



BRIDGE STREET CORRIDOR STUDY

ADVISORY COMMITTEE MEETING #3

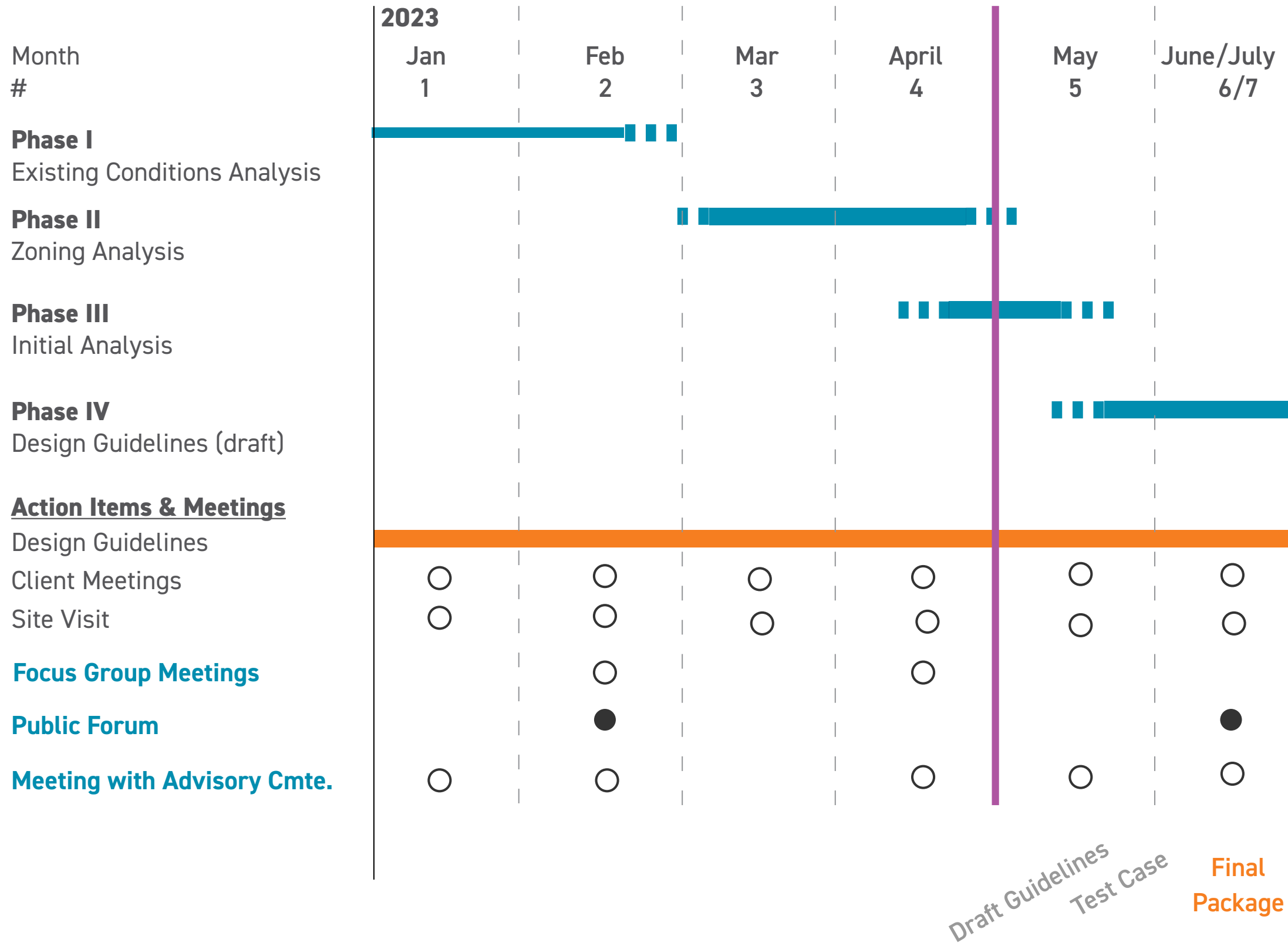
05.01.2023
DEDHAM, MA



architecture
urban design **GAMBLE
ASSOCIATES**

Schedule

Project Schedule



Public Meeting I “VISION”

Bridge Street Corridor

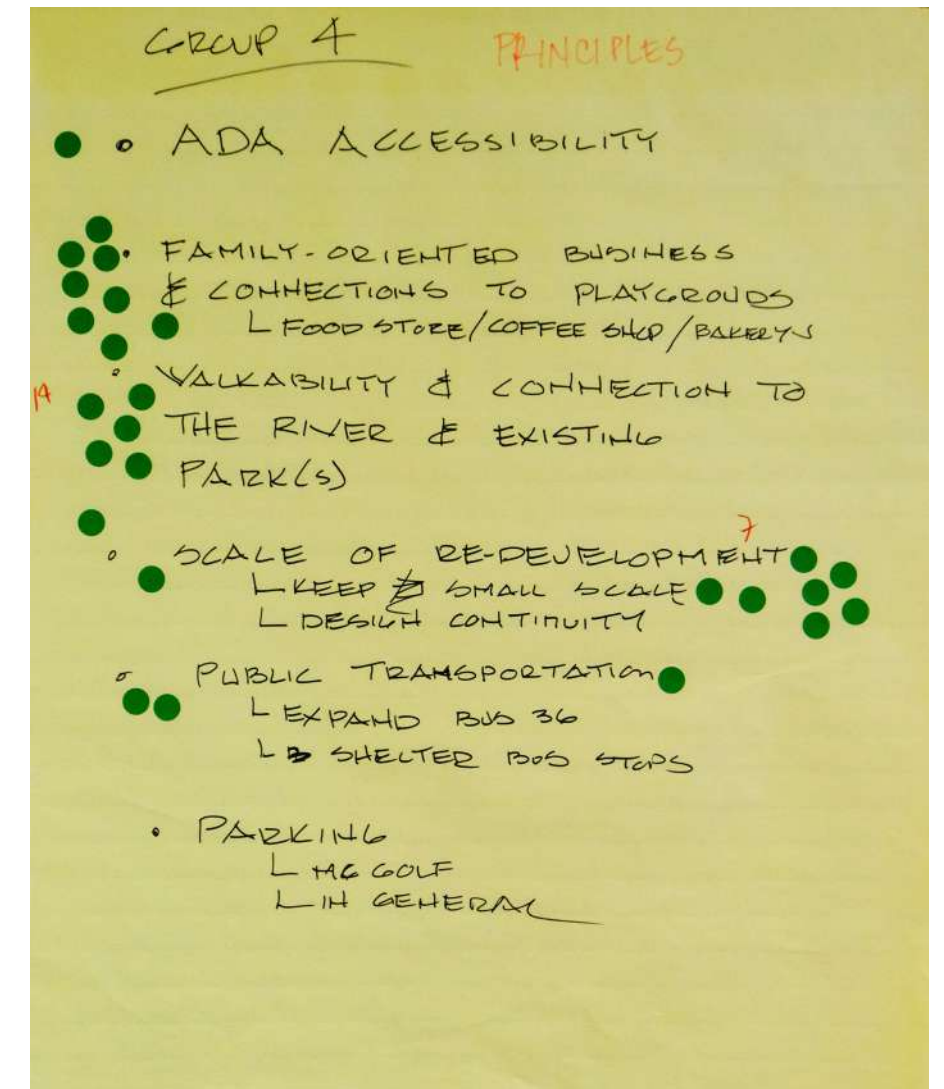
- To improve the safety, connections and accessibility while developing a community and family-oriented environment
- Create a safe and accessible corridor with green spaces, river access and controlled business type and size
- Foster connectivity, cohesion and flow between residents and businesses to keep scale proportional
- Create a destination for residents, community placemaking, walkability and riverfront access
- Ensure walkability, river connectivity and community-oriented businesses and foster greenspace and neighborhood feel



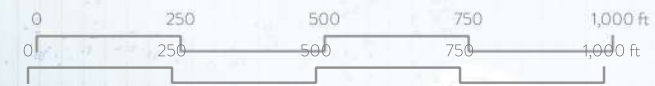
Public Meeting / "PRINCIPLES"

Bridge Street Corridor

- Put the river back in Riverdale
- Encourage family-oriented businesses
- Maintain and foster a neighborhood/community character
- Establish design continuity
- Encourage walkability and bike connections
- Ensure wider sidewalks for all new development
- Provide connection to the waterfront and parks
- Coordinate with Route 1 bike trail
- Buffer neighborhood



- Enhance public access and pedestrian connections to the Charles River and trail networks
- Mitigate building heights and blend new development into the existing neighborhood character by leveraging changes in topography
- Increase landscape requirements and beautify Bridge Street
- Address traffic impacts and ensure sufficient parking
- Incorporate building setbacks and step backs for new development



Bridge Street Bridge #1

BP

Moseley's

Marie Louise Kehoe Park

McGolf

Calvary Baptist Church

Dedham Housing Authority

Little Sprouts Child 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



TENSION: Zoning doesn't conform to the place people want.

GENERAL BUSINESS

LOCAL BUSINESS

LIMITED MANUFACTURING

LOCAL BUSINESS

GENERAL BUSINESS

GENERAL RESIDENCE

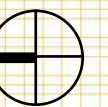
SINGLE RESIDENCE B

EXISTING CONDITIONS

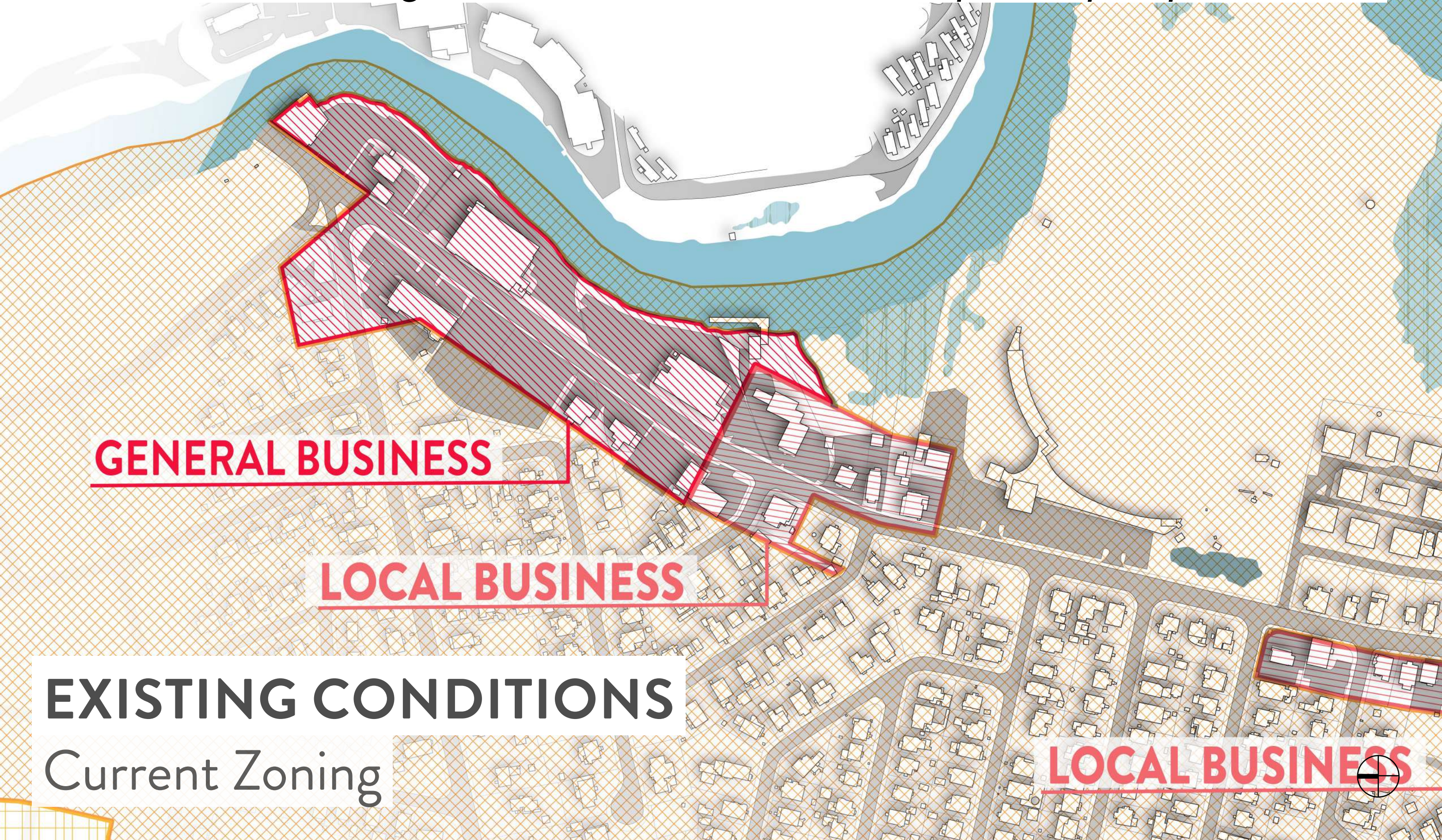
Current Zoning

SINGLE RESIDENCE A

SINGLE RESIDENCE A



TENSION: Zoning doesn't conform to the place people want.



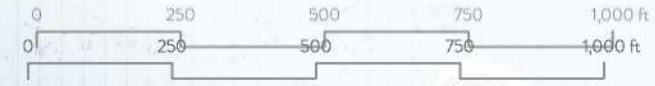
GENERAL BUSINESS

LOCAL BUSINESS

EXISTING CONDITIONS

Current Zoning

LOCAL BUSINESS



Bridge Street Bridge #1

Marie Louise Kehoe Park

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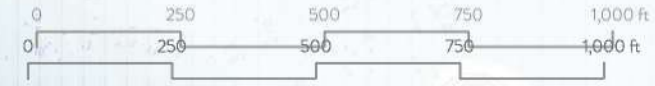
Riverdale Elementary School

EXISTING CONDITIONS

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Bridge Street Bridge #1

Marie Louise Kehoe Park

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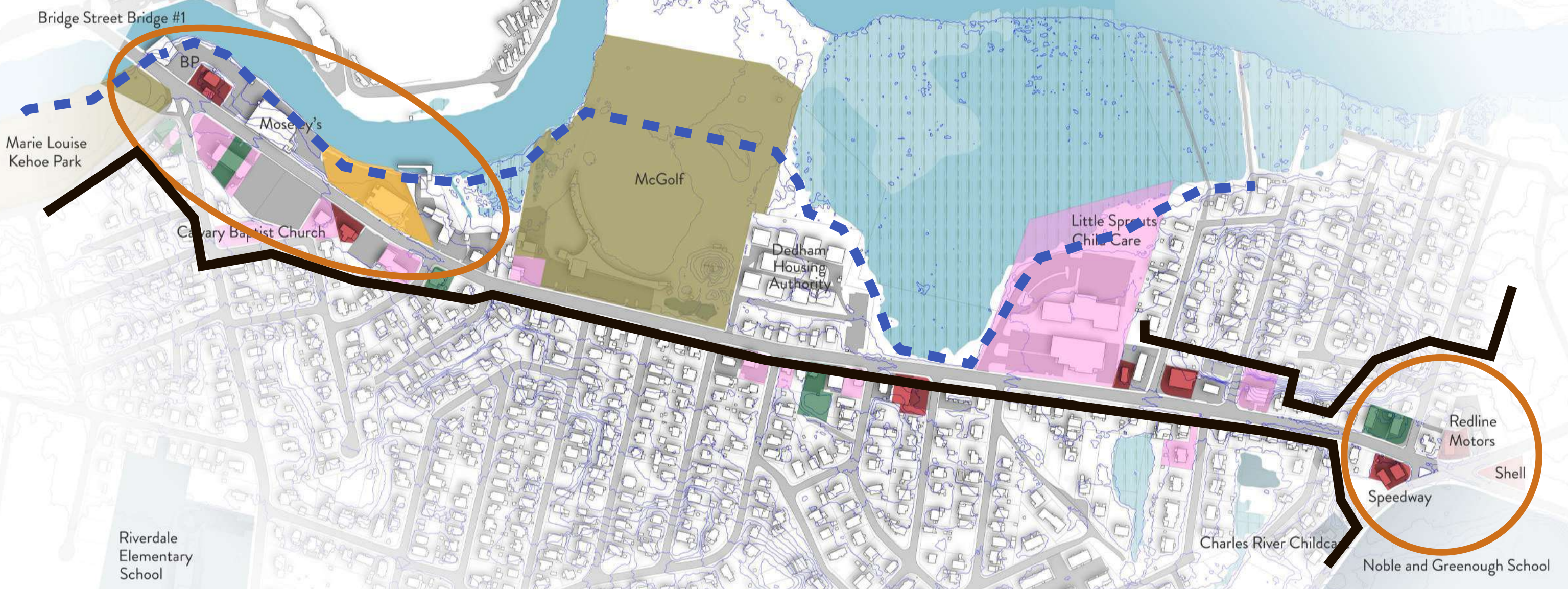
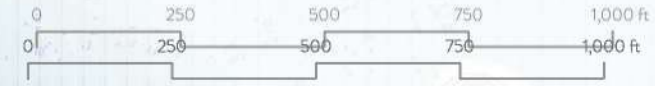
Noble and Greenough School

EXISTING CONDITIONS

Uses

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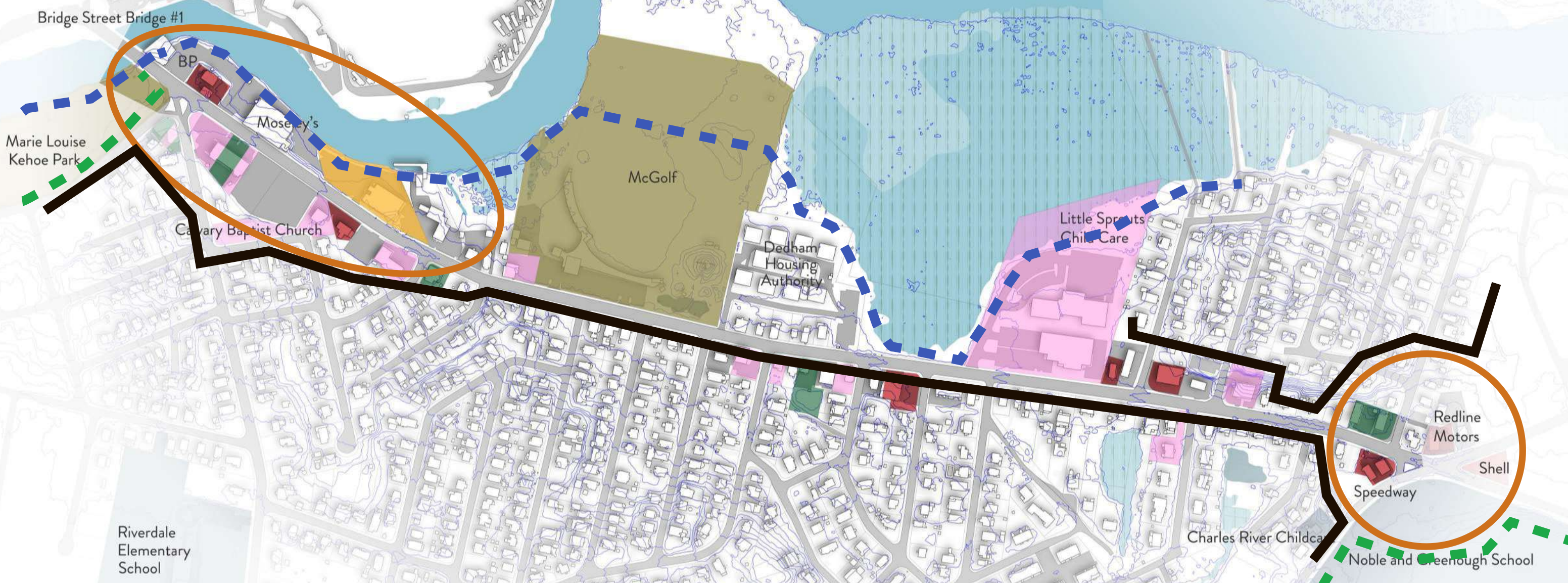
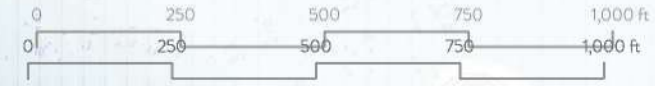


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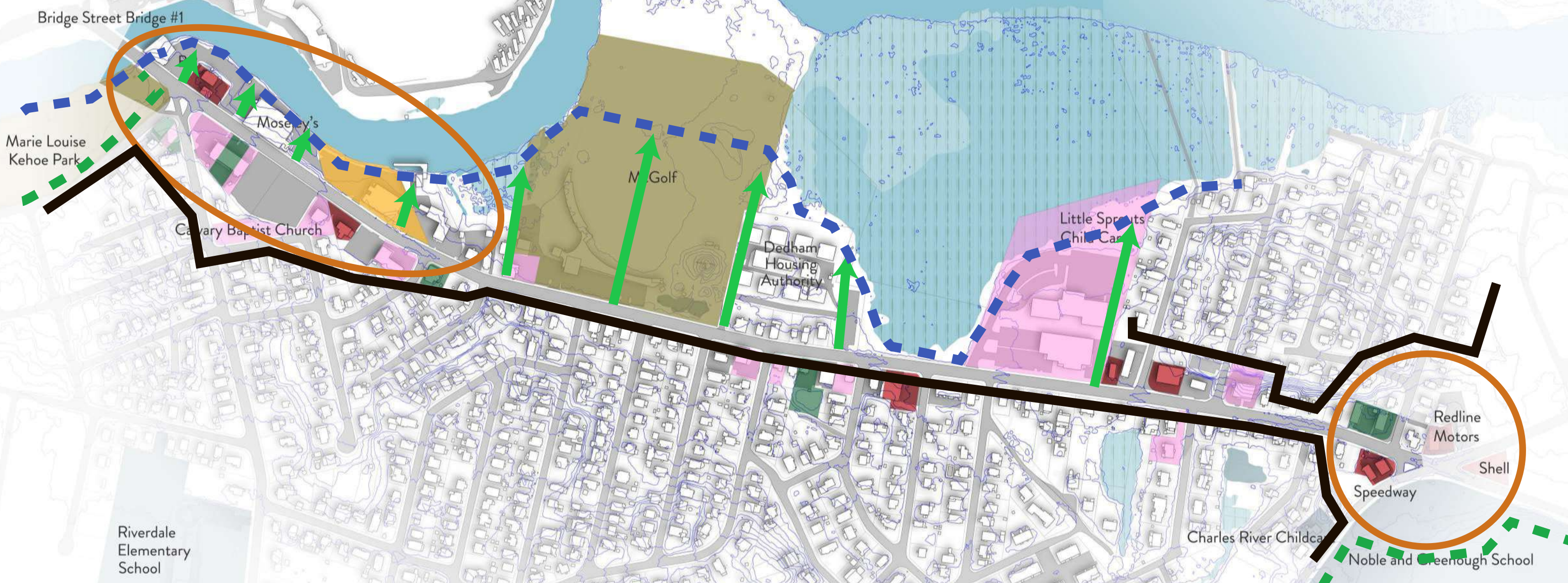
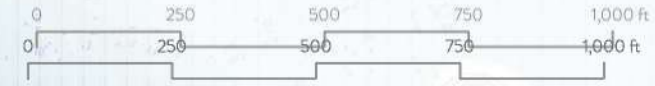


EXISTING CONDITIONS

Uses

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- Green Space
- Educational



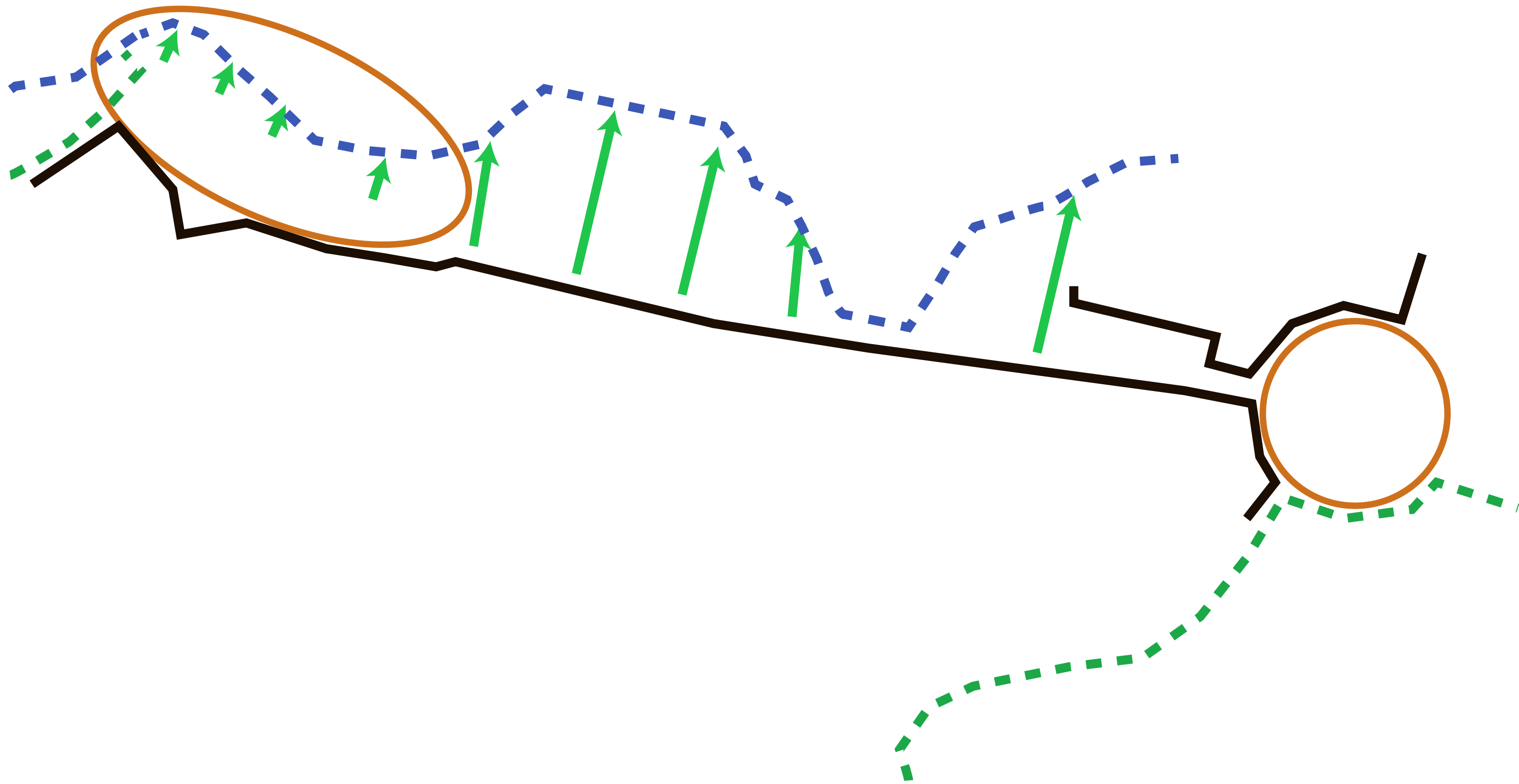


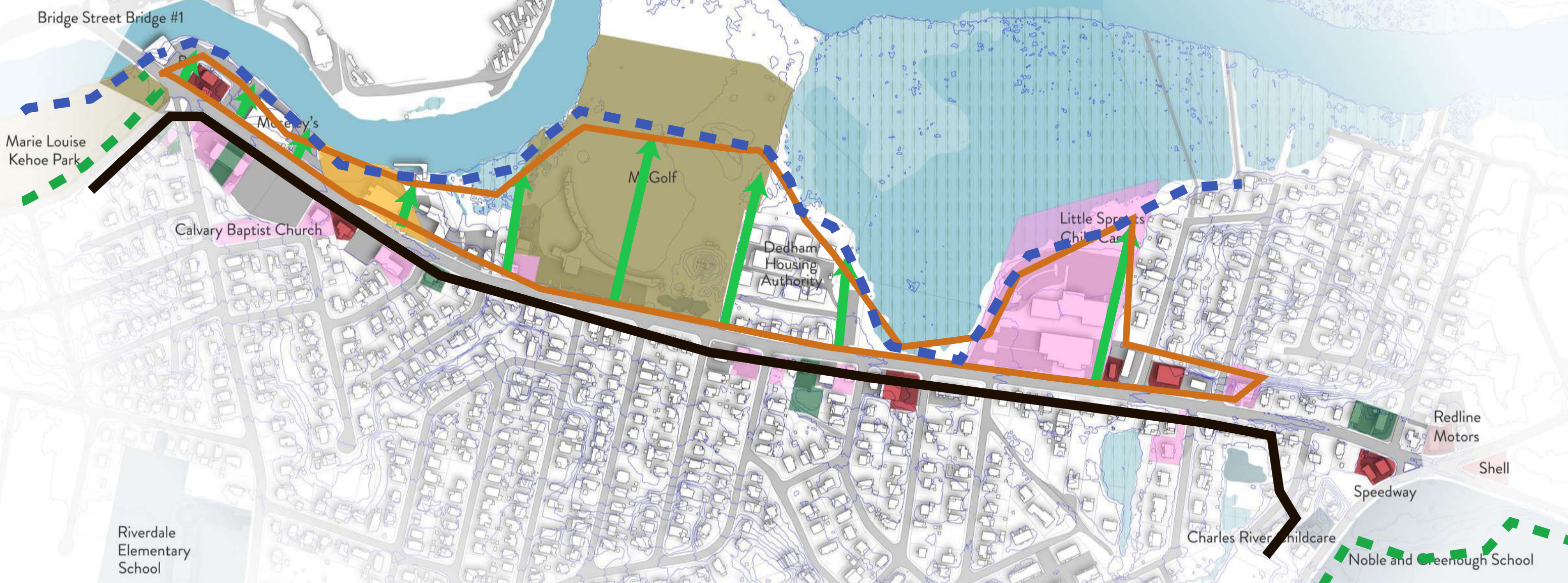
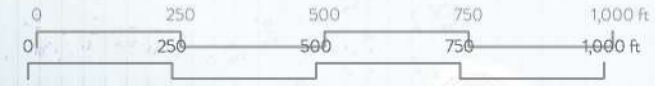
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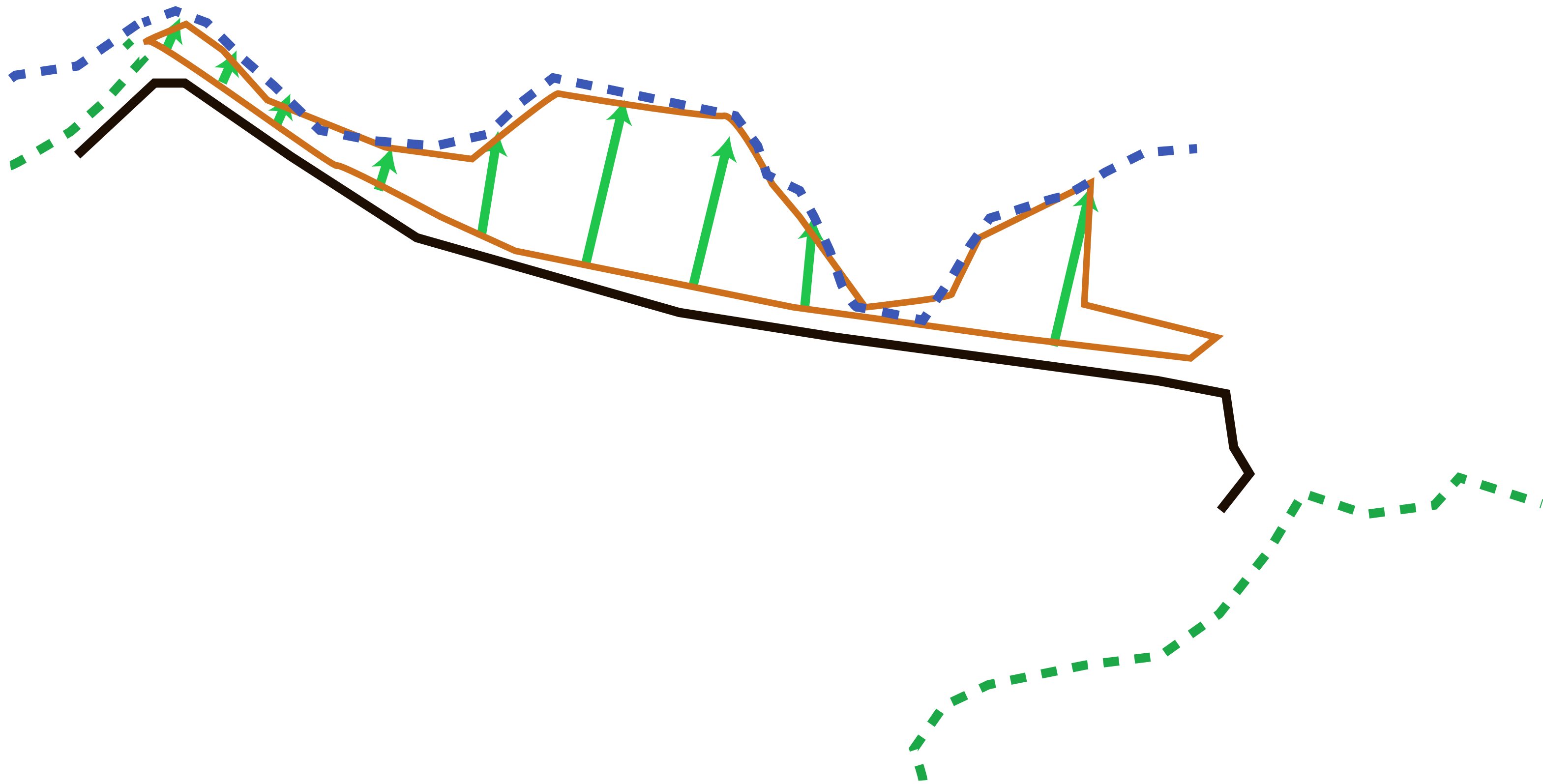


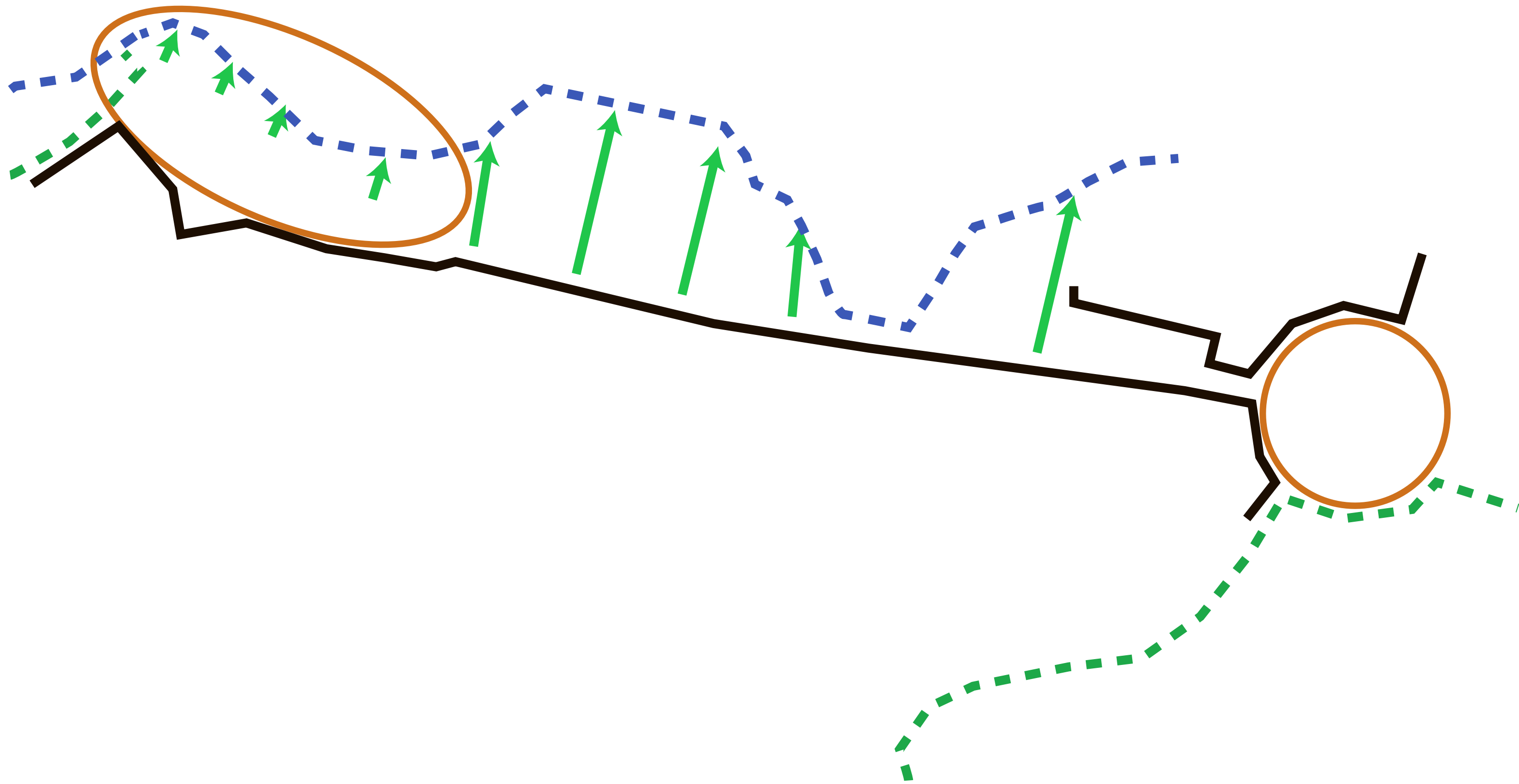
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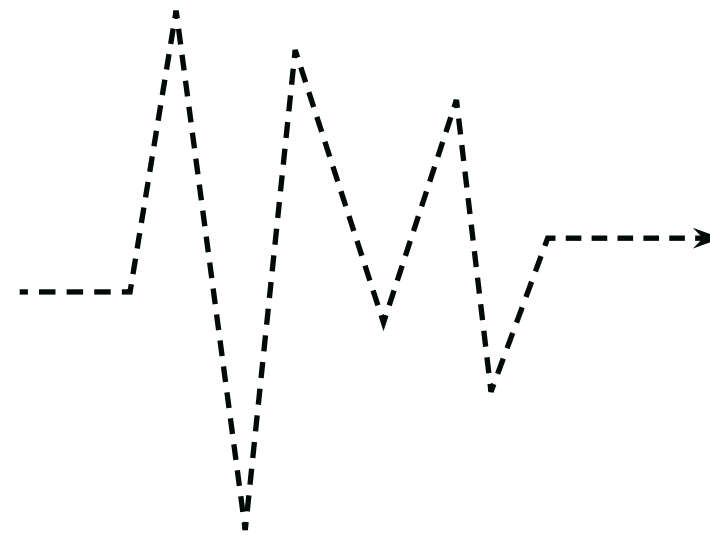
Riverdale Neighborhood Residential DNA



Riverdale Neighborhood Mixed-Use DNA

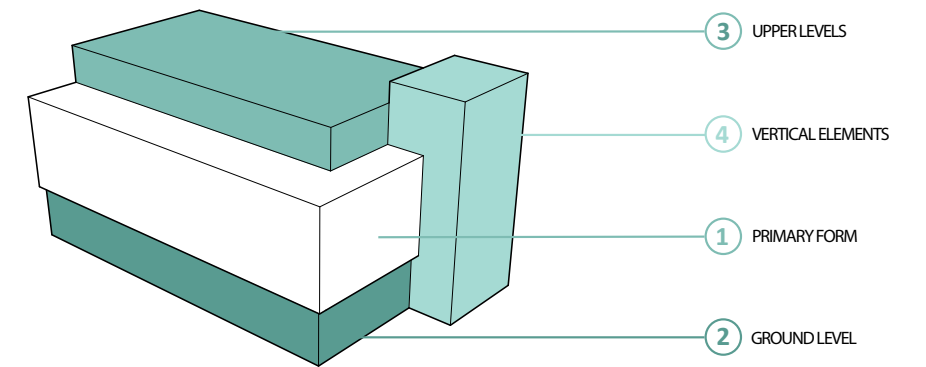


Principles

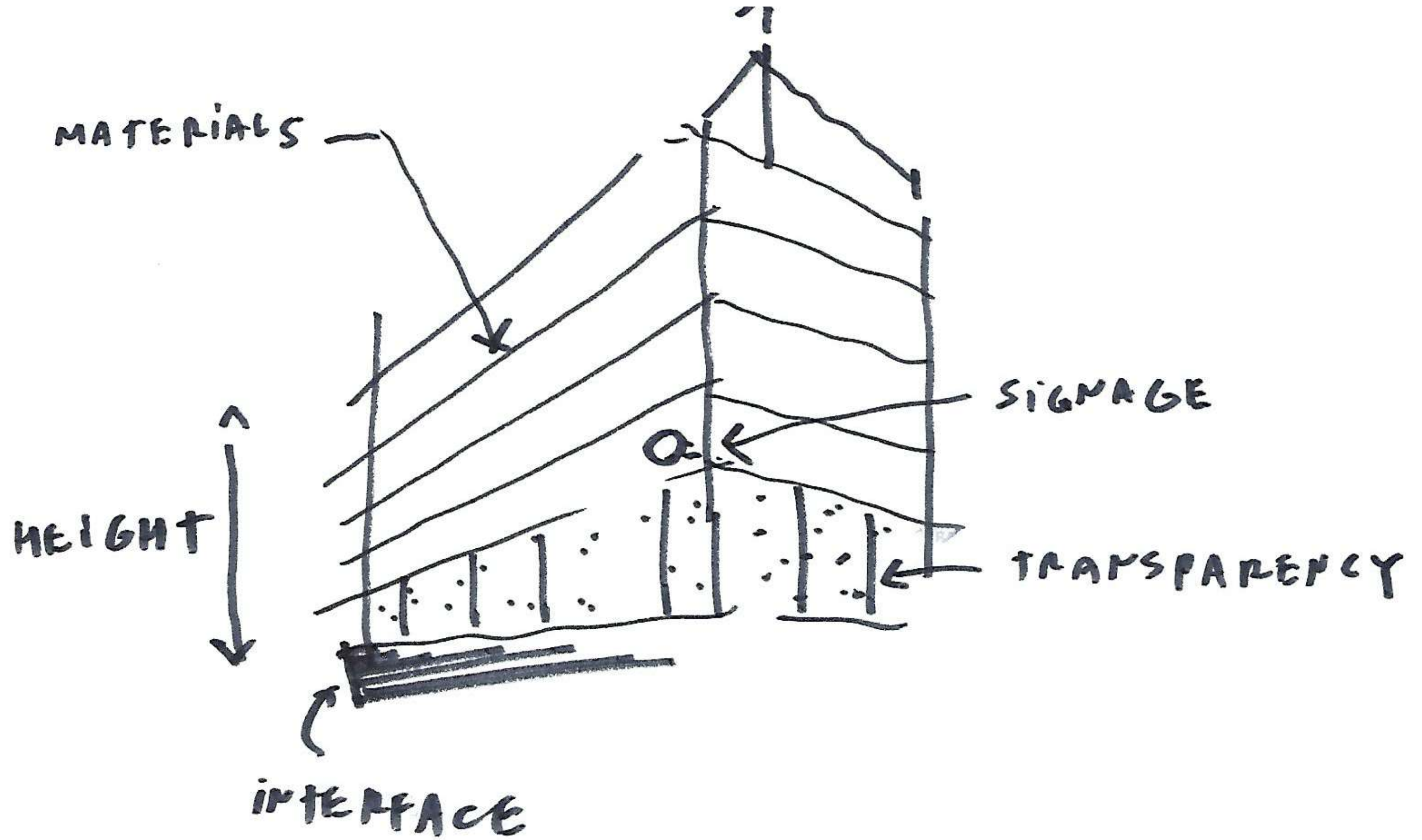


Trade offs

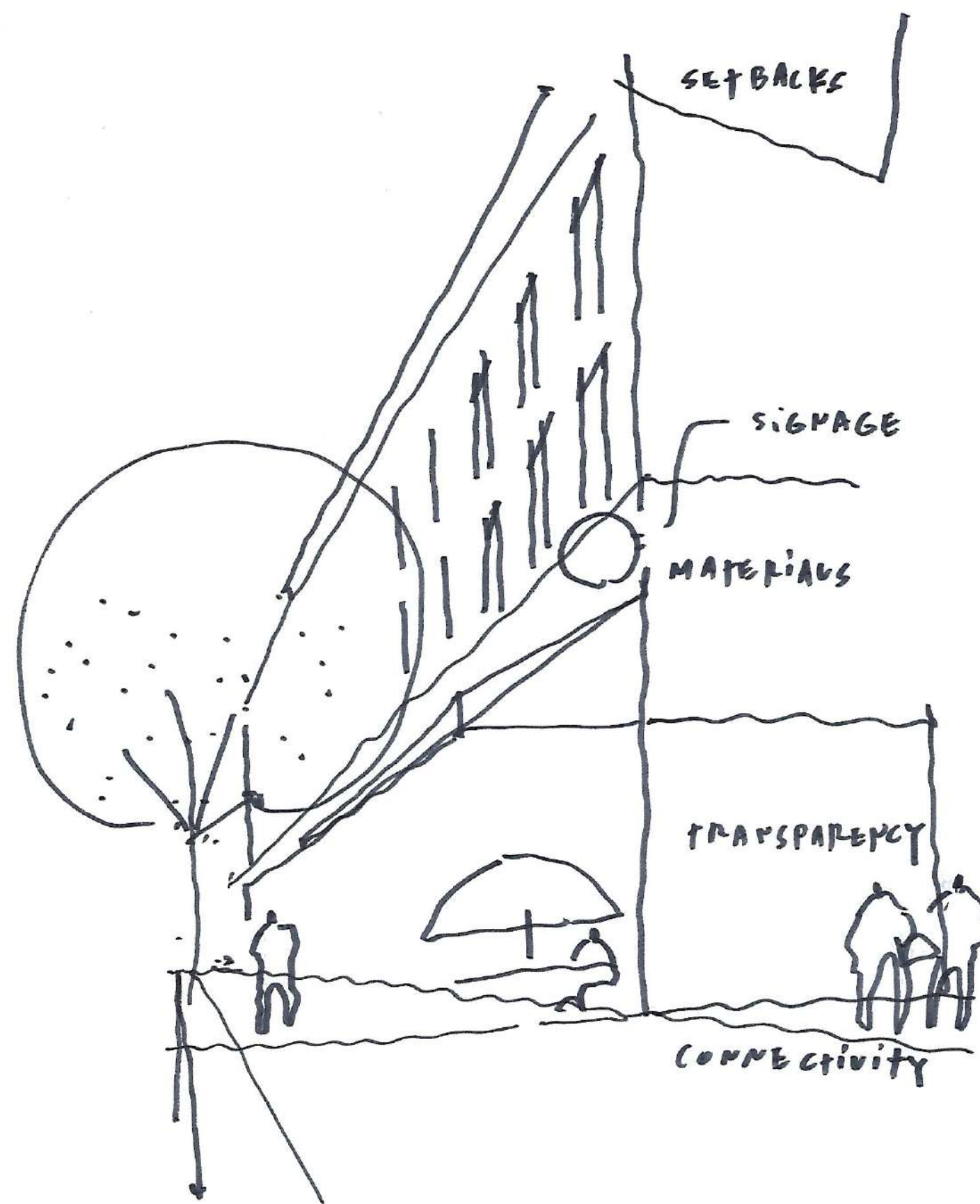
Zoning Recommendations



Elements



Elements



ZONING

280 Attachment 2

Town of Dedham

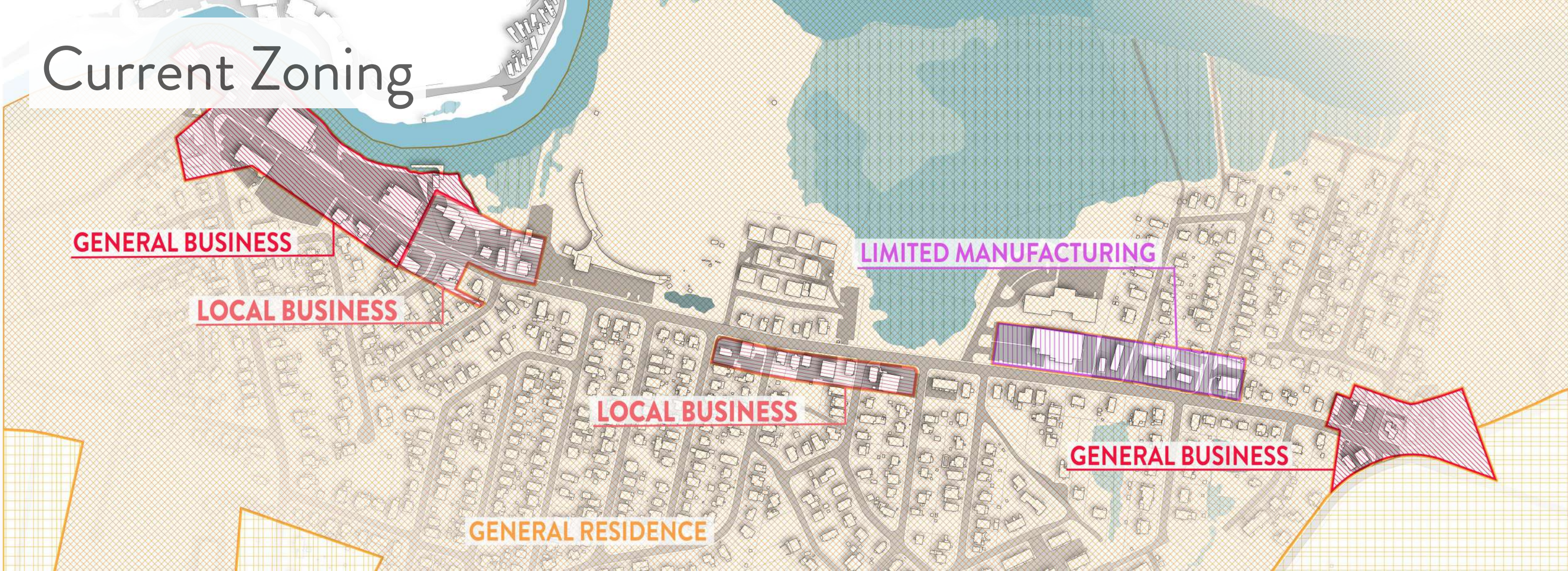
Table 2 - Table of Dimensional Requirements

	SRA	SRB	GR	LMA/LMB	HB	LB	GB	CB
				RDO/AP ⁴				
Minimum Frontage (feet)	125 ¹³	95	*1	150 ⁴	200 ⁴	N/A ⁹	N/A	N/A ⁹
Minimum Lot Area (square feet)	40,000	12,500	*1	1 acre ⁴	1 acre ⁴	12,500	N/A ⁹	N/A ⁹
Minimum Lot Width as percentage of required Minimum Frontage	70 ^{12,13}	70 ¹²	*1 ¹²	70	70	70	N/A ⁹	N/A ⁹
Minimum Front Yard (feet)	25	25	20	30 ¹¹	30	20	*2	*2
Minimum Side Yard (feet)	25 ⁵	15 ⁵	15 ⁵	15 ¹¹	20	15 ⁶	N/A	N/A
1-st. Det. Accessory Building ¹⁵	5	5	5	15	15	5	N/A	N/A
Minimum Rear Yard (feet)	25 ⁵	25 ⁵	25 ⁵	25 ¹¹	25	25	N/A	N/A
1-st. Det. Accessory Building	5	5	5	25	25	20 ⁷	N/A	N/A
Maximum Lot Coverage ⁸ (%)	30	30	30	50	40	40	80	80
Maximum Floor Area Ratio	15 ¹⁴	0.5 ¹⁴	0.9	.35 ¹⁰	0.35	0.4	0.4	2.4
Space between Buildings (feet) for buildings erected, moved, or added after January 22, 1990	10	10	10	15	15	10	15	N/A

* Dimensional requirements for each planned residential or commercial development to be specified in the Special Permit

** If a semi-detached or multi-family dwelling occupies several lots in the same ownership, this Table of Dimensional Requirements shall apply as if such lots constituted a single lot.

Current Zoning



GB - General Business

Setbacks (in feet):

Front = 2 ft

Side = 15 ft

Rear = 25 ft

Space between buildings = 15 ft

Max. Lot Coverage = 80

Max. FAR = 0.4

LB - Local Business

Setbacks (in feet):

Front = 20 ft

Side = 15 ft

Rear = 25 ft

Space between buildings = 10 ft

Max. Lot Coverage = 40

Max. FAR = 0.4

GR - General Residential

Setbacks (in feet):

Front = 20 ft

Side = 15 ft

Rear = 25 ft

Space between buildings = 10 ft

Max. Lot Coverage = 30

Max. FAR = 0.9

Zoning Issues

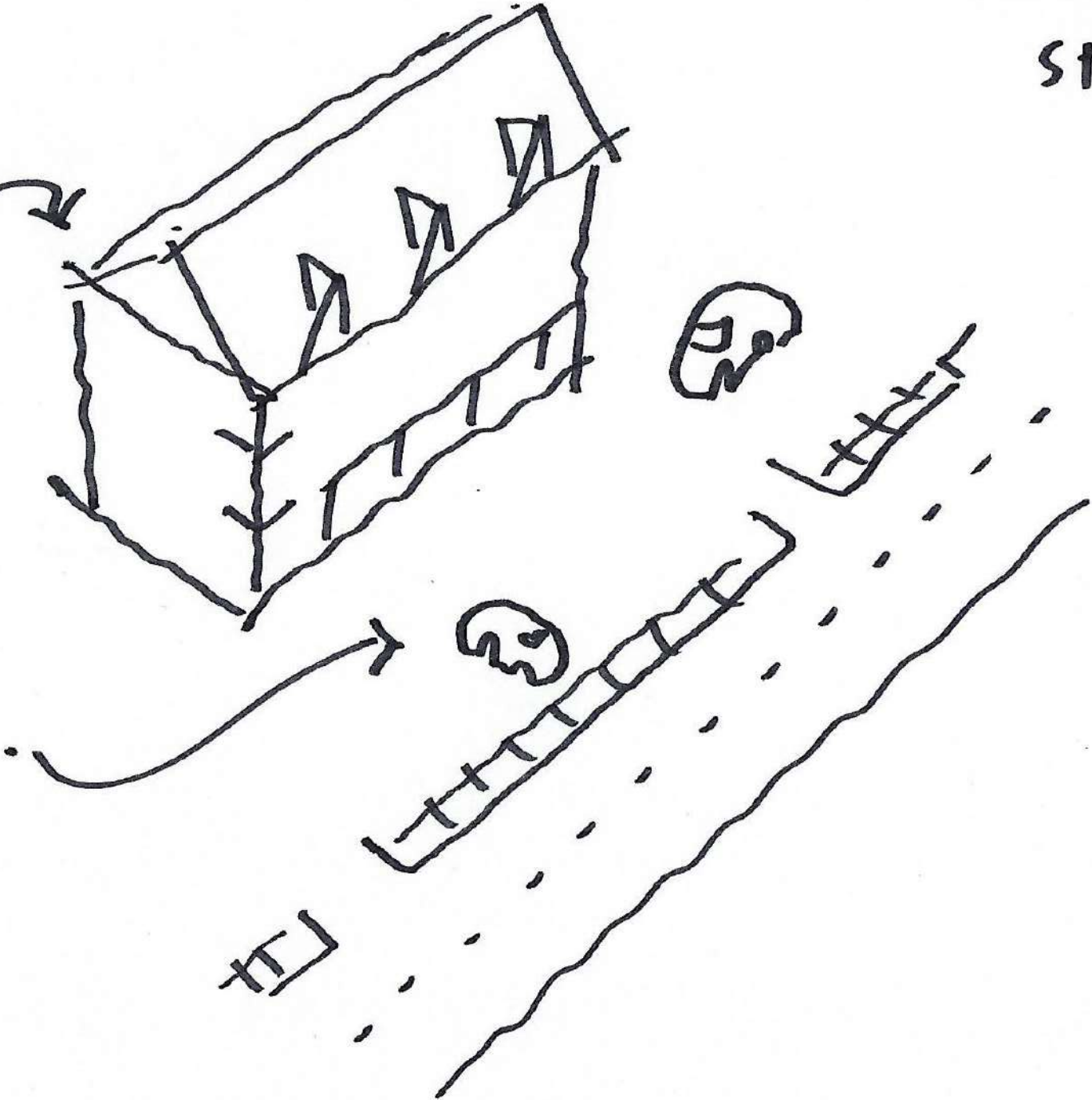


SETBACKS

BUILDING
SETBACK
FROM
STREET

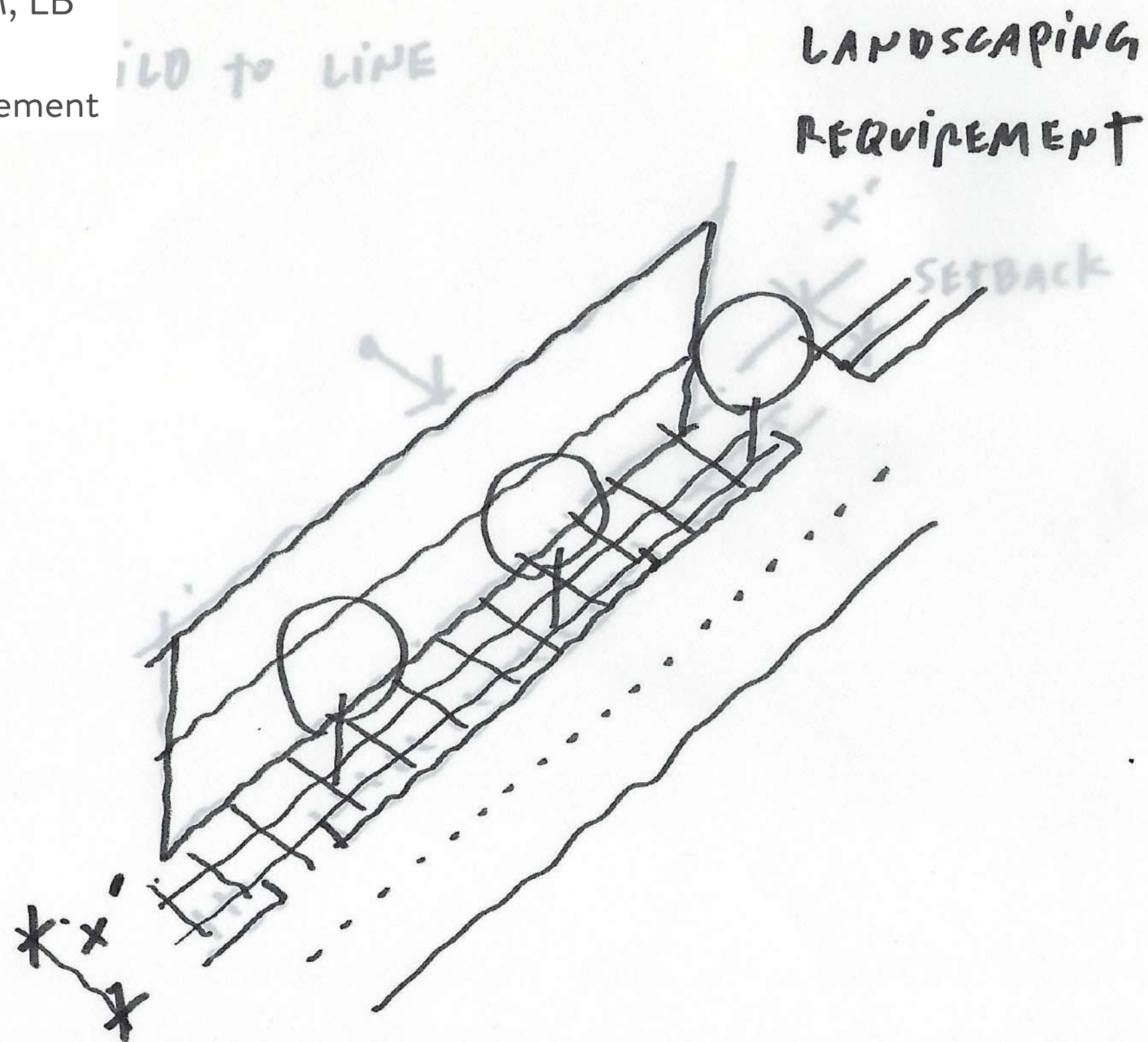
3 stories

SURFACE
PARKING



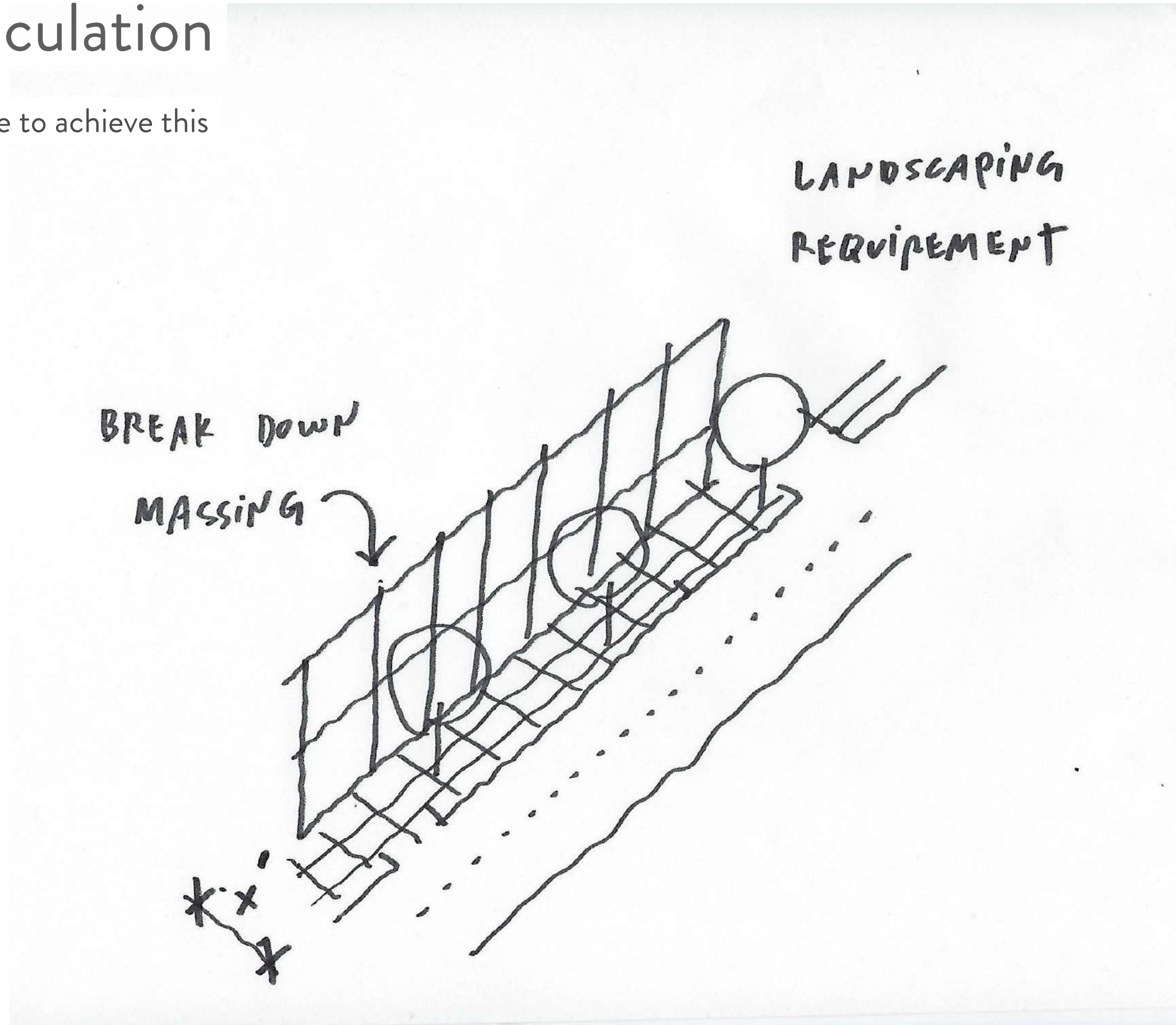
Build-to - Setbacks

- Current setbacks are working well in GB (2ft), excessive in GR, LM, LB (20-25 ft)
- Maybe add a landscape requirement



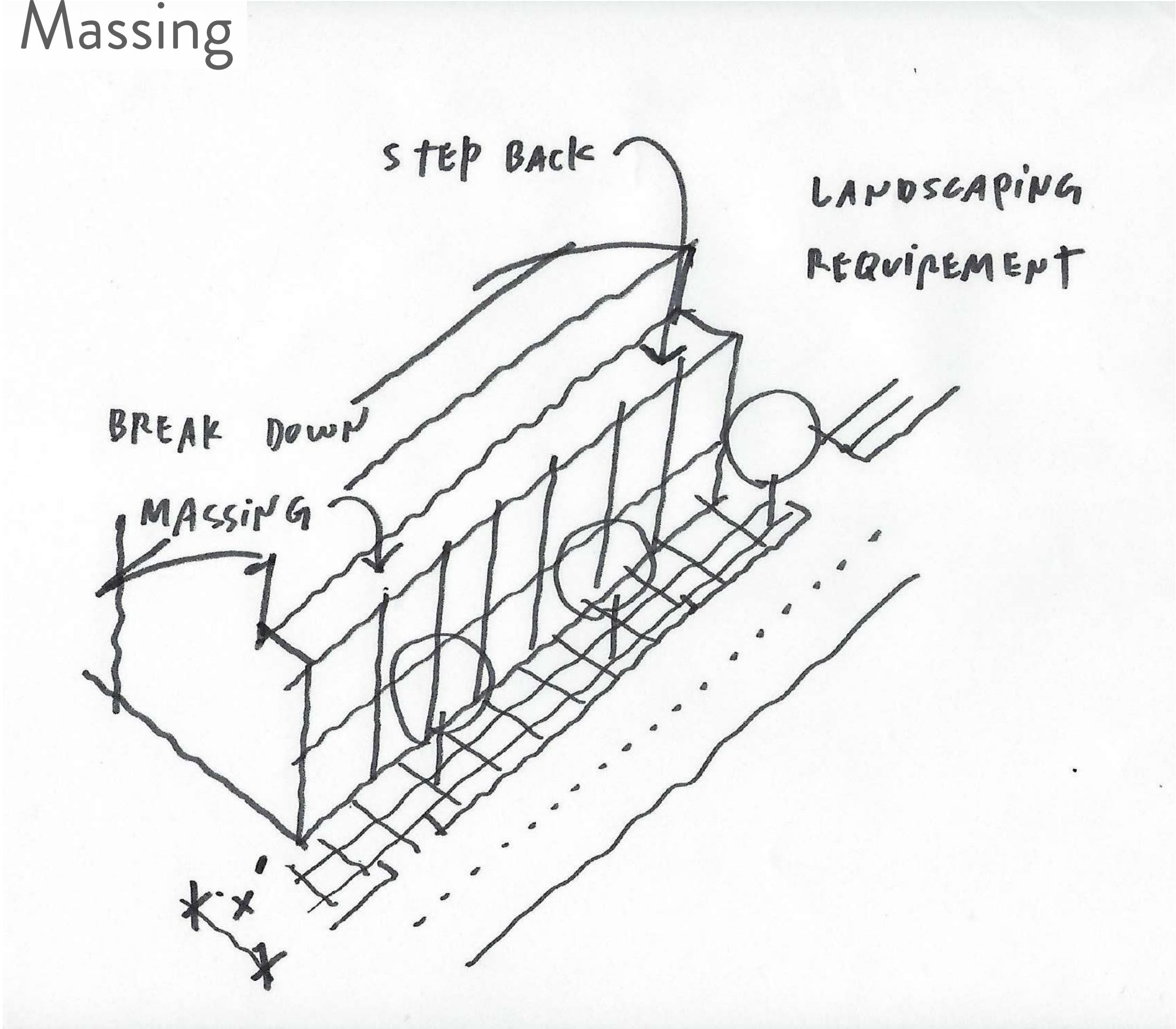
Facade Articulation

- Can add language to achieve this



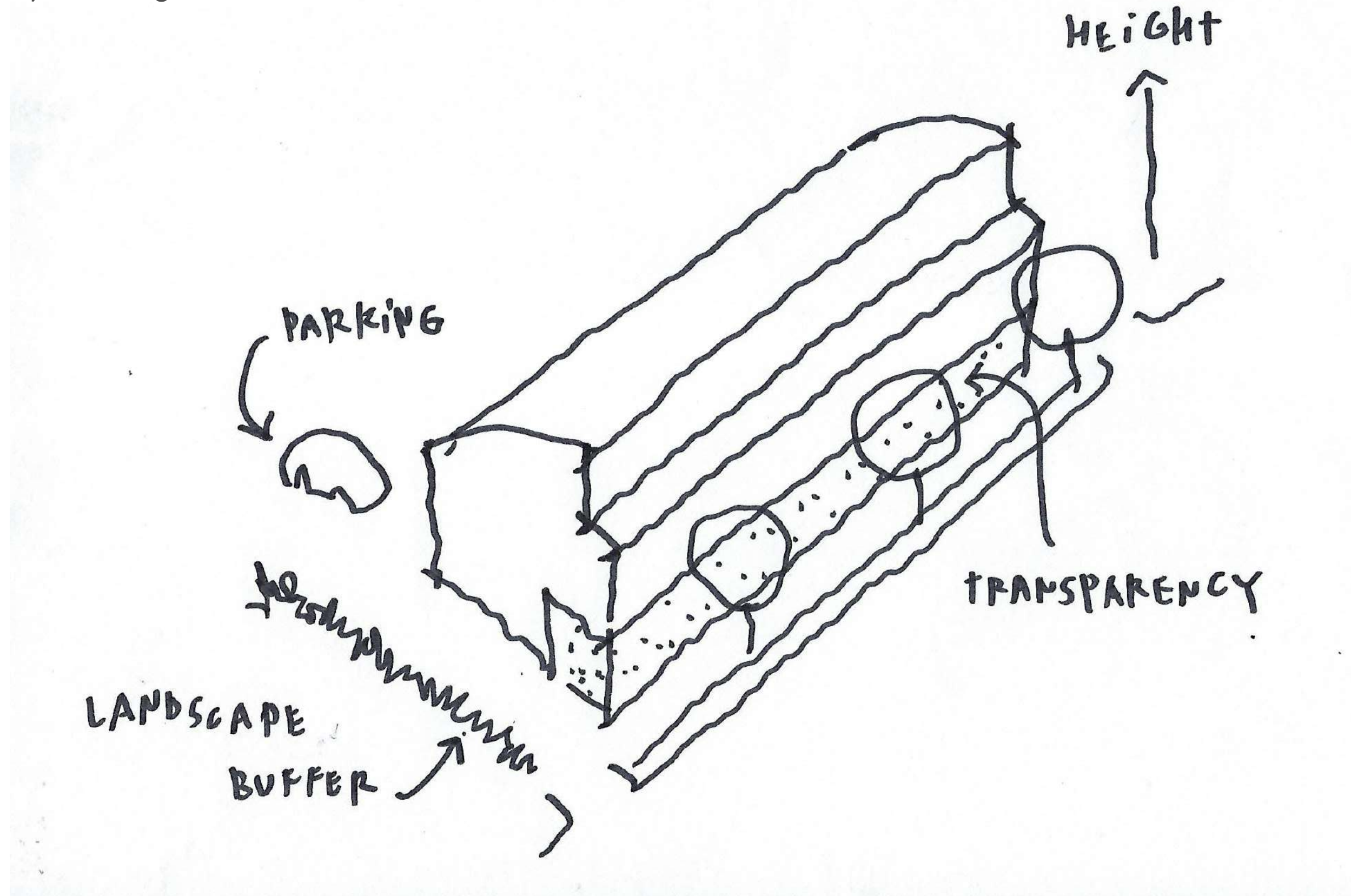
Volume and Massing

- TBD



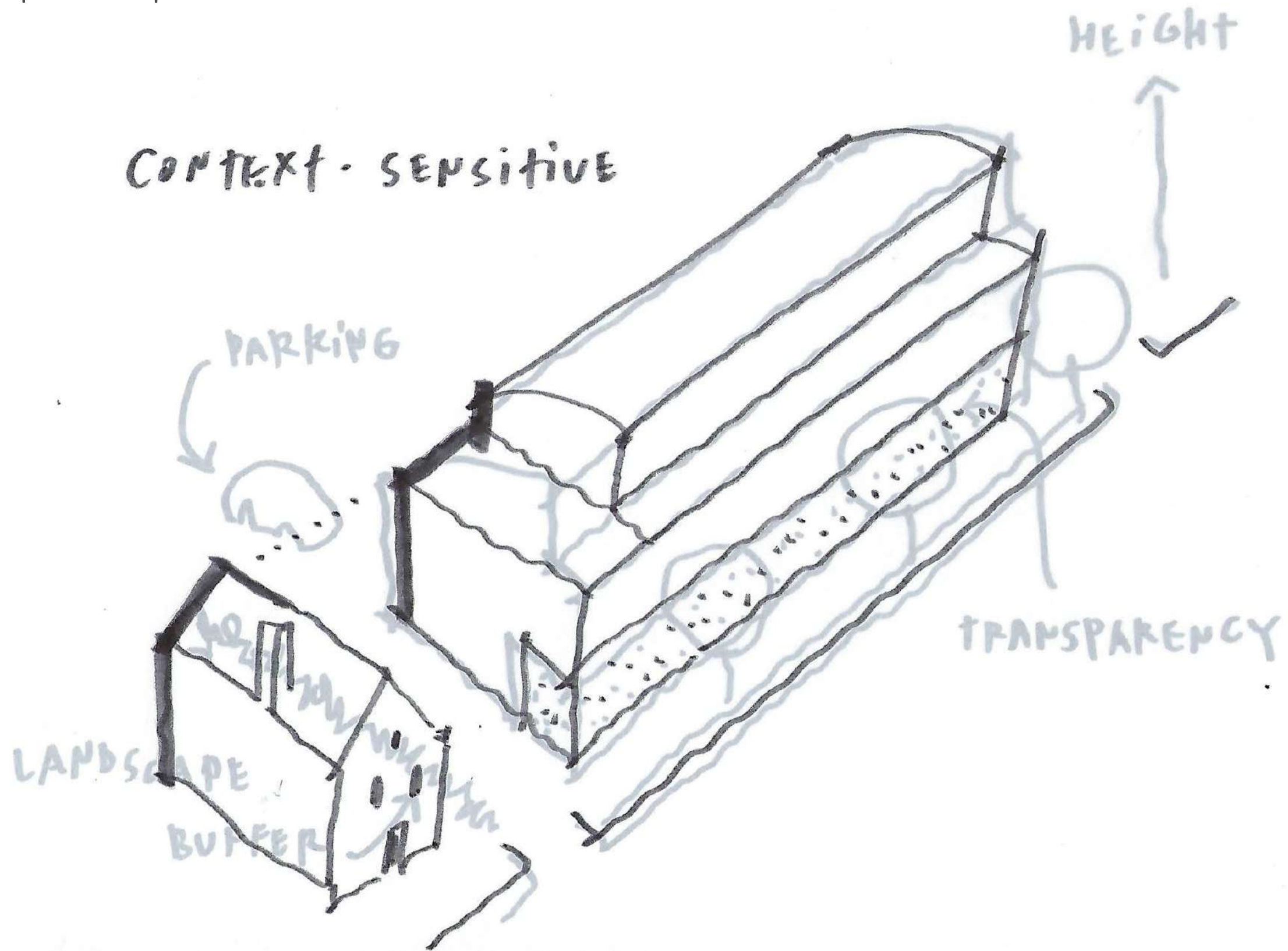
Building Height

- Unlikely to change

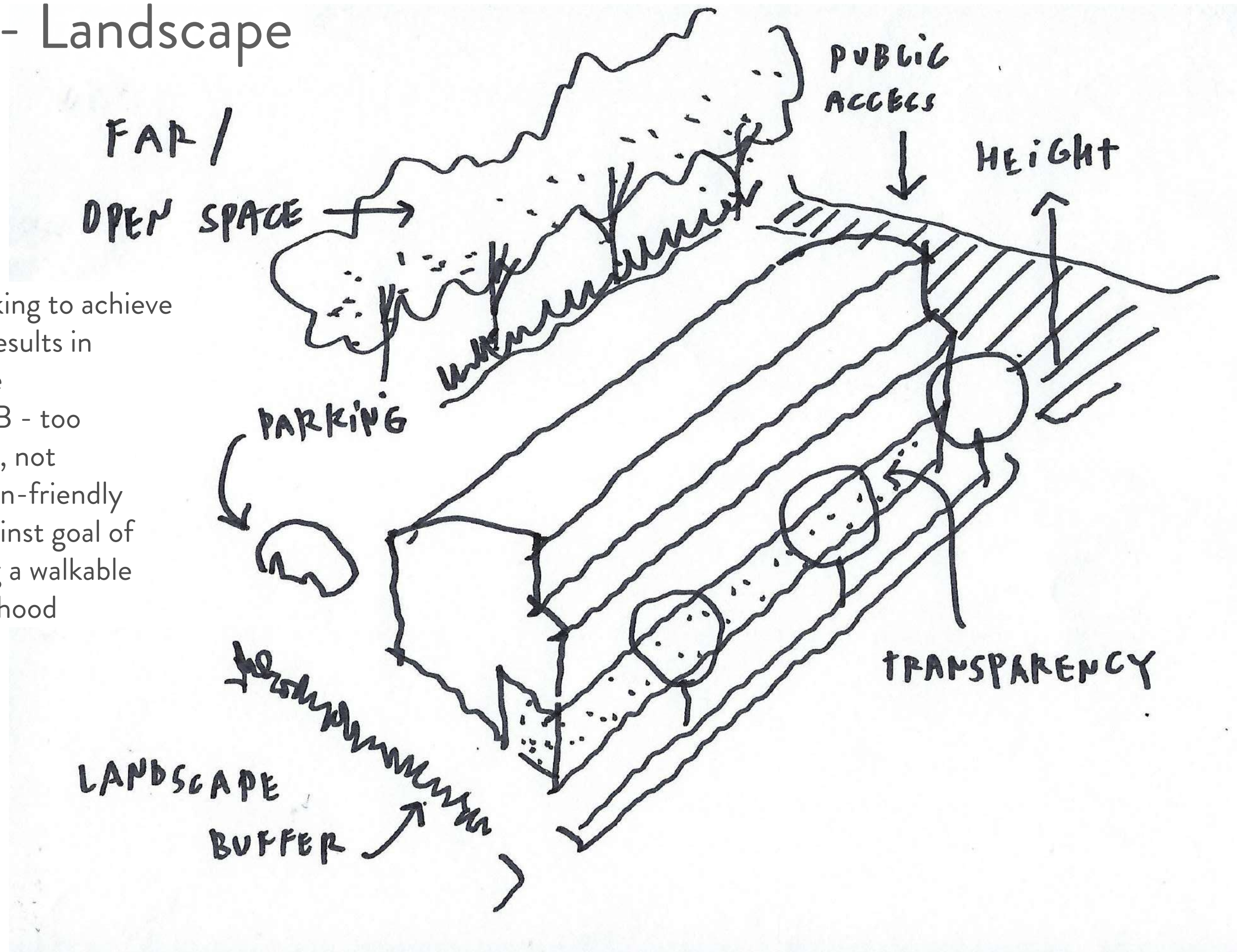


Context

- Can add stepback requirements

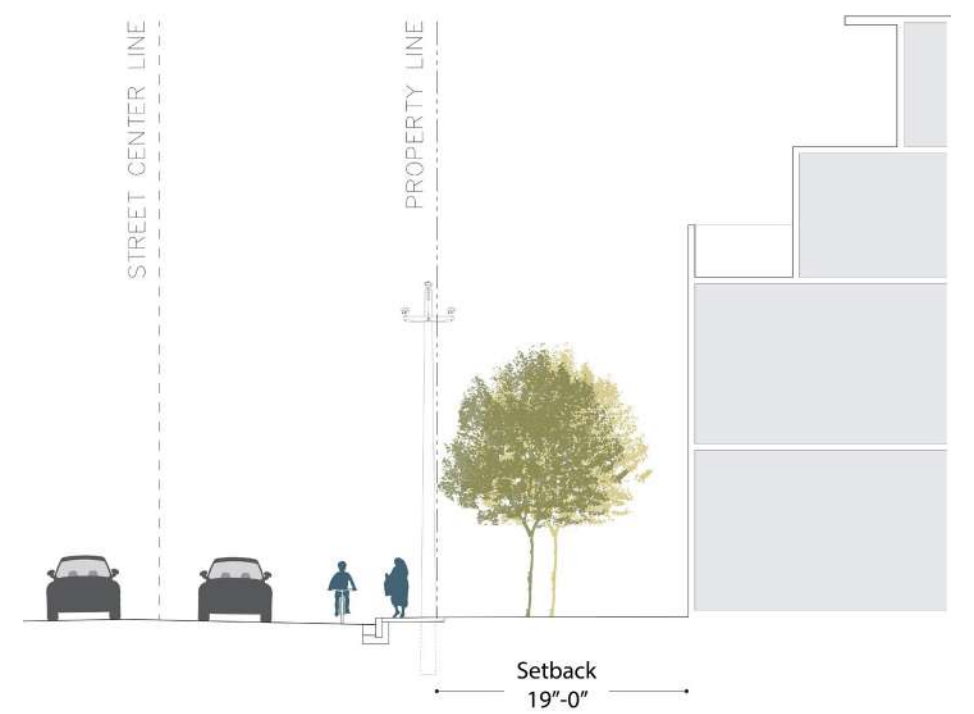
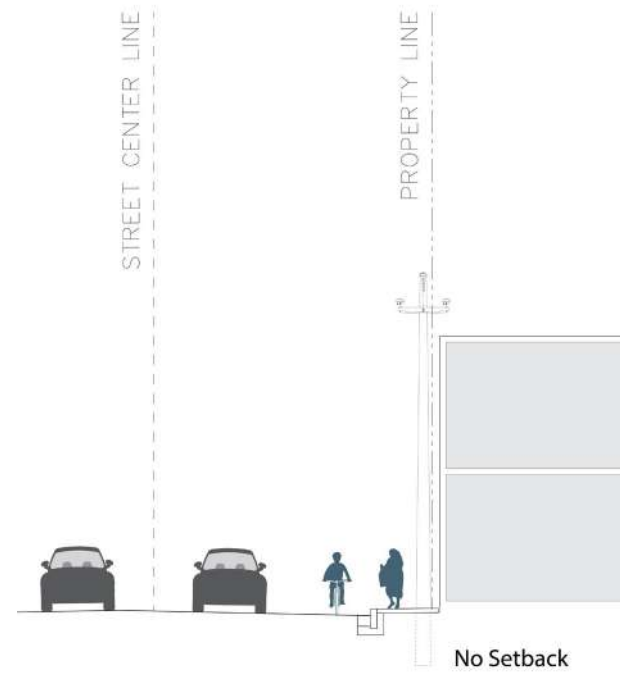
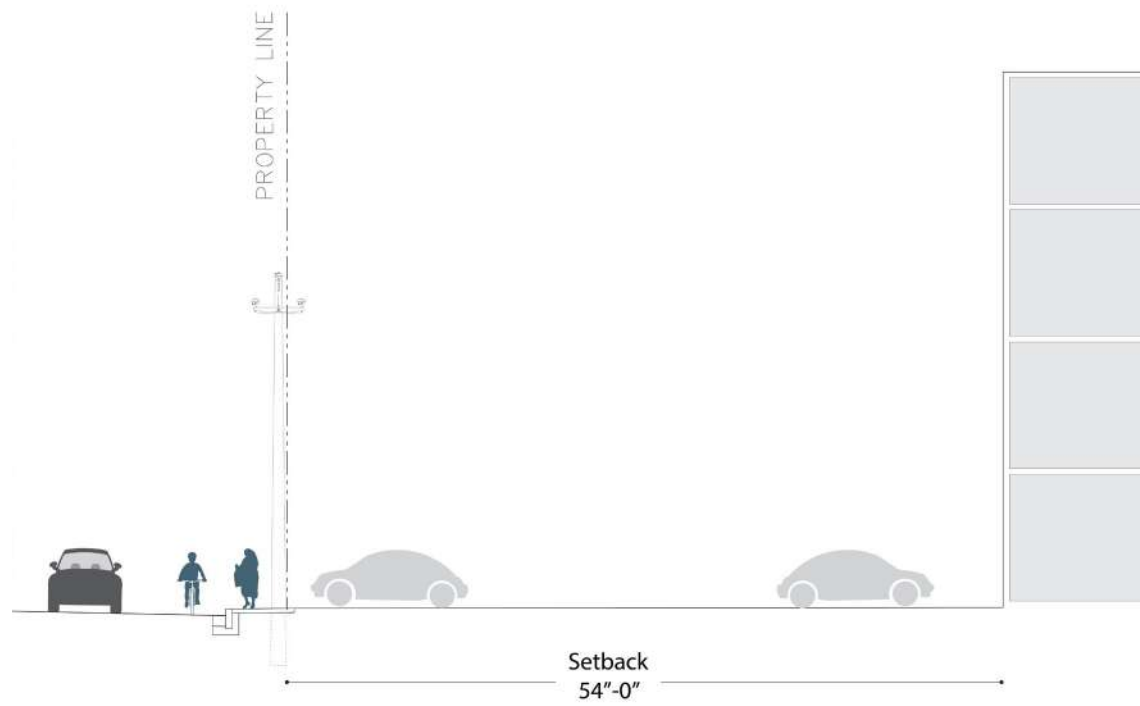


FAR - Landscape



- Not working to achieve desired results in Riverdale
- 0.4 in GB - too suburban, not pedestrian-friendly
- Goes against goal of achieving a walkable neighborhood

Setbacks



Setback - 0 ft

Moseleys



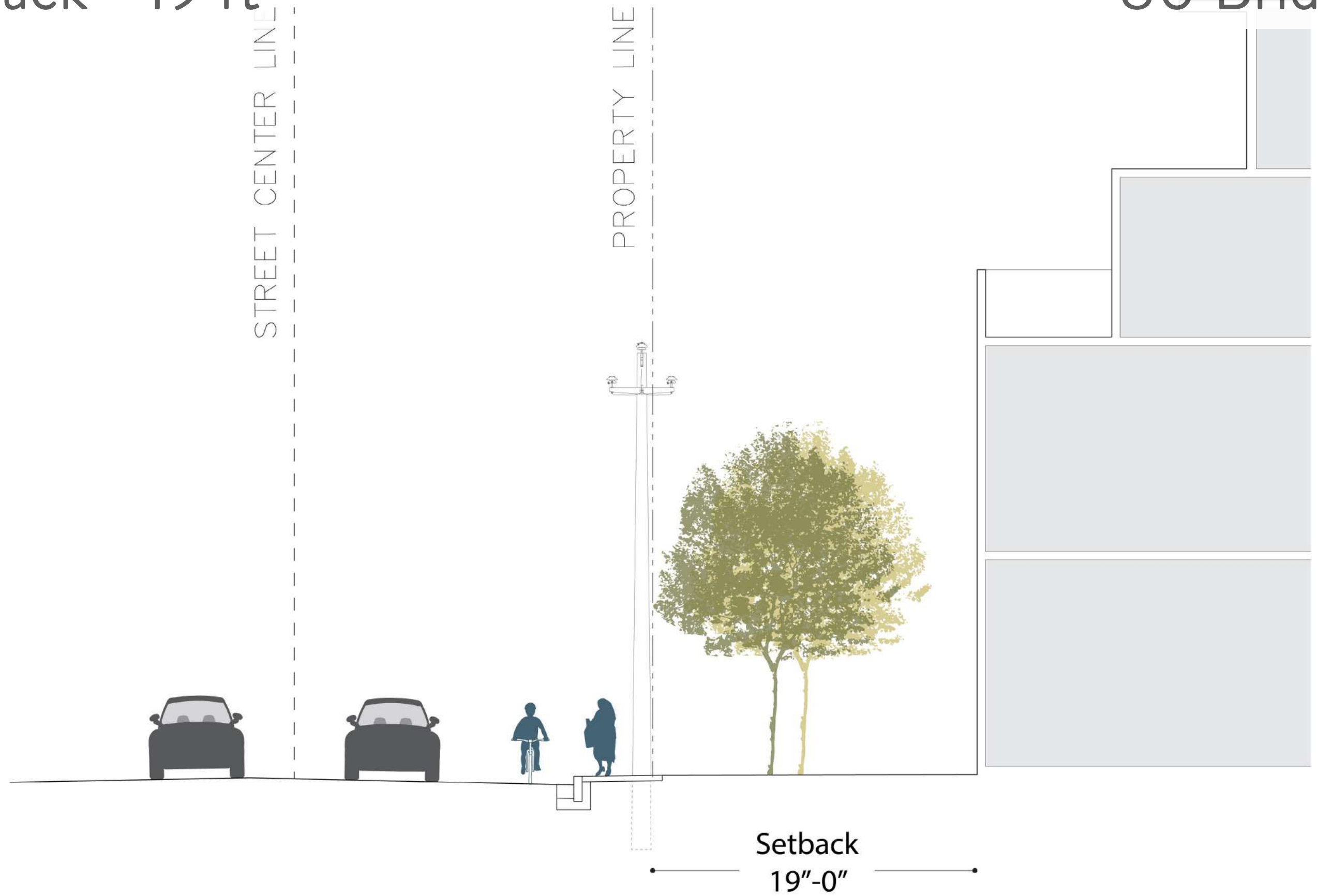
Setback - 8 ft

Example



Setback - 19 ft

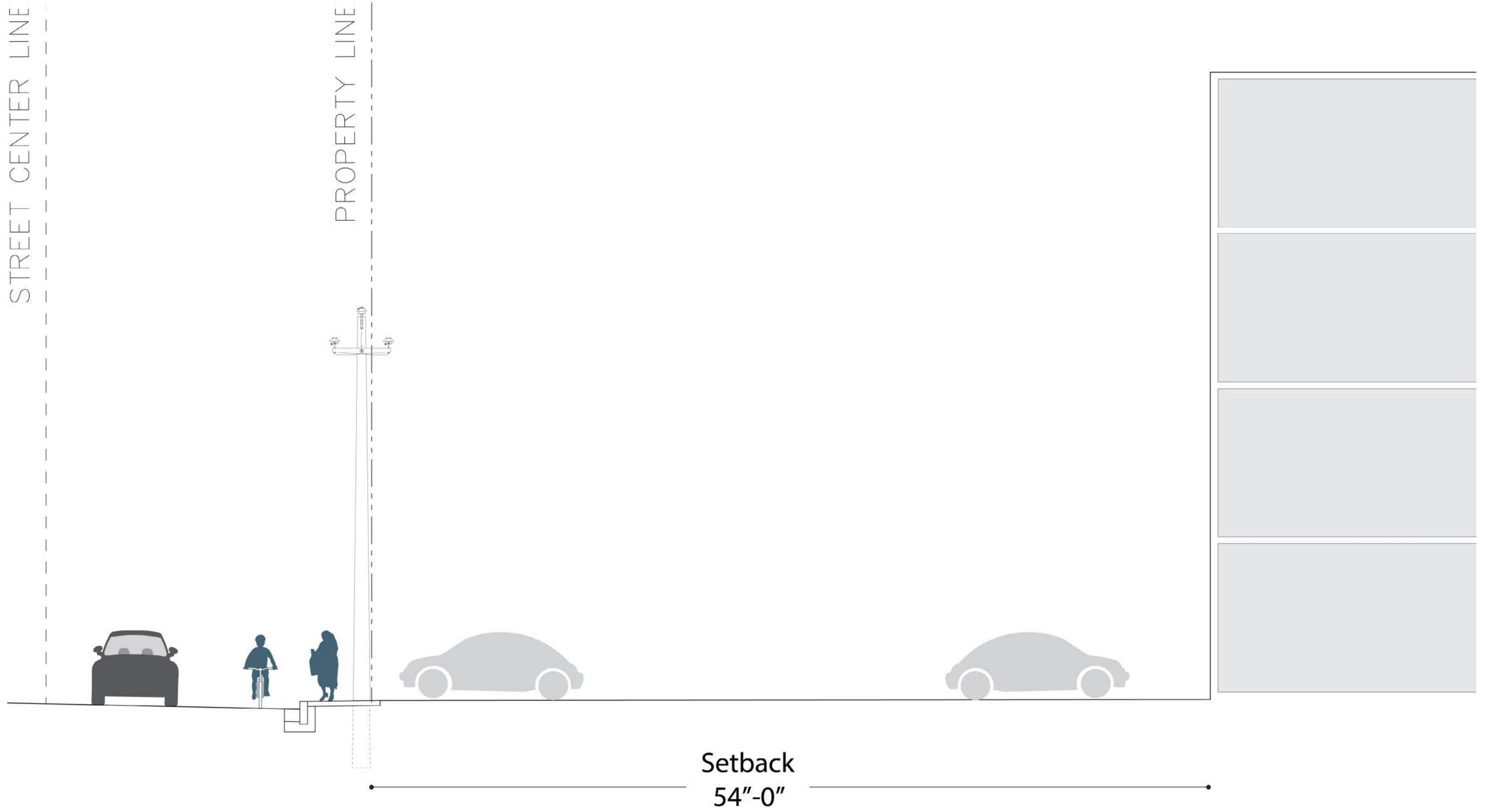
80 Bridge St



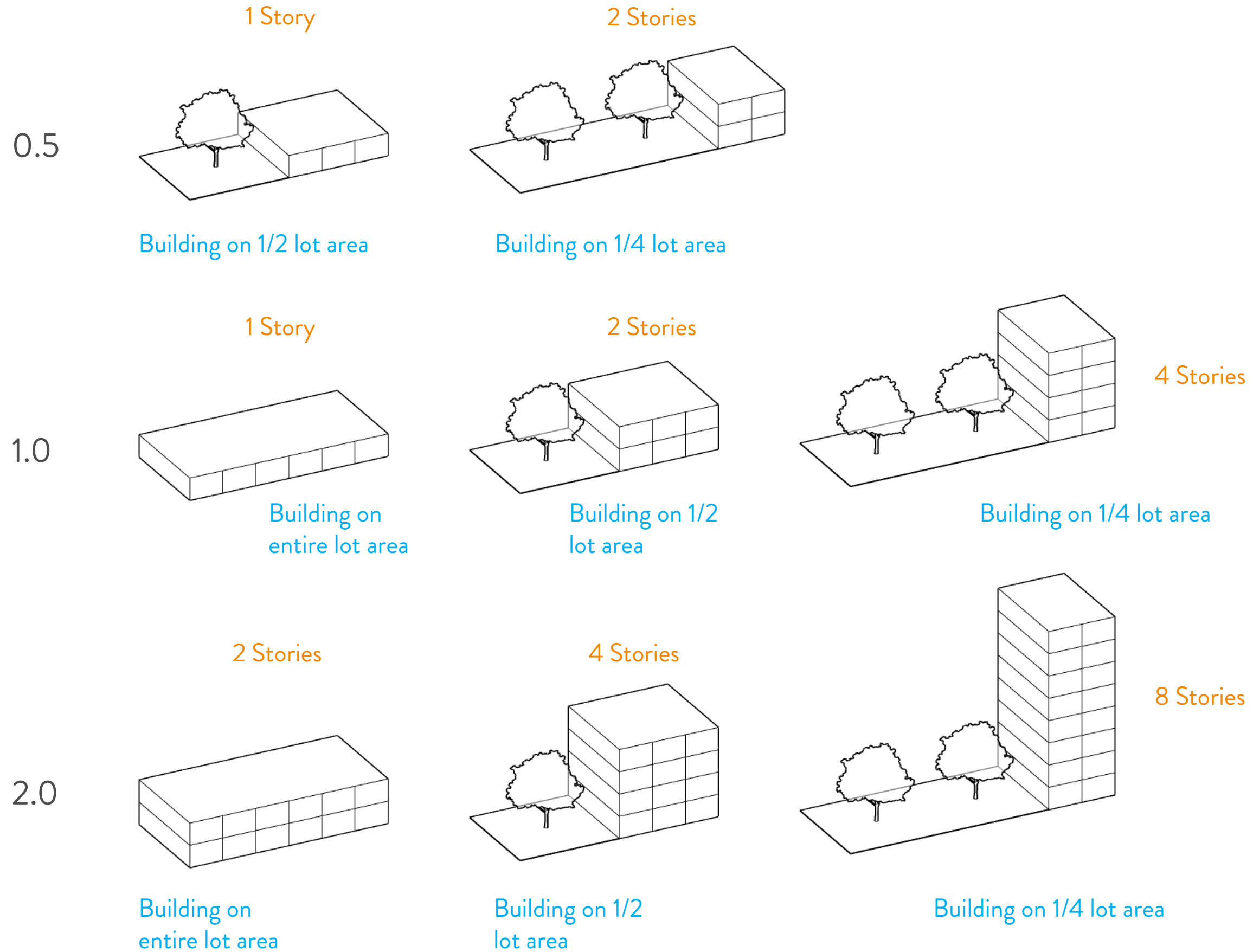
Setback
19'-0"

Setback - 54 ft

7/11



FAR



FAR



99 Bryant St

3 Stories
FAR 3.0
Lot Coverage 90%



601 High St

3 Stories
FAR 1.0
Lot Coverage 30%



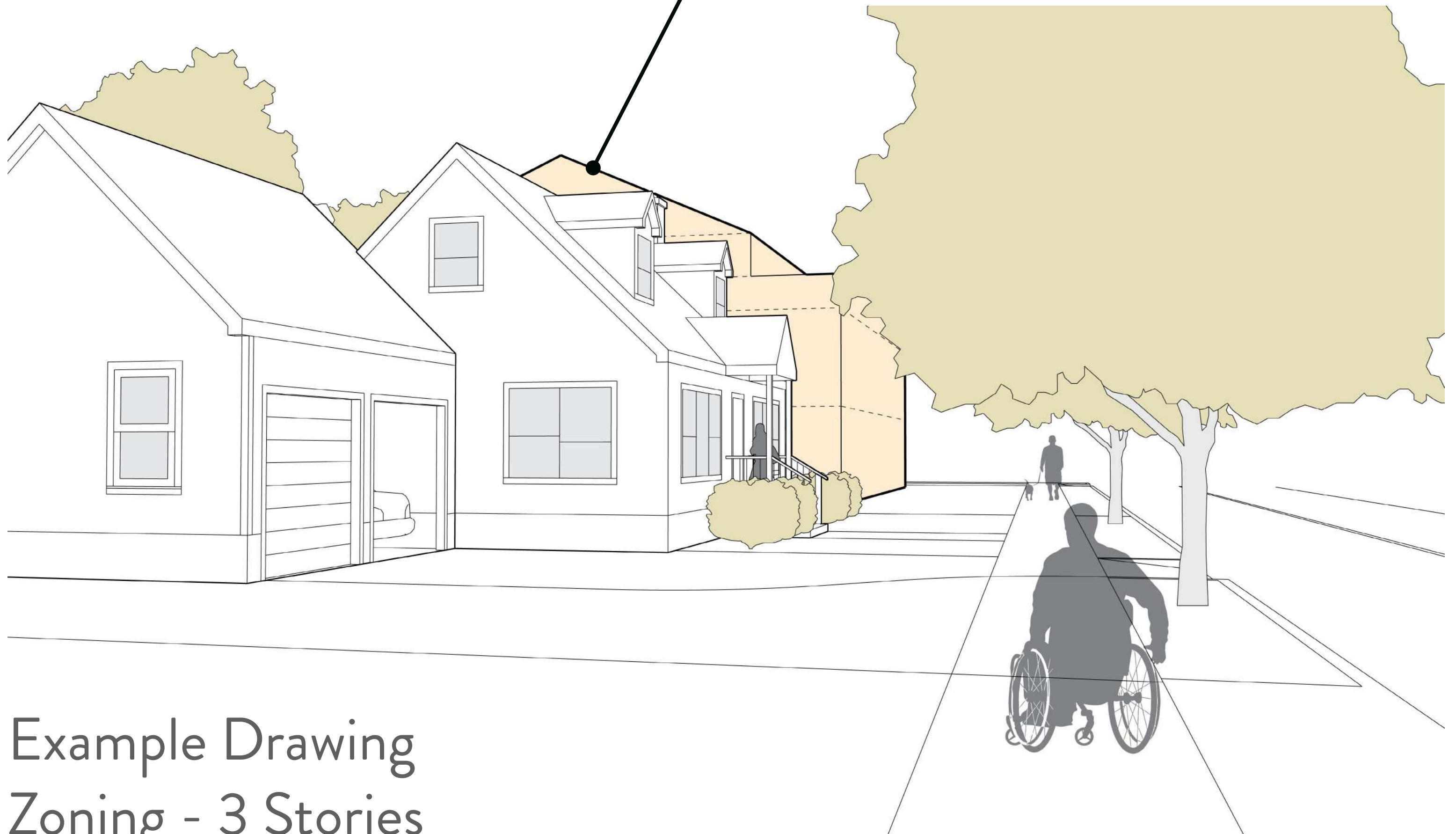
21 Bridge St

3 Stories
FAR 0.4
Max. Lot Coverage 80%
Actual Lot Coverage ~25%



Building Height

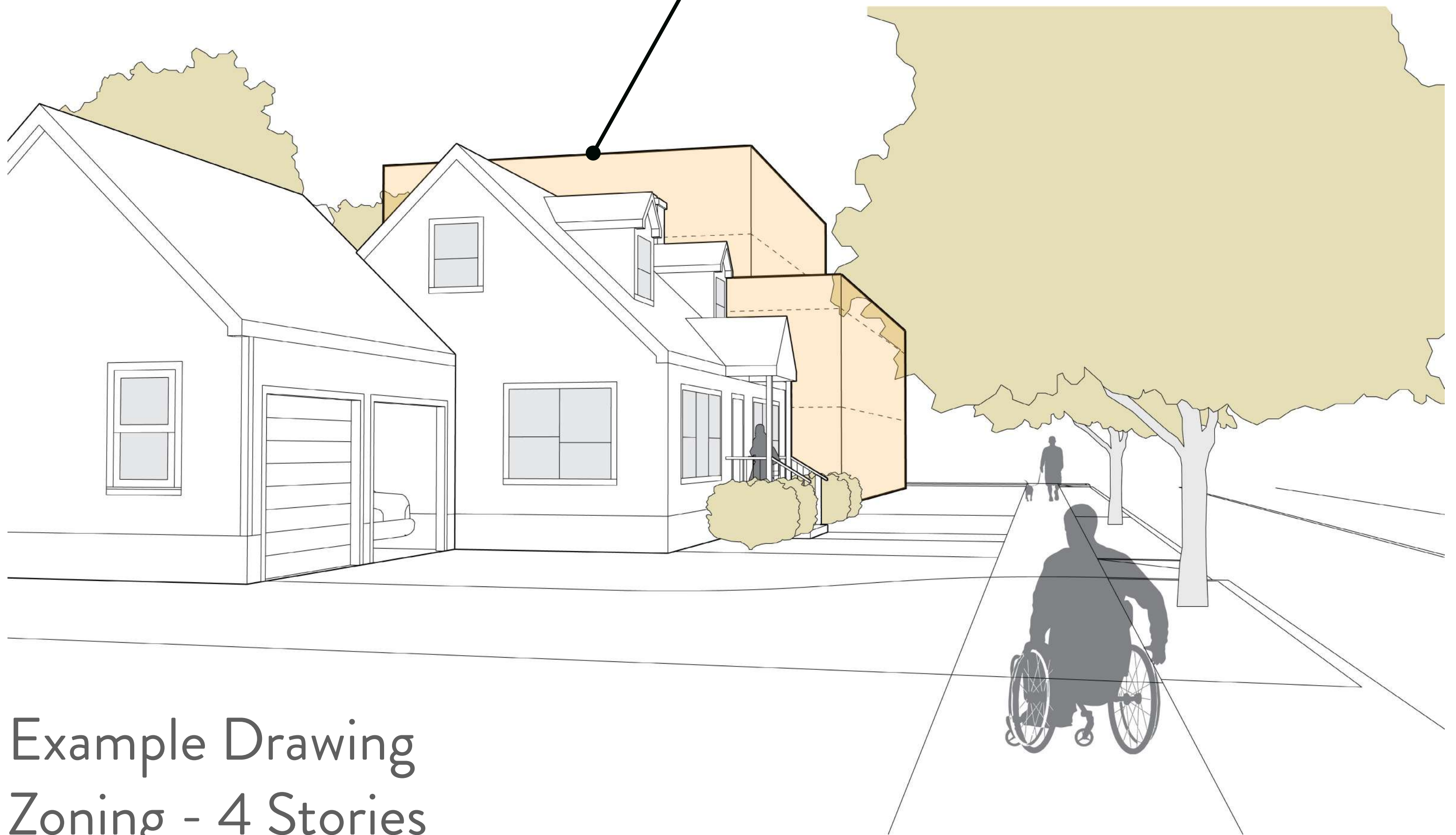
3 STORIES



Example Drawing
Zoning - 3 Stories

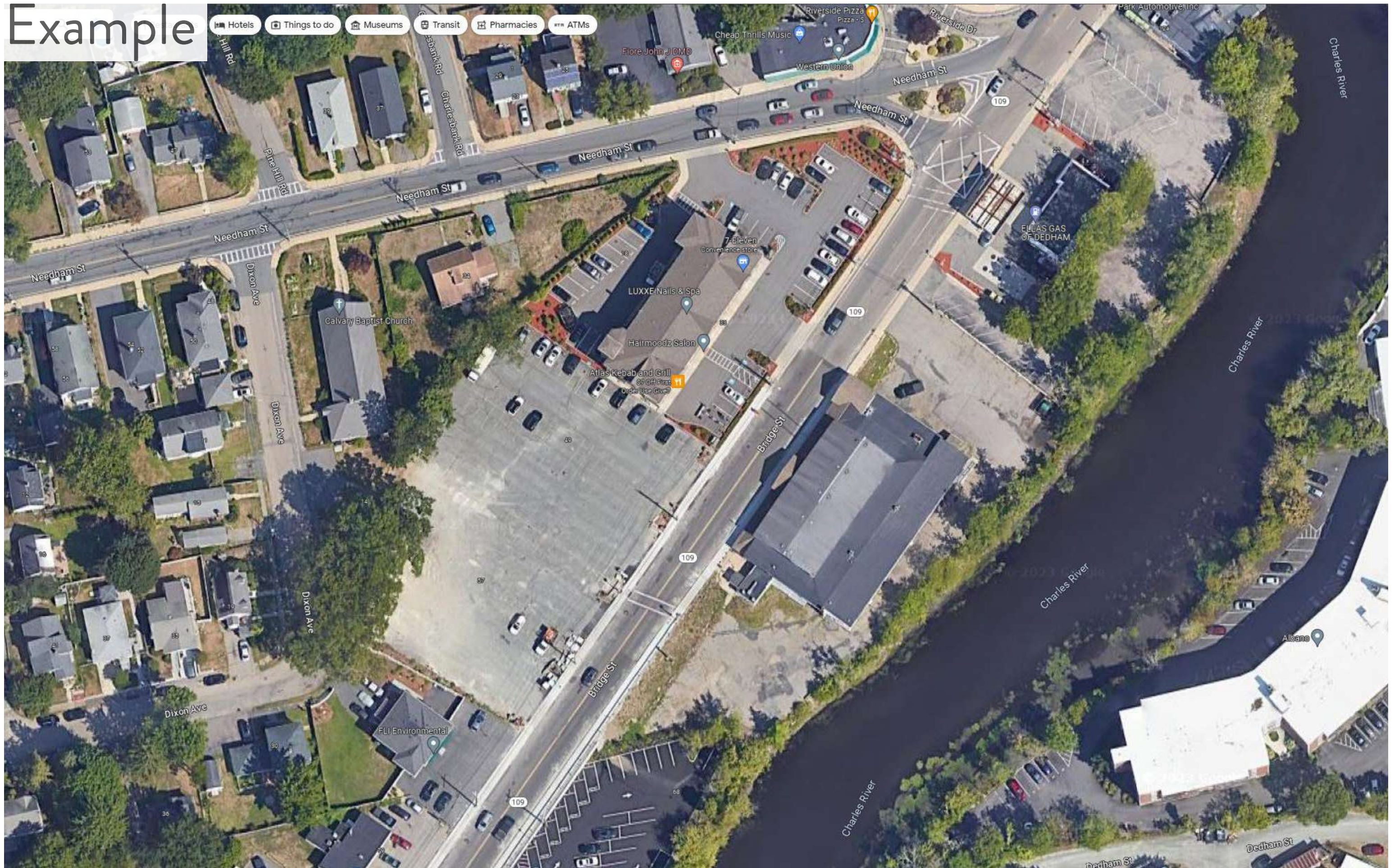
Building Height

4 STORIES

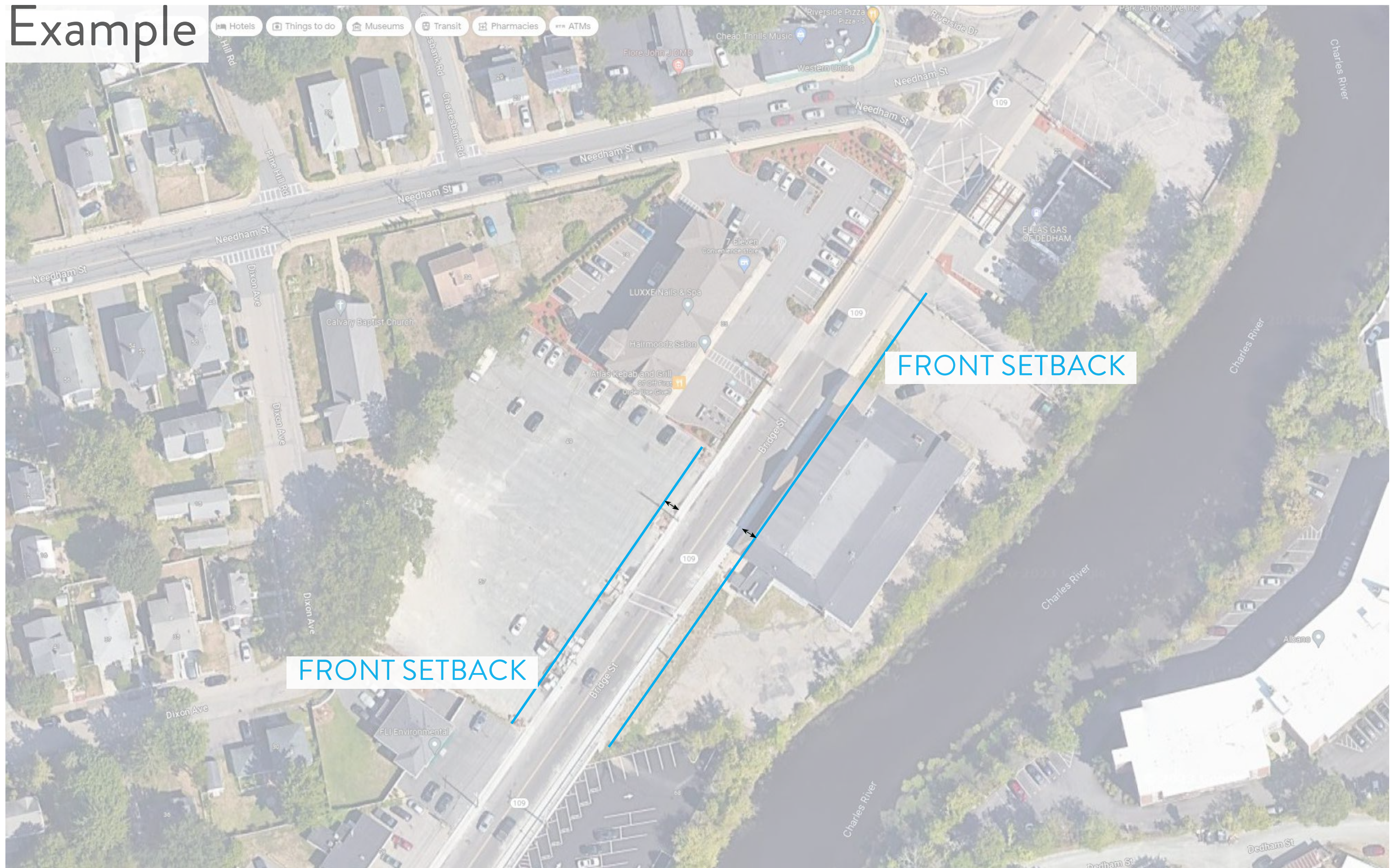


Example Drawing
Zoning - 4 Stories

Example



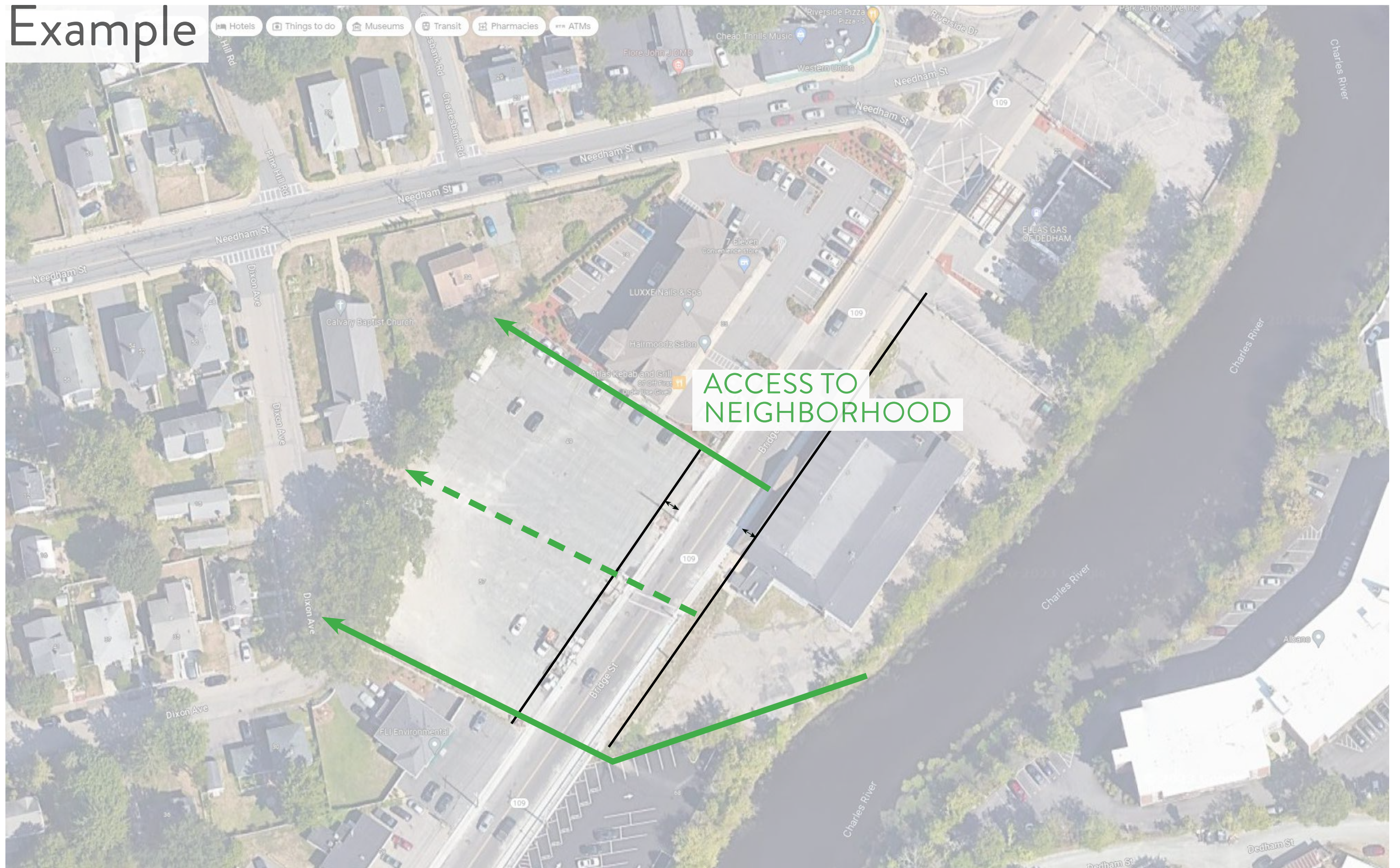
Example



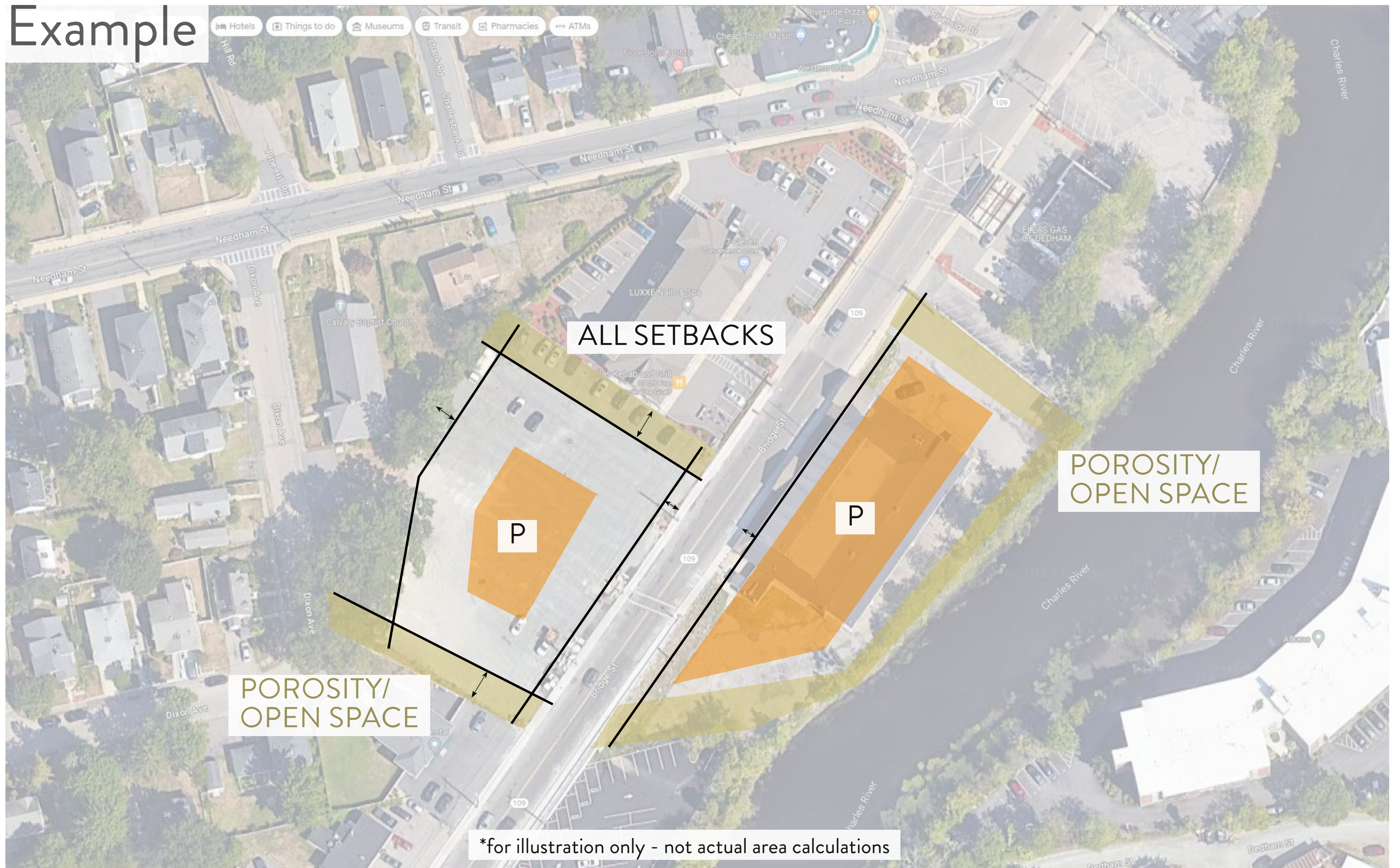
FRONT SETBACK

FRONT SETBACK

Example



Example



ALL SETBACKS

P

P

POROSITY/
OPEN SPACE

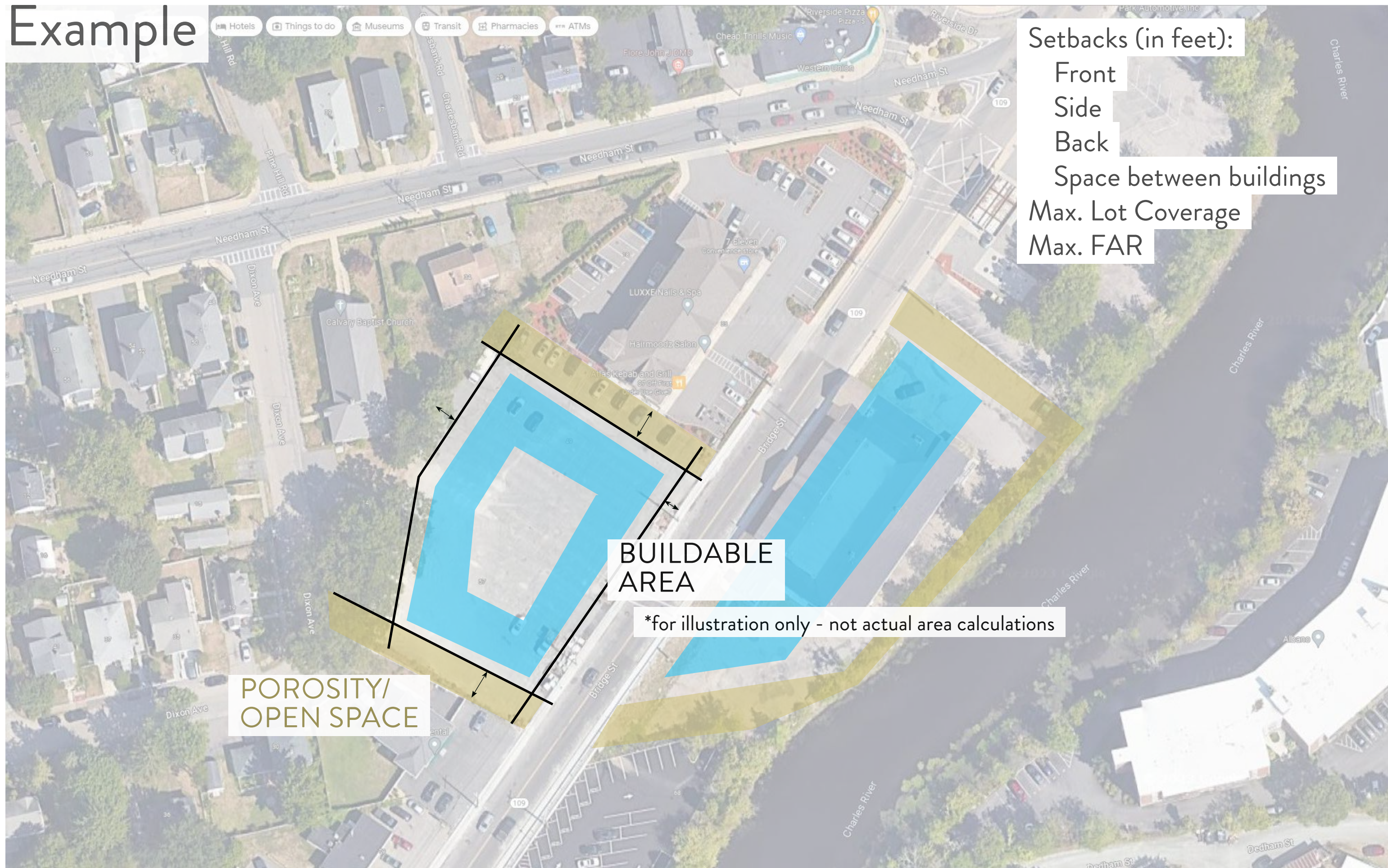
POROSITY/
OPEN SPACE

*for illustration only - not actual area calculations

Example

- Hotels
- Things to do
- Museums
- Transit
- Pharmacies
- ATMs

- Setbacks (in feet):
- Front
- Side
- Back
- Space between buildings
- Max. Lot Coverage
- Max. FAR



BUILDABLE AREA

**POROSITY/
OPEN SPACE**

*for illustration only - not actual area calculations

Zoning Changes - study in progress

GENERAL BUSINESS

LOCAL BUSINESS

LOCAL BUSINESS

GENERAL RESIDENCE

LIMITED MANUFACTURING

GENERAL BUSINESS

GB - General Business

LB - Local Business

GR - General Residential

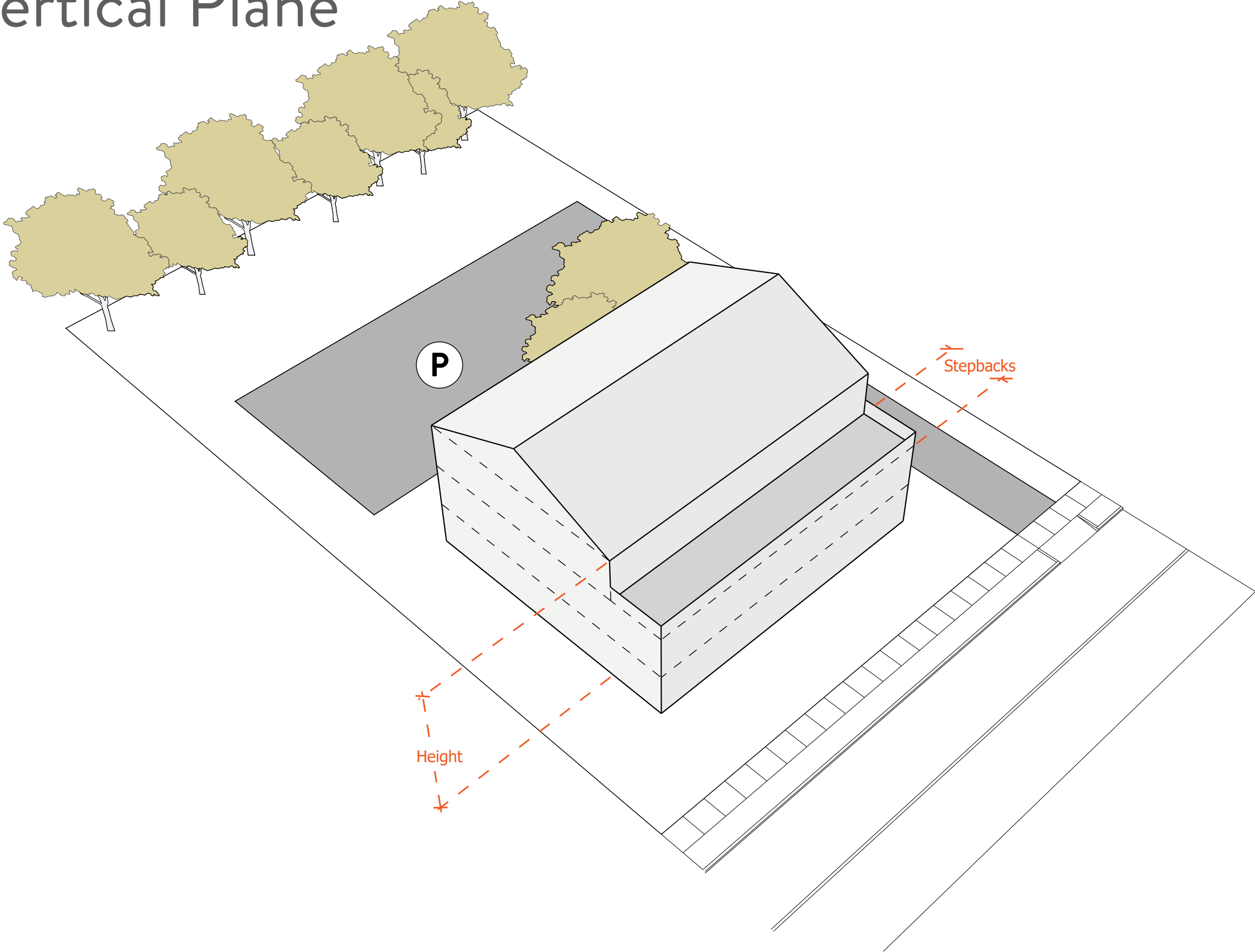
Changes

Setbacks (in feet):

Front	2 ft	20 ft	20 ft	8-12 ft
Side		15 ft	15 ft	
Rear		25 ft	25 ft	
Space bet. buildings	15 ft Max.	10 ft	10 ft	
Max. Lot Coverage	80%	40%	30%	80%
Max. FAR	0.4	0.4	0.9	1-1.5
Height				4-5 stories

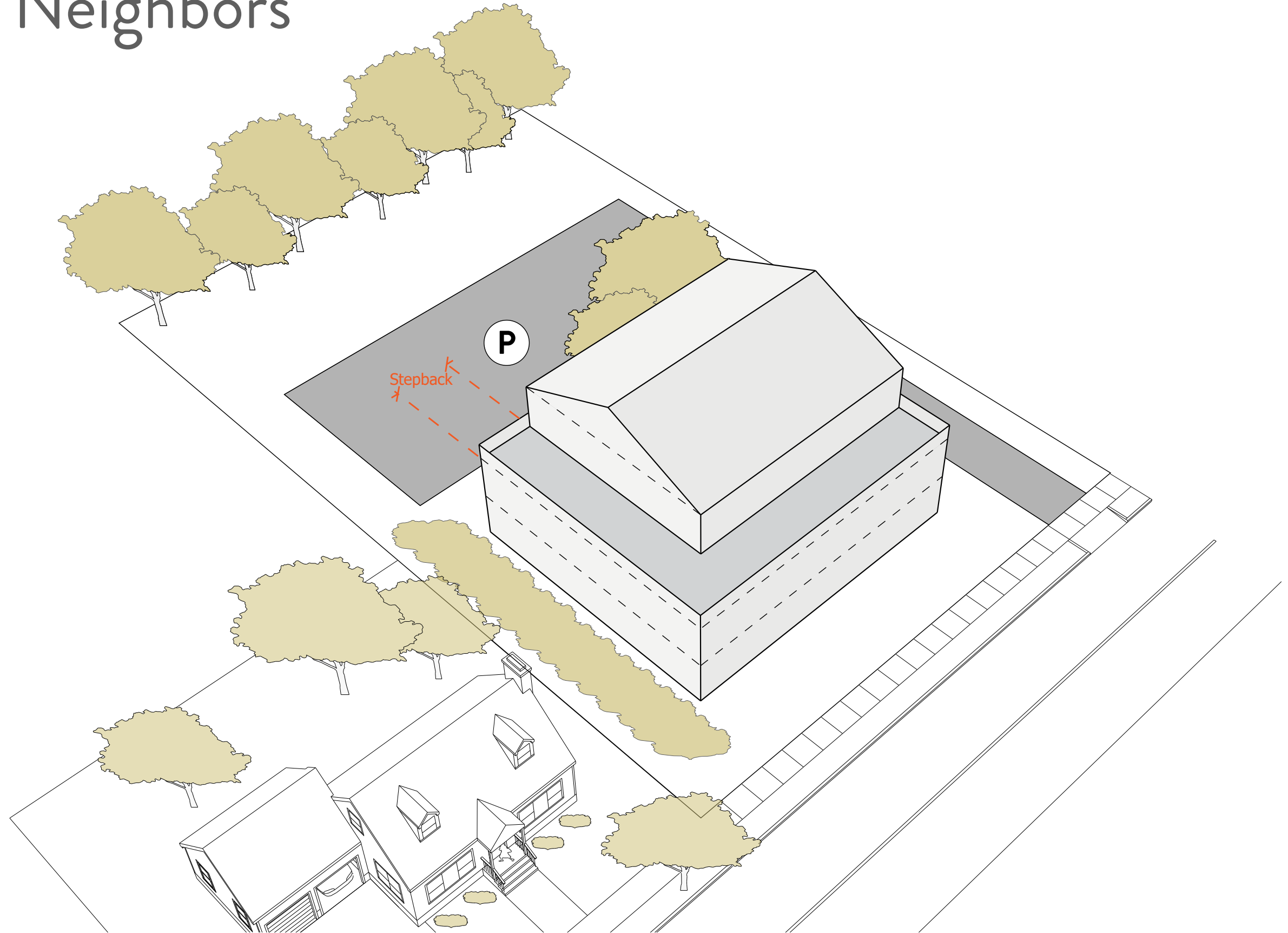
Example Drawing

Zoning - Vertical Plane



Example Drawing

Zoning - Neighbors





BRIDGE STREET CORRIDOR STUDY ADVISORY COMMITTEE MEETING #3

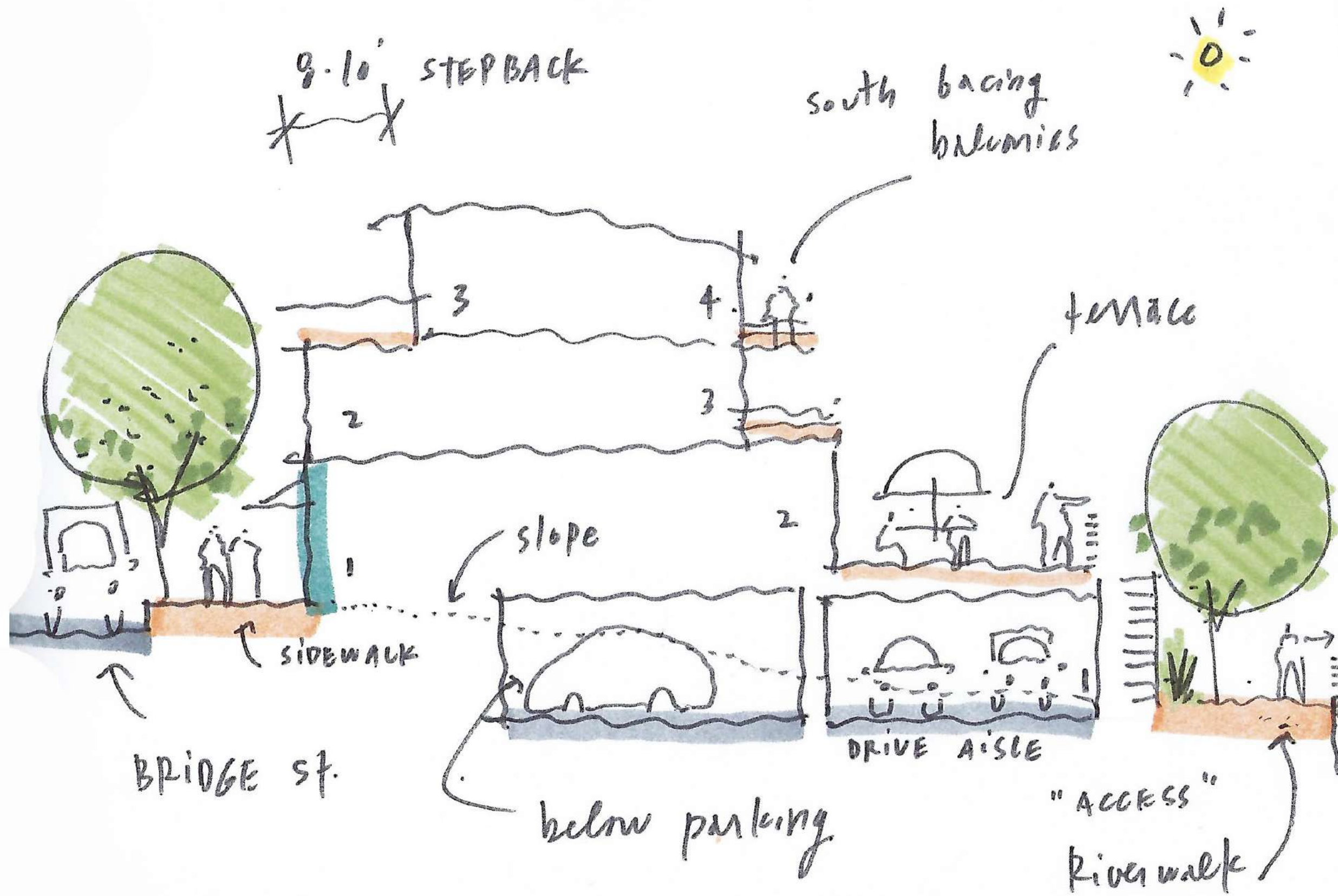
05.01.2023
DEDHAM, MA



architecture
urban design

**GAMBLE
ASSOCIATES**

Riverfront Interface



Business as usual

