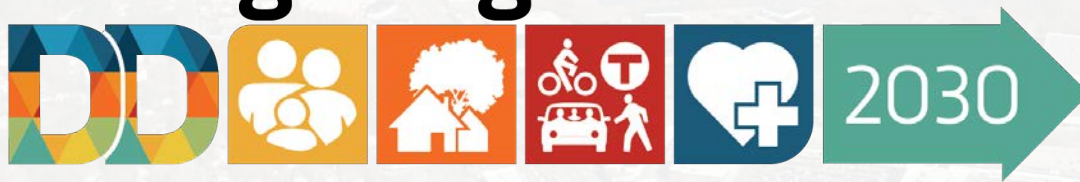


Designing Dedham



Planning Board Presentation

Monday, April 4th, 2022



Designing Dedham 2030

Photo: Town of Dedham

04/04/2022

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

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

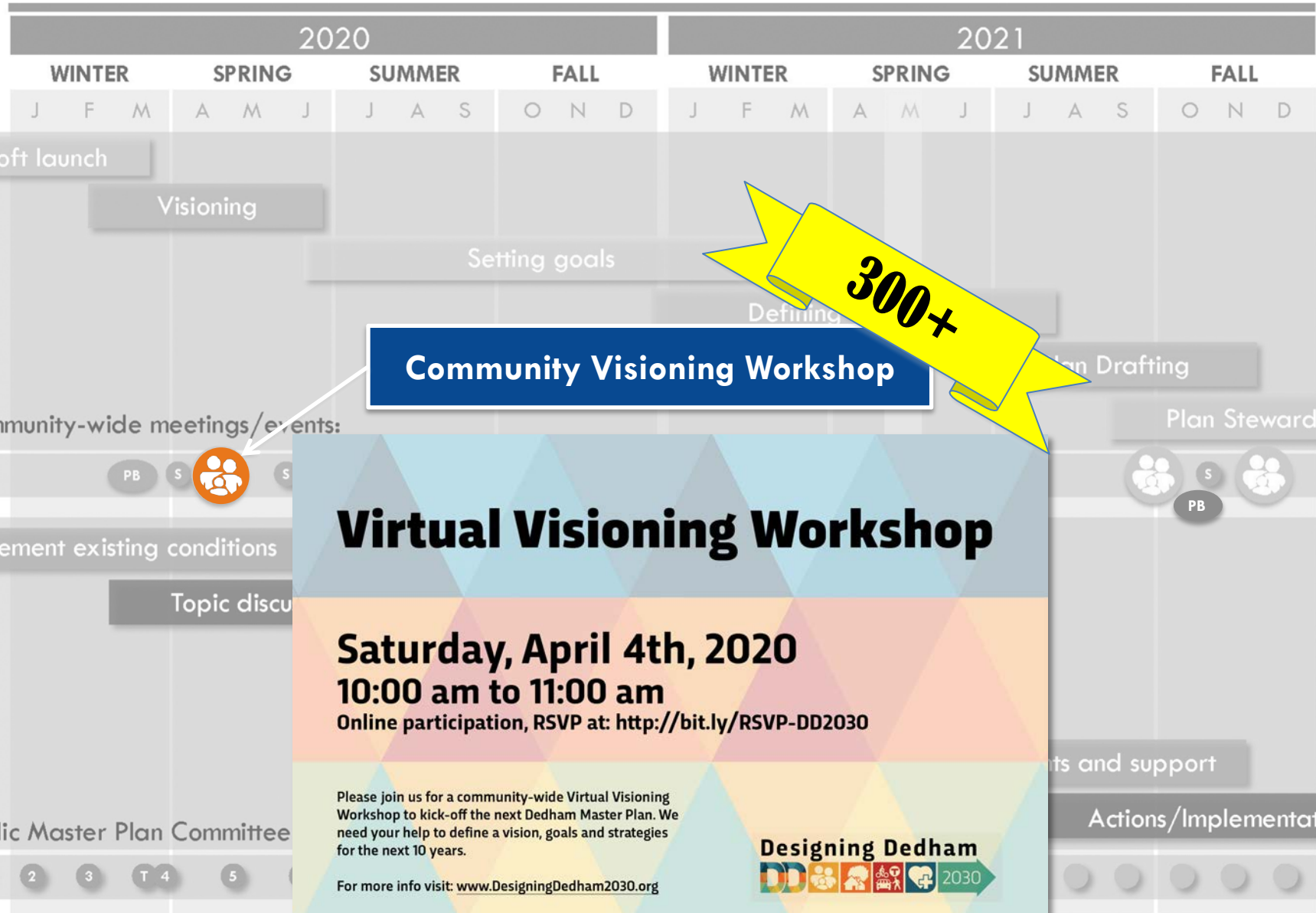
Jessica Porter

Margaret Adams

Michelle Tinger

Carolina Prieto, MAPC

Master Plan Timeline



Community Visioning Workshop

300+

Virtual Visioning Workshop

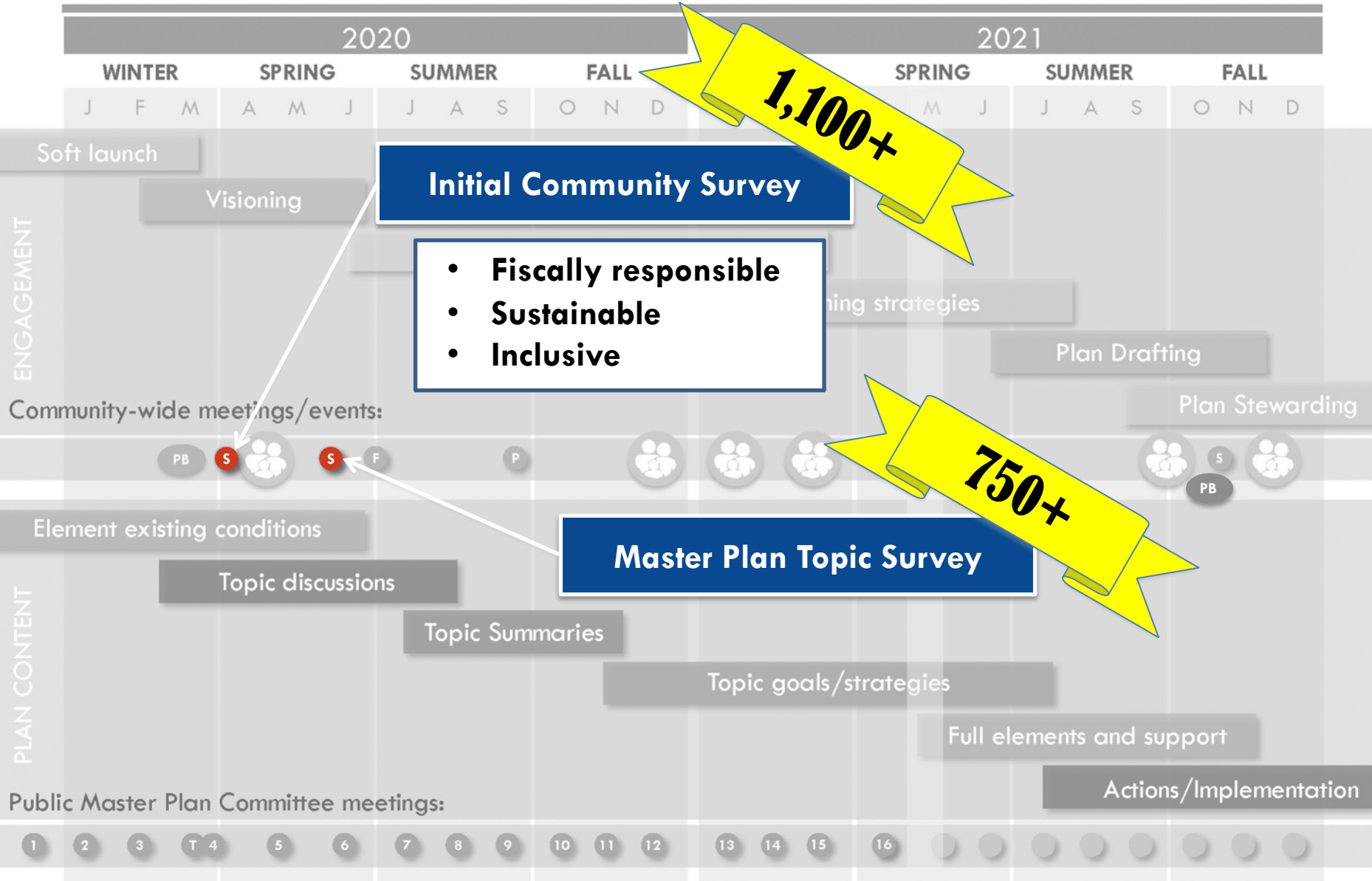
Saturday, April 4th, 2020
10:00 am to 11:00 am
 Online participation, RSVP at: <http://bit.ly/RSVP-DD2030>

Please join us for a community-wide Virtual Visioning Workshop to kick-off the next Dedham Master Plan. We need your help to define a vision, goals and strategies for the next 10 years.

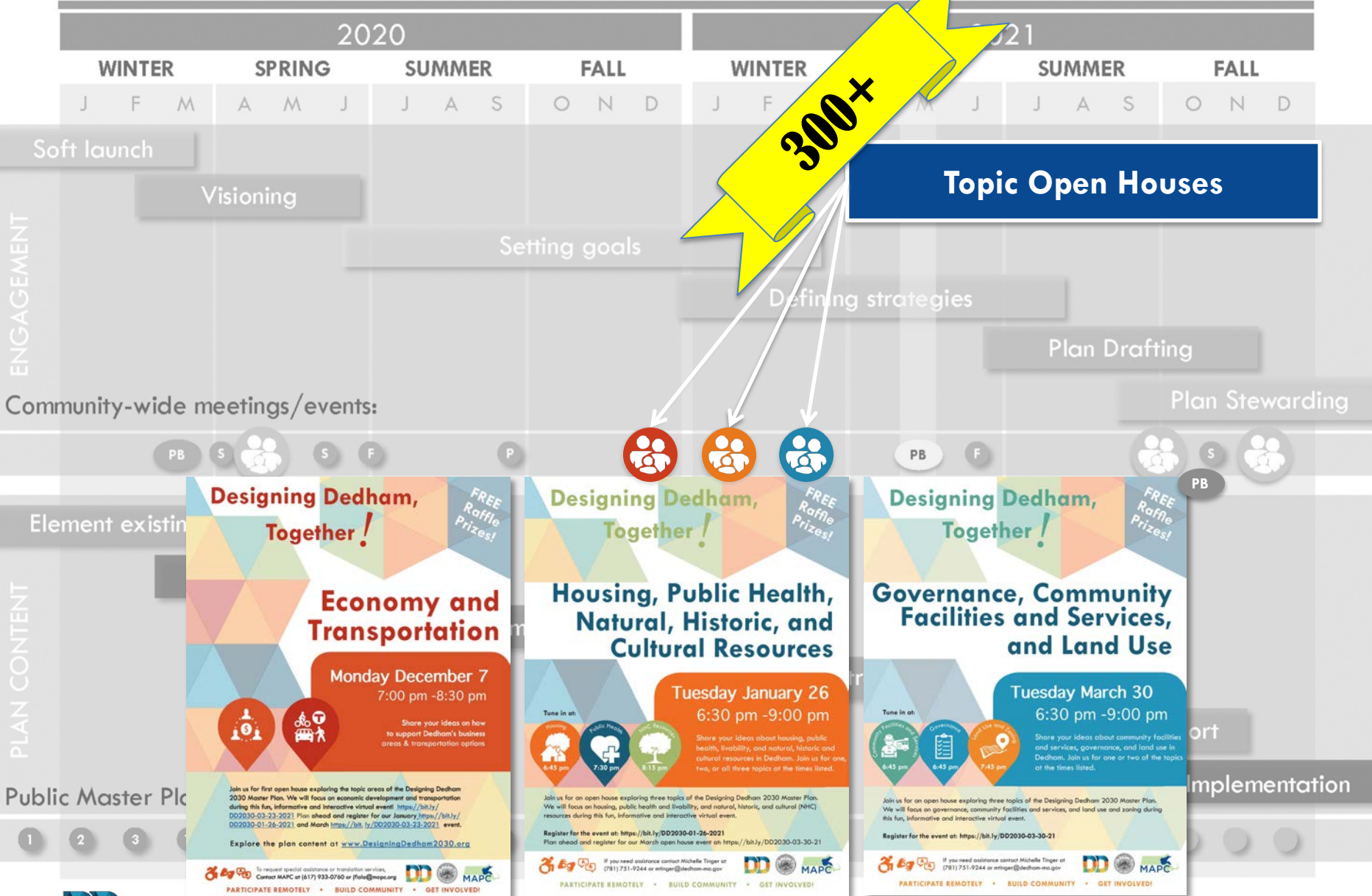
For more info visit: www.DesigningDedham2030.org

Designing Dedham

Master Plan Timeline



Master Plan Timeline



Designing Dedham, Together! **FREE Raffle Prizes!**

Economy and Transportation

Monday December 7
7:00 pm - 8:30 pm

Share your ideas on how to support Dedham's business areas & transportation options

Join us for first open house exploring the topic areas of the Designing Dedham 2030 Master Plan. We will focus on economic development and transportation during this fun, informative and interactive virtual event! <https://bit.ly/DD2030-03-23-2021> Plan ahead and register for our January <https://bit.ly/DD2030-01-26-2021> and March <https://bit.ly/DD2030-03-23-2021> event.

Explore the plan content at www.DesigningDedham2030.org

To request special assistance or translation services, Contact MAPC at (617) 933-0760 or Plan@mapc.org

PARTICIPATE REMOTELY • BUILD COMMUNITY • GET INVOLVED!

Designing Dedham, Together! **FREE Raffle Prizes!**

Housing, Public Health, Natural, Historic, and Cultural Resources

Tune in at:

- 8-45 pm
- 7:30 pm
- 8:15 pm

Share your ideas about housing, public health, livability, and natural, historic, and cultural (NHC) resources during this fun, informative and interactive virtual event.

Register for the event at <https://bit.ly/DD2030-01-26-2021>
Plan ahead and register for our March open house event at <https://bit.ly/DD2030-03-30-21>

Join us for an open house exploring three topics of the Designing Dedham 2030 Master Plan. We will focus on housing, public health and livability, and natural, historic, and cultural (NHC) resources during this fun, informative and interactive virtual event.

PARTICIPATE REMOTELY • BUILD COMMUNITY • GET INVOLVED!

Designing Dedham, Together! **FREE Raffle Prizes!**

Governance, Community Facilities and Services, and Land Use

Tune in at:

- 6-45 pm
- 6:45 pm
- 7:45 pm

Share your ideas about community facilities and services, governance, and land use in Dedham. Join us for one or two of the topics at the times listed.

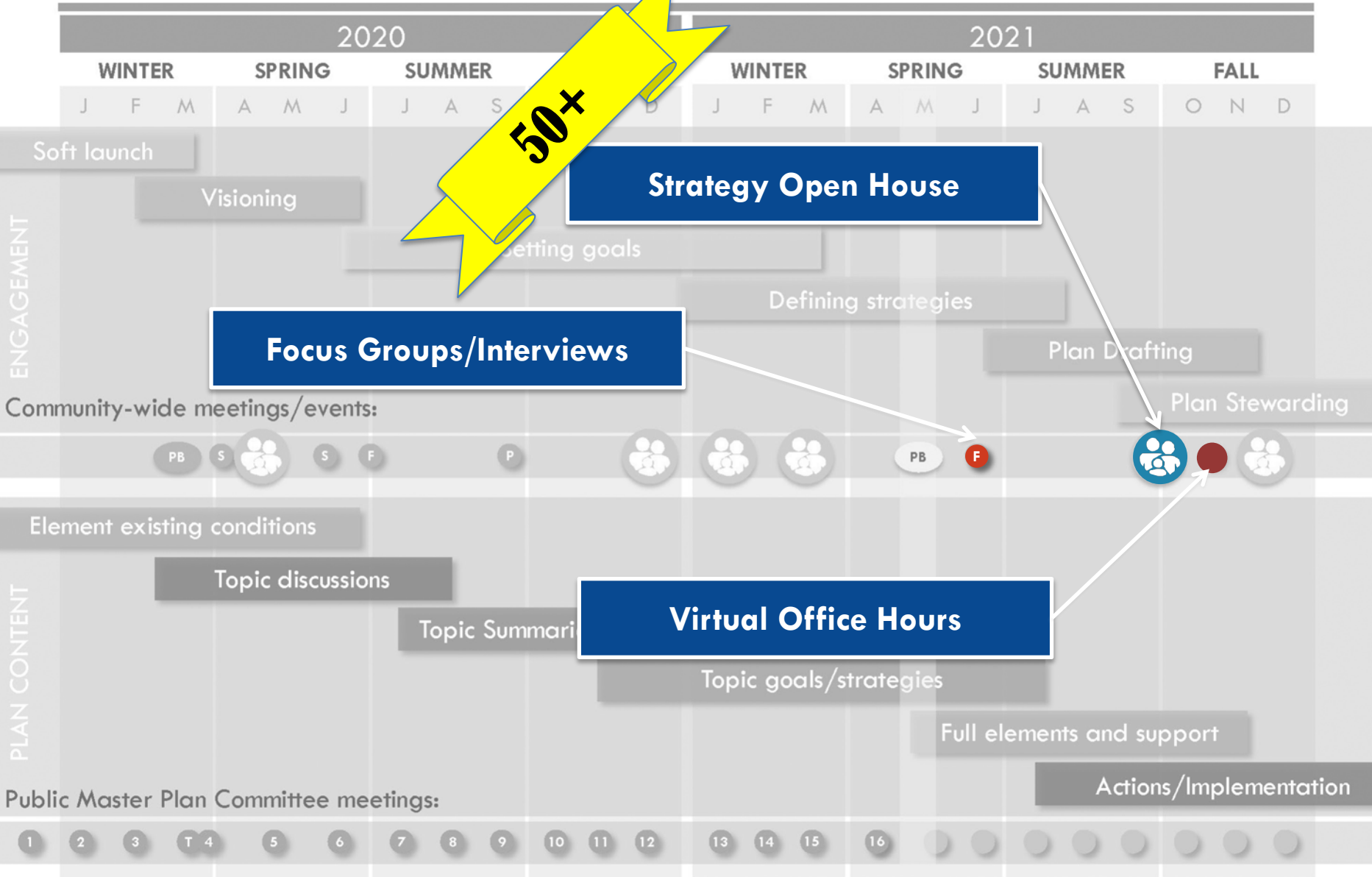
Register for the event at <https://bit.ly/DD2030-03-30-21>

Join us for an open house exploring three topics of the Designing Dedham 2030 Master Plan. We will focus on governance, community facilities and services, and land use and zoning during this fun, informative and interactive virtual event.

If you need assistance contact Michelle Tinger at (781) 751-9244 or mtinger@dedham-ma.gov

PARTICIPATE REMOTELY • BUILD COMMUNITY • GET INVOLVED!

Master Plan Timeline



Master Plan Timeline

2020				2021																			
WINTER		SPRING		SUMMER		FALL		WINTER		SPRING		SUMMER		FALL									
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D

Soft launch

Visioning

Setting goals

Refining strategies

Plan Drafting

Plan Stewarding

Dedham Day

Community Celebration!

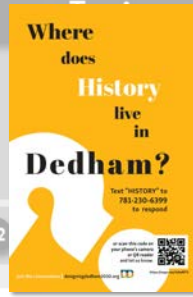
DD2030 Poster Campaign

Designing Dedham, Together!

Designing Dedham 2030 is a town-wide master planning process underway. The plan will guide the town's actions in important topics over the next 10 years. You are invited to participate in these **UPCOMING EVENTS** to give your feedback:

Sept 26	Dedham Day Master Plan Committee members will be available at a Dedham Day booth to discuss and answer questions	Noon - 5:00pm Barnes Memorial Park, Eastern Avenue
Oct 5	Virtual Open House This open house will invite your discussion and feedback on Master Plan topic strategies	7:00 - 9:00pm Zoom, register at: https://bit.ly/DD2030-10-5
Oct 12	Virtual Office Hours Drop in to chat with Master Plan team members about plan content, provide feedback, and ask questions	11:00am - 1:00pm Zoom, drop in at: https://bit.ly/DD2030-10-12
Oct 26	Virtual Office Hours Drop in to chat with Master Plan team members about plan content, provide feedback, and ask questions	4:00 - 7:00pm Zoom, drop in at: https://bit.ly/DD2030-10-26
Oct and Nov	Information Posters Draft Master Plan content for review will rotate around Dedham Town Hall and other town buildings	Hours vary Location varies Check website
Oct and Nov	Online Survey Provide your feedback on draft Master Plan content	Available online Check website for link in October
Dec 4	Community Celebration Sharing the draft master plan for final review and acknowledging the hard work of all involved	11:00am-1:00pm Dedham Town Hall Check website for updates

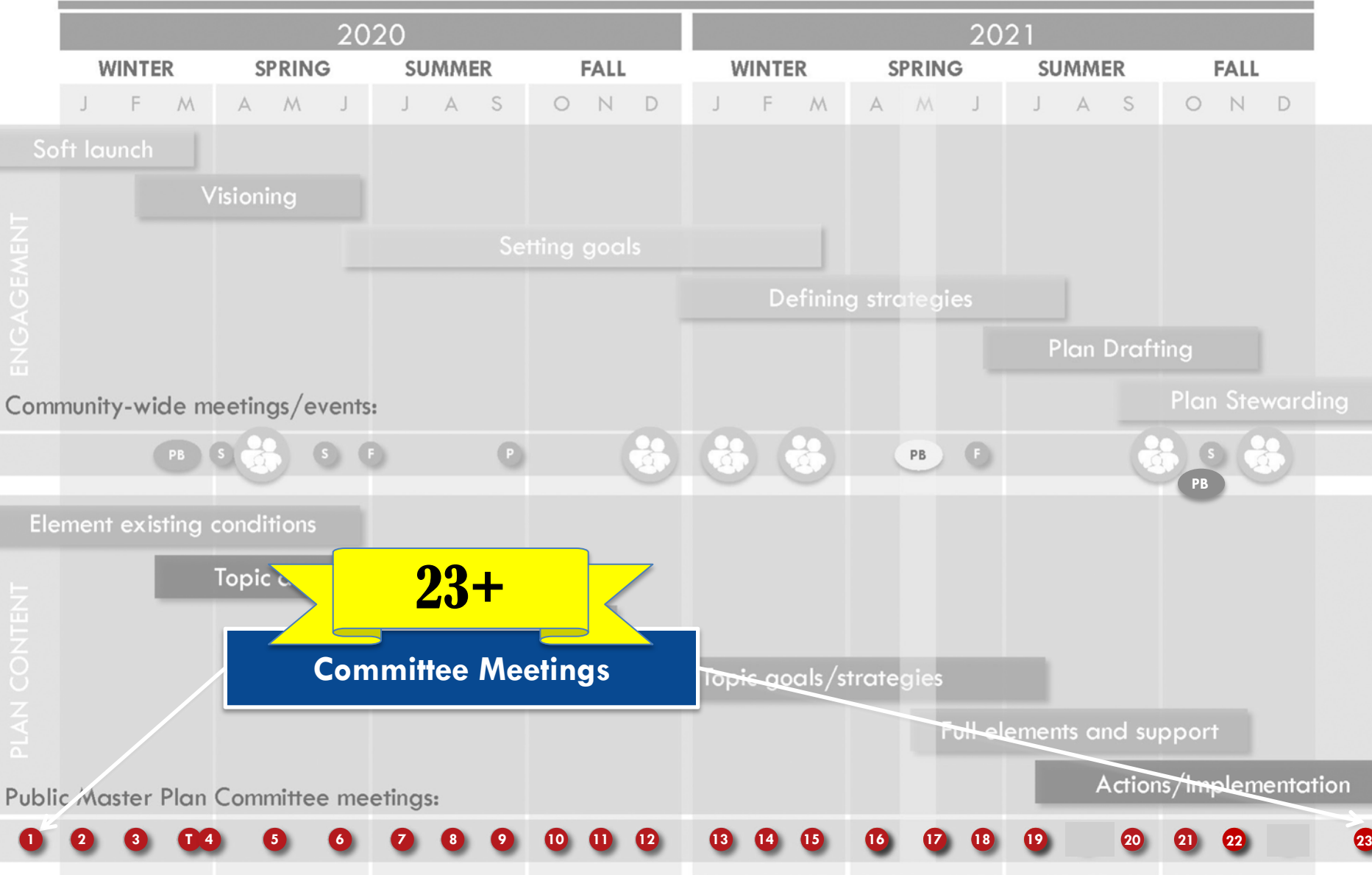
All plan information and recordings of previous meetings are available at: www.DesigningDedham2030.org



Public Master Plan Committee meetings:



Master Plan Timeline

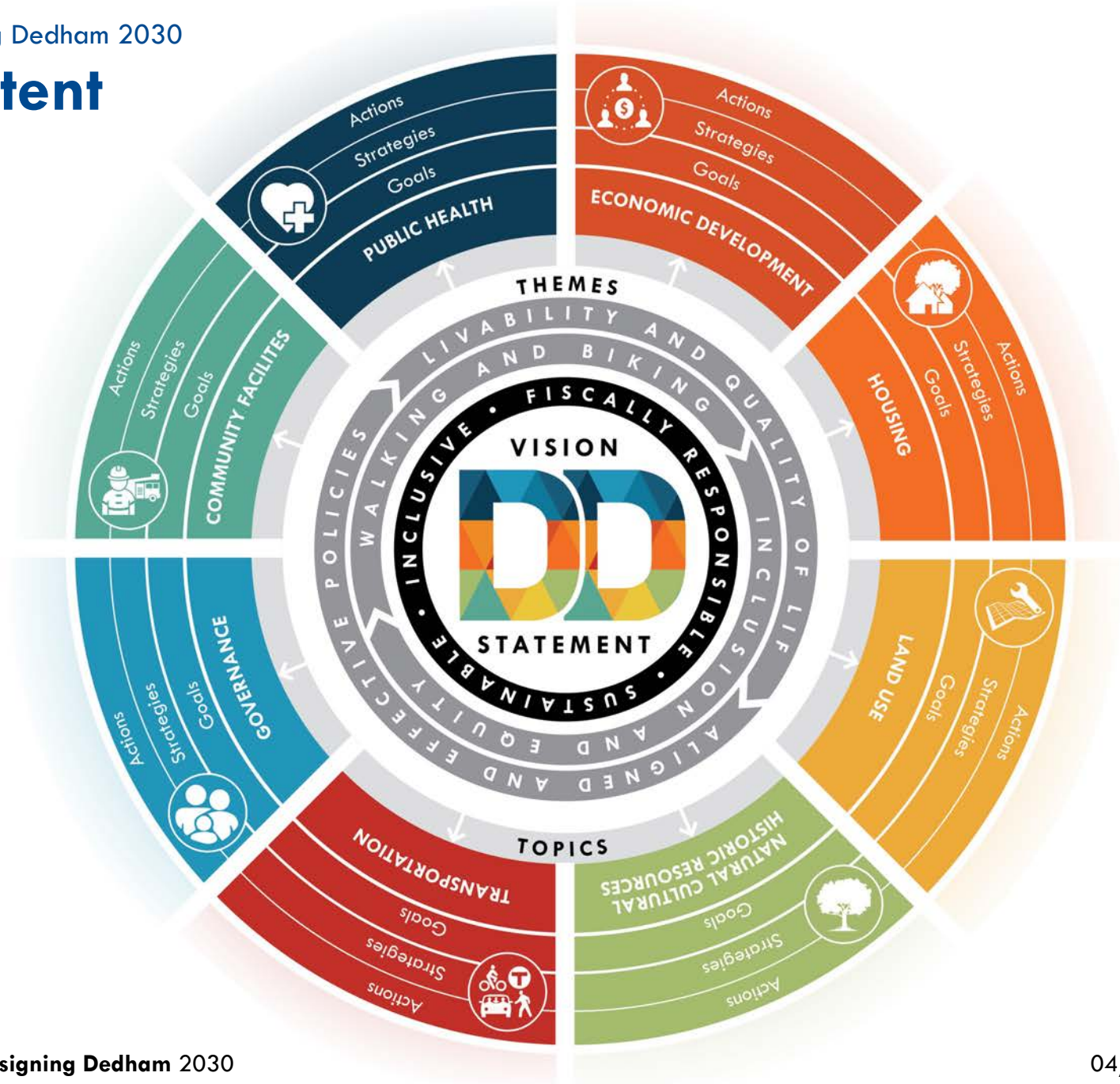


23+
Committee Meetings

Milestones and accomplishments

- Overall, we have had **2,600+** 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





Designing Dedham 2030
Core Priorities and Cross-cutting Themes

DRAFT FOR REVIEW

 **Fiscally Responsible**



Inclusion and equity

 **Sustainable**



Walking and biking

 **Inclusive**



Livability and quality of life



Aligned and effective policies








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.

Land Use and Zoning

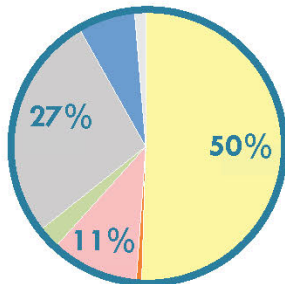
Summary

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

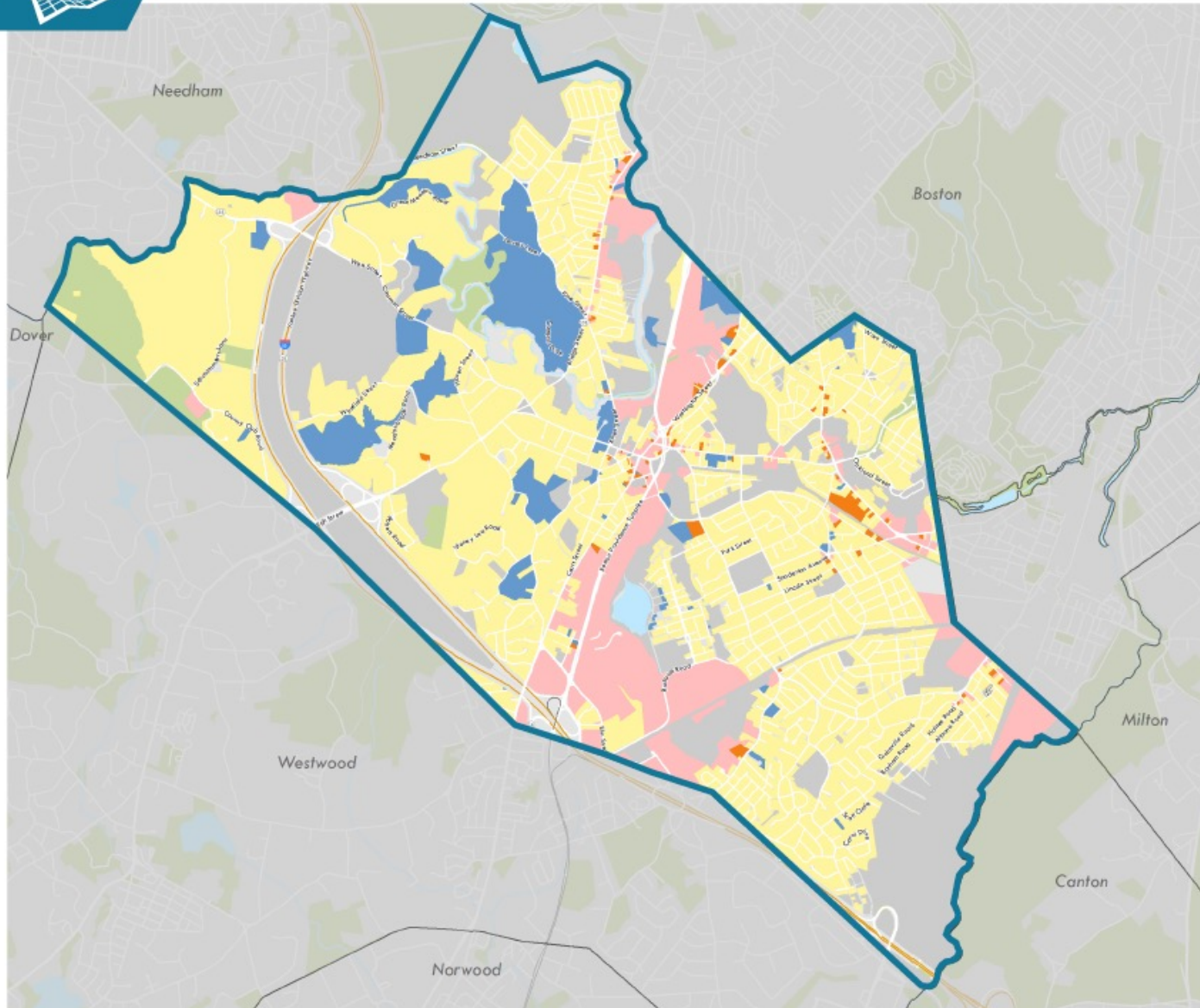
Goal/Strategy Highlights

- 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

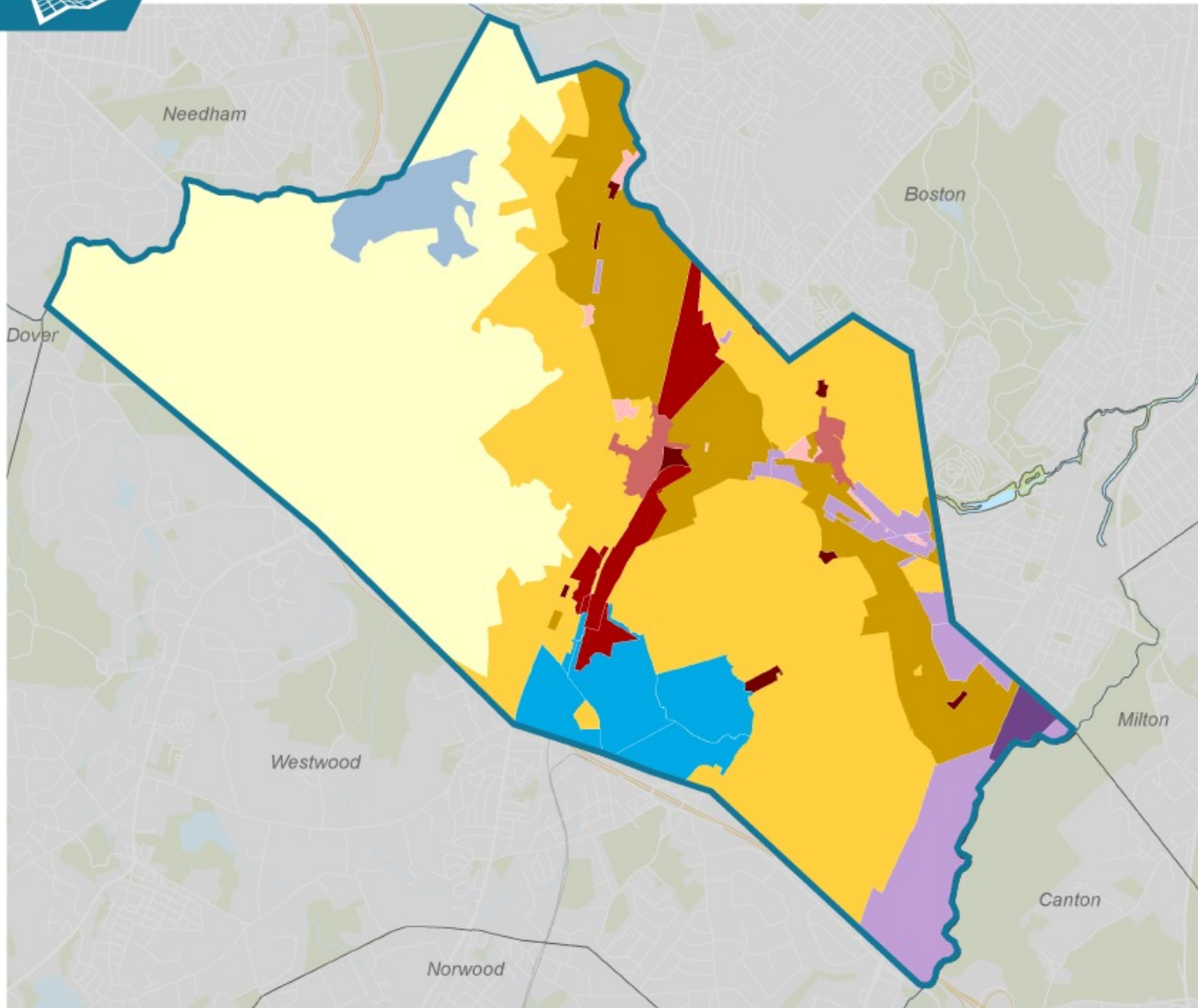


Land Use Dedham, MA

- Residential
- Mixed Use
- Commercial/Industrial
- Open Space
- Public
- Institutional
- Tax Exempt Other
- Unknown
- Rivers and Streams
- Water



Data Sources:
Metropolitan Area Planning Council (MAPC)
Massachusetts Geographic Information System (MassGIS)
Massachusetts Department of Transportation (MassDOT)
February 2020



Zoning Map

Dedham, MA

Zoning Districts

- Central Business
- General Business
- General Residence
- Highway Business
- Local Business
- Limited Manufacturing
- Limited Manufacturing Type B
- Research Development & Office
- Senior Campus
- Single Residence A
- Single Residence B

Overlay Districts

- Arts
- Medical Marijuana
- Wireless
- Historic Preservation
- Adult Use
- Historic District

0 0.25 0.45 0.9 Miles



Data Sources:
Metropolitan Area Planning Council (MAPC)
Massachusetts Geographic Information System (MassGIS)
Massachusetts Department of Transportation (MassDOT)

February 2020

Document Path: K:\Data\services\Projects\Current_Projects\18181_Planet\advice_Planet\Plan\Project_Flow\Dedham\BostonPlan_Zoning.mxd

Economic Development



Summary

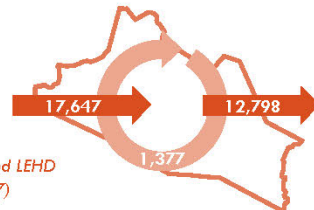
Invest in and support local businesses to provide opportunities for residents as entrepreneurs and employees, and to provide convenient access to services.



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)



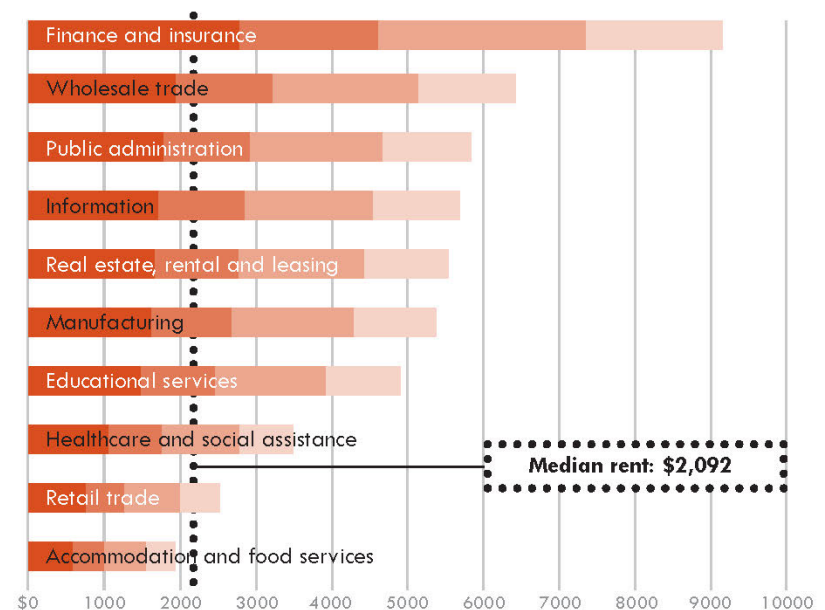
Source: US Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (2002-2017)



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

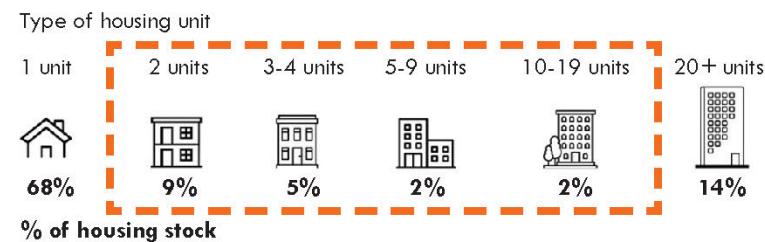
Summary

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)



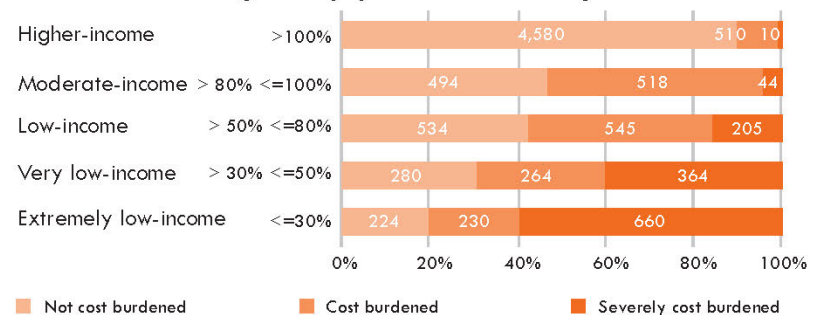
Source: Dedham Housing Study, 2019

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.



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)

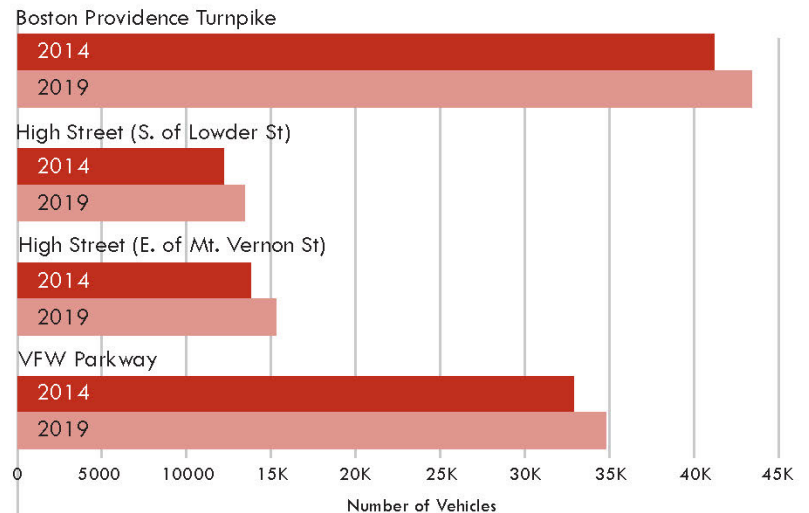


Source: Mass.gov TNC, MA Department of Public Utilities

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.

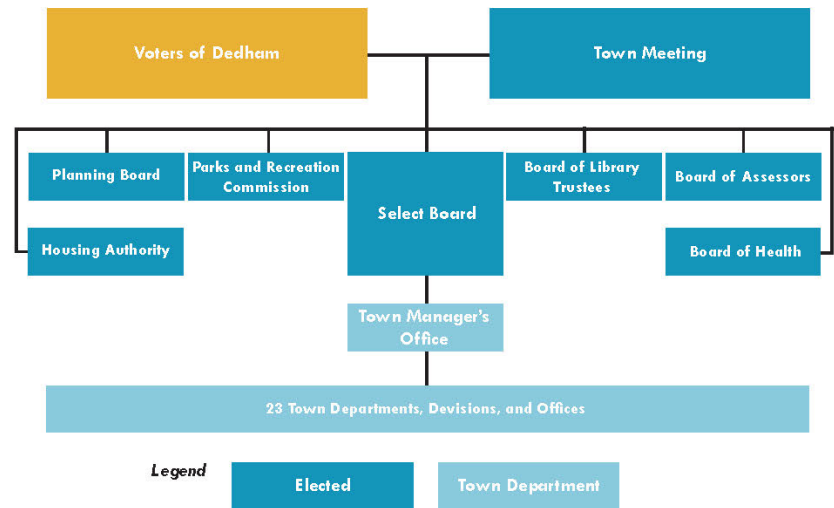
34 Active Boards, Committees, and Commissions



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



Public Health and Livability

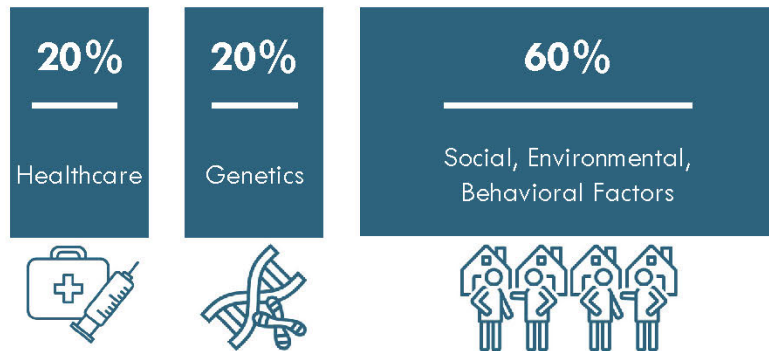
Summary

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

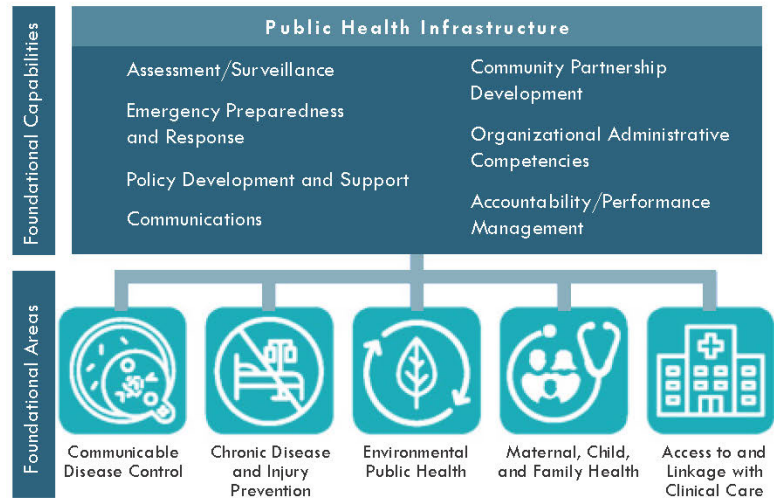


Source: Adapted from US County Health Rankings

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

MAPC
METROPOLITAN AREA PLANNING COUNCIL

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

SEARCH Search GO

Designing Dedham

DD [Icons: People, Home, Transit, Health] 2030

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

Master Plan Committee

Jessica Porter, Co-chair, Planning Board

Sarah MacDonald, Co-chair, Select Board

Margaret Adams Whitfield

Dieckmann Cogill

Josh Donati, School Committee

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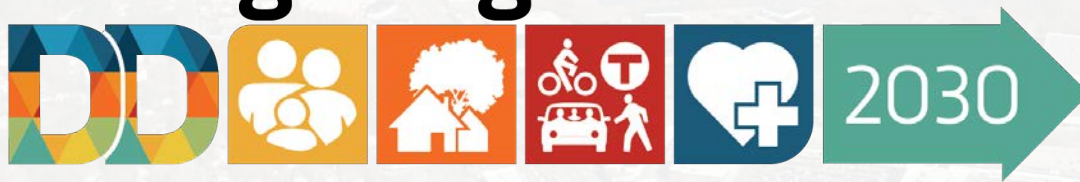
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Monday, April 4th, 2022



Designing Dedham 2030

Photo: Town of Dedham

04/04/2022