

REIMAGINE DOWNTOWN DEDHAM

Envisioning the Transformation of the Police Station Lot

Public Presentation
February 9th, 2021

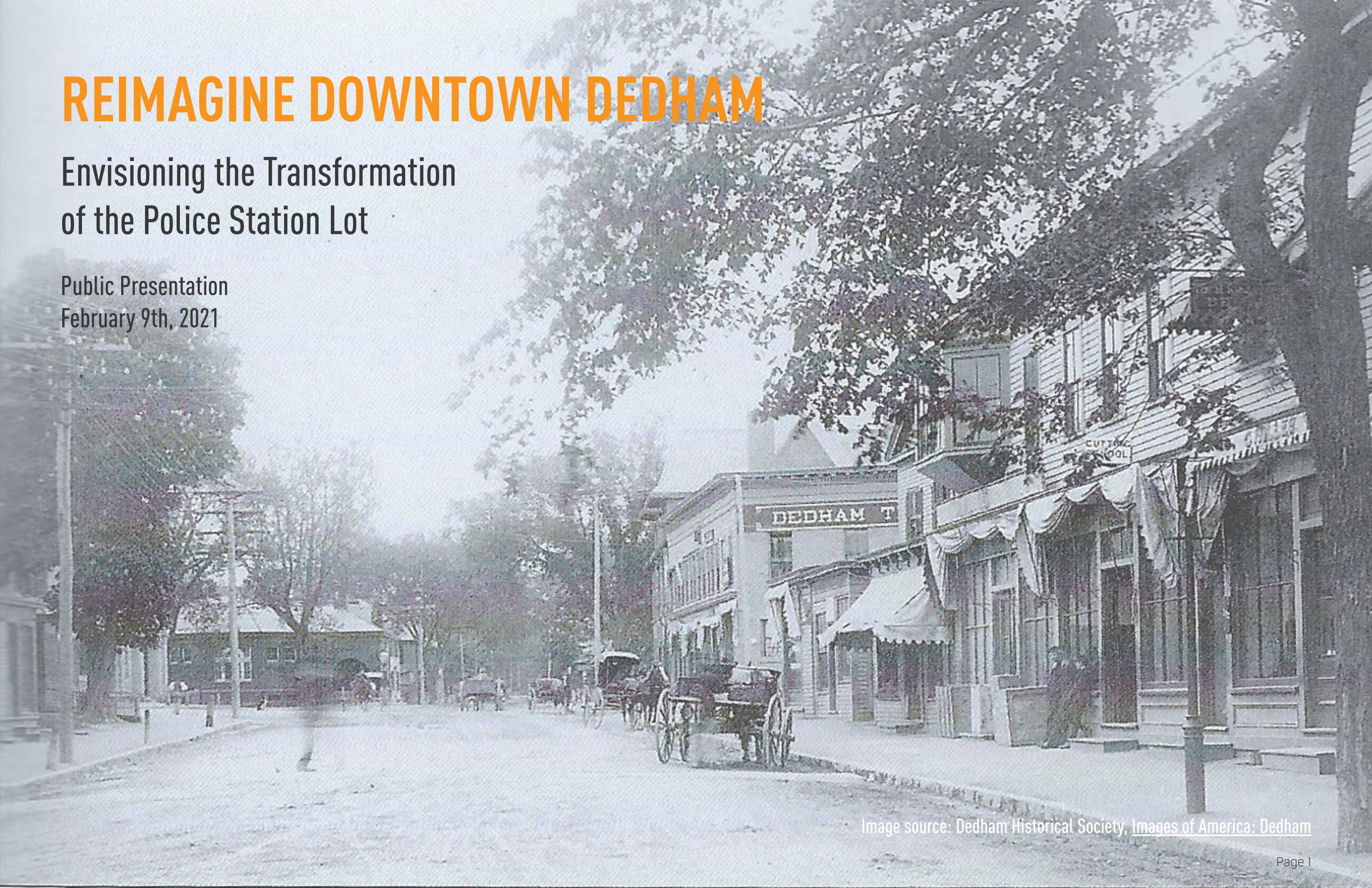


Image source: Dedham Historical Society, [Images of America: Dedham](#)

Dedham Square Planning Committee:

In 2019 Dedham Square Study Committee was reappointed to and tasked with researching potential uses/reuse of the Police Station and Keystone Lot Parcels, and creating an economic plan for Dedham Square.

Current members as of December 2020:

Alix O'Connell, Parks and Recreation Commission (P1)

Dennis Teehan, Select Board (P1)

Jessica Porter, Planning Board, Co-Chair (P1)

Marie Louise Kehoe (P1)

Micah Flynn (P6)

Monica Linari (P5)

Peter Smith, Dedham Square property owner (P1)

Susan Fay (P4)

Amy Haelson (P6)

Diane Barry Preston, Council on Aging (P2)

Lacey Cohen (P4)

Michael Podolski, Planning Board, Co-Chair (P1)

Michelle Persson Reilly, Finance & Warrant Comm (p7)

Nick Garlik (P3)

Ryan McDermott, Dedham Sq Circle Board P7)

Tara Ikenouye (P6)

Non-voting Members: John Sisson, Economic Development Director

Michelle Tinger, Community Planning & Engagement Specialist



Our last meeting before lockdown,
at Blue Ribbon BBQ

Dedham Square Planning Committee:

- Reviewed the results of prior studies and planning efforts, including:
 - Dedham Sq Design Guideline community input (2018) and Parks & Recreation Master Plan Survey (2017)
 - Mixed Use Housing Study (2020)
 - Dedham Square Planning and Redevelopment Study (The Cecil Group, 2007)
 - Dedham Square: Technical Assistance Panel (Urban Land Institute, 2013)
- Conducted several "Walk Audits" throughout the Dedham Square Area
- Interviewed civic stakeholders and Dedham Square residents
- Met with Dedham Square Merchants and Business Owners
- Met with Select Board and Planning Board
- With Gamble & Associates and Abramson & Associates:
 - Analyze the existing conditions and real estate market,
 - Generate viable ideas on potential transformations of these sites in coming decades, and
 - Weigh the long-term economic, fiscal, and civic impacts of different redevelopment scenarios.
- Have a working group focused on researching the Keystone Lot and other focused on parking and way-finding



Great town centers share similar characteristics:

Vibrant Mix of Uses



Walkability



Sense of History and Culture



Civic Buildings & Places



They also try to avoid:

Auto-dominated Spaces



Lack of Connectivity



Infrastructure Barriers



Lack of Green Space



Much has been done in Dedham Square in the past decades:

Streetscape Enhancements



New Town Hall



Public Safety Building (in-progress)



New Housing & Mixed-Use



But unfortunately, some things have been lost:

Dedham Train Station: an important civic anchor in downtown Dedham until it was demolished in 1951.

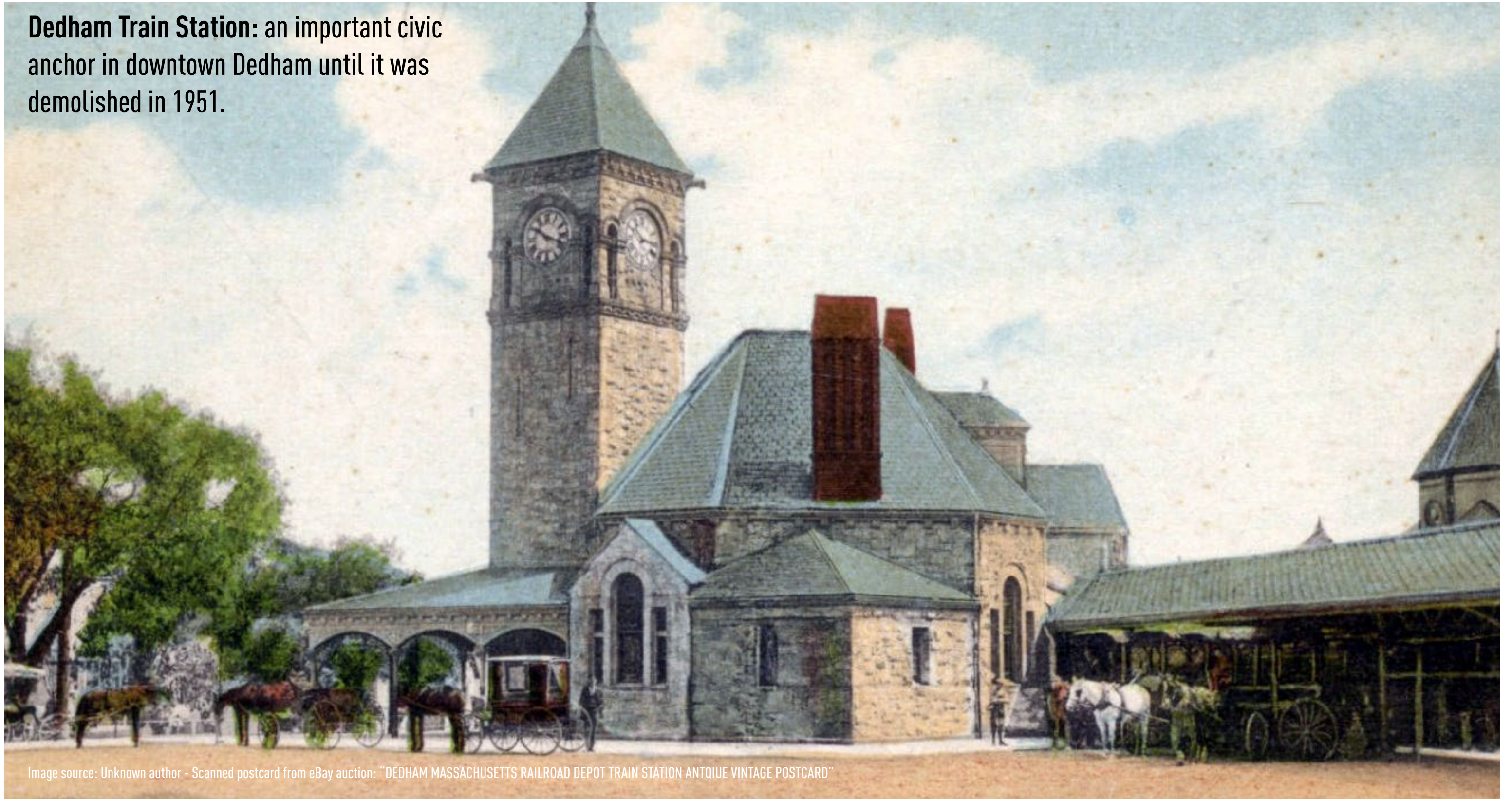


Image source: Unknown author - Scanned postcard from eBay auction: "DEDHAM MASSACHUSETTS RAILROAD DEPOT TRAIN STATION ANTIQUE VINTAGE POSTCARD"

But unfortunately, some things have been lost:

Memorial Hall and “Memorial Square”:
a destination and public space for downtown
until its demolition in 1962.

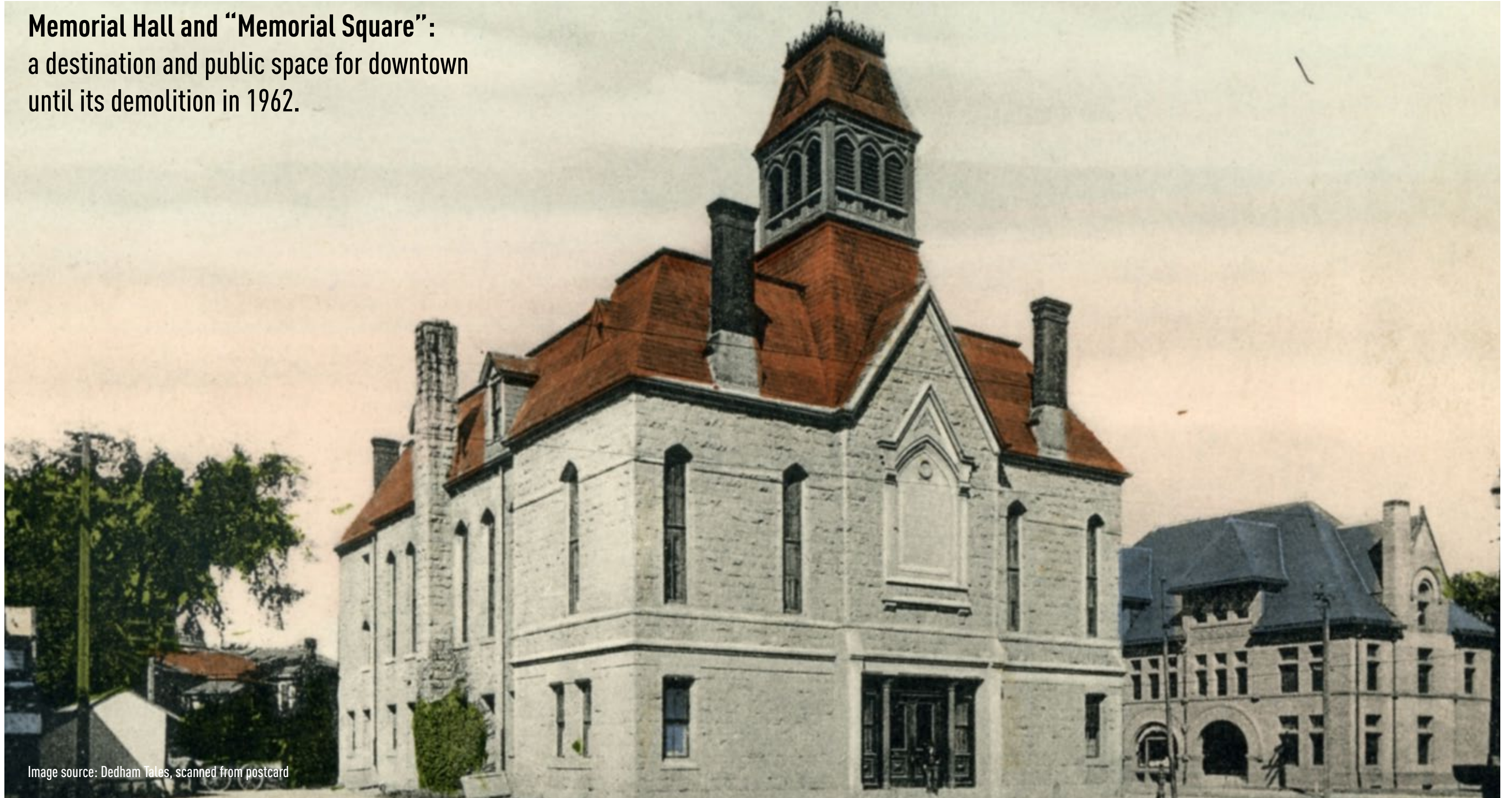
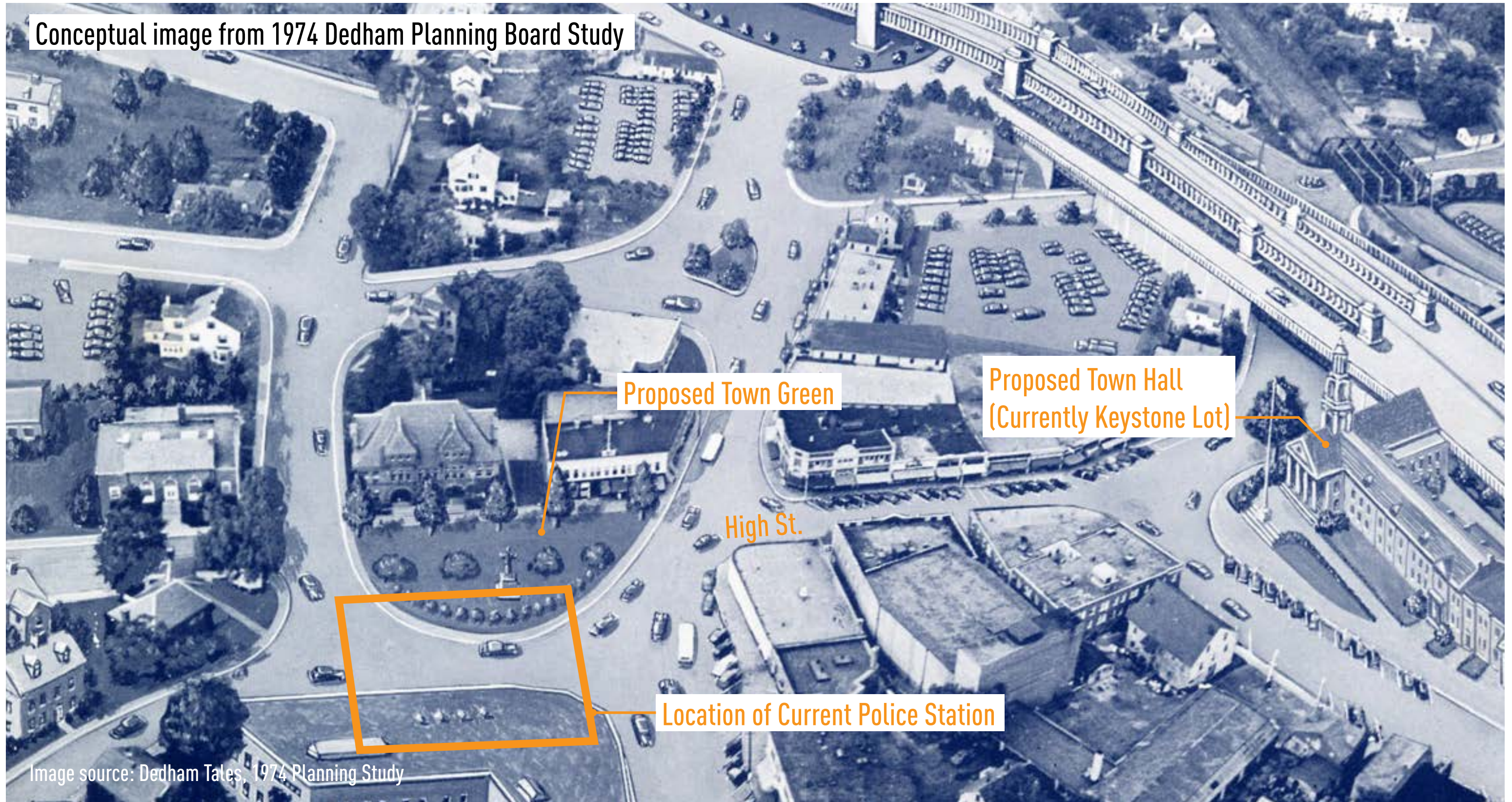


Image source: Dedham Tales, scanned from postcard

50 years ago, buildings were lost as cars dominated cities and towns.



Conceptual image from 1974 Dedham Planning Board Study

Proposed Town Green

Proposed Town Hall
(Currently Keystone Lot)

High St.

Location of Current Police Station

Image source: Dedham Tales, 1974 Planning Study

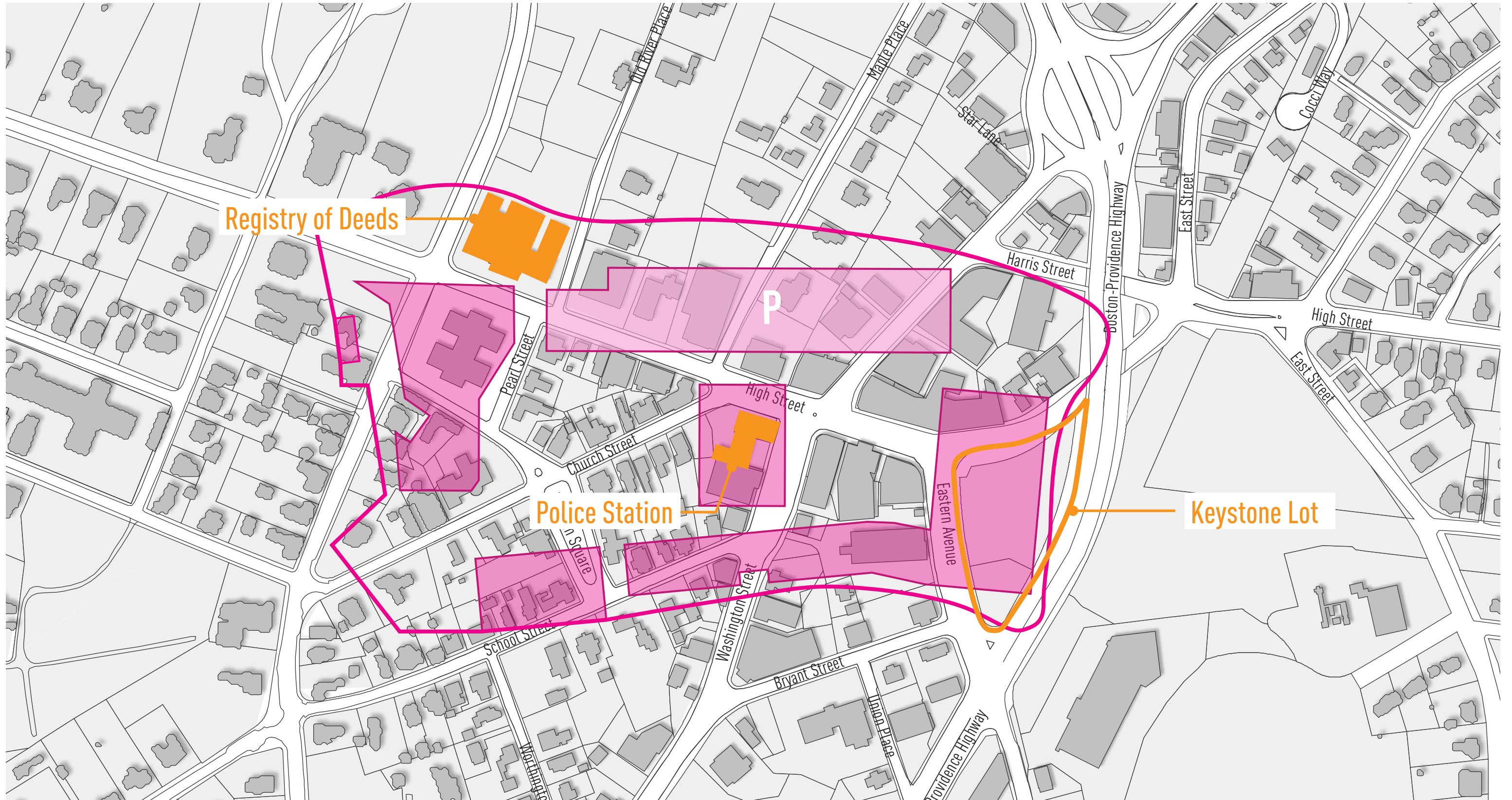
Look at how much asphalt & concrete there is downtown!



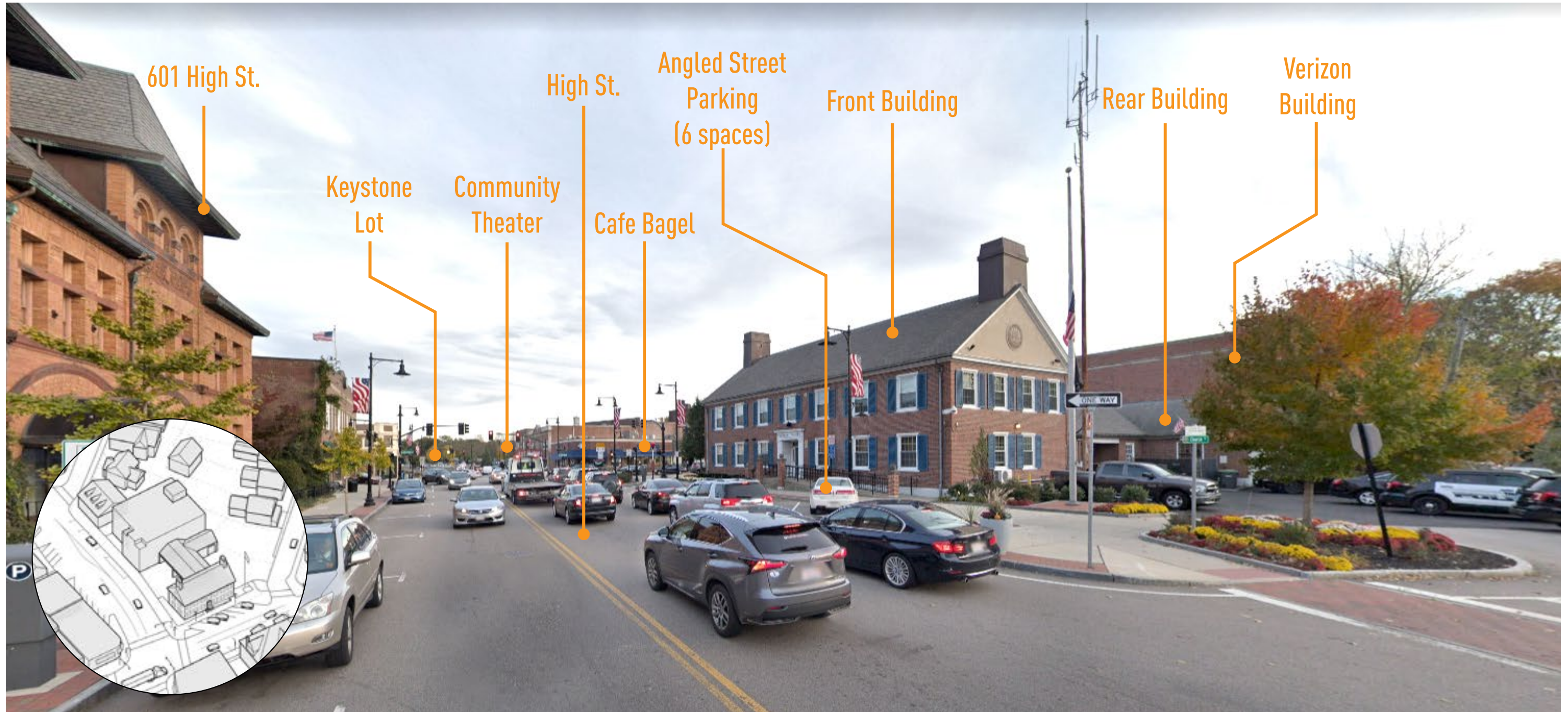
There is little green space on High St. in the downtown area:



Downtown is similar in scale to Legacy Place:



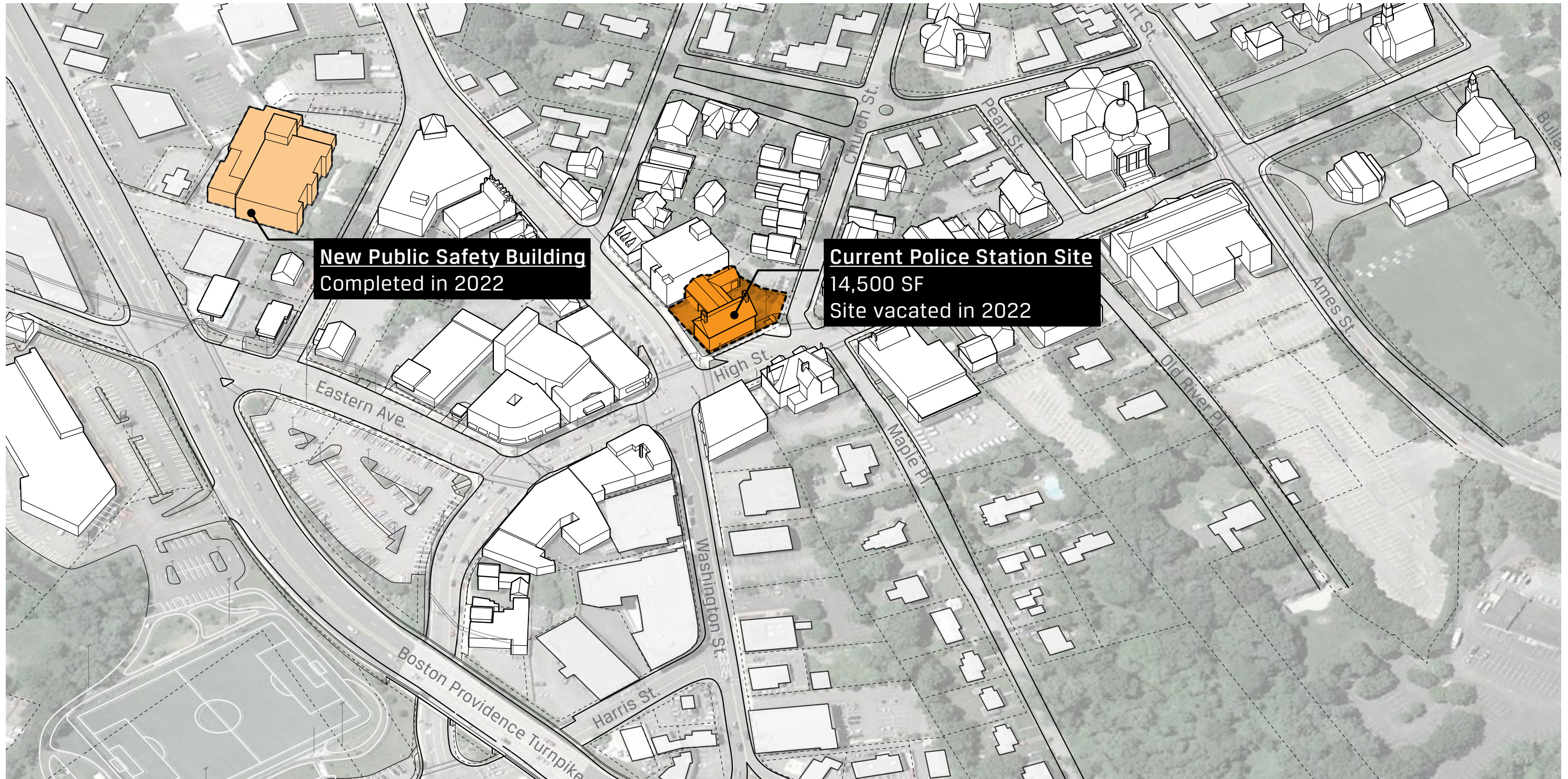
Tonight, we're here to discuss the police station property:



Tonight, we're here to discuss the police station property:



The site will be available after public safety building is complete:



The best New England Towns have quintessential open spaces:



The best New England Towns have quintessential open spaces:



The best New England Towns have quintessential open spaces:

Scale Comparison - Townhall Park (Needham, MA)



0 100'

The best New England Towns have quintessential open spaces:

Scale Comparison - Emery Park / Depot Square (Lexington, MA)



0 100'



Good open spaces support flexible programming:

Roslindale, MA



Cambridge, MA



Newport, RI



Portland, OR



Many studies have documented community desire for open space:

78% of respondents said Dedham needs more public green space

Dedham Square Mixed-Use Study, 2019

“There is an absolute need for a green space
in the heart of Dedham Square.”

Parks and Recreation Master Plan Survey, 2017

“Park/green space/playground in Dedham Square - ideally where the
Police Station is now.”

Parks and Recreation Master Plan Survey, 2017 - in Response to "list 3 open space areas/recreation facilities that Dedham needs"

The police station site could be redeveloped in a number of ways...





Dedham Historic Train Station / Keystone Lot

Memorial Hall / Current Police Station Site

Image courtesy of Dedham Historical Society

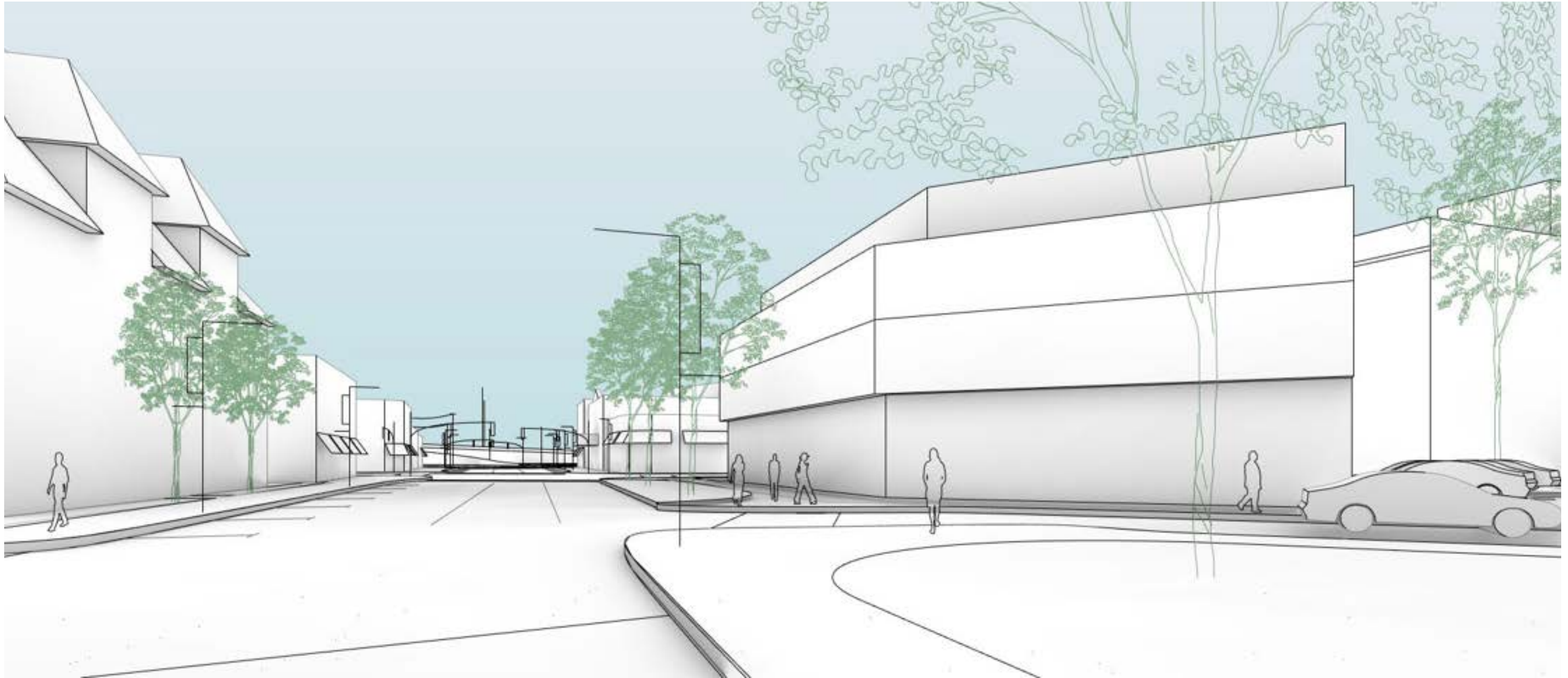
The police station site could be redeveloped in a number of ways...

Existing Conditions



Analysis explored a range of development scenarios:

Option 1) Mixed Use Development



Analysis explored a range of development scenarios:

Option 2) Town Common & Pavilion



Analysis explored a range of development scenarios:

Option 1) Mixed Use Development (town sells property)



- 14-20 units
- 24,000 Square Foot Building
- 20 parking spaces behind building

Option 2) Town Common & Pavilion (town keeps property)



- 14-20 units
- 1,500 Square Foot Pavilion
- 13,500 Square Foot Open Space

A remarkable public space will benefit the whole community.



Economic Benefits



Community Benefits



Green Space

A remarkable public space will benefit the whole community.



\$3,000,000

Preliminary Estimated Cost
(Includes demolition, pavilion, & landscaped plaza.
Does not include water feature)

\$20*

**Annual Property Tax Increase
for Average Single Family Home**

*If fully funded by the town

Cost to residents may be lower:

Other financing sources include:

- State Grants
- Private Donations
- Development Revenue

Comparison of impacts and benefits of mixed-use development vs. town square:

| | Mixed-Use Development | Town Square |
|---|---|---|
| Revenue or (Cost) | | |
| One time | \$500,000 Sale | |
| Annual | \$65,000 Property Tax | (\$251,000) bond payment 15 yrs |
| Annual Tax Saving (Cost) | \$5.00 Property Tax <i>if realized as a tax saving</i> | (\$20) if fully funded by town (\$10-15) target with mixed funding |
| Town Ownership | NO | YES |
| Economic Benefit (increased activity for local merchants) | LOW | HIGH |
| Community Benefit (Asset for all of Dedham) | NONE | HIGH |
| Environmental Benefit | NO | YES |
| Process & Risk/Timing | More complicated process Depends on RE market and development partner | Town controls process |



Public spaces are especially successful when carefully planned:

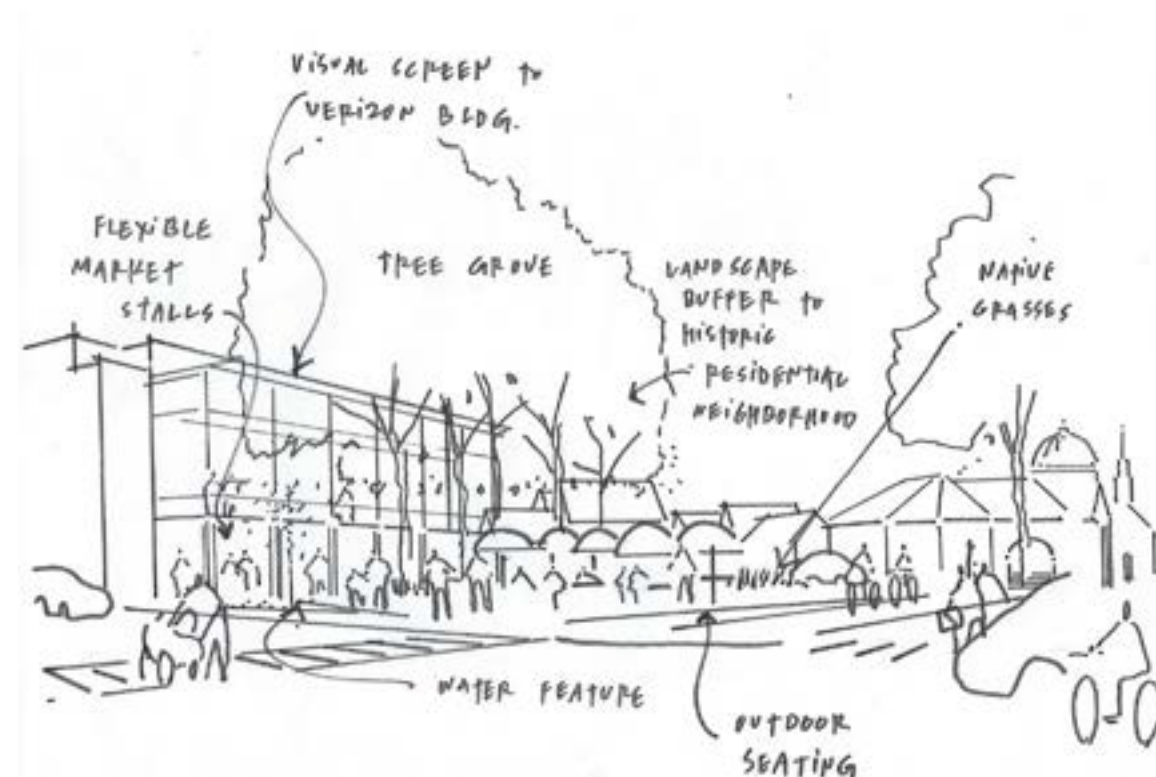


Let's talk about the future of this site!

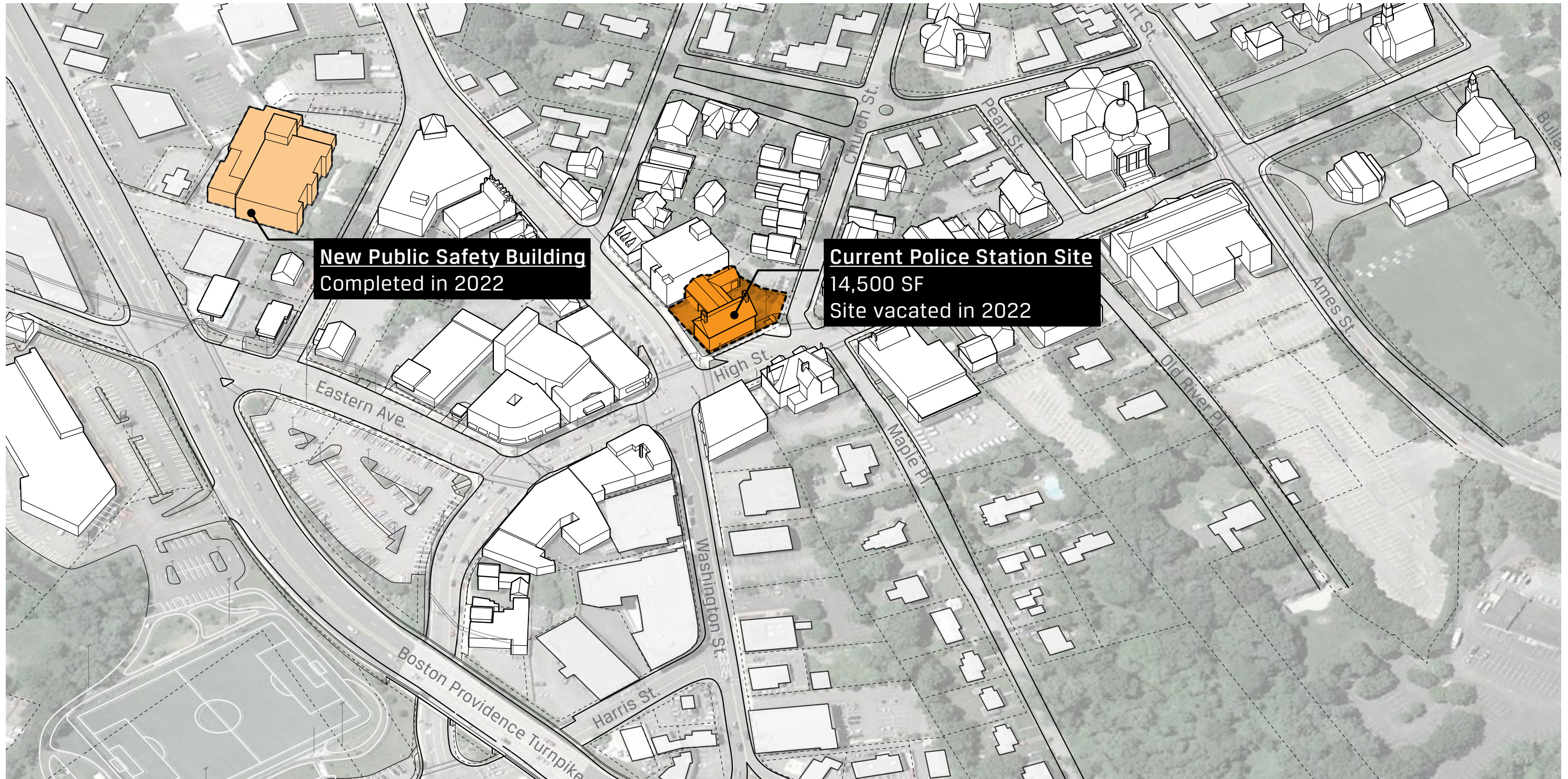


Let's talk about the future of this site!

- What should go here?
- Interplay between hard paving and grass & plantings
- Landscape features (i.e. fountain, splash pad, trees, seating)
- What should this place be called (i.e. common, town square, green, garden, plaza)?



The site will be available after public safety building is complete:





Pavilion

To screen blank facade of Verizon building and provide a civic face to the common

Flexible Pop-Up Space

Market stalls, pop-up/incubator commercial and community-oriented uses

Optional Water Feature

Fountain and/or splash pad

Tree Grove

Visual buffer between square and residential neighborhood

Widened Sidewalk

Preserve view to Historical Society building from High St.

Town Square

Flexible public outdoor space with seasonal events and seating

Historical Society

Post Office

601 High St.

Community Theater

Washington St.

High St.

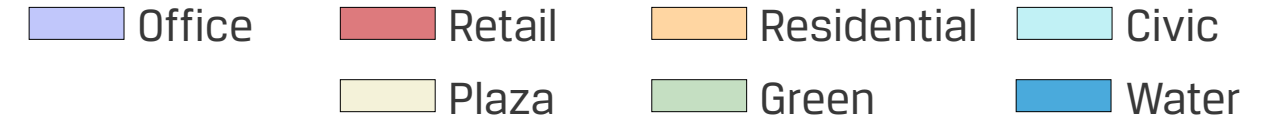
Church St.

Appendix



Police Station Property

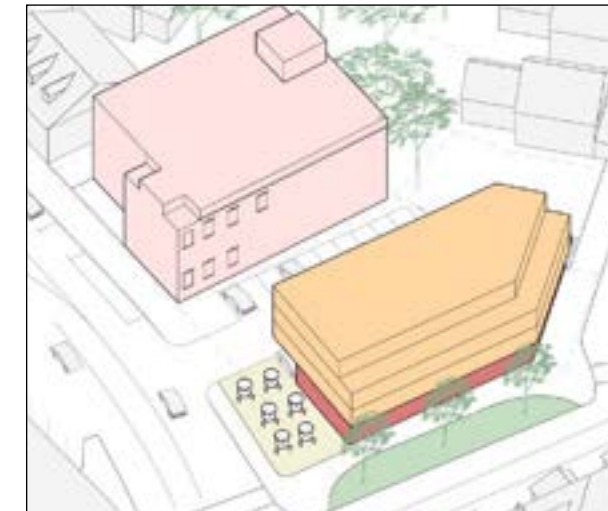
Development Options: Preliminary Illustrative Design Concepts Considered



1 - Renovate Existing Building:
 Renovated Office Space: 5,100 SF
 Renovated Retail Space: 3,500 SF
 Parking: Six (6) spaces on High St.



2 - Rear Building Pavilion:
 Renovated Retail Space: 3,500 SF
 Parking: Six (6) spaces on High St.



3 - New Mixed-Use Building:
 Upper floor (residential): 18,700 SF (13-19 units)
 Ground floor (resi. common areas & retail) : 5,200 SF
 Parking: Twenty (20) spaces behind building for tenants



4 - New Standalone Commercial Structure
 Retail Area: 2,500 SF shown, may be smaller
 Parking: Ten (10) spaces behind building



5 - New Civic Building:
 Institutional Area: 5,000 SF
 Retail Area: 1,000 SF



6 - Town Common with Marketplace Pavilion:
 Retail Area: Up to 1,500 SF