

BRIDGE STREET CORRIDOR STUDY COMMUNITY WORKSHOP #1

02.11.2023
DEDHAM, MA



architecture
urban design

**GAMBLE
ASSOCIATES**

Agenda

10AM

Welcome/Introductions (Auditorium)
Dimitria Sullivan, Select Board &

10:10

Project Overview & Context (Auditorium)
Jeremy Rosenberger, Planning Director
David Gamble, Gamble Associates

10:30

Breakout Groups (Gym)

11:15

Group Feedback (Gym)

11:40

Observations & Next Steps (Gym)

Bridge Street Corridor Plan Advisory Committee

- Dimitria Sullivan, Select Board
- Michael Podolski, Planning Board
- Jim Sullivan, Precinct 2 Chair
- Marlilee Dempsey, At-Large
- Hyacinthe Fallings, At-Large
- Leah Kane, At-Large
- Jack Kelliher, At-Large
- Judy Massey, At-Large
- Marsha Medalie, At-Large
- Police Chief Michael D'Entremont, Ex-Officio
- Jeremy Rosenberger, Ex-Officio

Project Overview



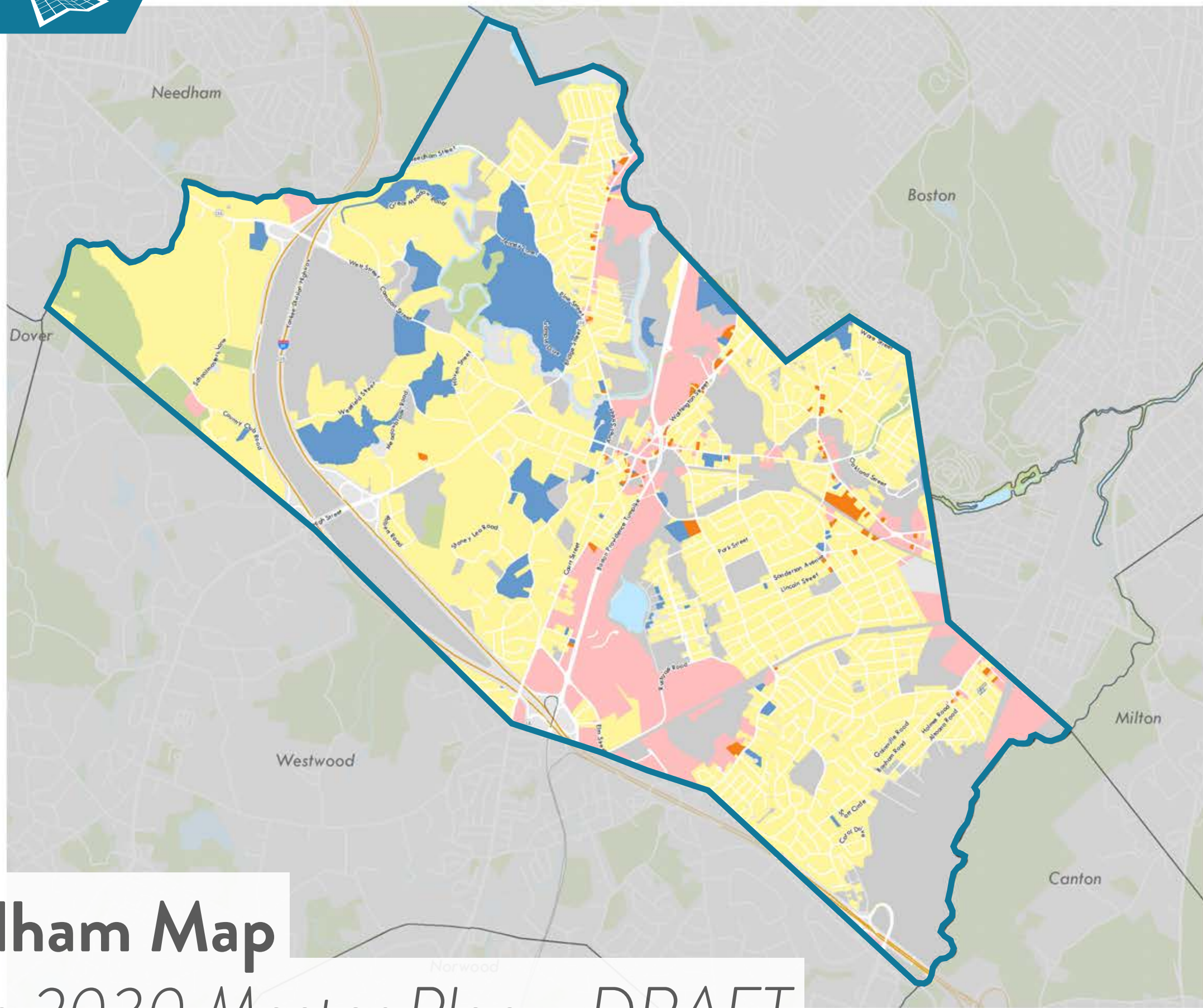
Committee Charge & Project Goals

The Advisory Committee will collaborate with Town departments, elected and appointed officials, a consultant team and the Dedham community for the purpose of recommending to the Planning Board a vision and roadmap for the future growth and preservation of the Bridge Street corridor.

To achieve the vision, zoning recommendations and design guidelines will be developed to promote the types of improvements desired in the Corridor.

Upon completion, the plan shall be submitted to the Planning Board for review. Following a review of the plan and after receiving public input, the Planning Board, shall determine next steps.

Study Area



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

Dedham Map
from 2030 Master Plan - DRAFT



Nonconforming Lots (Map Source: Dedham Housing Study, 2019)



Town of Dedham: Housing Study

Prepared by JM Goldson community preservation + planning
10/28/2019

Lot Size Requirements

- Below minimum (nonconforming)
- Meet minimum
- More than 2X minimum
- Not considered

Base Map

- Neighborhood
- Town-owned property
- State or Federal property
- Public Schools
- Water body
- Protected open space
- Interstate
- U.S. Highway
- State Route
- Commuter Rail
- Commuter Rail Station

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- State Route
- Commuter Rail
- Commuter Rail Station

Dedham Map

from 2030 Master Plan - DRAFT

Sources: Town of Dedham, MassGIS, Dedham-Westwood Water District

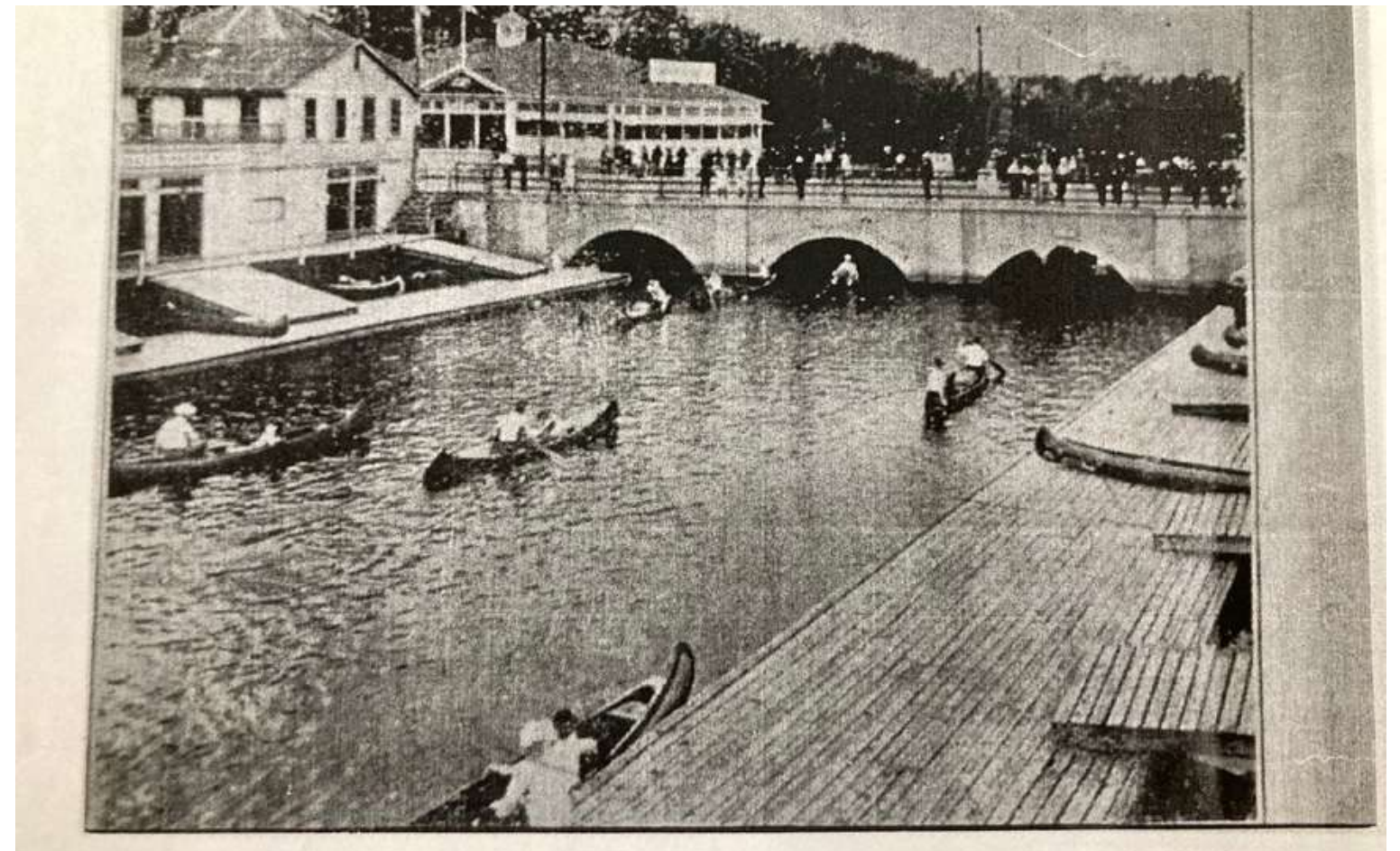


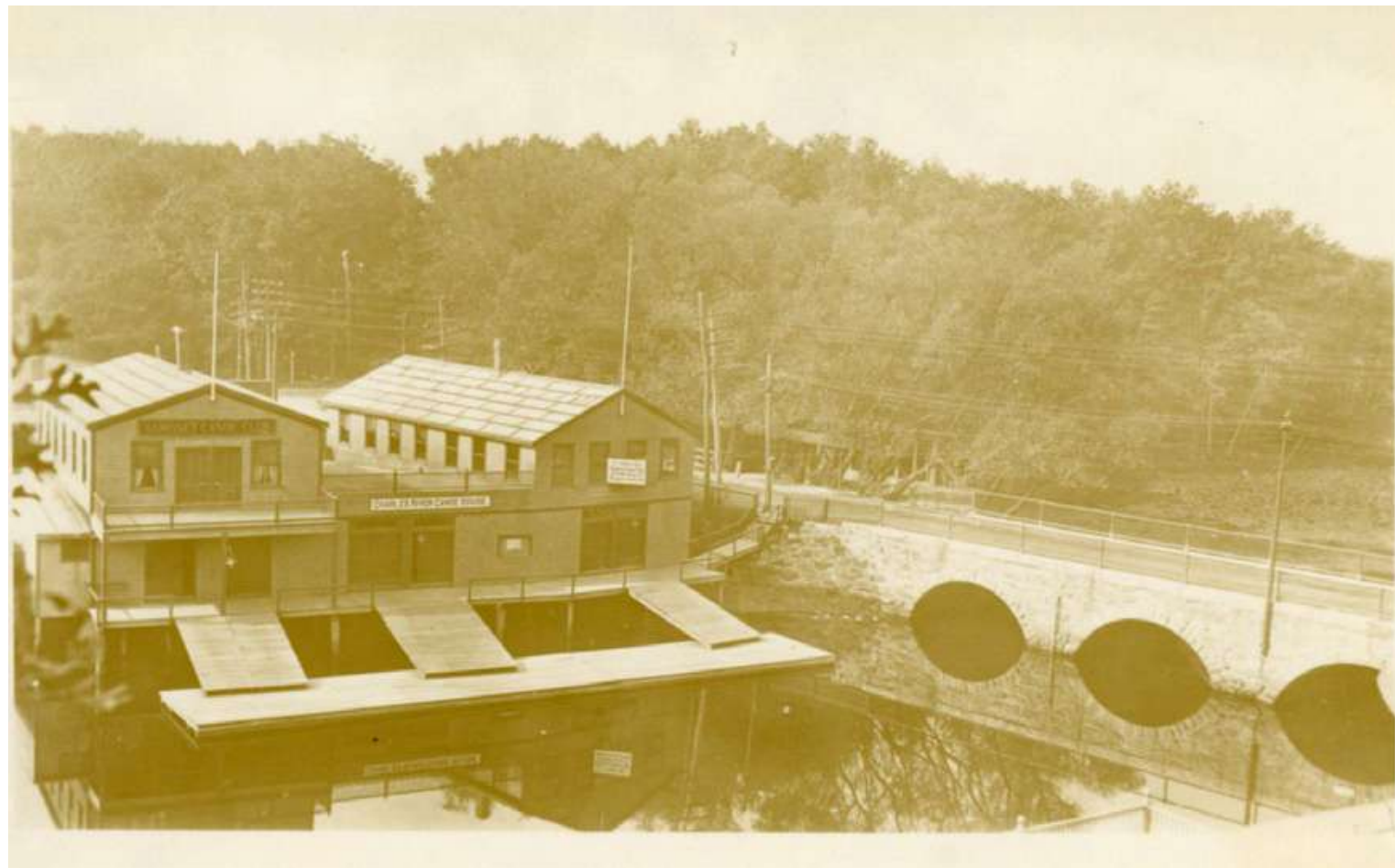
Corridor Images

Courtesy of Dedham Museum & Archive

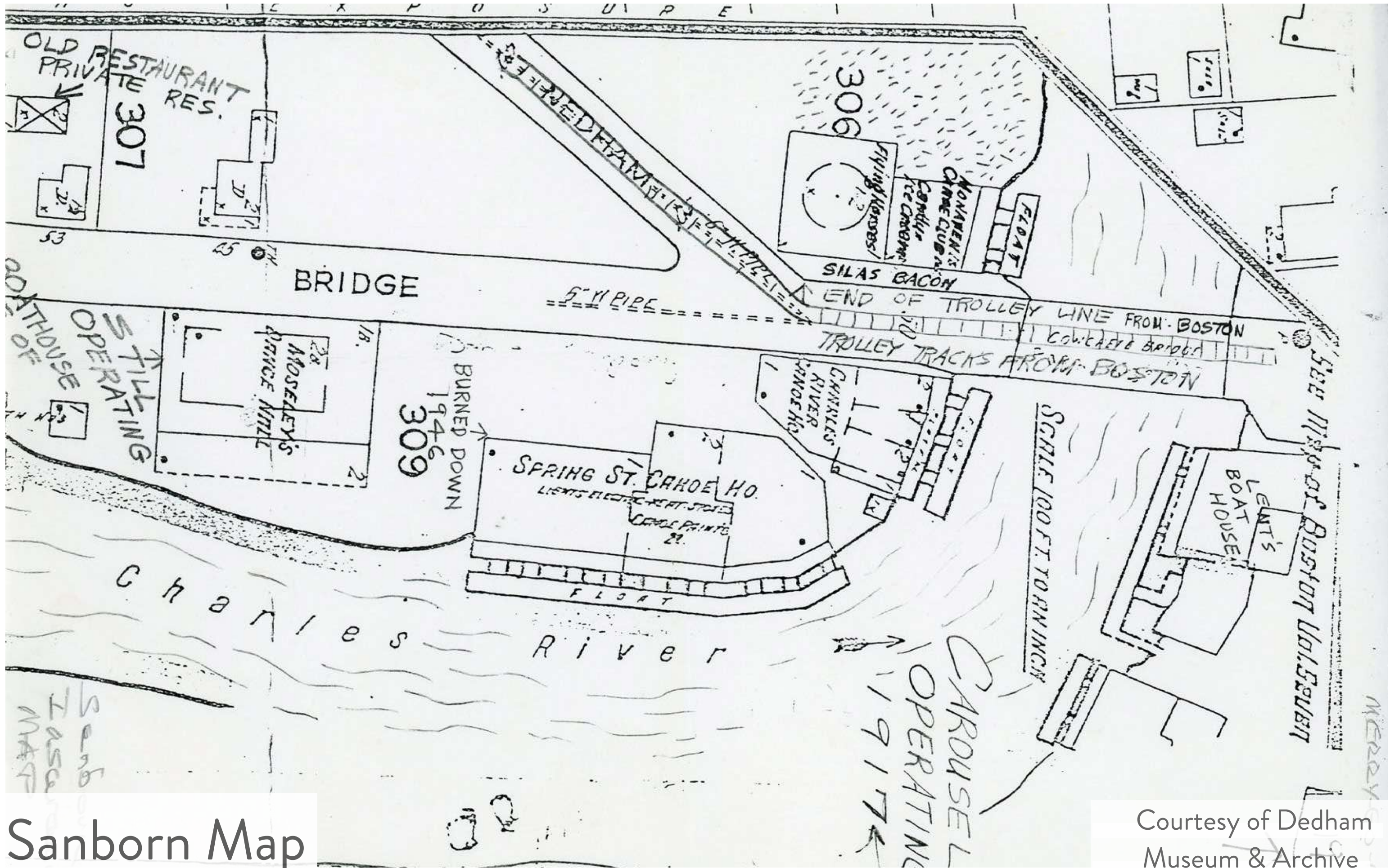


*Merry-Go-Round at Riverdale Park, Dedham, Mass.
1917-1927
OWNED & OPERATED by NORMAN A. DuBOISE & JOHN J. HURLEY
Original Artwork by David Noyd
© December, 1994*





Courtesy of Dedham Museum & Archive



Sanborn Map

Courtesy of Dedham
Museum & Archive



circa 1930-35

Courtesy of Dedham
Museum & Archive



1975

Courtesy of Dedham
Museum & Archive



Bridge St Today



Mapping and Analysis

0 250 500 750 1,000 ft

EXISTING CONDITIONS

Aerial Image





0 250 500 750 1,000 ft

Charles River

Wetland

Needham St

Bridge St

Bridge St

Pine St

EXISTING CONDITIONS

River and Wetlands

- River
- Wetland



0 250 500 750 1,000 ft



EXISTING CONDITIONS

Vegetation



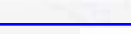
■ Vegetation





EXISTING CONDITIONS

Topography

-  River
-  Wetland
-  Topo Lines



0 250 500 750 1,000 ft



EXISTING CONDITIONS

Impervious Surfaces

■ Asphalt/Concrete



0 250 500 750 1,000 Ft

GENERAL BUSINESS

LOCAL BUSINESS

LIMITED MANUFACTURING

LOCAL BUSINESS

GENERAL BUSINESS

GENERAL RESIDENCE

SINGLE RESIDENCE B

EXISTING CONDITIONS

Current Zoning

SINGLE RESIDENCE A

SINGLE RESIDENCE A





Bridge Street Bridge #1

BP

Moseley's

Marie Louise Kehoe Park

McGolf

Calvary Baptist Church

Dedham Housing Authority

Little Sprouts Child Care

Riverside Community Care

Redline Motors

Shell

Speedway

Charles River Childcare

Noble and Greenough School

Riverdale Elementary School

EXISTING CONDITIONS

Uses

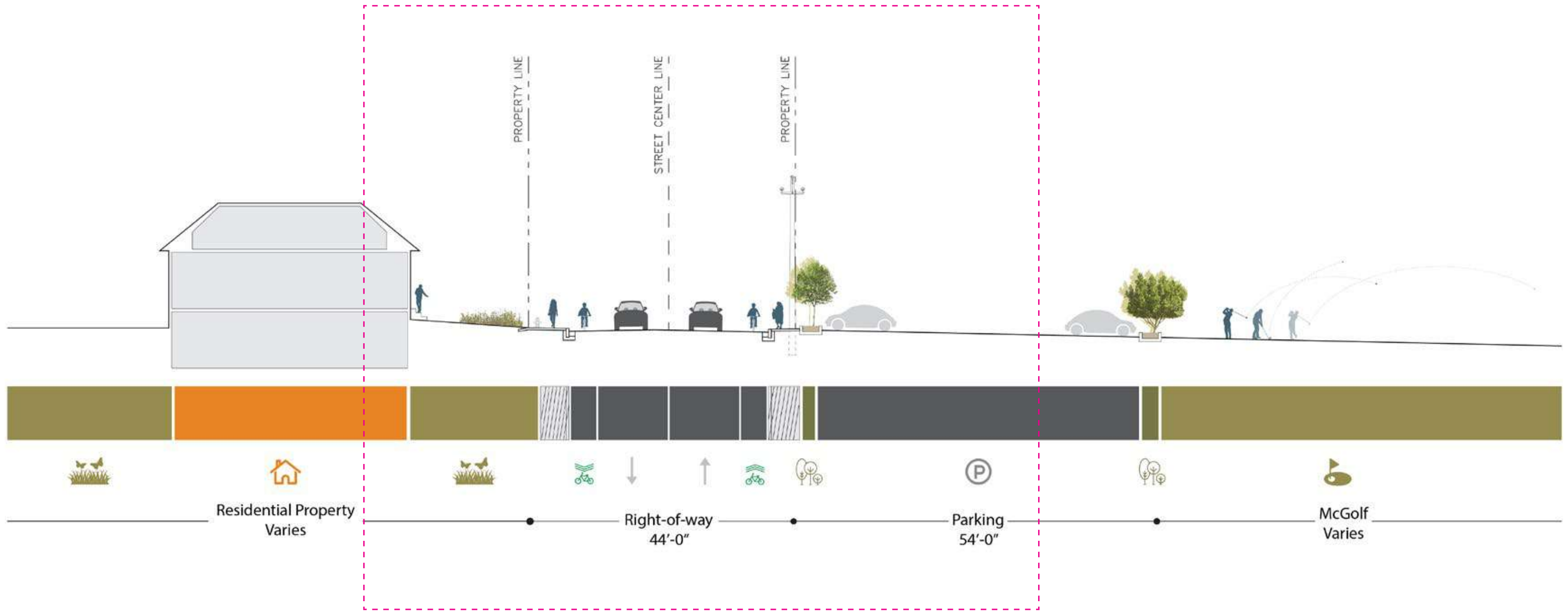
- Food-related
- Commercial Services
- Mixed-Use
- Auto
- Green Space
- Educational



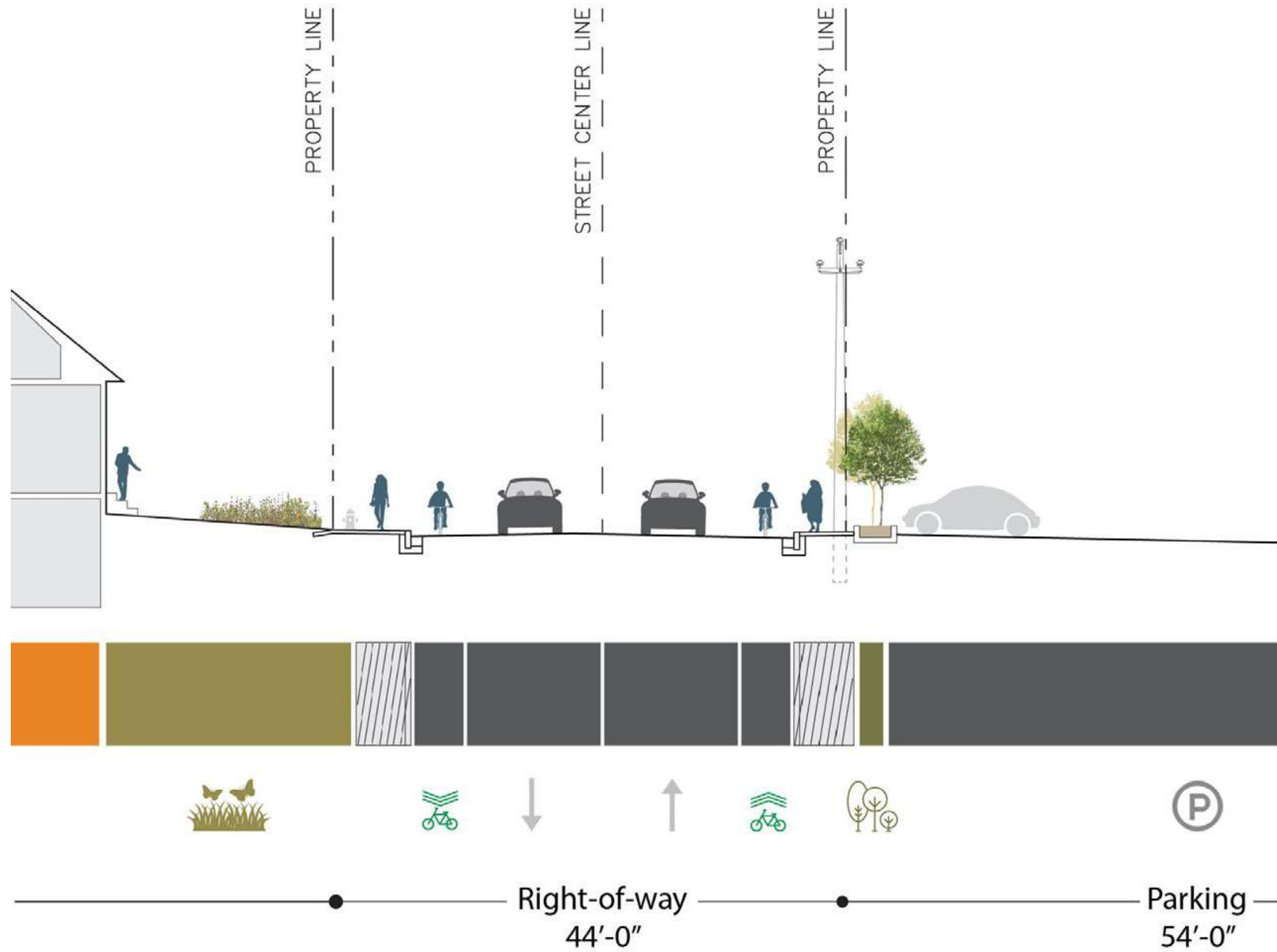


Street View

Google




Street Section



Street Section - Detail

← 83 MA-109

Dedham, Massachusetts

 Google Street View

Jun 2022 [See more dates](#)

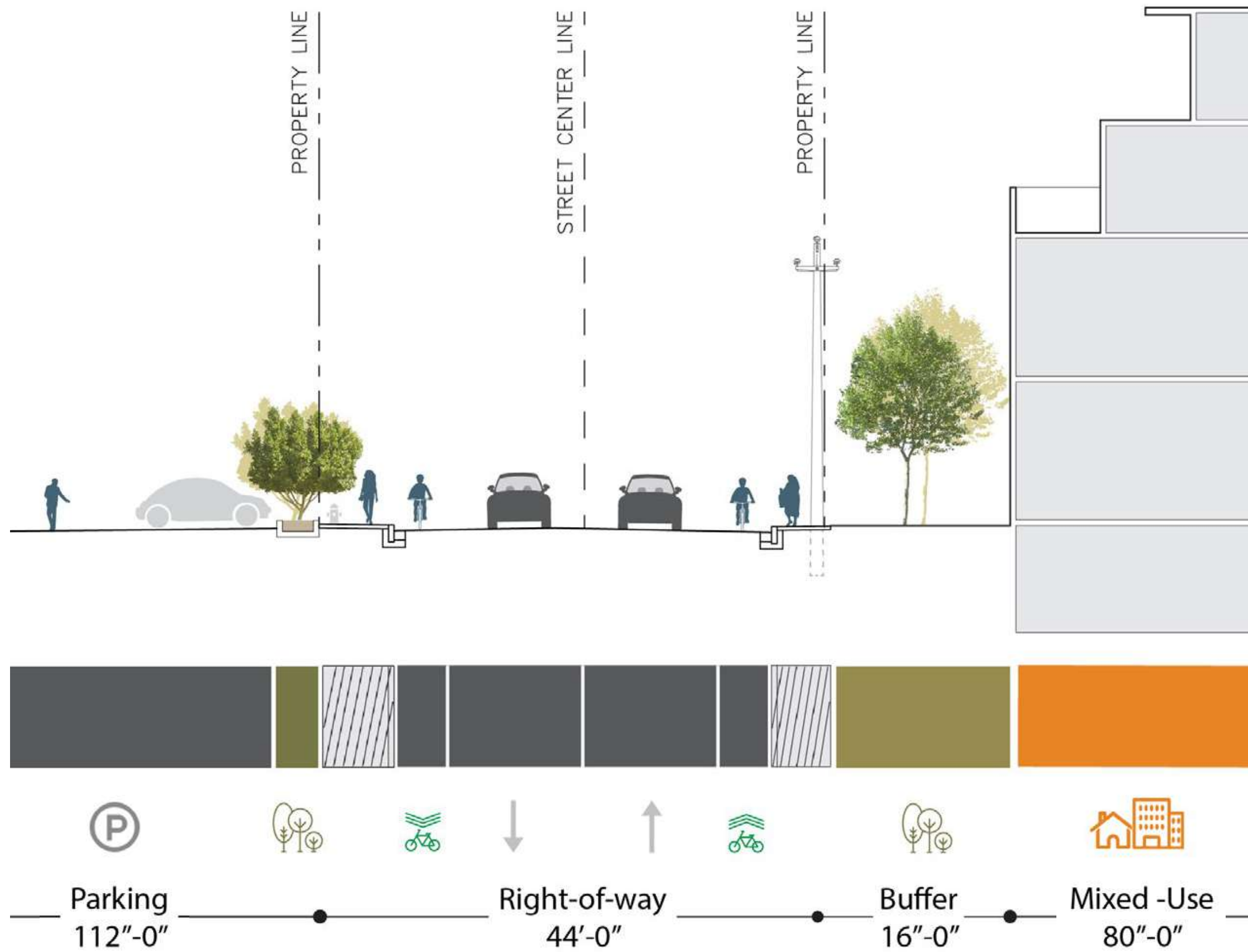


Street View

Google



Street Section



Street Section - Detail



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