

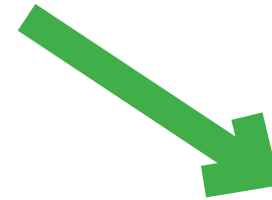
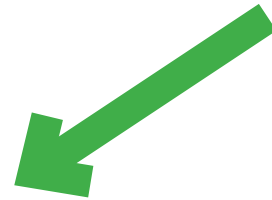


Dedham Town Green

Town Green Working Group Presentation to Residents

Hybrid Meeting Format Plans

Presentation by Mike Butler, Chair, Town Green Working Group (TGWG) and
Bryan Jereb, Principal, Halvorson | Tighe & Bond



Open House in Cafeteria

- See designs up close
- Simple survey questions to express preferences
- Interact with Design Team and Town Green

Working Group Members

Zoom Participants

- See designs up close
- Simple survey questions to express preferences
- Email questions to Town Green Working Group

Please hold questions until after the presentation

Topics for Tonight

Work to Date

Current Focus – Information gathering

- Value Engineering
- Design
- Funding & Costs
- Traffic and pedestrian study
- Project schedule

Direction sought from Select Board in the coming weeks

- Endorsement of the Conceptual Design
- Allocating any additional state or federal funds
- Position regarding results of traffic study

Design Updates - Halvorson| Tighe & Bond Studio

TGWG WORK-TO-DATE

Communication with Residents:

- Dedham Times, on-line regular updates, most recent 4/14 and 4/21
- Webpage - subscribers to "Town Green" email list: 124 Page views since Feb 7: 826
- Minutes, presentations, Dedham TV recordings on-line
- Regular hybrid meetings with public comment
- Outreach to relevant boards and committees
- Community meeting June 6, 2023 at Dedham Middle School

Design:

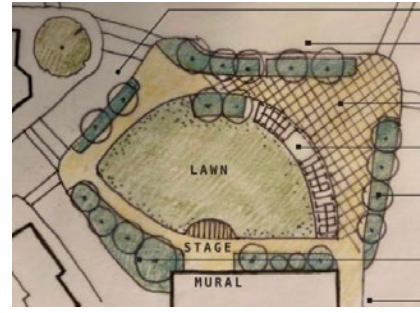
- Selected a design firm among 5 qualified applicants – Halvorson Tighe and Bond Studio
- Halvorson contract includes construction management services
- With Halvorson, reviewed previously prepared designs
- Discussed two preliminary proposals
- Recommending a preferred design tonight

Funding:

- Applied for Land & Water Conservation Fund grant
- Other applications forthcoming including MassWorks & Commonwealth Places

DESIGN

CONCEPTS EVOLVED DURING EXTENSIVE PUBLIC ENGAGEMENT



Feb
2021

June
July
2021

Sep
2021

Jan
Feb
2022

May
2022

Community meeting
with 170+ residents

8 Focus Groups &
Workshops:
Senior Center (2),
MBACC, Endicott Estate,
Town Hall, Zoom,
Dedham Museum,
Square Merchants

Design Workshop

Select Board
Listening
Sessions

Town Meeting
Allocation of
\$2.55m

Funding Update

Town Meeting Appropriation : \$2,550,000 (demolition, traffic study, design and project management)

Amount remaining for construction: \$1,220,000

Phase 1 estimate: \$3,339,000

Difference: \$2,119,000

Possible Additional Sources

(Amounts will be confirmed between now and November, before the project goes out to bid)

Land and Water Conservation Fund: \$ 500,000 applied for January 20

FY 24 State Earmark: \$ TBD

Private Fundraising: \$ 350,000 - \$500,000

Mass Works grant application: \$ 500,000 applied for June 2

Value Engineering to reduce costs: \$ 500,000

Misc Grants (T Mobile AARP, state): \$ 100,000

Total Possible Additional Sources: \$ 1,950,000- 2,100,000 +

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

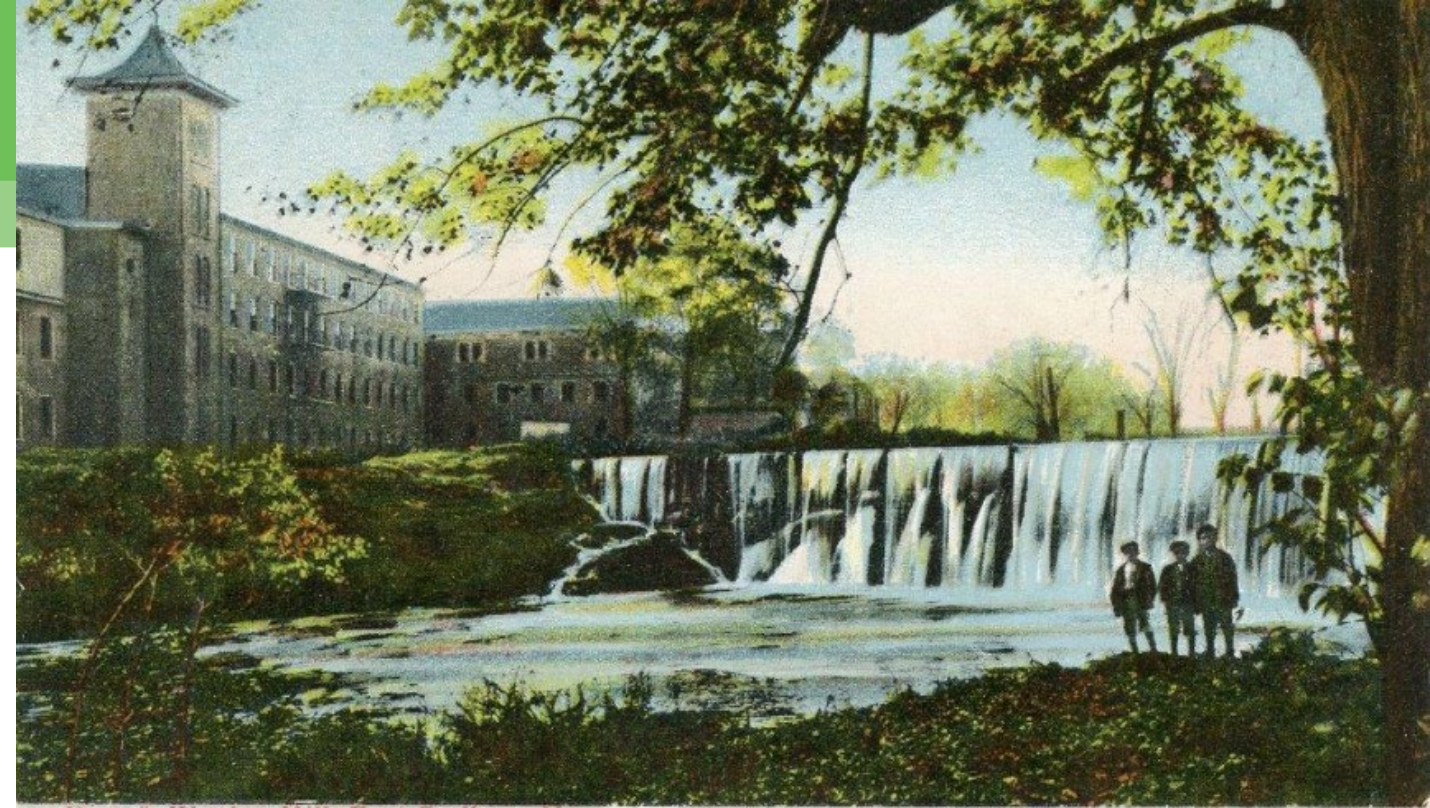
Design

Discussion

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

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

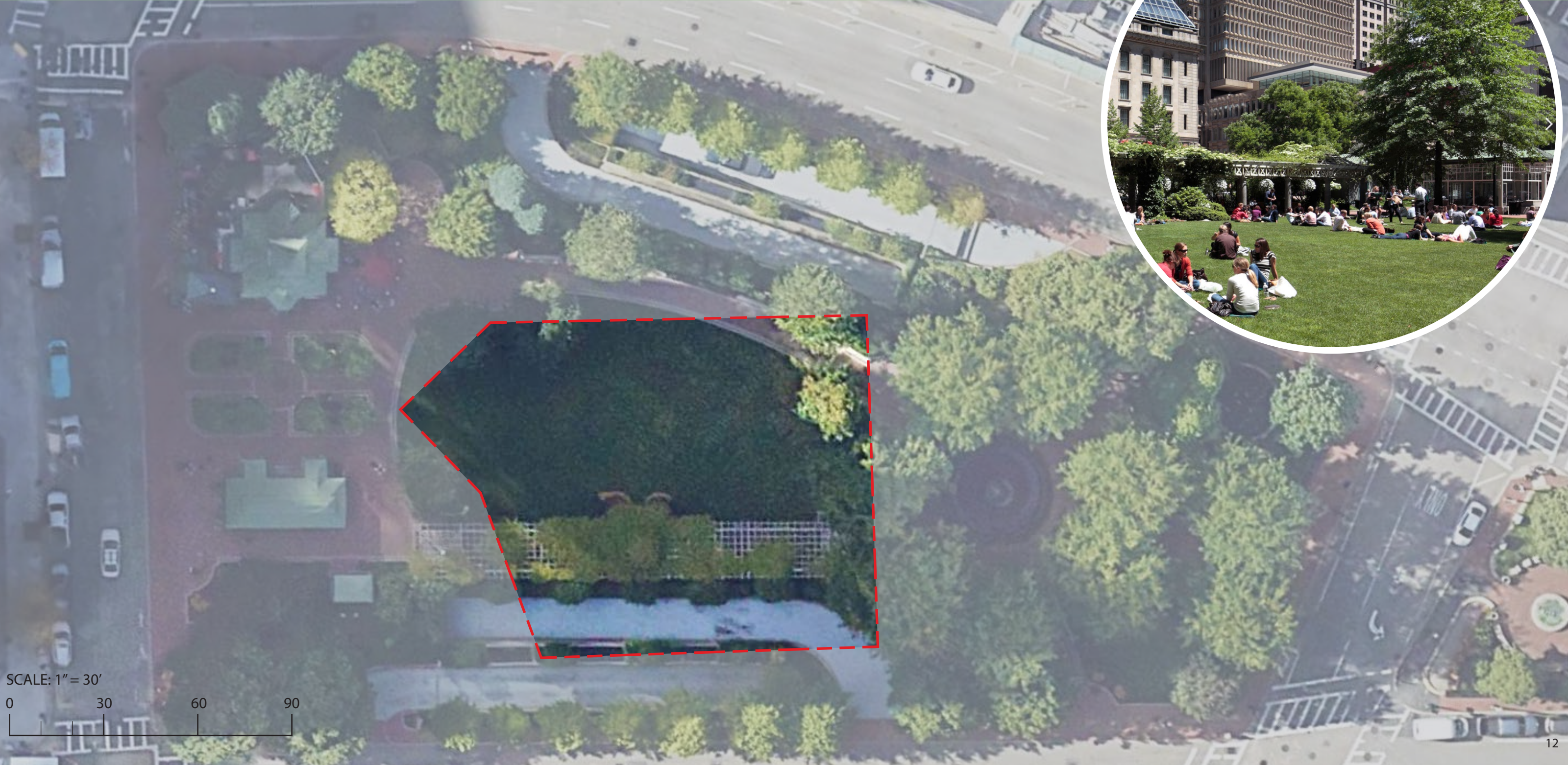
Opportunities and Constraints

Design

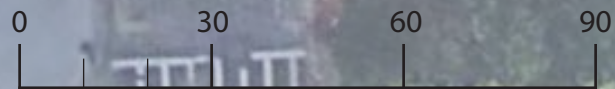
Discussion

SCALE COMPARISONS

POST OFFICE SQUARE - BOSTON, MA



SCALE: 1" = 30'

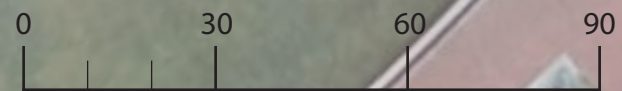


SCALE COMPARISONS

ATLANTIC WHARF - BOSTON, MA



SCALE: 1" = 30'



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 is arranged vertically in the center of the image. The word 'Context' is at the top, followed by 'Scale Comparisons', 'Opportunities and Constraints' (in green), 'Design', and 'Discussion' at the bottom.

Context

Scale Comparisons

Opportunities and Constraints

Design

Discussion

OPPORTUNITIES AND CONSTRAINTS

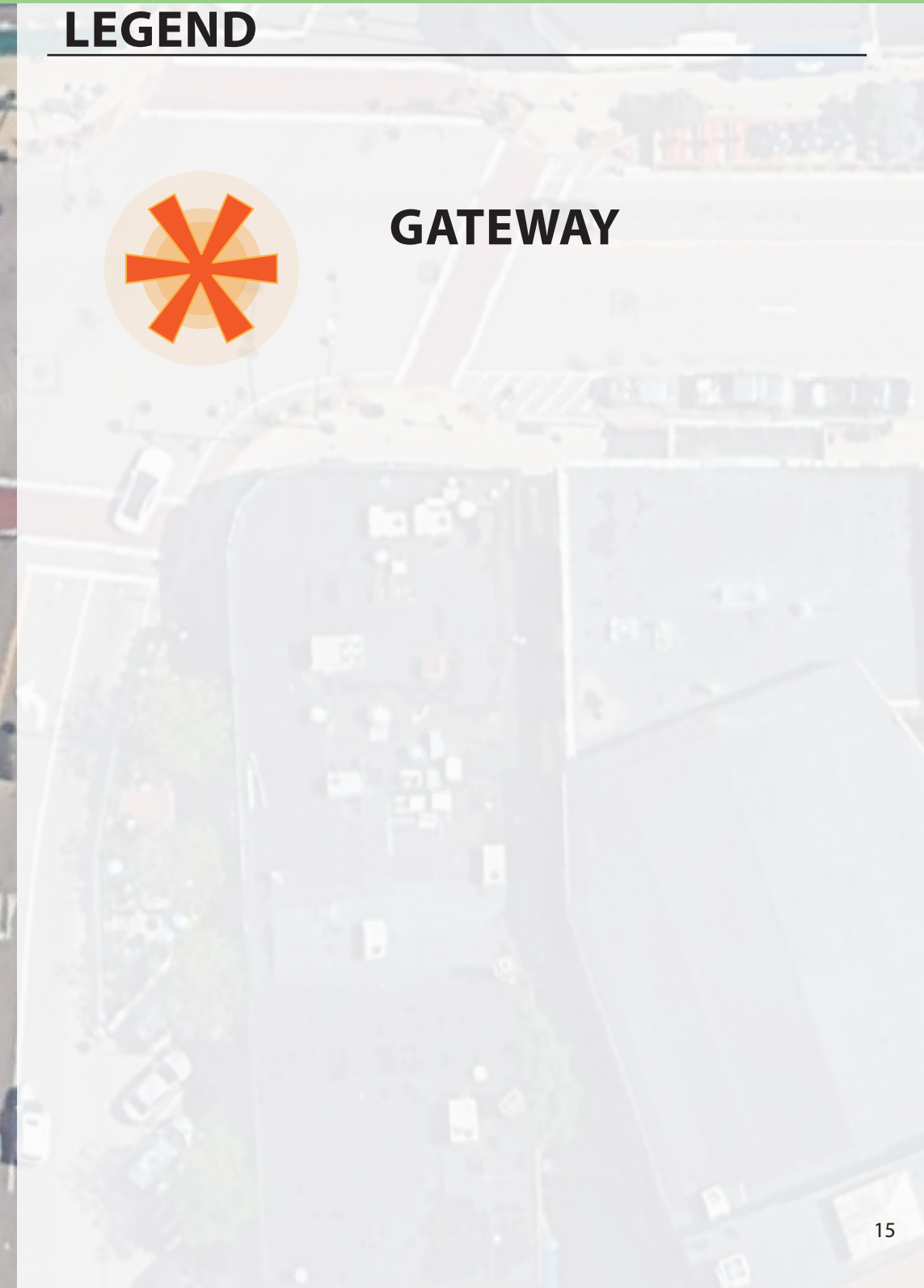
GATEWAYS



LEGEND



GATEWAY



OPPORTUNITIES AND CONSTRAINTS

BUFFERING - VISUAL AND AUDITORY



LEGEND



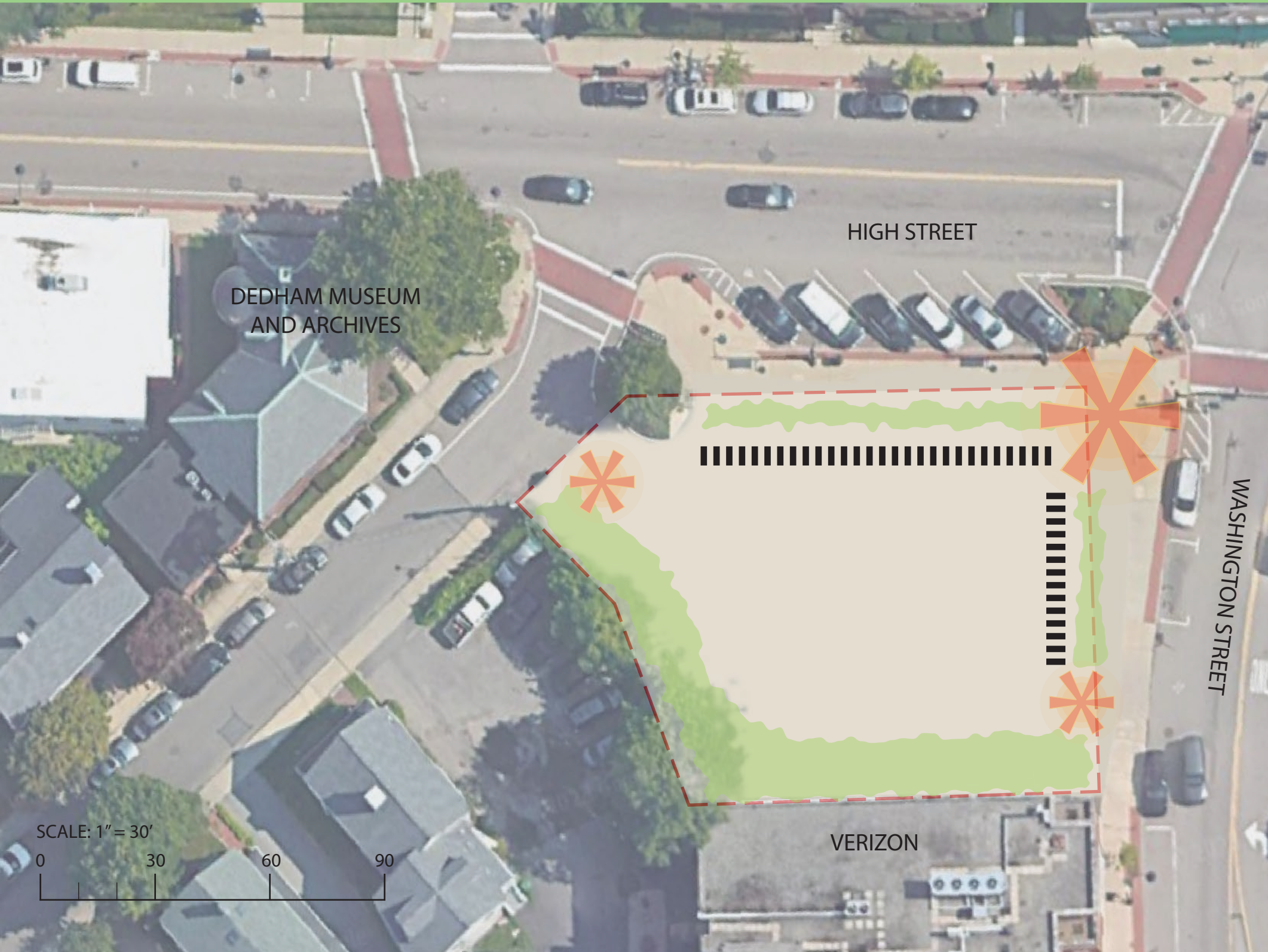
GATEWAY



BUFFERING - VISUAL AND AUDITORY

OPPORTUNITIES AND CONSTRAINTS

ENCLOSURE - SAFETY



LEGEND



GATEWAY



BUFFERING - VISUAL AND AUDITORY



ENCLOSURE - SAFETY

OPPORTUNITIES AND CONSTRAINTS

VIEWSHEDS



LEGEND



GATEWAY



BUFFERING - VISUAL AND AUDITORY



ENCLOSURE - SAFETY



VIEWSHED



OPPORTUNITIES AND CONSTRAINTS

IDEAL PERFORMANCE SPEAKER ORIENTATION



LEGEND



GATEWAY



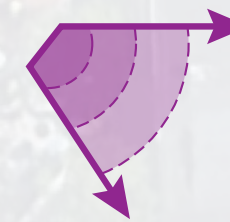
BUFFERING - VISUAL AND AUDITORY



ENCLOSURE - SAFETY



VIEWSHED

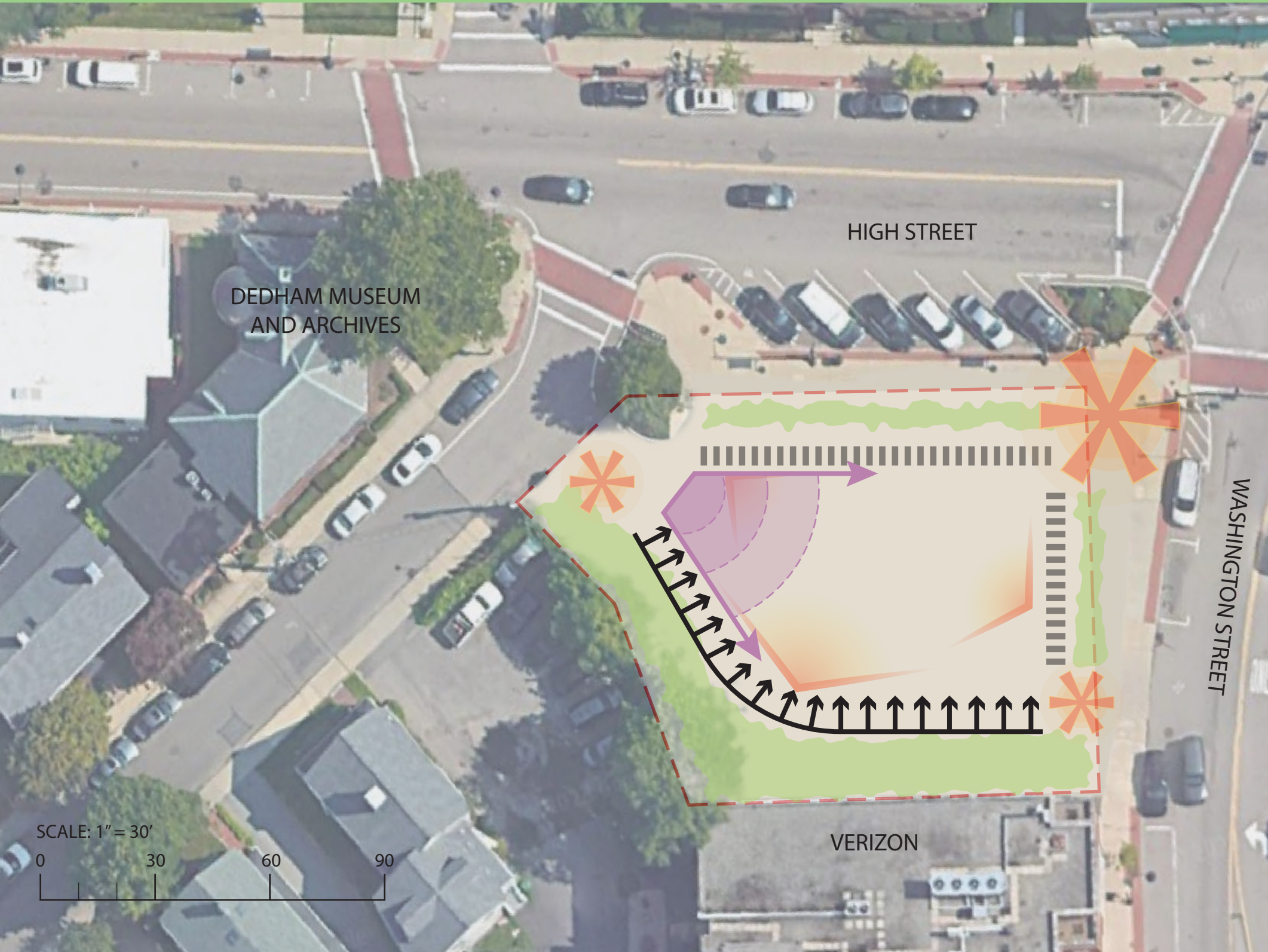


IDEAL PERFORMANCE ORIENTATION



OPPORTUNITIES AND CONSTRAINTS

CREATE AN INWARD FOCUS



LEGEND



GATEWAY



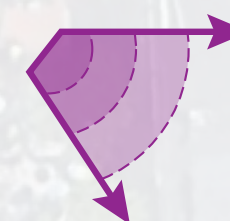
BUFFERING - VISUAL AND AUDITORY



ENCLOSURE - SAFETY



VIEWSHED



IDEAL PERFORMANCE ORIENTATION



INWARD FOCUS

OPPORTUNITIES AND CONSTRAINTS

ACTIVE URBAN RETAIL EDGE



LEGEND



GATEWAY



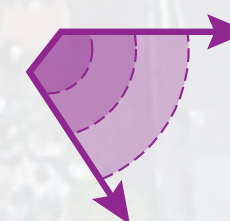
BUFFERING - VISUAL AND AUDITORY



ENCLOSURE - SAFETY



VIEWSHED



IDEAL PERFORMANCE ORIENTATION

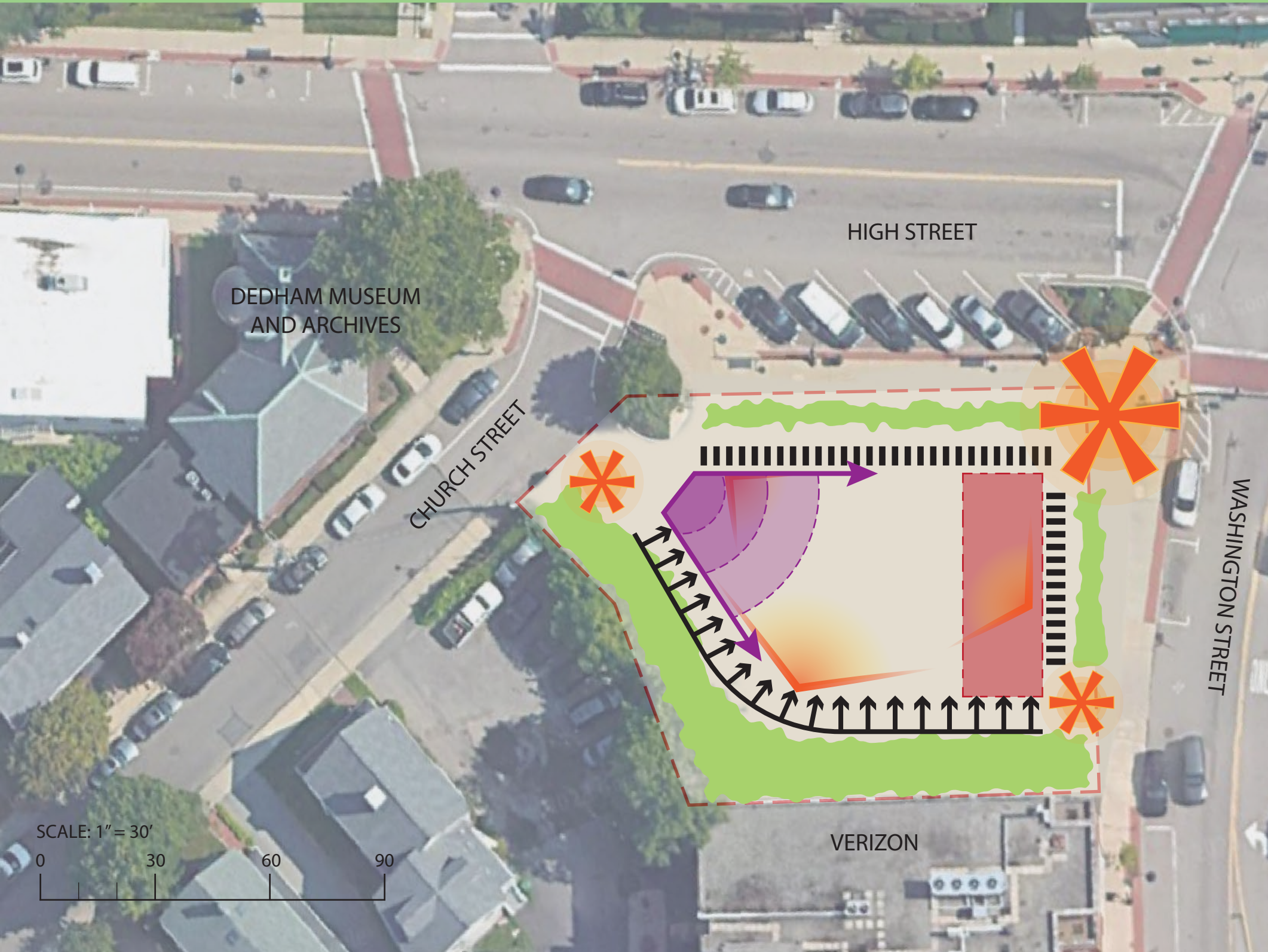


INWARD FOCUS



ACTIVE URBAN RETAIL EDGE

OPPORTUNITIES AND CONSTRAINTS



LEGEND



GATEWAY



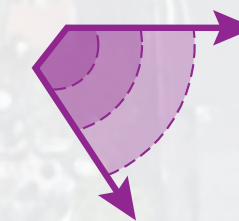
BUFFERING - VISUAL AND AUDITORY



ENCLOSURE - SAFETY



VIEWSHED



IDEAL PERFORMANCE ORIENTATION



INWARD FOCUS



ACTIVE URBAN RETAIL EDGE

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 is arranged vertically in the center of the image. The word 'Design' is highlighted in green, while the other words are in black. The overall tone is professional and informative.

Context

Scale Comparisons

Opportunities and Constraints

Design

Discussion

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



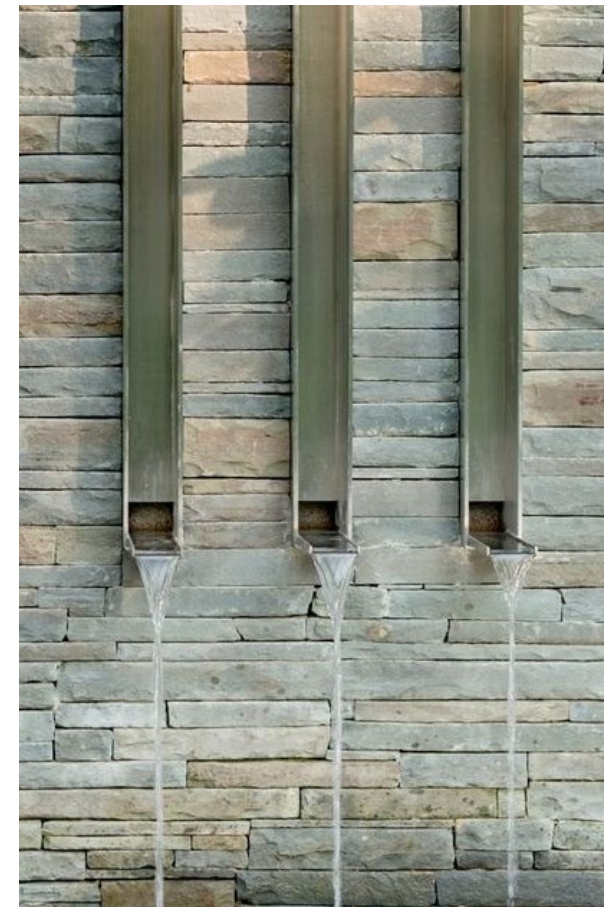
DESIGN

PRECEDENT IMAGES - WHIMSY / HISTORY



DESIGN

PRECEDENT IMAGES - GREEN INFRASTRUCTURE



DESIGN

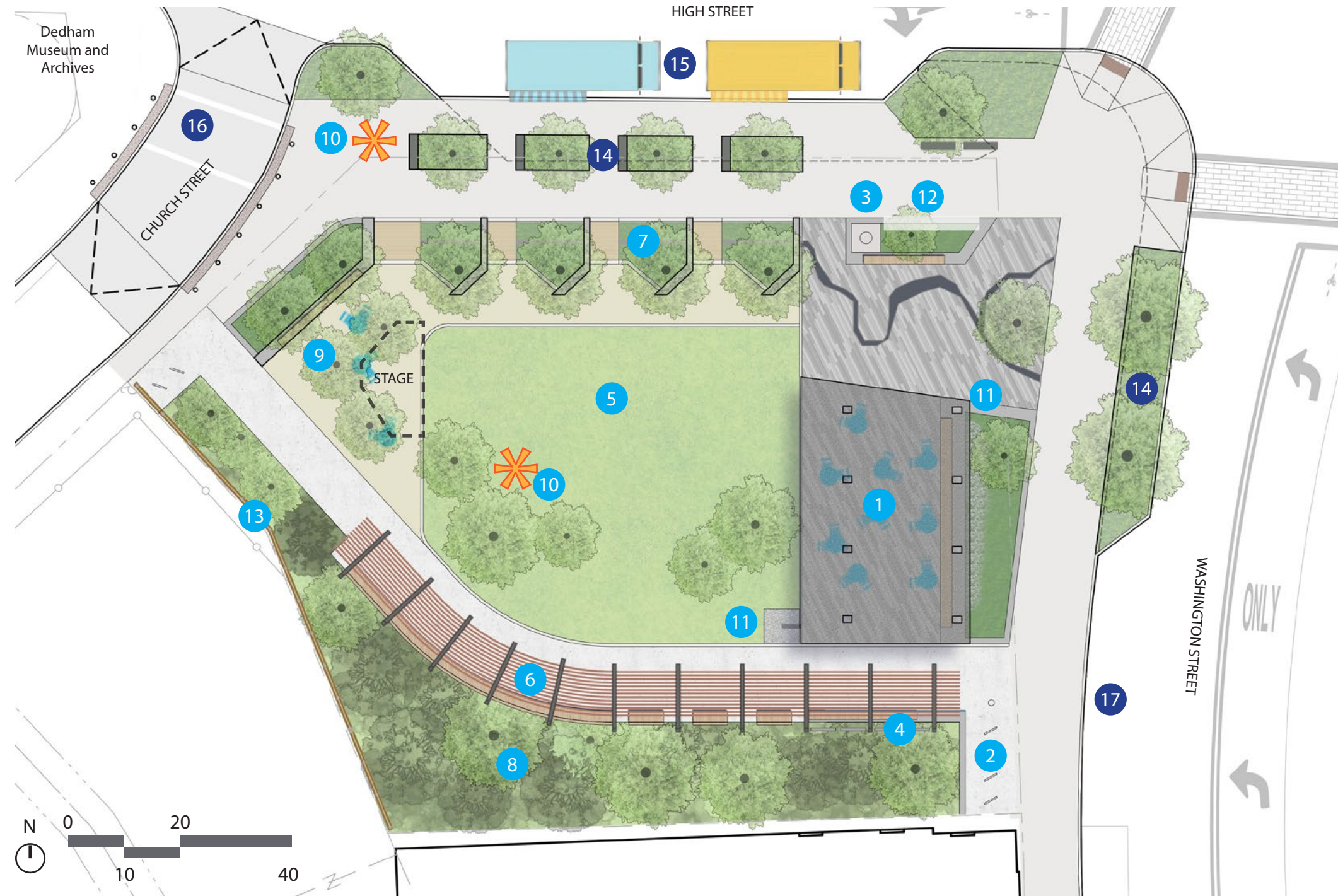
PREFERRED DIRECTION - PHASE 1



- 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

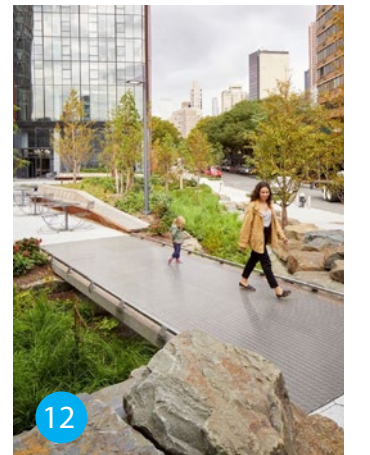
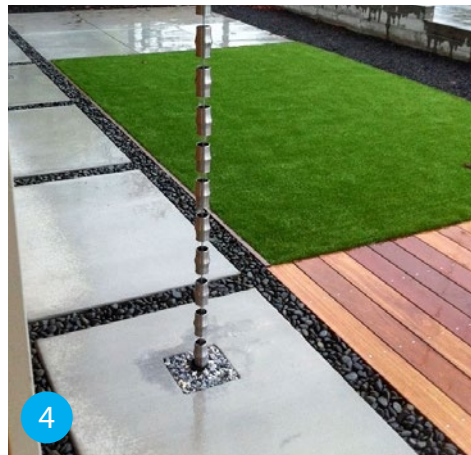
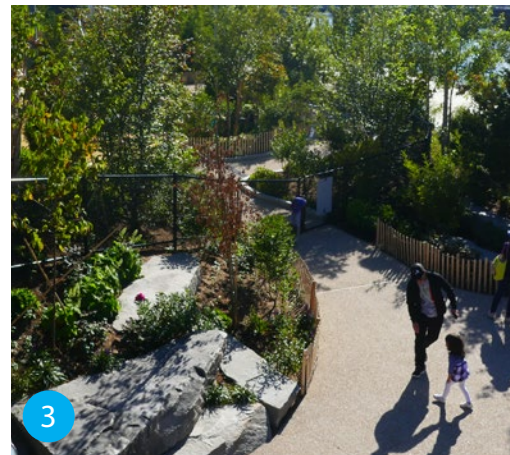
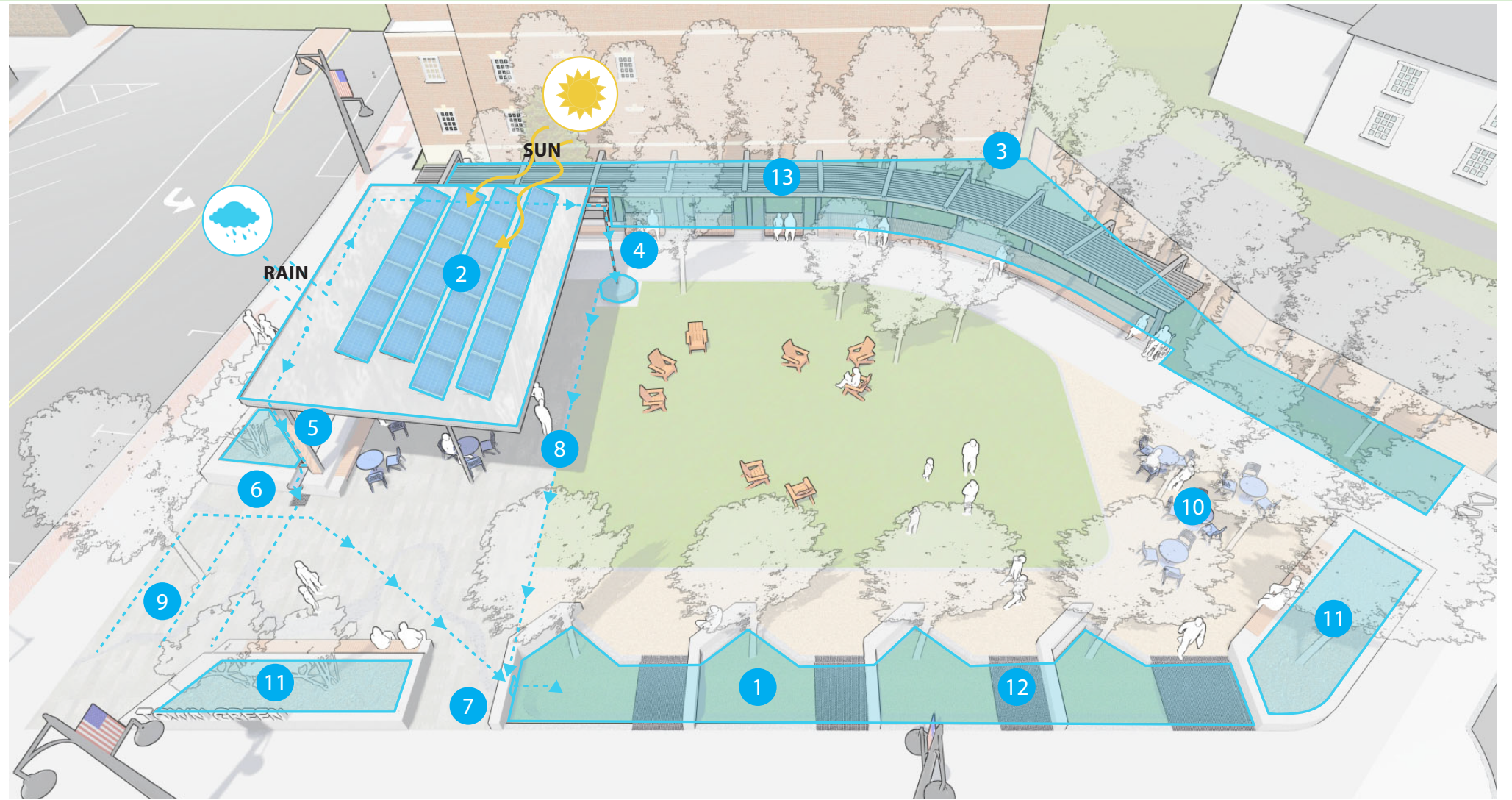


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- * 10 Potential Art Element
- 11 Rain Chain/Stormwater Feature
- 12 Entry Signage
- 13 Wood Screen Wall
- 14 Phase 2 Curb Extension and Extended Green Buffer
- 15 Phase 2 Curb Extension and Flexible Parking Area
- 16 Phase 2 Curb Extension and Raised 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



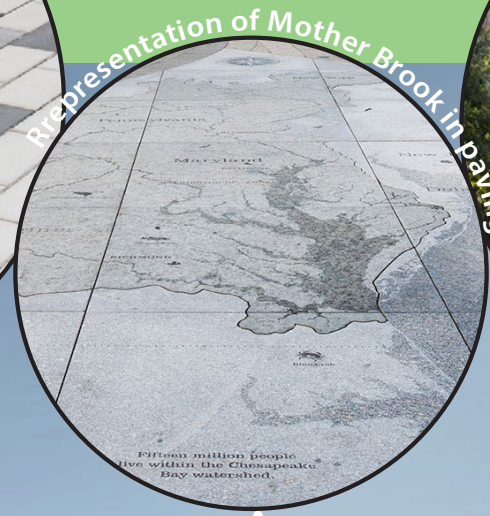
DESIGN

PREFERRED DIRECTION



DESIGN

PREFERRED DIRECTION



DESIGN

PREFERRED DIRECTION



DESIGN

PREFERRED DIRECTION



DESIGN

PREFERRED DIRECTION



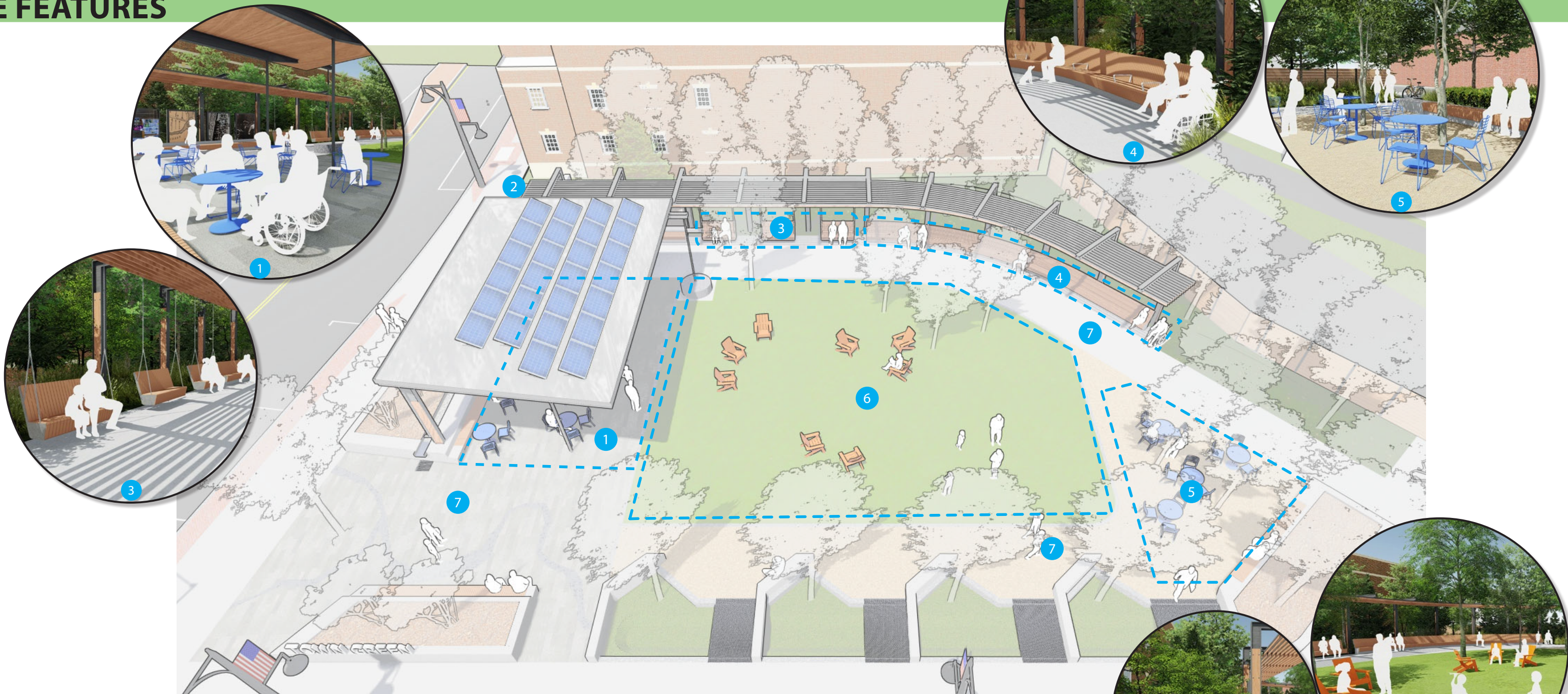
DESIGN

STORMWATER FEATURES



DESIGN

SITE FEATURES

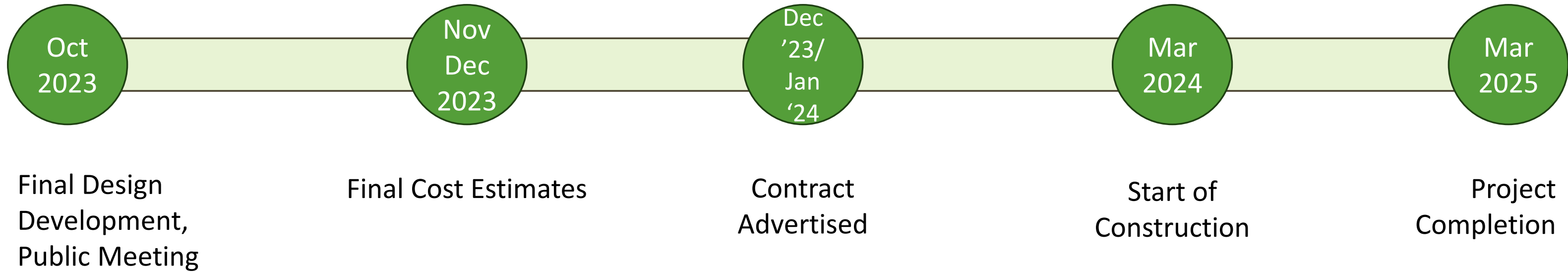


- 1 Flexible Seating
- 2 Bike Racks and Water Bottle Fill Station
- 3 Swings
- 4 Accessible Seating and Companion Seating

- 5 Flexible and Quiet Seating
- 6 Flexible Lawn Area with Seating
- 7 Accessible Paving

DESIGN

PROJECT MILESTONES



What the TGWG is asking of you

During the next phase the TGWG may be prioritizing certain design elements. Share your thoughts with us by answering these questions on the cards available in the cafeteria.

Name

Email

Q1. What aspect of the Town Green design excites you the most?

Q2. What aspect of the Town Green design excites you the least?

Q3. After tonight's presentation what remaining question(s) do you have?

Thank you so much for your time and energy!

Post presentation Zoom Activities

LINK TO DESIGNS AND SURVEY

Thank you for attending the *Talk of the Town Green* event!

Please visit https://bit.ly/TownGreen_Feedback or scan code to:

- See the designs and features up close
- Give feedback about your favorite and least favorite elements
- Email any questions you have

https://bit.ly/TownGreen_Feedback

