community Porch
- 2 Bike Racks and Bottle Fill Station
- 3 Flag Pole
- 4 Community Bulletin Board
- 5 Lawn
- 6 Curved Bench and Swings Under Pergola
- 7 Rain Gardens
- 8 Planted Buffer - "Urban Wild"
- 9 Stone Dust Gathering Space and Temporary Stage Location
- 10 Potential Art Element
- 11 Rain Chain/Stormwater Feature
- 12 Entry Signage
- 13 Wood Screen Wall

DESIGN

PREFERRED DIRECTION - PHASE 2

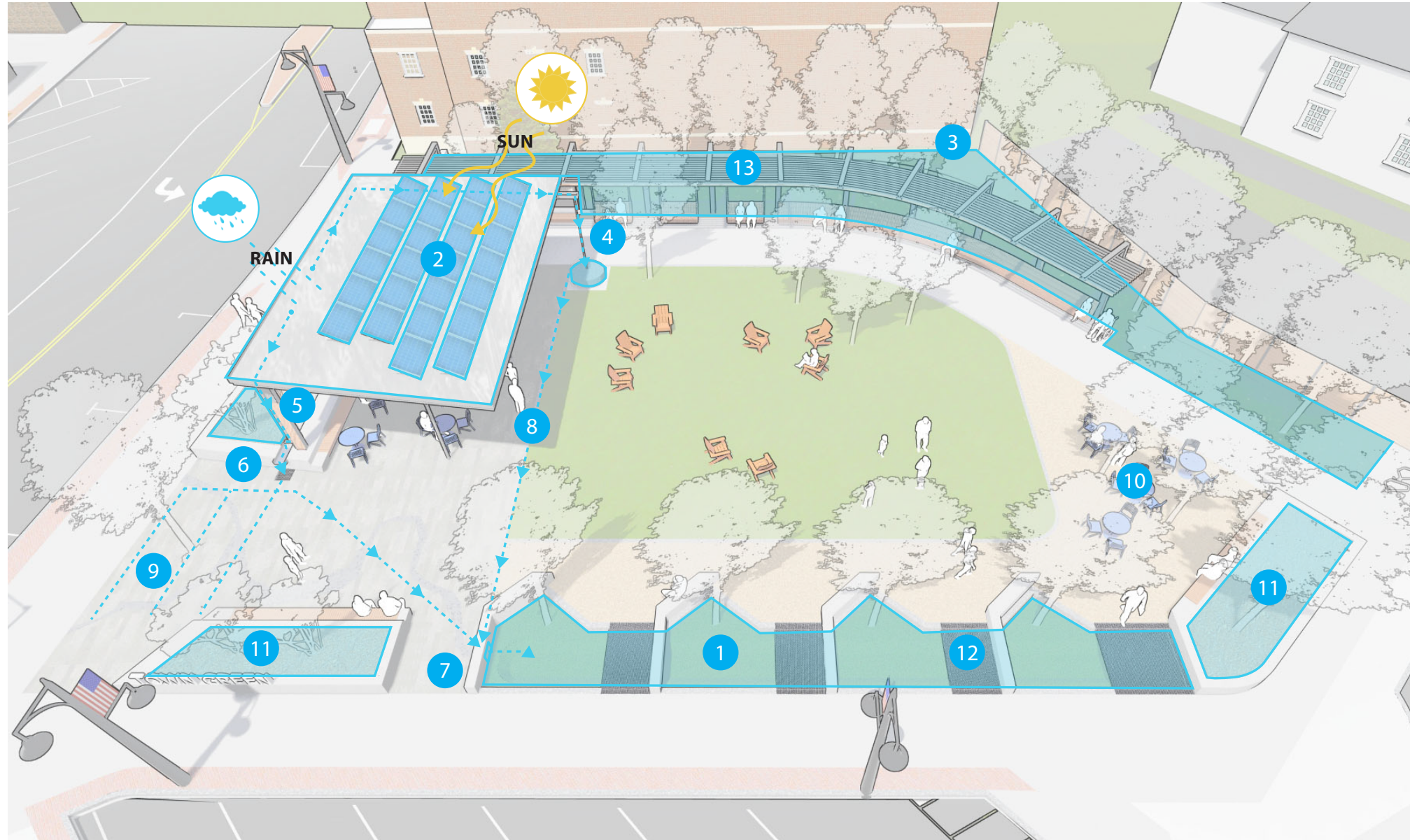


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- 12 Entry Signage
- 13 Wood Screen Wall
- 14 Phase 2 Curb Extension and Extended Green Buffer
- 15 Phase 2 Curb Extension and Flexible Parking Area
- 16 Phase 2 Curb Extension and Raised Crossing
- 17 Bus Stop



DESIGN

GREEN INFRASTRUCTURE



- 1 Rain gardens - stormwater infiltration
- 2 Solar Panels
- 3 Urban Wild - heat island reduction and wildlife habitat
- 4 Stormwater display 1- rain chain to historic mill stone
- 5 Stormwater display 2 - decorative downspouts to runnel
- 6 Stormwater display 3 - runnel cascade to subsurface passive irrigation
- 7 Stormwater display 4- stormwater cascade into rain garden
- 8 Decorative drain to rain garden
- 9 Tree planting in permeable pavers
- 10 Tree planting in permeable decomposed granite paving
- 11 Pollinator plantings
- 12 Elevated rain garden crossings
- 13 Sustainable, domestically sourced, thermally modified ash site features

DESIGN

PREFERRED DIRECTION



DESIGN

PREFERRED DIRECTION



DESIGN

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DESIGN

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DESIGN

PREFERRED DIRECTION



DESIGN

STORMWATER FEATURES



An aerial photograph of a town, likely in the Northeastern United States, showing a mix of residential and commercial buildings, a major highway with a bridge, and a soccer field in the foreground. The image is semi-transparent, serving as a background for the text.

Context

Scale Comparisons

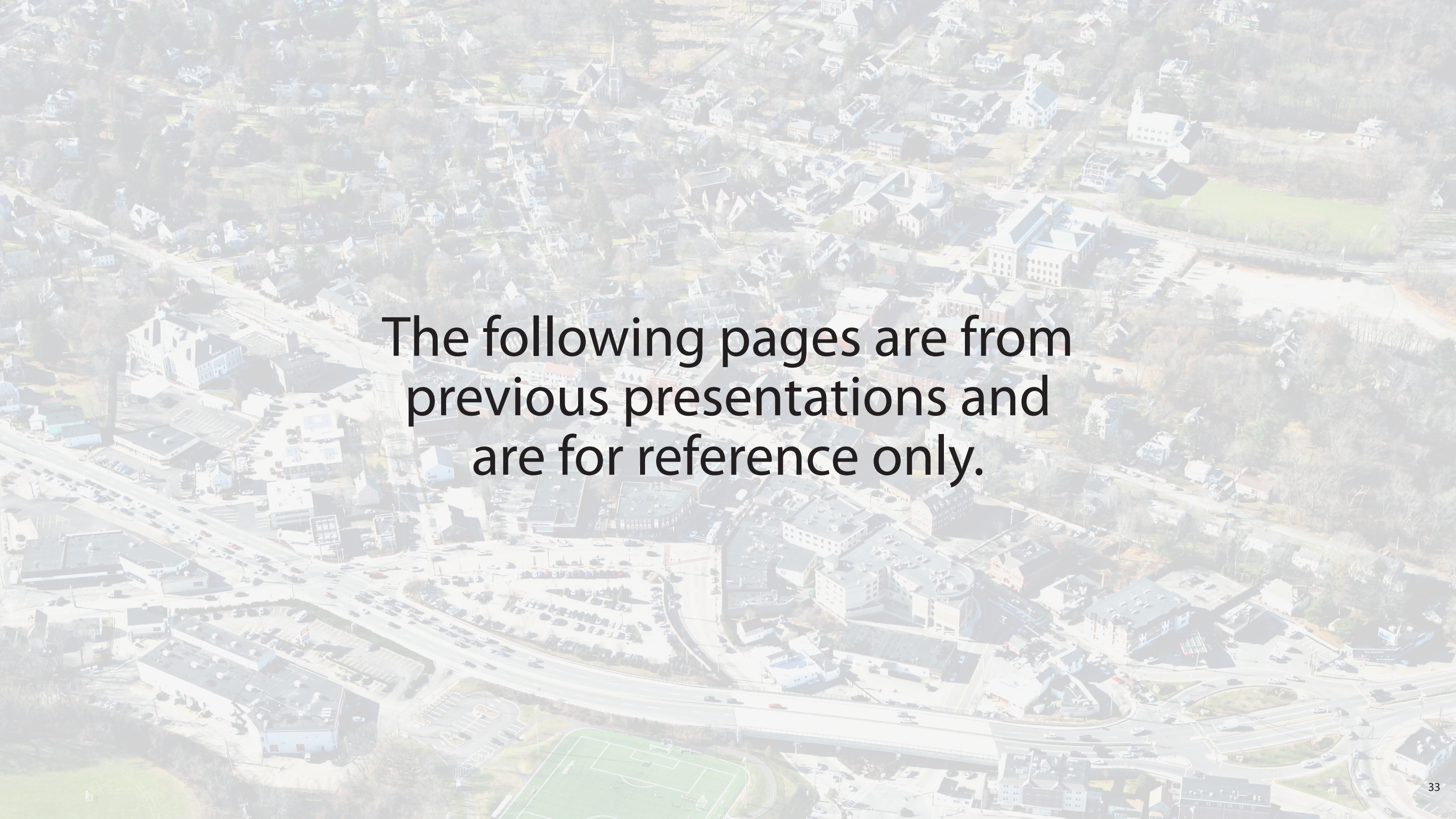
Opportunities and Constraints

Design

Discussion

An aerial photograph of a town, likely in the Northeastern United States, showing a mix of residential and commercial buildings, streets, and green spaces. The image is semi-transparent, allowing the text to be clearly visible. The text 'THANK YOU!' is written in a bold, orange, sans-serif font and is underlined with a solid orange line. The background shows a dense cluster of buildings, including a prominent white church with a steeple, several multi-story commercial buildings, and a large parking lot. A road with a roundabout is visible in the lower right, and a green sports field is in the bottom left corner.

THANK YOU!

An aerial photograph of a town, likely in the South, showing a mix of residential and commercial buildings. A major highway with multiple lanes runs through the center, curving to the right. To the left of the highway, there are several large parking lots and commercial buildings. In the foreground, a green soccer field is visible. The overall scene is a dense urban or suburban area with a mix of architecture and green spaces.

The following pages are from
previous presentations and
are for reference only.

Context

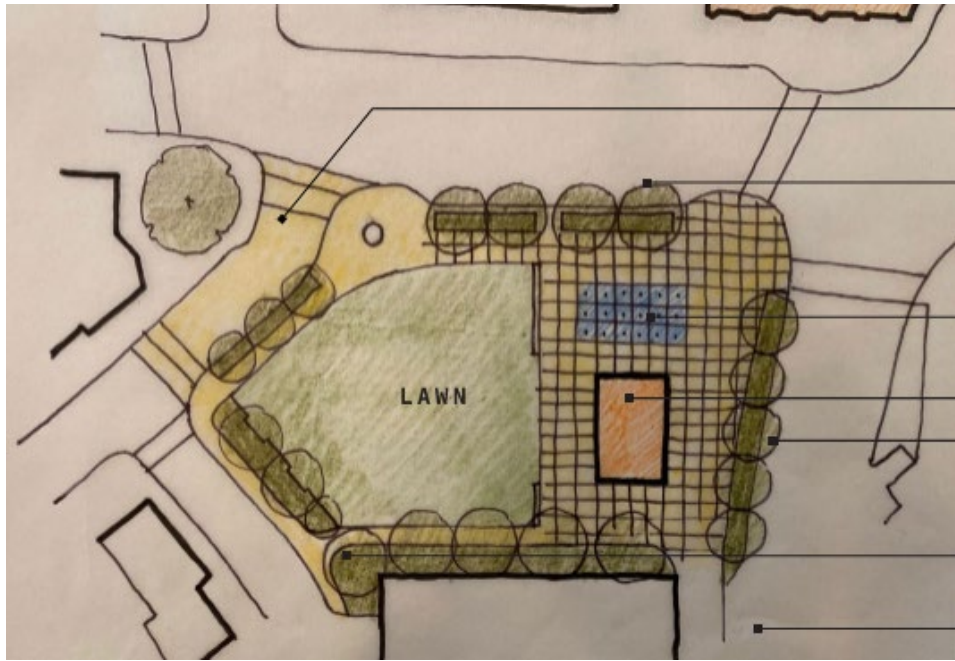
ACTIVATE THE TOWN CENTER

- Support local businesses
- Increase foot traffic
- Foster community involvement
- Create job opportunities
- Generate tax revenue



DESIGN

DESIGN STUDIES TO DATE



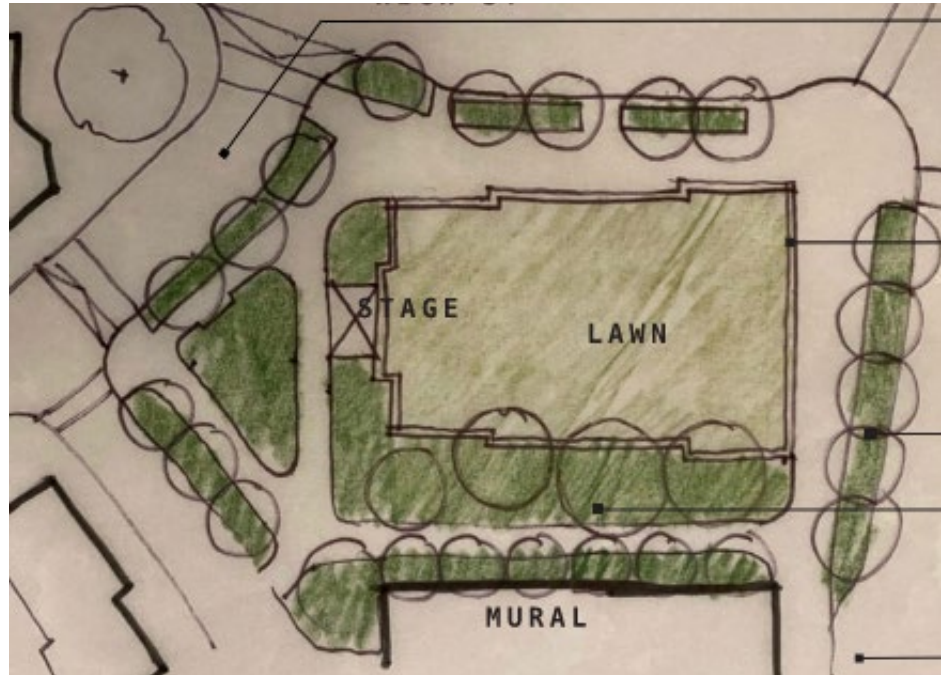
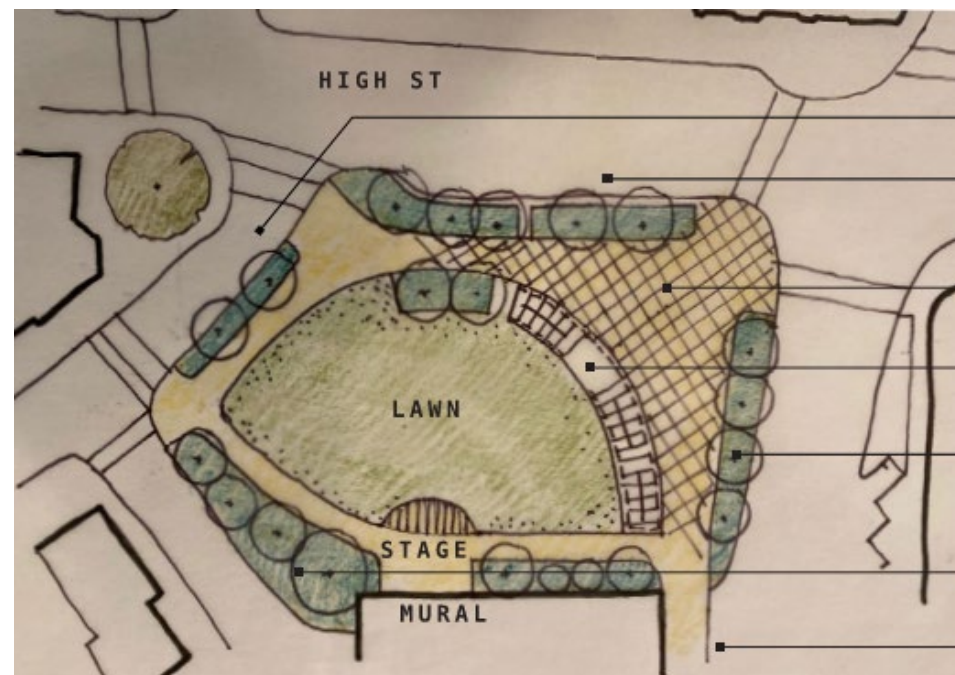
CONCEPT A
THE COMMUNITY PORCH



CONCEPT B
THE CRESCENT



CONCEPT C
THE SQUARE



Design Goals - Phase 1

COMMUNITY ENGAGEMENT PRIORITIES - SEPTEMBER 2021

Maintenance

Public is interested in knowing who will be responsible for maintaining the park (and how much of this would be done by volunteers / privately). Additional issues included:

- Snow removal plan
- Cross paths on lawn (to avoid damage from cut through)
- Maintenance plan and budget
- Dogs / trash

Favorite elements

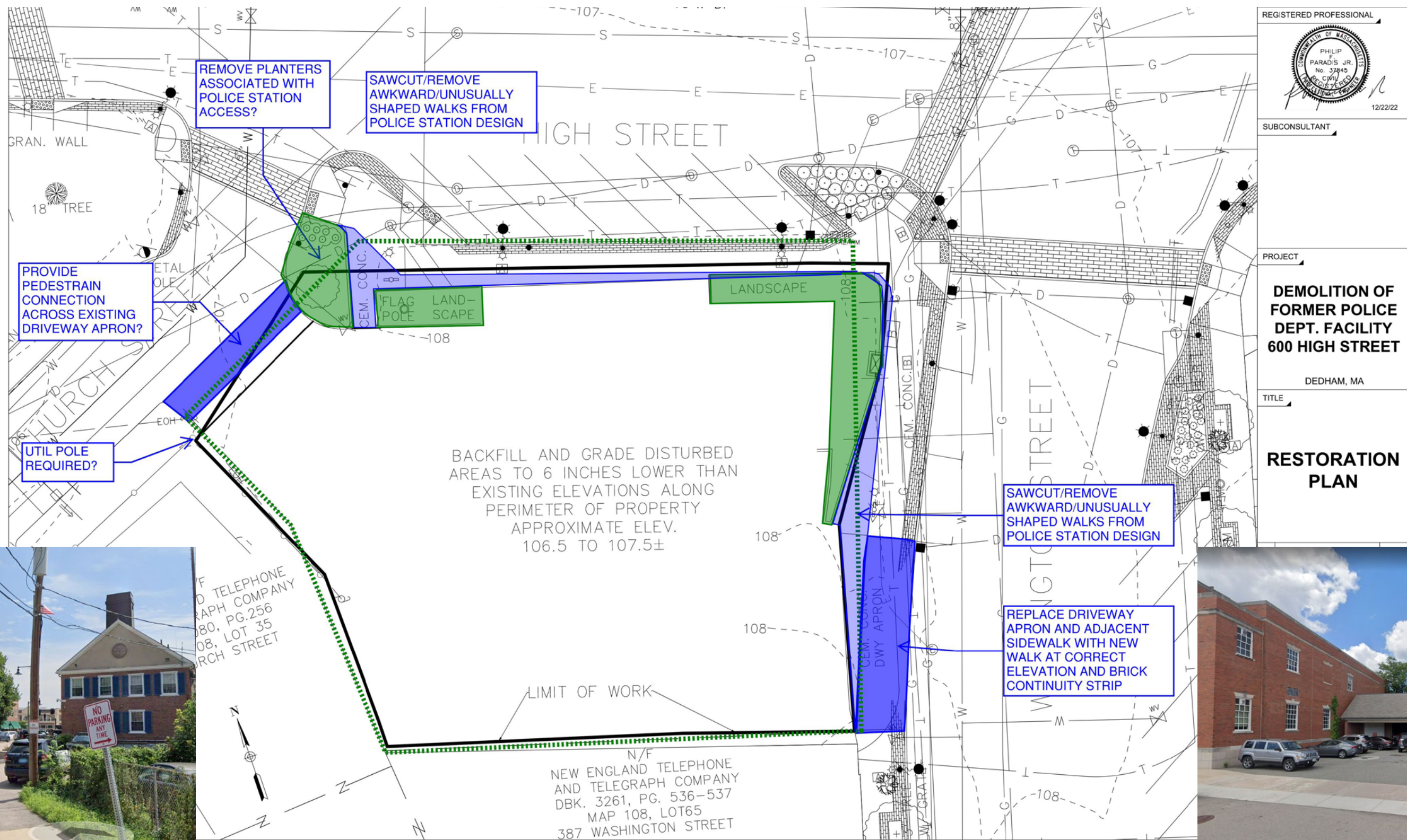
- Flex bench / stage
- Mural
- Swings
- Outdoor dining / seating areas
- Flexible space (lawn, plaza)
- Buffering and green edges
- Tabling of church street (although a few were concerned about closing street)

Additional elements desired

- Pergola on west side with seating (to complement the pavilion)
- Community bulletin board
- Drinking fountain
- Bike rack (need to more clearly depict on plan)
- Historical exhibits / indigenous people (need to depict on plan)
- Solar (could be on roof of pavilion)
- Additional places for kids to climb (boulders, mounds, etc)
- Things for young and older kids to do



Design Goals - Phase 1 Limit of Work



Design Goals - Phase 2



An aerial photograph of a town, likely a university campus, showing a mix of residential and institutional buildings, parking lots, and a road with a roundabout. A green sports field is visible in the lower-left corner. The text is overlaid on the image.

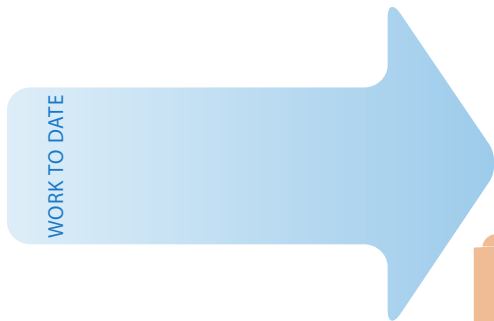
Design Goals

Schedule

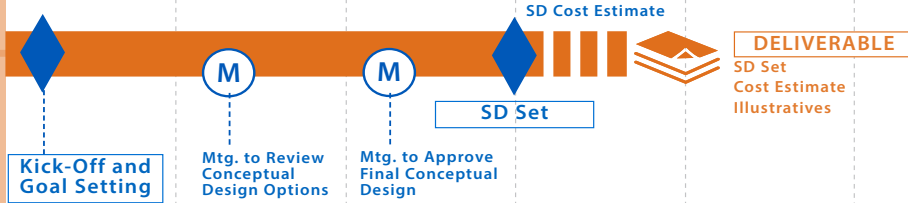
Funding Opportunities

Discussion

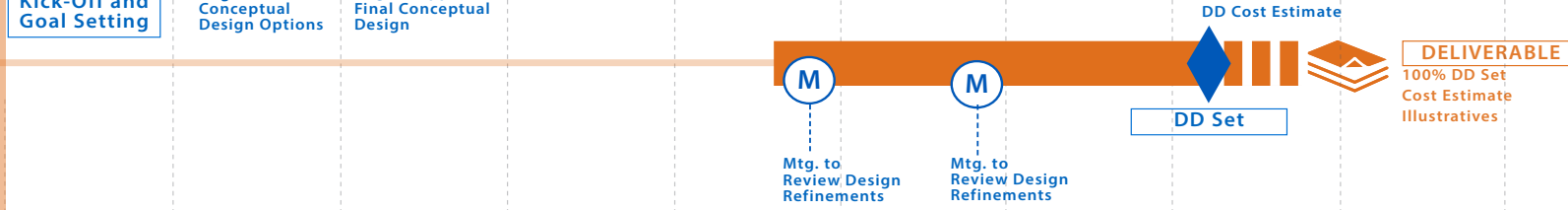
Schedule



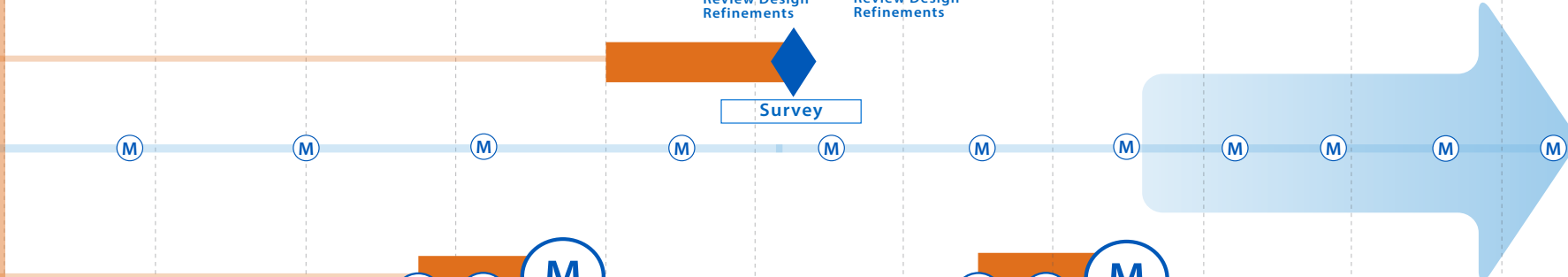
Schematic Design



Design Development



Survey



MTGS +/-



Public Process



Construction Documents



Bidding



Construction Observation



An aerial photograph of a town, likely in the South, showing a mix of residential and commercial buildings, a large parking lot, and a multi-lane highway with an overpass. The text is overlaid on the image.

Design Goals

Schedule

Funding Opportunities

Discussion

Funding Opportunities

	2023												2024												2025											
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec
Grant Schedules																																				
LWCF Grant Application Submitted	█																																			
LWCF Grant Notification					█																															
LWCF Funding Available											█																									
LWCF Spending Window													█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
PARC Grant Application Submitted (Only if LWCF in unsuccessful)							█																													
PARC Grant Notification										█																										
PARC Grant Funding Available											█																									
PARC Grant Spending Window													█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
One Stop Grant App Submitted (Includes MassWorks & Commonwealth Places Grants)					█																															
One Stop Notifications										█																										
One Stop Grant Funding Available													█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█

Project Schedule	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec
Kickoff Meeting		█																																		
Demo of Police Station			█	█	█	█																														
Schematic Design			█	█	█	█																														
Community Meeting					█																															
Survey						█	█																													
Design Development							█	█	█																											
Community Meeting									█																											
Construction Documents										█	█																									
Bidding														█	█																					
Notice to Proceed w/ Construction																																				
Construction																																				

DESIGN

THE CRESCENT - TAKE 2



- 1 Covered Community Structure
- 2 Bike Racks and Water Bottle Filler
- 3 Tiered Seating
- 4 Historic Interpretive Elements
- 5 Lawn
- 6 Rain Gardens
- 7 Planted Buffer - "Urban Wild"
- 8 Movable Tables and Chairs
- 9 Entry Signage
- 10 Wood Screen Wall

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- 12 Food Truck and Drop Off Area
- 13 Bus Stop

DESIGN

THE CRESCENT - TAKE 2



DESIGN

THE CRESCENT - TAKE 2



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THE CRESCENT - TAKE 2



DESIGN

THE CRESCENT - TAKE 2

