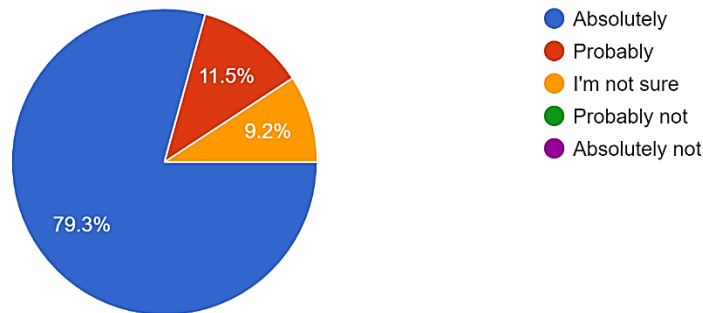


1) Would you like to see the Town pursue a Town Square at the Police Station site?

87 responses



2) Why or why not? (responses are sorted by general topic below)

**Community & Economic Benefits:**

- It would be great to have more green space in the square and I think it will help the Square businesses.
- I think a Town Square would bring a sense of community to Dedham, increase foot traffic with the small businesses that already bring such a sense of character to the town, and would provide an environmental benefit of lowered heat island, increased stormwater uptake, and reduced CO2.
- The investment required is incredibly small in terms of tax burden for the benefit it would provide. Pursuing the other alternative, filler buildings with apartments and retail, would not provide a meaningful benefit to Dedham residents. But having green space and making Dedham square more friendly to those of us who live close by would be amazing. Right now we might walk through the Square to go to a particular restaurant or cafe, but there's no reason to stick around. Having a place to go as a destination, to meet people or to just read a book outside, would dramatically increase the sense of community. Having open space is also just valuable in terms of the feeling of a town. Belmont recently added a large block of apartments and retail to Cushing square, and it really made the area seem less friendly (in fact, it casts the square in shadow for a good portion of the day, something that we would want to be concerned about as well given the fact that the police station is on the southern side of High Street).
- It would be nice to have a Town gathering place, to eat, have musical / art offerings
- Adding green space to the square and creating a community gathering space will enhance the square immensely and be widely utilised by all types of community members and groups. A park-like space is absolutely the best use of that site.
- its a missing element of downtown 2) its flexible use space for community or leased corporate events (beer festival, please!) 3) it's low cost vs. high community value 4) its leaves open possibility of *[seems to have dropped off]*

- Least expensive option right now and burns no bridges for further development opportunities. Would attract people to the square. Could have a stage/pavilion for public performances. Could have stalls for commercial purposes.
- It will provide benefit to the merchants in the square, offer residents an open air gathering spot, it could nurture small businesses with the incubator stalls, flexible space and programming could provide opportunity and access for music, readings, art installations. Our traditional New England Town needs a traditional town common in the town center. Green space would be a welcome break from the congestion of downtown.
- I love the idea of more green space, and a place to gather in the square. It'd be a great meeting spot when meeting up with friends, or just a nice place to rest a moment in the square before heading home again.
- we have so many wonderful businesses and eateries but no real place for gathering or eating outside or for children to run around. presenters made a great point that Dedham Center has no center.
- The open space / town square enables us to meet the most priorities -- connectivity between Dedham areas, would encourage people to buy and enjoy lunch / dinner / ice cream / coffee from Dedham small business owners and sit in the park AND it buys us time while Verizon figures out the outcome of that building. Look at Wilson Mt right now -- it is over run w/ people. We need recreation areas and it is so sad and short sighted that the rail trail was turned down. Let's get this right.
- To echo what the presenters said - there is no Dedham Square in Dedham Square. I grew up on the North Shore and I remember going to events on the Salem Common and summertime strawberry festivals Topsfield Common. When I moved to Dedham, I recall driving by the town green at High and Common Streets and thinking "Oh, this must be where they have the farmer's market", only to find out that the farmers market was (at the time) held in the sweltering heat of the Keystone lot. In the 13 years I've lived here, I've never even set foot on the town green. Before moving to Dedham, I lived in Jamaica Plain. My husband and I would come to Dedham to go to BJ's and Best Buy, traveling along Rte. 1. As such, our first impression of Dedham was Rte 1 and the "big box" stores. I thought it odd that Rte 1 ran so close to the downtown, effectively cutting it off from other parts of town. Dedham needs a centralized green space to help draw the focus off Rte 1 and give us an area to congregate in our Square.
- It would enhance the beauty of downtown. And provide a gathering spot for people
- It would be great to have some open space and a nice place to sit and enjoy a takeout meal. I had an idea that the restaurants that are in the square could also sell their food from the pushcarts.
- It will add greenspace to the area and will provide a nice social eddy for residents as well as patrons of local establishments.
- Dedham Square needs an outdoor area where people can congregate. It would be nice to have seasonal activities/events there as well.
- This is the clear solution. As a business owner in the Square and a resident, green space in the Square will make the Square more attractive, bring people together, and increase business. Selling or developing the land would be extremely short sighted. The downtown is all asphalt and building facades and NEEDS green space.

- I would love our square to have a focus point meeting place with multi use open space picnic tables, fun area , maybe sprinkler pad/ice rink stage for music, art shows this would be wonderful for our town
- I think we need more green space and gathering space. It would really enhance the downtown area by giving people a place to congregate, and I think it benefits the merchants. But I don't know why you didn't ask about the other options that were considered by the consultants. Suggests you are pushing this one.
- More walkable, social center of town.
- We need more greenery and areas that make it welcoming to just go and hang out
- Dedham center is a vital, part of the town and in desperate need of green, public space.
- 2 reasons: health - people will walk to and use a green space as they have used the tables and chairs in the square and the new sidewalks around town and aesthetics - a green space will look and make us feel better. NO MORE BRICK!
- Dedham's town center needs more green space! This is in a central part of town and will allow people, businesses, artists, and others to gather and build more community between the people and the town. A town square seems like the best use of space that allows all members of the community to use it and benefit from it.
- It would nice to have a central gathering spot for community events and more greenery in the area.
- Town Squares are quintessential New England. A Town common would bring more local commerce to the Square
- We need more green space in the town that can coalesce the community, provide a central gathering spot, and reduce the amount of 'hard space'. Its important to maintain the aesthetics of the town and this is one way to do it.
- I like the idea of more community space. Ideally one that would stimulate local businesses and encourage more walking and less driving into town.
- I feel this would be a wonderful addition to Dedham Square and a place that all ages would enjoy.
- A green space is desperately needed and it will be good for the Town's residents and square merchants. This opportunity might never come again.
- It's the one thing our Square lacks.
- As was pointed out in the presentation, Dedham Square does not have a town square or central place for people to gather. Creating an open space would enhance experience. The popularity of any existing outdoor seating should be an indication that such areas will be popular and provide patrons of local businesses additional areas to meet. There is so much potential for additional uses for the site as well. It's exciting to hear about something positive on the horizon!
- That is town land and should be preserved for access and enjoyment of all visitors to the Square. Let the private lots get redeveloped for housing and commercial uses. Keep the public spaces public.
- There is an overwhelming need for green space in Dedham Square and a place for people to gather.
- Green space, options for outdoor snacking, pretty, armies of developers not involved....
- It would be wonderful to have a green space where my family could enjoy take out from restaurants in the square. Also love the potential of community events.

- Important gathering place, green space and shared community asset
- While the existing "Town Common" is practically in Needham, the First Church lawn has been a great public open space and farmers' market location. I do like the idea of the police station parcel as outdoor seating for the Square's restaurants, with the possibility of other vendors being added. I echo someone's statement from last night about keeping the head-in parking that exists there now. While the presenter's graphic overlay of Legacy Place was brilliant, it can be frustrating to fight through traffic to get to the Keystone Lot, only to walk BACK through the Square to get to a location. (Stated by a former Wellesley-to-Dedham Commuter.)

**Green space/environmental benefits:**

- Green space would be such a wonderful addition to our fabulous town center
- I think it's a great idea to add green/open space in Dedham Square.
- We need green space in the square.
- gathering spot, aesthetics, open/green space
- i think a green space is the only worthwhile use. And if the verizon building becomes available that should also be green space a la Post Office Square in Boston
- We need some green space downtown
- A green space is important for the community
- Nice to have open space. Very rare to have this type of opportunity to have a chance to have open space.
- A green space in the center is the perfect use of the land. Fill it with trees, grass, and benches.
- To preserve the view from the Dedham Historical Society, green space more conducive than condos or retail building
- I think green Space is important and the location of a mini park is perfect
- A green space would be an immeasurably valuable addition to downtown!
- Loved the idea of some open, green space.
- Green is good for so many reasons and Dedham's lack of open public space needs correcting!
- My husband and I love the idea of green space in the center of the Square!
- The town really needs green space fir a multitude of reasons, not the least of which is to take the "edge" off all the asphalt and concrete, as pointed out in the meeting.
- Our small town has limited public green spaces.
- There is no open space now. It's sorely missing
- We need more green space & a park will help anchor the Square
- We don't have enough green space in Dedham Square. People need a place to sit and rest that is not on the sidewalks or curbs.
- Dedham Square is lacking green space and creating more of it on town owned property is an opportunity that won't come around for a very, very long time

**Not the right space for commercial/private development:**

- Its something noticeably missing from that area. We have too much concrete/asphalt and "multi-use" buildings.
- I think there has been enough construction of buildings, stores etc and it would be nice to have a simple square with a traditional istic feel.

- I like the idea of the Town Square it is much better than yet another apartment building. Also, considerations should be given to outdoor dining areas on a more permanent basis similar but better than last summer.
- It's a small space and hard to see a new structure impose on square. I walk a lot in the square and think I would enjoy and also think it would draw more people to help downtown business
- definitely don't want more apartment buildings/mixed use buildings
- We have enough multi-use buildings in the square and it cannot support any additional parking needs but it is lacking and needs a green space where people shopping, eating and visiting the square could gather while waiting for the next movie, a take-out order or dinner reservation. We have spent time and money trying to create a walking friendly square and this would be another way of adding value and esthetics to the square.
- Some greenery, open space and parking would be the best option. Also, the town should have something appealing there, not another commercial building
- There is no scarcity of mixed use buildings in the Square. There is, however, almost no green space. The addition of green space anywhere, but particularly in the current site of the police station -- in the very heart of the Square -- would provide desperately needed location for individual families and the community at large to gather.

#### **General pro park:**

- I think it would be a wonderful amenity for all Dedham residents; we will enjoy even more than we can imagine
- Would support having a square in the Square.
- I love that idea!

#### **Concerns/cons:**

- I'm all for the idea but am concerned about the size of the space and how it can be designed in a way that will be inviting and not just a small green space that looks forlorn and crummy.
- i would like to see the site with only the main building on it and the remaining space a park
- I am 98-99 percent behind the idea of a town square. If Covid has taught us anything, it's taught us we need outdoor space. The only outlier is if some developer had a fabulous idea for something that would draw more people to the center. But I don't know what that would be, so you could consider this answer just a smidge below absolutely. I would really like it to include the retail/pop booths. Perhaps larger in size but fewer. And I would like that public space to benefit local restaurants -- perhaps with gas firepits -- or something to extend outdoor dining. Even if Covid wanes.
- Unclear that there will be a lot of benefit. I would worry that "market stalls" wouldn't fill and that the "square" would feel empty.
- I would like the mixed use building number 3
- Not enough information on alternatives.
- I want to see the entire Town Square plan. Not just one site.
- The consultants made a very good case for more green space and the Town Square plan but I think they also undermined the case for the mixed-use development by showing an unattractive block/mass schematic drawing of that option, which then prompted several citizen comments

that the mixed-use option was "horrific." In addition, the economic analysis seemed to be based on overly optimistic assumptions that the town square plan would draw more people and thus more economic activity to the area compared with the multi-use option. Well, maybe, if the town square plan is really well done and becomes a true magnet for people to come to the square. But if it's not well done and flops, we have a big problem. In contrast, the mixed-use option would mean 10 to 20 year-round residents living right and shopping in Dedham square, and that plus the added real estate tax revenue would be a constant source of economic value for the town, not to mention the ground floor commercial business that would add value to the town. That said, the town square plan could be the better option, and I like that it includes no parking. I mean that. I'm sure it's a minority opinion, but whatever is done with the space, it should not devote one more square inch to the automobile. There will never be enough parking in Dedham Square. All efforts should be devoted to making the Square and all of Dedham more conducive to walking and biking. Thank you for your consideration.

- It is very small for a park. Need to know more about the keystone property.
- It would be wonderful April through October, but would it be usable November through March?

**3) The Dedham Square Planning Committee is developing an FAQ to help provide information to the public. Are there any questions you would like to see answered?**

- No
- Has anyone considered having a mural painted on the brick wall of the Verizon building facing the square?
- what other projects are planned for the square? is the keystone lot being looked at for any changes?
- cost, time for project start/end, where will people park if a town green is created?
- What is the deliberative process for making this decision? What gates need to be passed, and where are we in that process?
- I would like to know who will be programming the space and how it can be used by different groups. How will be managing the "stalls." How will the space be designed to accommodate arts and cultural uses - stage/electricity/etc.
- Q: What options have been considered? with listing of designs and challenges; Q: How many people can reasonable fit in the space for seated event, standing event, art show with 10x10 booths, ect.? Helps people visualize and understand use options.
- It the retail part is not included, how much would the demolition and landscaping cost?
- What is the precise size of the parcel and what literally can fit in it (benches, trees, pop-ups etc.) I'm concerned the space is too small to serve as a meaningful square but in principle, I'm very keen on the idea. Are there comparable parks in other communities (of a comparable size) that we could see photos of? What role would the Town have in maintaining the green space? Who would maintain it?
- I'd like to see some more options for the Verizon building wall. Maybe some ivy or other climbing plants. Maybe a mural.
- Sure. What can I do, as a citizen interested in seeing this parcel be turned into a green space, to make sure that my representatives in town government know how I feel?

- I think we need to make sure there is more green, than paved area, and include benches as well as small, immovable tables and chairs
- If you did the vendors who would they be
- There seemed to be some interest in adaptive reuse of the police station. Based on it's structure, it would seem that a cost benefit analysis of the area would prohibit funds being spent on adaptive reuse. Nevertheless, I think that needs to be explained in a more precise manner.
- Preserve the historical significance of the Square by providing a park with historical markers indicating what came before the police station. Can that be done?
- Please don't get rid of the town parking lot. It is a life line to the downtown area. Thank you!
- Yes. I'd like to know if parking would be ever be considered for the site, and I hope the answer is "no."
- I think people will have questions that we should be transparent about. What if teenagers congregate, especially at night. Will it/can it/should it be locked at night? Who will keep it clean?
- Do any civic organizations wish they could take care/custody of this building in the spirit of how Motherbrook Arts has reused the old Avery School?
- What types of events might be held in the Town square?
- I was pleased to hear at the meeting last night that most of the participants seemed to be on board with using this public space as a town square. For the few that had concerns, I heard that the size of the plot, and our old friend, parking, to be two areas where there would be pushback. I would like to make sure that those questions are addressed, in particular the concern about the size of the area. This is reminiscent of "why build a short rail trail", and I'd hate for the town to lose another opportunity to better itself by getting caught up in the size and scope.
- I thought the point about the sale price for the building/lot to be about \$500,000 was very telling. That won't much difference to any of our tax bills, so information about that and what the real estate tax implications would be helpful.
- What will the impact be to my taxes? Project timeline/plan?
- Town Common breakdown.
- Will taxpayers taxes increase as a result if this initiative?
- I would just like to see really good ideas for the public landscaping and inclusion of a bike rack and attractive fun elements. I'd love to see some public art (a changing exhibition) and allow for musical performance. And some highlighting of the town's rich history. I have a place in Edgartown and my husband and I always think Dedham, with its history and fabulous architecture, is an undersold Edgartown.
- How will the green space be maintained over time?
- I am interested in the public-private partnership model and also if the concept of a business improvement district or BID could be explored.
- How project is being funded. Who would use the market stalls, what type of landscaping/public uses would there be?
- Fundraising ideas. Love the idea of approaching bigger donors, but also opening it up to members of the community to purchase a brick where the proceeds go towards funding the project.

- Whatever they decide, some info on traffic flow and or parking is always valuable
- The massing study for a mixed-use building was very limited in height. It looked like they only showed 2 stories over retail. It seems the predecessors to the existing buildings (Police Station, Cafe Fresh Bagel) were much taller than existing. Could the Town create an overlay district or revisit the Square's zoning to allow better flexibility?
- What is the plan for the entire Square?
- I think explaining the process -- as mentioned by Dennis T.--including that the ultimate vote will be made by Town Meeting is important. Perhaps a "What's Next?" section that can be updated as the project progresses.
- I thought the presentation was excellent
- Who is going to maintain the green space in Dedham Square?
- See below.
- Estimated cost and whether any state grants would cover costs. Option to provide parking. Who would oversee development?
- none right now
- Parking - where and how much is really required - adjacent to the proposed green space (police station)
- I would like to have a dollars and cents preview for reusing the police station after re-hab for civic groups and cultural groups with no home base. It is an attractive building after all and blends with our historic downtown.
- How can we weigh in on options? What are the options?
- Is it possible to use the Verizon wall for murals/plants/projection/lights installation rather than block it with an awning/partition? We don't need more pop-up spaces for vendors-- we just need more green space.
- What benefits will green space bring to our downtown? Pointing out the tangible (e.g. increased property values) and intangible (e.g. more public gathering space, makes Dedham Square more of a destination, etc.). Including this in the FAQs will help point out the value of green space to our community.

**4) What information would you like to see in future meetings/presentations about this topic?**

- Continue to provide more detailed financial information on the demolition and the creation of green space
- Park plan.
- what other projects are planned for the square? is the keystone lot being looked at for any changes? i'd like to look at the square plans in their entirety
- all
- Design options and specific features of the town square
- Ways to do it without increasing taxes and how much the carrying cost of maintenance will be
- design ideas (i liked what was presented last night and would hope to see something close to that)
- more particulars about the green space and how it might be designed with seating and for other uses



- more photos of the inside of the current PD so people see that is NOT an option to keep standing and repurpose. More info about how we could get to VZ in future years. Of course, that outcome would be uncertain.
- What the potential of the space might be if the Verizon building were to go off-line and be acquired by the town.
- The investigation committee absolutely should make a recommendation of direction. It was unfortunate that David was cut off right as he was about to share some reasons why certain "options" were determined to not be feasible (e.g. why getting non-profits to come up with rehab funds to use a weird space is a monumental quagmire and waste of time exploring). If there is a recommendation, then a better set of virtual plans could be produced - many people lack vision and oppose what then cannot "see". Also, if leaning toward the square and not a building, getting art charities, music charities, and other non-profits involved in design/layout would be helpful - in CA, our square was used by the government for summer concert series that raised funds for youth sports (businesses sponsor and pay for bands, concessions are sold, raffles), so making the space fit needs/uses like this make sense.
- I think it was great
- Time frames. From when the police move out to a finished product. How long does each step of the process take.
- More thoughts on how to fund this project, because I'm sure there will be plenty of residents who put up a fuss about their taxes increasing to make this happen. Also, the presenters mentioned developing a sense of continuity between the green spaces in the square. April Gabriel of Boston General Store expressed a desire to see efforts to promote this continuity as a way of drawing folks out of the central "hub" of the square to less frequented areas. How is this accomplished? I am curious about techniques designers use to achieve this.
- About possible grant or private donor funding sources to make town green even better
- A push for the green scape. Even though there is a green scape in Franklin Square the neighbors do not like outsiders sitting in their neighborhood even though it is town land
- Proper historical/artistic use of the green space/all year round usage for the space
- None
- The money to fund this
- I thought it was an excellent presentation but I think you needed a little more air time for other options the consultant considered.
- Explain further the financial benefits to selling and/or leasing to a developer vs keeping and creating a green space further to demonstrate that there is unlikely any substantial financial gain in selling/leasing etc but great value in keeping and creating a green space.
- Options for designs for the town square. An estimated timeline for completion.
- I thought the presentation last night was clearly thought-out, precise, and very informative. There is nothing more that I personally would like to see, but I do feel that people want more scenarios, or at least evidence that more scenarios were researched.
- More detailed information about the green space options although I liked what was presented
- Detailed project timeline/plan
- The Town Common.
- How much is in the budget for the Town Square? I missed the beginning of the meeting so maybe it was mentioned then.

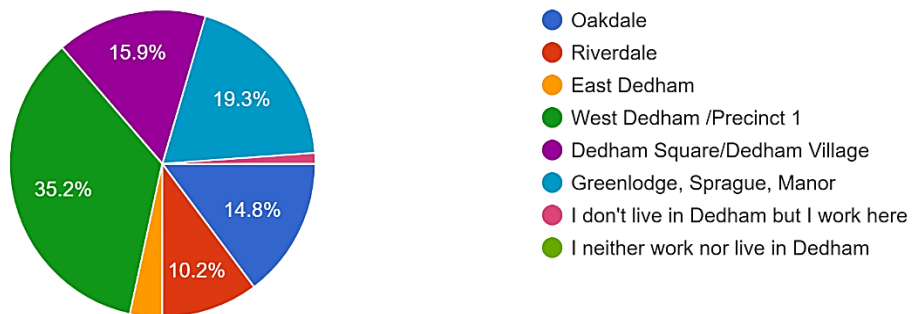
- Ways to make sure this space draws the community together via public art or music exhibits. Something for small children? Underground parking is probably a no-go, but it would be good to think about if you ever get the Verizon building. I live close enough to walk to the square, so I'm thinking about the vendors here and drawing from the commuters.
- Whether there are ways to more safely connect the green spaces in the town with bike lanes or walking areas.
- Would like to see more information provided about alternative funding sources. There was mention of state grants or private foundations but those need to be further investigated and explained, and assessed as to their actually bearing fruit.
- A picture is worth a 1,000 words. In a covid-world where people are missing that human contact, pictures of other beautiful town squares that are void of people are less compelling. Suggest making sure that in future presentations, the town square pictures include people having fun and engaging with each other - something all of us are craving right now :) Also, more details on financials could be great. Are there more cost benefits to highlight? Lastly, it came up a few times in the Q&A how much it would cost someone to buy the building and do what they want with it as a third option. Feels like there is an opportunity to get in front of that and remind people that this would essentially mean that 1-2 wealthy people decide how the rest of us will use the space, completely removing input from the community.
- Design, ideas on stores.. etc
- Types of services offered in the Square today, open space and civil resources available in the Square and as compared to other neighborhoods.
- Plans, costs, etc.
- Costs for the plan.
- Are there any extant surveys of the citizens of other MA towns about how much they appreciate their Town's central green spaces?
- Even though adding the Verizon building is not realistic, it would be interesting to see how large a combined green space would be if it was included, i.e. would it be too large? Perhaps it could be shown as an overlay and compared with e.g. the Needham mall. And perhaps our eventual plan could incorporate the future addition of the Verizon building many years down the road.
- I loved the visuals of the area. Anything like the overlay of Legacy Place that was used to illustrate the size of the area and walking distance helps provide valuable perspective. I wonder if there has been any discussion about linking "greater Square" areas such as the stretch of High St. that extends to the courthouses, the intersection of High and East (under the Rt. 1 overpass), etc. to the Square, etc. The concept of creating a resource that would benefit the entire town beyond the immediate Square would go a long way, I think, to create widespread support. I DO believe the open space/cafe area concept would be a town-wide benefit, BTW :) Lastly, the lot space is indeed relatively small but one person mentioned including a bike storage area. Although bike-friendly ideas have been on my Dedham "wish list" for ages, bike storage is understandably likely beyond the scope of this project. Perhaps encouraging collaboration between the town and Blue Bikes or other groups to help identify other location(s) near the Square could help address this concern. And/or an additional bike rack. Let's keep it simple!
- Underline the point this is a rare public property (did not like the public-private partnership idea brought up, property should stay public). Make sure the "for all neighborhoods" and populations and ages to enjoy community together is a top line point

- How will the decision making process avoid getting bogged down with the sort of nonsense that has consumed the Rail Trail discussions?
- A call for ideas on what to do with the wall of the Verizon building. I did not like what was shown in the renderings from the past meeting.
- "Show me the money." More proof that the economic impact of green space is real. Is it possible to crunch the numbers to give evidence geared directly at potential developers to convince them that a park would have a more positive financial impact on their current properties than building a new one would? (Decrease the ardor for the developers themselves.) More evidence to convince community members who feel that reusing or selling the building is the way to go that it is a bad financial decision. You state plainly that this is true, but provide more data. Perhaps an idea of how costly the rehab would be? Of our current mixed use buildings, are they fully rented? Could we demonstrate that there is no demand for additional units? Perhaps illustrate the negative economic effects of buildings that are not occupied at target capacity. Is there an example to which we can point of a MA town/city that failed to show restraint with development of mixed use sites and suffered economically as a result? I know there is also discussion about the Keystone Lot being developed as a mixed use building. Build a case that, especially if this happens, a mixed use development at the current police station site would be a negative. And build a case that the police station parcel is inherently better suited to be green space than that of the Keystone Lot (as I would imagine park naysayers might argue to develop police station as mixed use and Keystone could be green space). Are there any other towns/cities that have added a park of similar size/scale? Could we get video testimony from any stakeholders in those locations who were against that park prior to its construction who then became advocates? Could we get before/after images of that location? I can't help but draw a parallel between this project and the Ames School. It would be heartbreaking if we sold now to a private developer only to regret that choice decades later. Recognizing the inherent power of holding land, my Irish catholic parents always cautioned against selling it. Explore this narrative. Shine a light more brightly on how keeping the parcel under town ownership keeps all of our options open. If the park does not live up to expectations, we could always sell the parcel in the future. But it is almost certain that we will never be able to get it back if we do sell it now. Further explore the suggestion that the Verizon building might be It could be acquired by the Town at a future date. Is there precedent? An example of a utility company gifting a parcel to a town after technology has changed making a facility non-essential? Suggestions were made that funds for the construction of the park could be made by generous donors. Is it possible to get a pledge from these benefactors NOW? Asking the public for its blessing for a project that is totally paid for in advance would be take the steam out of the argument that moving forward in this direction is a burden on taxpayers. I realize you put up data that it'll only be about twenty bucks per family, but it'll be a powerful tool nonetheless to have the project totally paid for in advance. There is little question that the capacity for such giving exists in our community.
- Clear process to get to end construction. Just lay it out. The other night was very meandering, hard to follow.
- Imaginative options for use of the square
- Timing -
- More complete information on gutting the police station and reusing it for community....it could be used 12 months of the year. That option seemed to be dismissed without more thought.

- Schematic designs, how restaurants, businesses and green space will be incorporated
- A long-term vision for the Square as buildings come up for sale.
- How can we as residents provide input on what kind of businesses we would like to see in Dedham Square?
- If two properties are being evaluated, show options together.

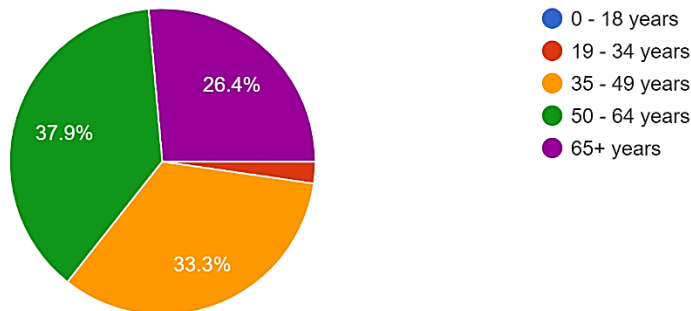
**5) What neighborhood do you live in?**

88 responses



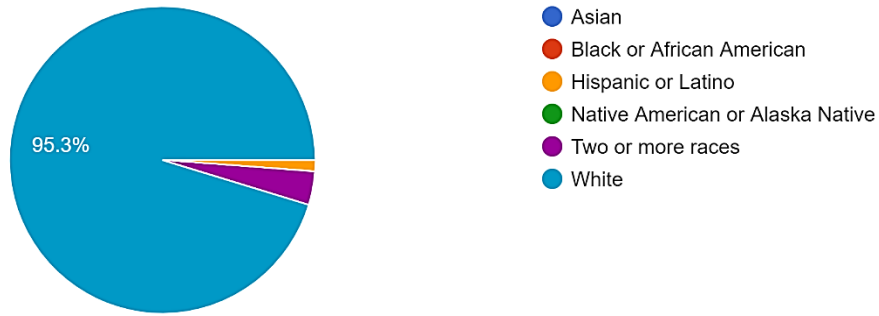
**6) What is your age?**

87 responses



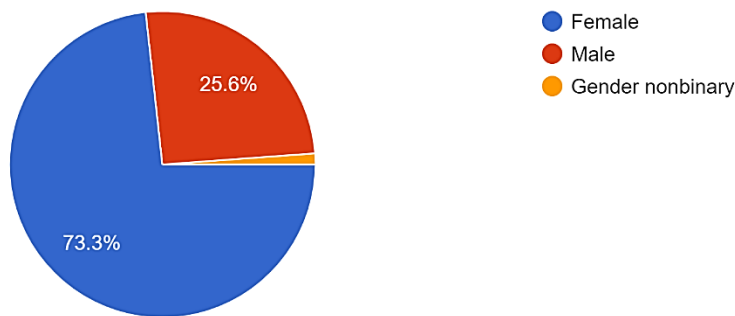
**7) What is the race or ethnicity you identify with?**

87 responses



**8) What gender do you identify with?**

86 responses



**9) Other thoughts? Please weigh in here, or contact John Sisson, Community Development Director at [jsisson@dedham-ma.gov](mailto:jsisson@dedham-ma.gov) or 781-751-9175.**

- I was impressed with the architectural firm, and feel like we're in good hands.
- Last night's meeting was such a glimmer of hope and positivity during such a dark time. Thank you. Peter and the consultants did a great job. Everyone seemed to be on the same page for once in dedham.
- Marie-Louise seemed to be pushing this space to be open for the community. While she is older, she is clearly a visionary for the future. As a younger family, we hope that due weight be given to the opinions of those who will actually use the space and benefit for decades vs. those who often throw the "no" grenade because they have no vested interest and simply miss the point of long term planning.
- As someone who is a 5 min walk from that spot, I'm excited for the possibility of a green space there
- Any plans that are put in effect should anticipate the eventual move of the Verizon bldg. The idea of a town green would be so much better without that facade /bldg. I would also like to make sure that the town keep complete ownership of the land and the project. If there is any

outside involvement, it should be kept under town control. I don't think a private/ public merger is appropriate for this project.

- Excellent presentation, but I was happy that Peter Smith moderated the session well and made an effort to inform listeners that there might be middle ground between the two extremes presented. The presentation by the planners seemed one sided and the conclusion predetermined, and Peter helped to mute that.
- It is a small parcel but could be a beautiful open green area. I hope the town will create a historical, artistic green area especially keeping in mind the proximity to the Dedham Historical Society. Preserve that view with the DHS in the corner of your renderings.
- As a 32 year resident of Dedham, I do not want to see this property sold. I would love to see a "pocket park" with sitting areas and a mural on the Verizon buildings wall. I don't think a permanent overhang should be built. Vendors could be given permits to sell goods under their own tents like at the farmers market.
- Perhaps a recorded video tour of the current police building would help the community understand the argument for not retaining the building. Also, while I like the idea of a green Town square, the presentation did seem to "push" this idea, which may be off-putting and create more resistance initially. Giving some intermediate options would be good to help emphasize at this early stage that all options are on the table.
- That was my first session but found it super informative. Thanks!
- Bravo on a well run meeting! I'd be interested in finding out what the next steps are and when a decision could be made. It was made clear last night that this is an exchange of ideas, not an endorsement of any one plan, but I would like to get an idea of how far away we are from making decisions. I'd be interested in getting more involved and helping get this underway! Thank you!
- Please promote more green spaces in Dedham. It seems all we do is build - with brick!
- Please do not make this a dog park. It would be nice to have a place to go that wasn't for pets and was just for people. We need a pet-free zone. Dogs should go to the Dog Park.
- Thank you committee members for taking on this project.
- I was not able to link into the meeting last night although I had made a reservation. If it was recorded, would it be possible to get a copy? I had a thought as I reviewed the five options before the meeting. I'm 74 and have lived in Oakdale for 39 years. As I begin to think about where I will live next, option two of the five presented, had a food market. I would be much more likely to move to an apartment in Dedham Square if I know I could walk to buy a few items in the square.
- I think the Consultants were a little strong on one side and there should have been a little more presented in between the extremes and I think that I'd like a second opinion about the marketability of the location. The \$500,000 sale didn't seem to stack up to me as what a developer would pay for that space.
- Let's make the town beautiful and like a picture perfect community!
- I thought the meeting was great. I thought everyone did a wonderful job and I look forward to the future of Dedham Square!
- I don't believe developers or lawyers who have an interest in being part of developing that site should have a voice in this process. Developers and lawyers not interested in developing the site should be welcomed along with all residents. Thx Jim Kaufman

- I am still stinging from the very close loss of the proposal to develop the town-owned abandoned rail corridor into an open space resource that the community of Dedham could be proud of. This project gives me hope that people in the town will come together to take advantage of yet another opportunity to create an area that would benefit the entire town. Thank you.
- Yes, several. First, I'd like to pass on my son's comments that he sent to me before the meeting (he's a second-year student away in Scotland at the University of St. Andrews) after reviewing the options at the Police Station Site Redevelopment Options: "I know these options above are only proposals, but some of these are really not at all promising. Of the presented options, I would think I'd support maintaining the current structure or the mixed-use option, but even the mixed-use option gives like half of the space to parking. But some of the presented options seem to embrace mid-century planning principles in the worst way. I'm not sure why you'd take a key lot in the downtown and hurt the urban fabric by making it essentially barren or just a small one story." Second, I think whatever is done with the police station site should be coordinated with the future Keystone lot development. Would that site, which is much bigger, be a better place for a town square park? Third, I have a suggestion for an alternative use for either the police station or the Keystone site. Why not consider a public market with multiple food vendors on the ground floor of a mixed-use building? There is a model we can follow, which comes from Easton Pennsylvania, where a public market with a terrific variety of high-quality, locally sourced food vendors has been a spectacular success, at least until COVID came along. You can read about it here: <https://eastonpublicmarket.com/> and here: <https://www.discoverlehighvalley.com/listing/easton-public-market/2648/>. It is housed on the ground floor of a building that is approximately 65 by 215 feet, or 14,000 square feet. A building of similar size (but different length and width), I believe, would probably fit on the police station site and easily fit on the Keystone lot. And by the way, the Easton Public Market has no parking on the site, just street parking and a public garage a few blocks away.
- I am a town meeting member and most people I have spoken to do not want the police station torn down. Also, the idea of developing the Keystone Lot should be dead on arrival. We SO NEED to keep the parking spaces if Dedham Square is to remain a vital place to shop and dine. It could be prettied up a bit by adding trees along the border.
- Is it possible to use the Verizon wall for murals/plants/projection/lights installation rather than block it with an awning/partition? We don't need more pop-up spaces for vendors-- we just need more green space.