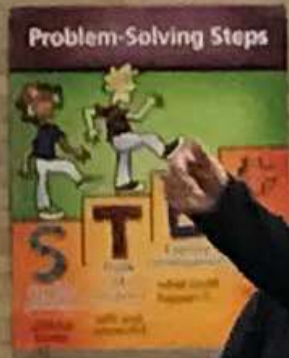


BRIDGE STREET CORRIDOR STUDY STEERING COMMITTEE MEETING

03.14.2023
DEDHAM, MA

DRAFT



architecture
urban design

**GAMBLE
ASSOCIATES**

GENERAL BUSINESS

LOCAL BUSINESS

LOCAL BUSINESS

GENERAL



Moseley's

Bridge St Apartments

Mc Golf

Bridge Street

Charlesbank Road

Dixon Avenue

Pine Hill Road

Oak Tree Road

Needham Street

Hillside Road

Dixon Avenue

Arbor Lane

Bridge Street

Bridge Street

GENERAL

I. Meetings Review

Public Meeting / "VISION"

- 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

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

Steering Committee “PRINCIPLES”

- 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

On-line Survey “Summary”

WHAT WOULD YOU LIKE TO SEE CHANGED ON BRIDGE STREET

- Safer crossings, traffic calming and bike lanes
- More trees and aesthetic planting
- Charles River access and landscaping
- Bury utility lines below ground and more street trees and planting
- Incentivize retail and more mixed use
- More shops, restaurants and apartments

On-line Survey “Summary”

WHAT FEATURES WOULD YOU LIKE TO SEE PRESERVED ON BRIDGE STREET

- Residential character mixed with reasonable commercial development
- Enhanced recreation for residents and riverwalk
- Bike lanes and sidewalks and more landscape
- Celebrate the views to the river and the bridge

On-line Survey “Summary”

WHAT TYPES OF USES WOULD YOU LIKE TO SEE MORE OF ON BRIDGE STREET?

- Recreational and preservation and expansion of wetlands.
- Recreational and residential. Already too much mixed use for this corridor
- The corridor already doesn't work, so why add before investing in services?
- Restaurants, bakery, coffee shop
- Residential - we need more housing in Dedham,
recreational with bike and walking paths
- Agricultural, recreational, anything except more apartments!!!
The roadways are crowded and traffic seems worse than ever
- Commercial with adequate parking requirements and no variances

On-line Survey “Summary”

WHAT IS YOUR VISION FOR THE FUTURE OF THE BRIDGE STREET CORRIDOR?

- Preserve the park and increase access to the Charles river
- An attractive mixed use area
- A bike-able, walkable path to riverside recreation.
- I suggest you leave Riverdale alone
- It should be a bustling vital street with restaurants and shopping and green space
- The river is underappreciated and underutilized. Let's change that!
- A board walk/park/waterfront for pedestrians all along
the Charles River would be amazing
- I want a walk-able and livable neighborhood

WHAT ARE SOME FUTURE DEVELOPMENT GUIDELINES THAT YOU FEEL WOULD HELP?

- Limit the size of apartment buildings, perhaps with Townhouse type developments.
- Design it for people, not cars or corporations.
- Regulations around the percentage of green vs black top/concrete
- Focus on sustainability
- Principles regarding the sidewalk-edge and buffer zone should require pedestrian-friendly design
- Accessible buildings for people of all abilities, green buildings that are energy efficient, more open space
- Any new development needs to align with the neighborhood vision
- We need more multi-unit, middle income housing like side-by-sides and town houses
- Town must stop the height of buildings that are creating a tunnel effect
- Reduce height and density. And setbacks that allow landscape for new buildings

50 Bridge Street Informational meeting

- Billed as “Listening session”
- Developer early on in the process
- 49-57 Bridge Street and Moseley’s site 2 projects but viewed together
- Use: residential with some commercial
- “Things that make Riverdale a community are missing in Riverdale” - D.S.
- Building scale, access, traffic and buffers primary concerns from attendees

Bridge Street Corridor



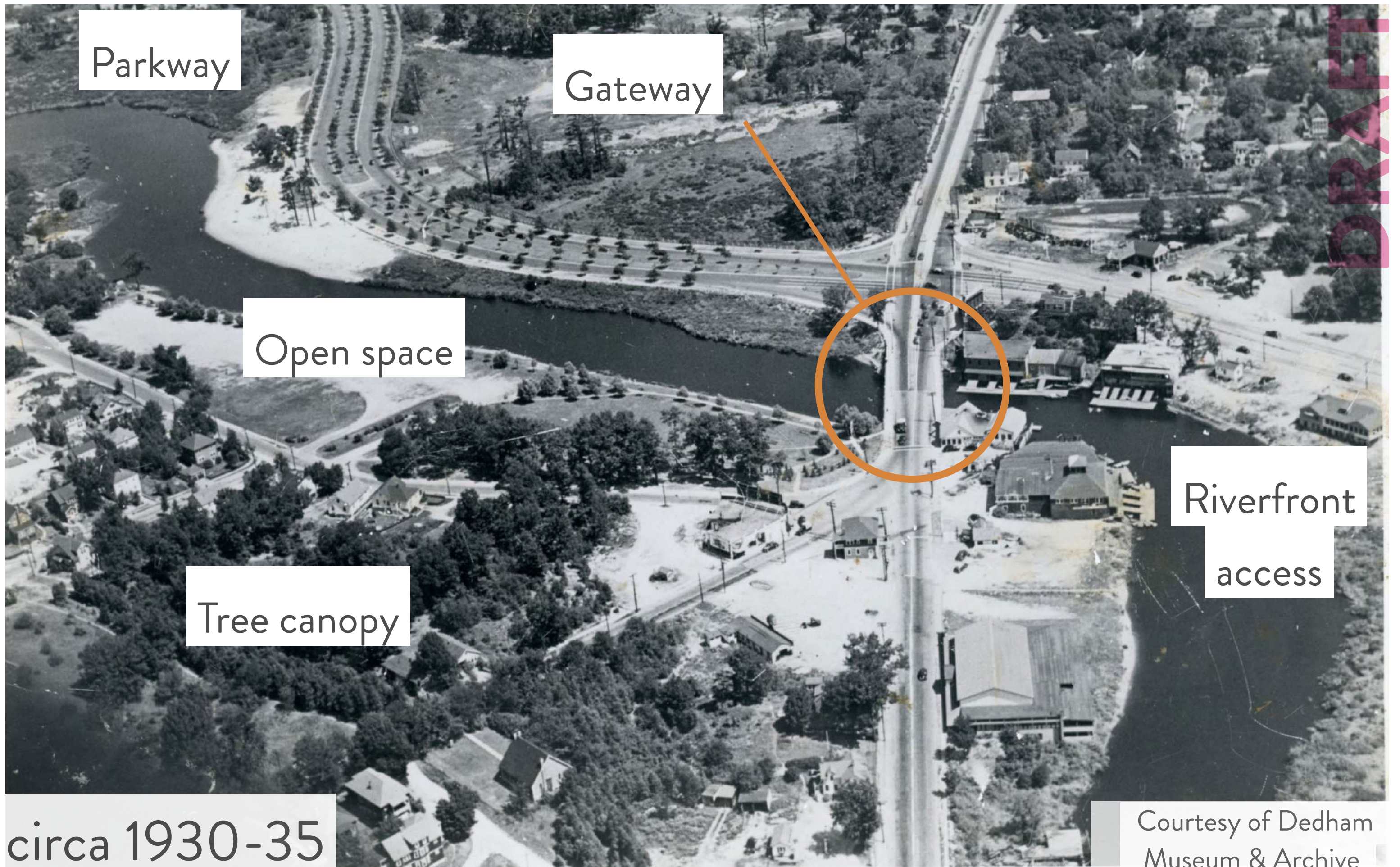
II. Breakout Groups

III. Drawings and Diagrams



2023

Google Earth



Parkway

Gateway

Open space

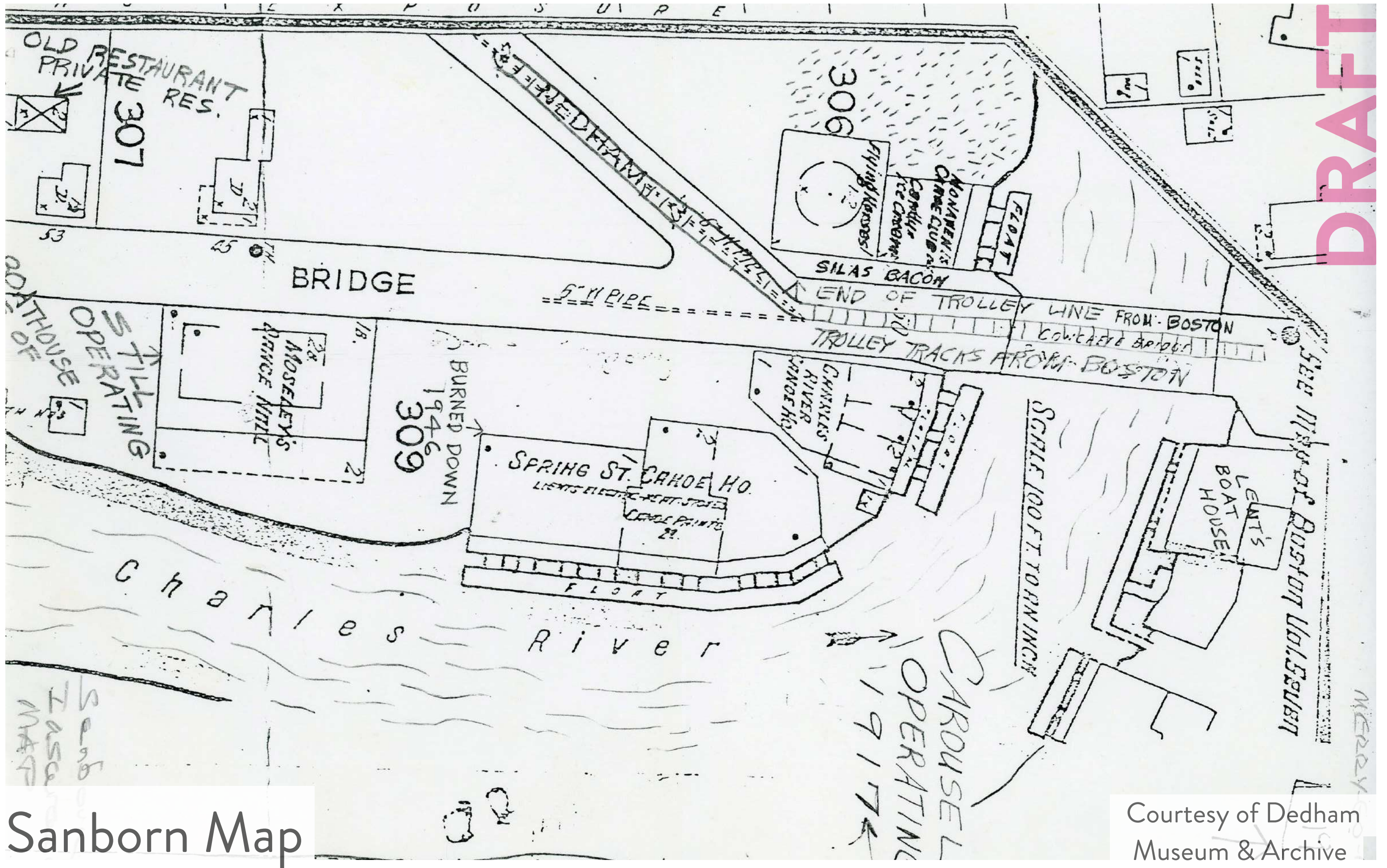
Tree canopy

Riverfront
access

circa 1930-35

Courtesy of Dedham
Museum & Archive

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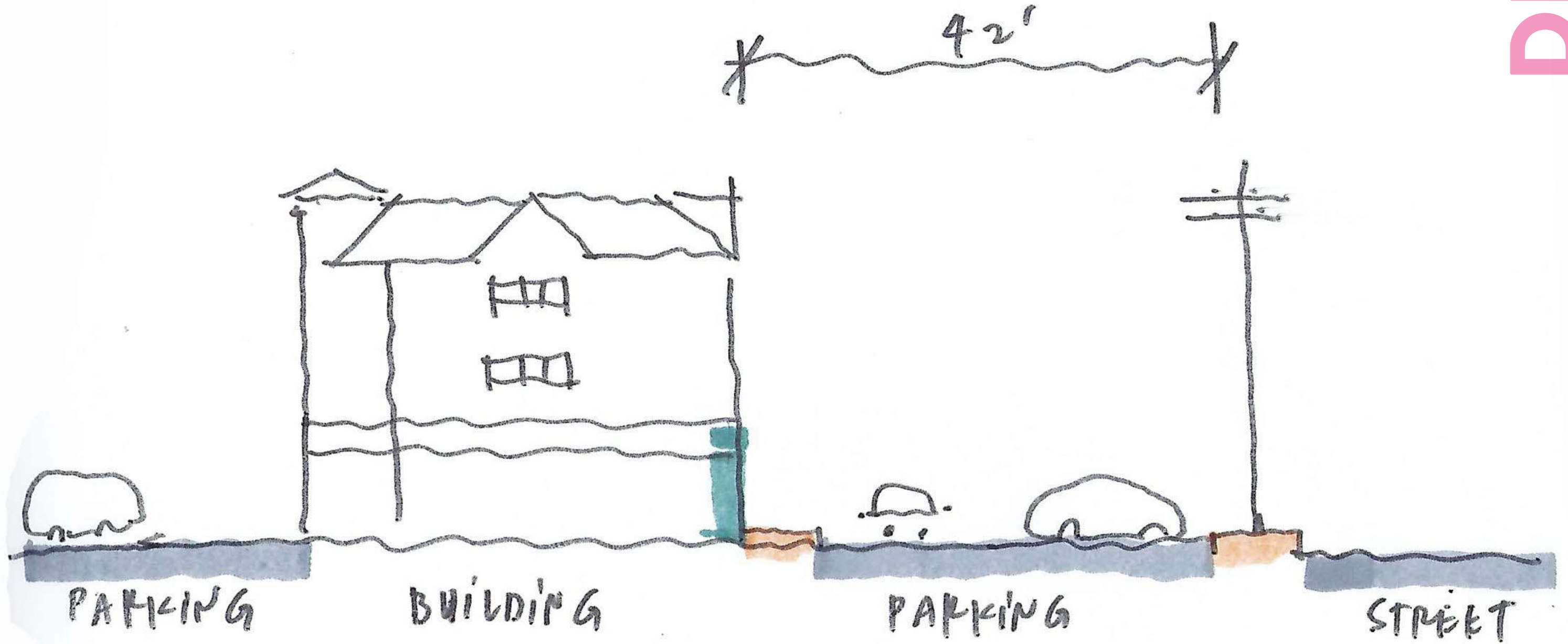


Sanborn Map

Courtesy of Dedham Museum & Archive

TENSION: Building setbacks don't foster connectivity or enhance the public realm

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Example



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

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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



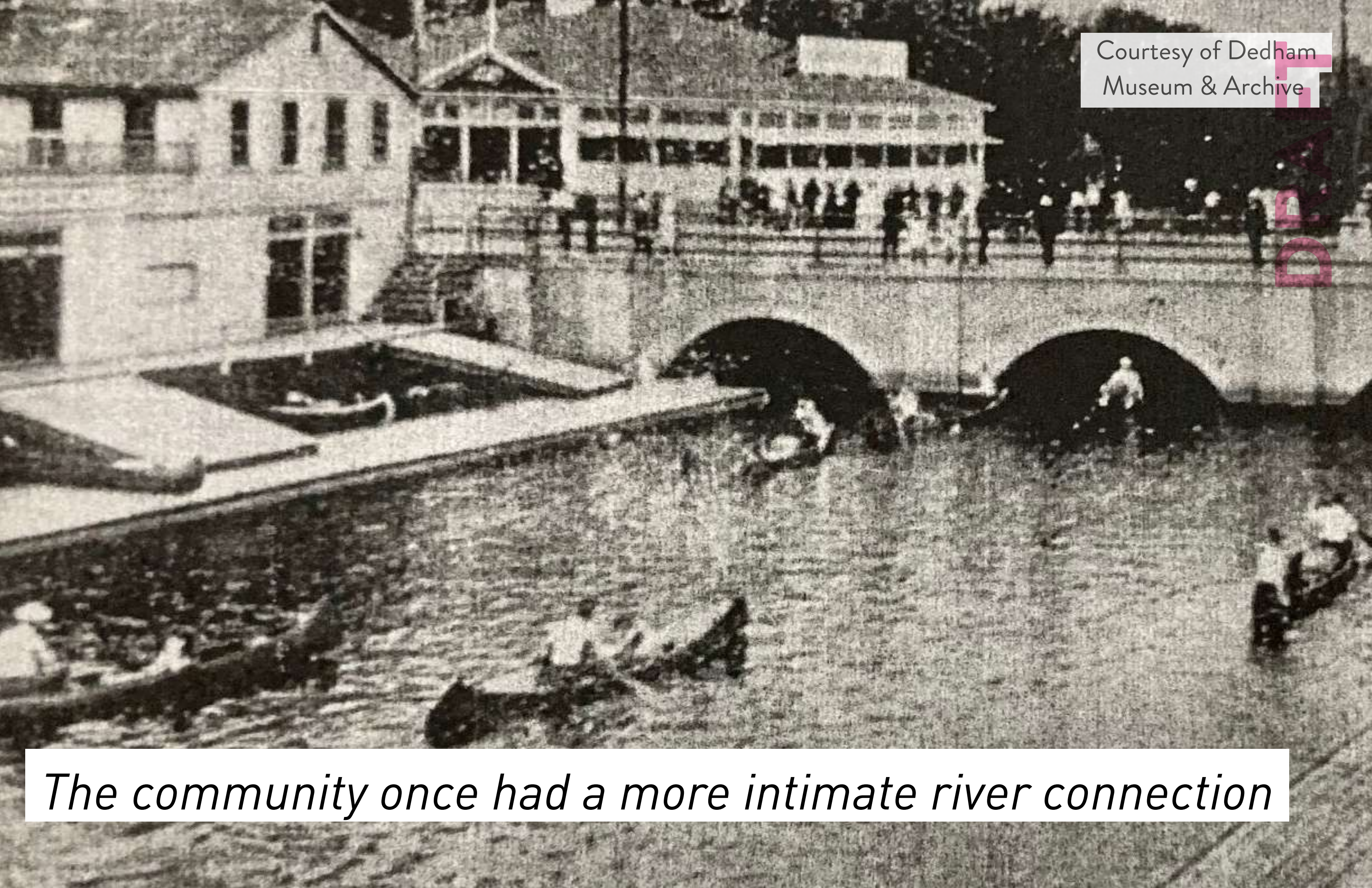


TENSION: Even recently completed connections are a challenge or are compromised



TENSION: Most buildings turn their back on the Charles River

Courtesy of Dedham
Museum & Archive



The community once had a more intimate river connection



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TENSION: People have a visceral reaction to building height



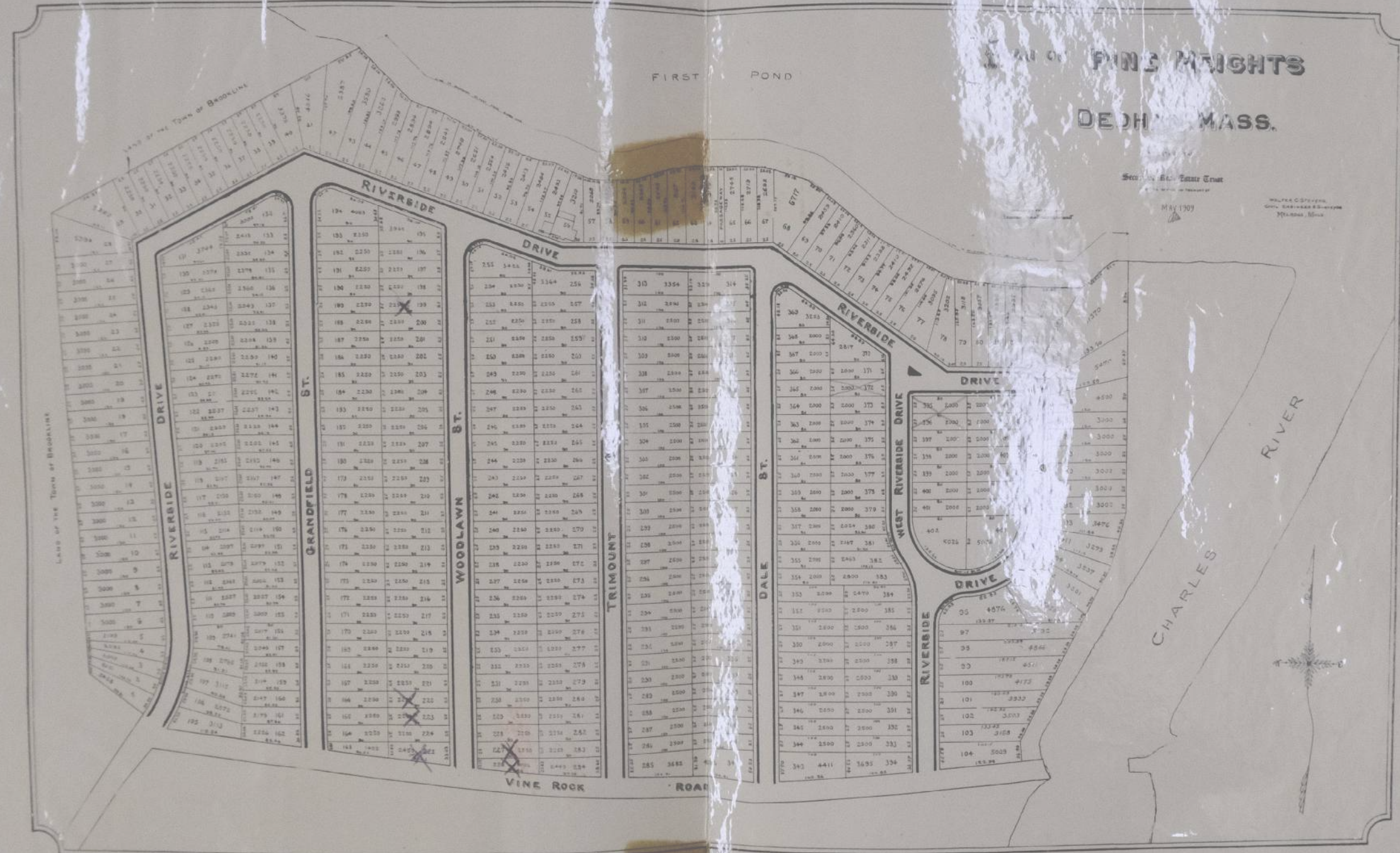
Density and porosity



2023

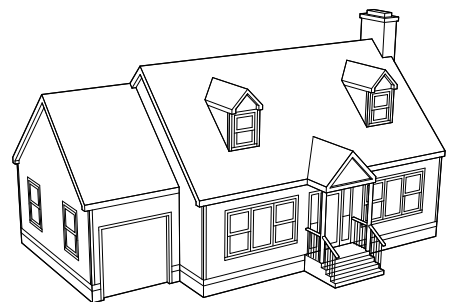
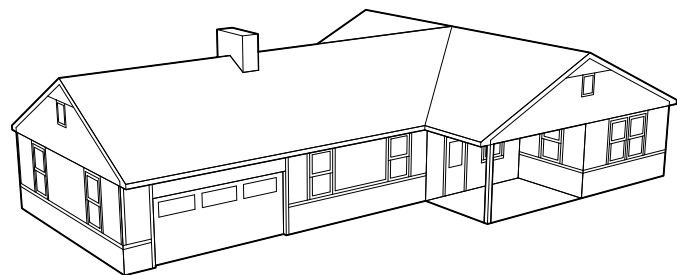
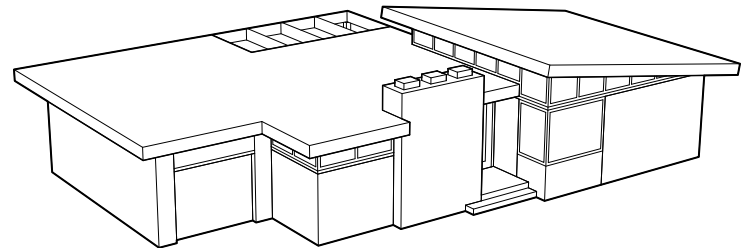
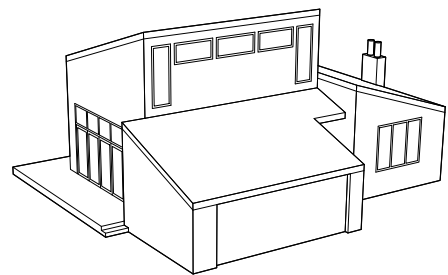
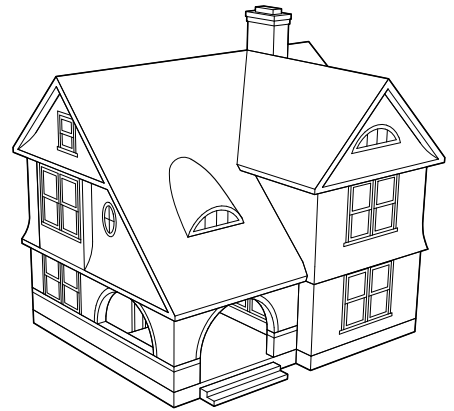
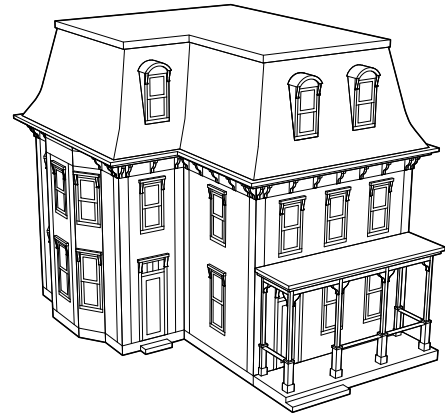
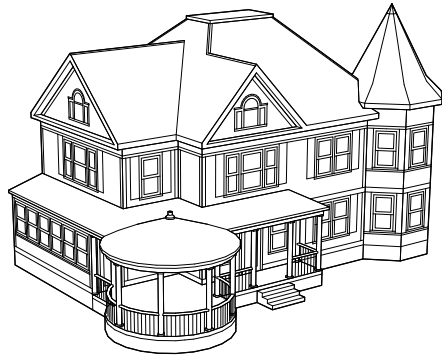
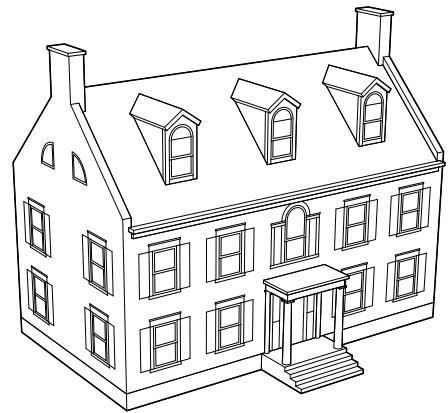
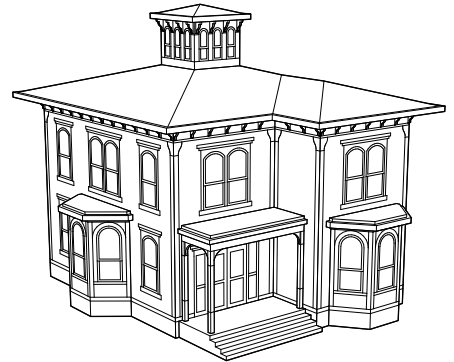
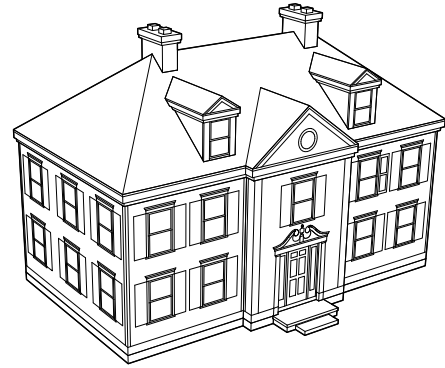
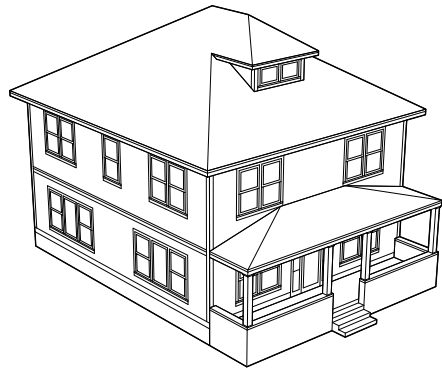
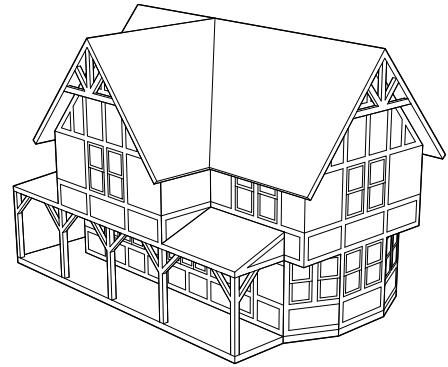
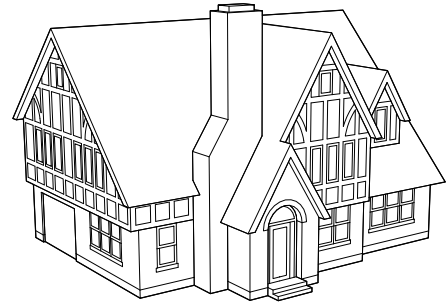
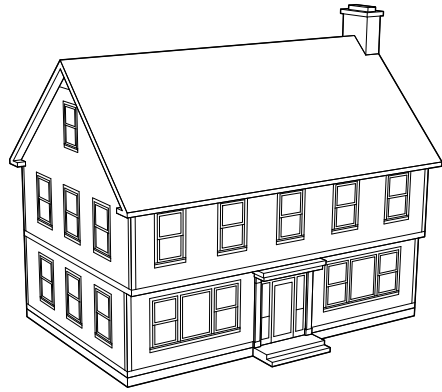
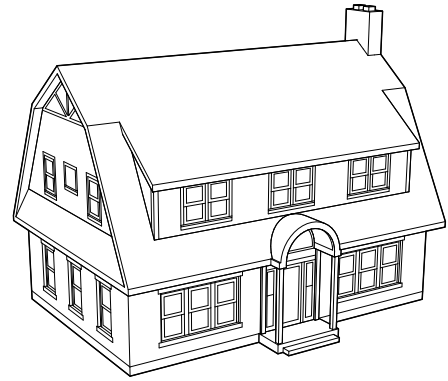
Google Earth

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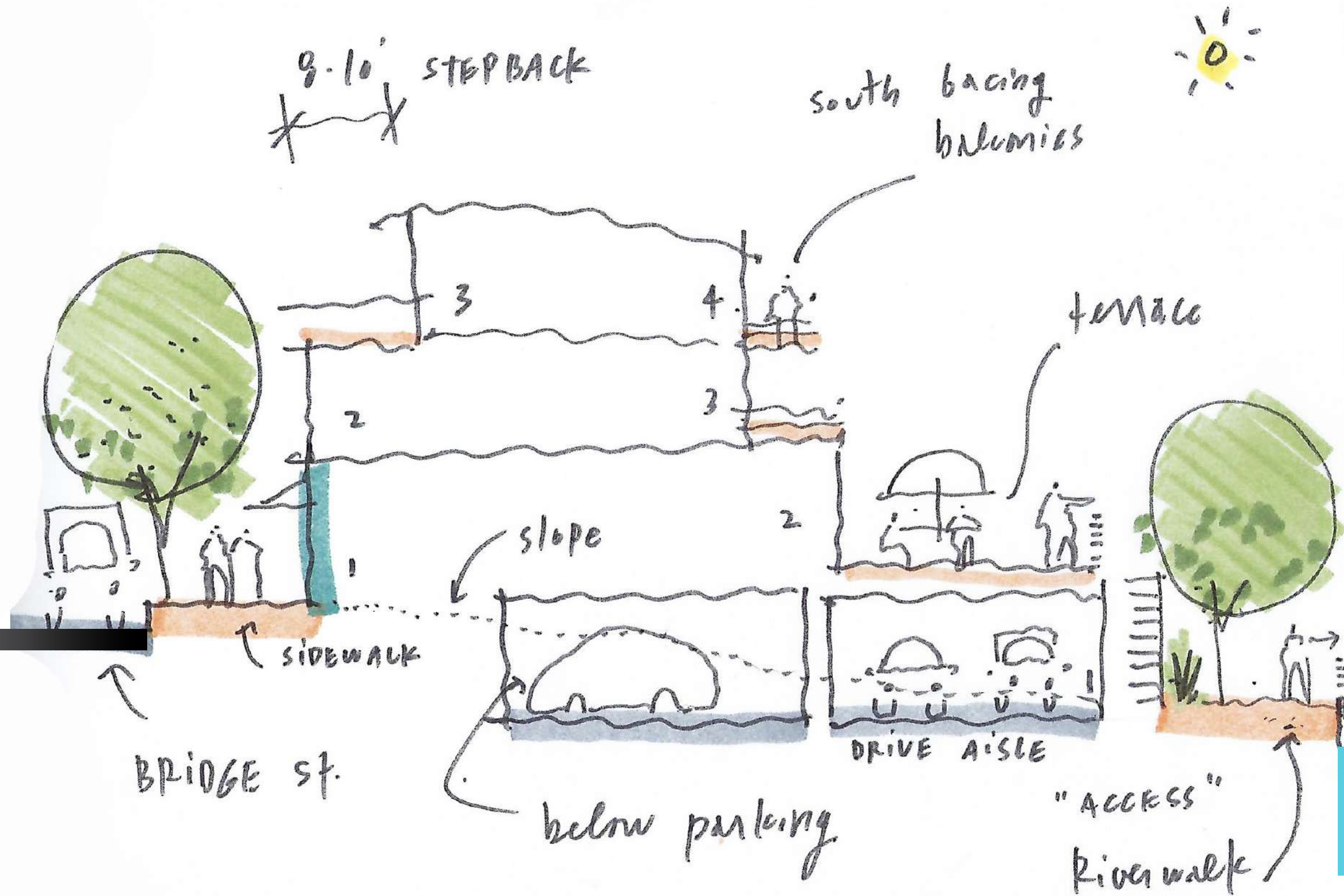


Club House
 372 2000
 395 2000
 396 2000

Above cut shows complete plan of lots in Pine Heights, giving dimensions and street frontage of every lot. 40-ft. finished streets leading from public highway, with water pipes, sidewalks, and walks. Heavy black lines show 4-ft. grass plot between sidewalks and streets. Also shows Charles River, First Pond and Vine Rock.



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The change in grade for the Moseley's site can be a positive



TENSION: Bridge Street landscape leaves much to be desired.



B1

M... HAT and COMPANY
"an eclectic collective"

GALLERY

FLY SF
GUIDE SE
OP
360-37

BICKT
SALE

DRAFT

The Seattle



0 250 500 750 1,000 ft

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EXISTING CONDITIONS

Aerial Image



0 250 500 750 1,000 ft

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Charles River

Wetland

Bridge St



Needham St

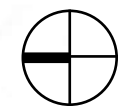
Bridge St

Pine St

EXISTING CONDITIONS

River and Wetlands

-  River
-  Wetland



0 250 500 750 1,000 ft

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EXISTING CONDITIONS

Vegetation

■ Vegetation






0 250 500 750 1,000 ft

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EXISTING CONDITIONS

Topography

-  River
-  Wetland
-  Topo Lines



0 250 500 750 1,000 ft

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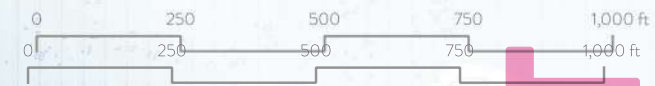


EXISTING CONDITIONS

Impervious Surfaces

■ Asphalt/Concrete





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Bridge Street Bridge #1

BP

Moseley's

Marie Louise Kehoe Park

McGolf

Calvary Baptist Church

Dedham Housing Authority

Little Sprouts Child Care

Riverdale Elementary School

Redline Motors

Speedway

Shell

Charles River Childcare

Noble and Greenough School

EXISTING CONDITIONS

Uses

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



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Street View

Google


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Street Section - Detail

← 83 MA-109

Dedham, Massachusetts

 Google Street View

Jun 2022 [See more dates](#)

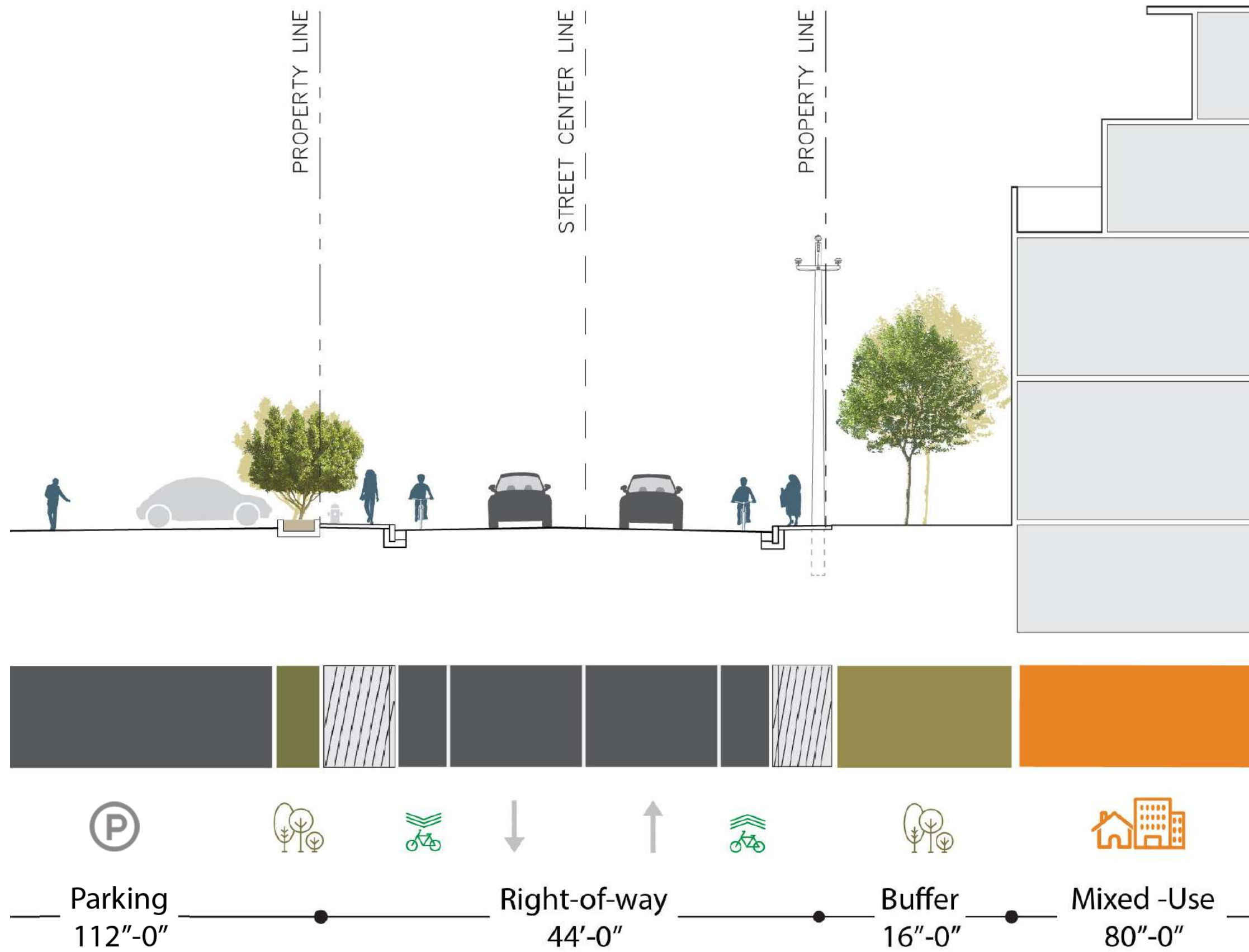
ETAD



Street View

Google

DRAFT



Street Section - Detail

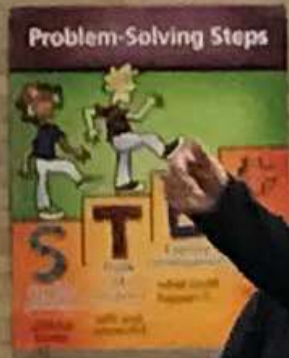


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