



Urban Land
Institute

Boston

Serving the Six New England States

ULI Boston Technical Assistance Panel (TAP) Program

Dedham Square





Mission

To provide leadership in the responsible use of land and in creating and sustaining thriving communities worldwide.

ULI is a research and education institution with over 35,000 members worldwide representing the entire spectrum of land use and real estate development disciplines, working in private enterprise and public service.

ULI at the local level

- Boston District Council covers nearly all of New England
- Over 1,100 Members—developers, architects, planners, public officials, financiers, students, etc.



Technical Assistance Panels (TAPs) – N yal

A Technical Assistance Panel (**TAP**) brings together of a group of ULI members with a range of professional expertise to provide focused, collaborative consultation to a local government or qualifying non-profit organization.

This TAP

- Sponsored by the Town of Dedham
- This panel looked at the full range of options from an unbiased perspective.
- Panelists include experts in the fields of architecture, development, engineering, urban planning, retail and housing.
- **Panelists have donated their time**
- Final Deliverable – Written report (within 6 weeks) will be available at <http://boston.uli.org>

TAP Panelists - Nyal

TAP Co-Chairs

Fern Kanter – Capital Hotel Management, LLC

Nyal McDonough – The Berkshire Group

TAP Panelists

Barry Abramson – Abramson & Associates, Inc.

Christine Keches, P.E. – VHB

Matt Marotta – ICON Architecture, Inc

Lori McWeeney – Samuels & Associates

Larry Spang – Arrowstreet

Brian Timm – DiPrete Engineering

Dave Traggorth – Traggorth Properties

Alden Smith – Observer

Virginia Quinn – Report Writer

Michelle Landers – ULI Boston

Michael Keimig – ULI Boston



The Process - Nyal

Briefing book was provided to the panel with background information and previous studies.

Today:

Dedham Square Site Tour

- Bryant Street
- Washington Street
- High Street
- Surrounding Neighborhoods



Panel interviewed stakeholders today including: Town Officials, Local Developers, Town Staff, District Attorney, Local Property Owners, Local Commercial Brokers



The Panel's Assignment - Christine

The Town of Dedham is currently considering a consolidation and centralization of town services into one building outside of Dedham Square. *This would result in two separate surplus municipal buildings, the current Town Hall and Police Station in the Square, the historic small business center of Town.* The continued economic vitality of the downtown is a major vested interest of the Town.

Looking at highest best use and impact on local economy as key factors, what are the re-development options for the two surplus municipal buildings?

What type of development would strengthen the existing business base and what can be done by municipal action to encourage this outcome?

Will development options create additional parking demand? How can the town address this?

Dedham Square Assets - Christine

- Streetscape Improvements were well done – Benches, Lighting
- Square is pedestrian friendly – Crosswalks, Signals, etc.
- Great “feel”
- Recent acquisition of additional liquor licenses is a good idea
- Over past five years there has been a noticeable increase in vibrancy, especially in the evenings and weekends





General Recommendations - Dave

- Adjust Zoning to allow condominiums and more 2-bedroom units in Dedham Square
- Branding – Banners on lightpoles, to attract people from Route 1

Parking

- Signage (wayfinding) – directing people to Dedham Square and Parking
- Educate retailers and residents of parking options downtown
- Provide Valet Parking for downtown Restaurants



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Police Station Site - Matt

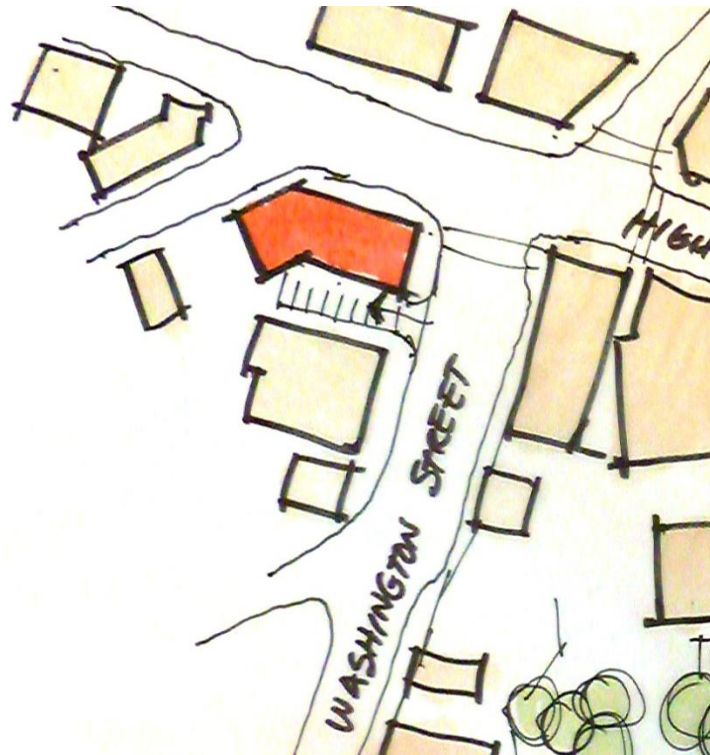




Police Station Redevelopment Potential - Matt

Scenario 1 – Housing and Restaurant/Retail

- 35-40 foot building height
- 15 parking spaces – Surface and tuck in
- 4,300 sqft restaurant on ground floor
- Two floors of five condominiums each (1,200 sq ft) – 10 units total

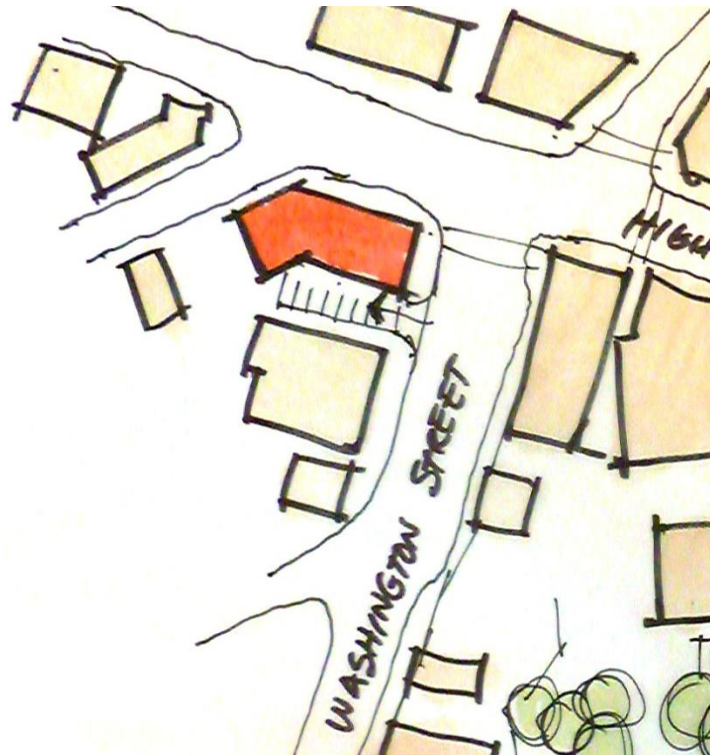




Police Station Redevelopment Potential - Matt

Scenario 2 – Restaurant/Retail only

- 15 foot building height
- 9 surface parking spaces
- 7,000 sqft restaurant/retail



Linkages - Fern

Town Hall

- The location is difficult – it's a “tweener”.
 - Not directly on Route 1 which would be ideal for certain types of retail.
 - Close enough to Route 1 and fire station that it may affect residential desirability

Keystone Parking Lot

- The Gateway to Dedham Square
- Sets the tone for the downtown experience
- *The* key development site.



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Keystone Parking Lot Site - Larry





Keystone Lot Redevelopment Potential - Larry

Scenario 1 - DA Office, Restaurant, and Parking

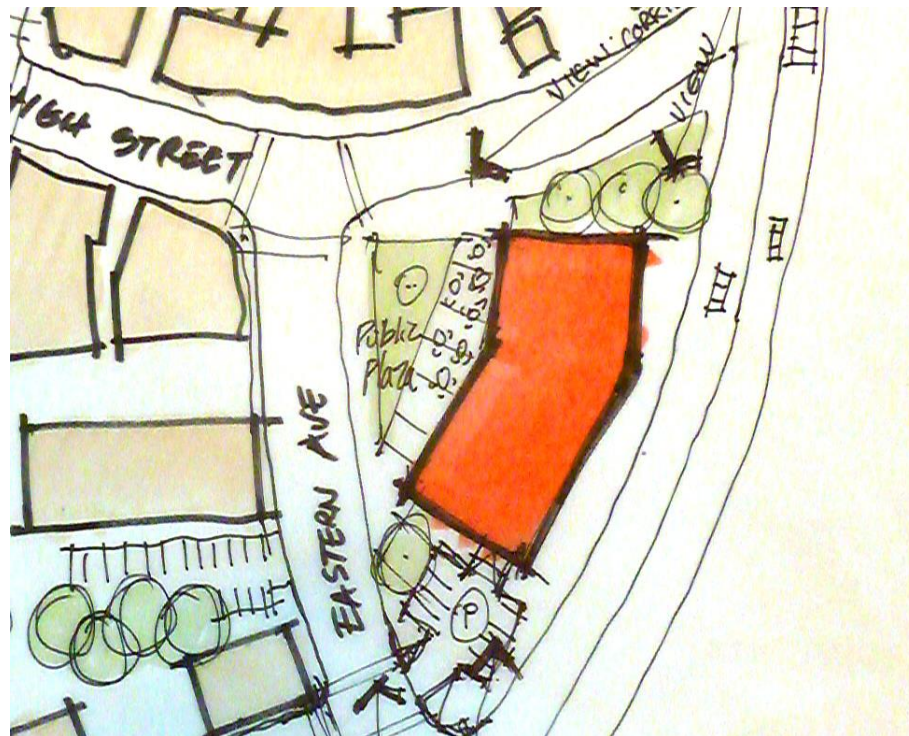
2 story building

8,000 sq ft restaurant/retail on first floor

Gateway open space

24,000 net sq ft DA Office Space on 2nd floor

116 Parking Spaces (mix of surface, tuck in, and underground)



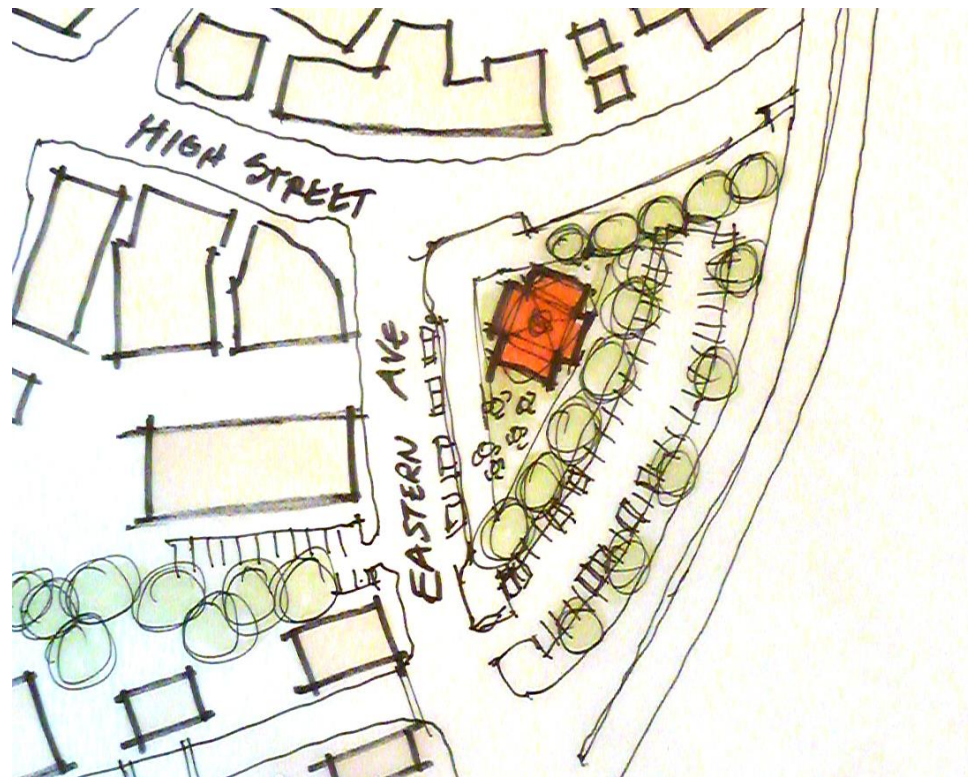
Keystone Lot Redevelopment Potential - Larry

Scenario 2 - Restaurant, Open Space and Parking

6,000 sq ft restaurant(s)

Gateway open space

80 surface parking spaces





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Town Hall Site - Brian



Highest and Best Use Recommendations

1. Town Hall with minimal renovations

- Town Hall functions should stay in Dedham Square
- Preserves flexibility in developing Keystone lot in the future

2. Residential

- High demand for residential in the Dedham Square area.
- Creates a sustainable tax base

3. District Attorney's Office

- Redevelopment necessitates keeping Keystone as parking
- No tax base
- Could be a long protracted process with DCAM



Process - Barry

- Potential Revenues
- Process



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Questions?