



# Town of Dedham, Massachusetts



# About ULI – the Urban Land Institute

## 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 nearly 36,000 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/New England District Council covers nearly all of New England
- Over 1,200 Members—developers, architects, planners, public officials, financiers, students, etc.



# Technical Assistance Panels (TAPs)

## Town of Dedham, MA

ULI Boston/New England is committed to supporting communities in making sound land use decisions and creating better places. A 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, planning, design, law, and landscape architecture.
- **Panelists have donated their time**
- Final Deliverable – Written report (8 weeks) will be available at <http://boston.uli.org>



## The Panel

### Co-Chairs

Barry Abramson, President  
Abramson & Associates

Michael Wang, Principal  
Form + Place

### Panel

Todd Finard, Partner  
Finard Properties

Amanda Maher, VP, Real Estate  
Services  
MassDevelopment

Patrick Campbell, Project Executive  
Campanelli

Steven Garvin, President  
Samiotes Consultants

Joe SanClemente, Associate -  
Principal  
Howard Stein Hudson

### ULI Staff

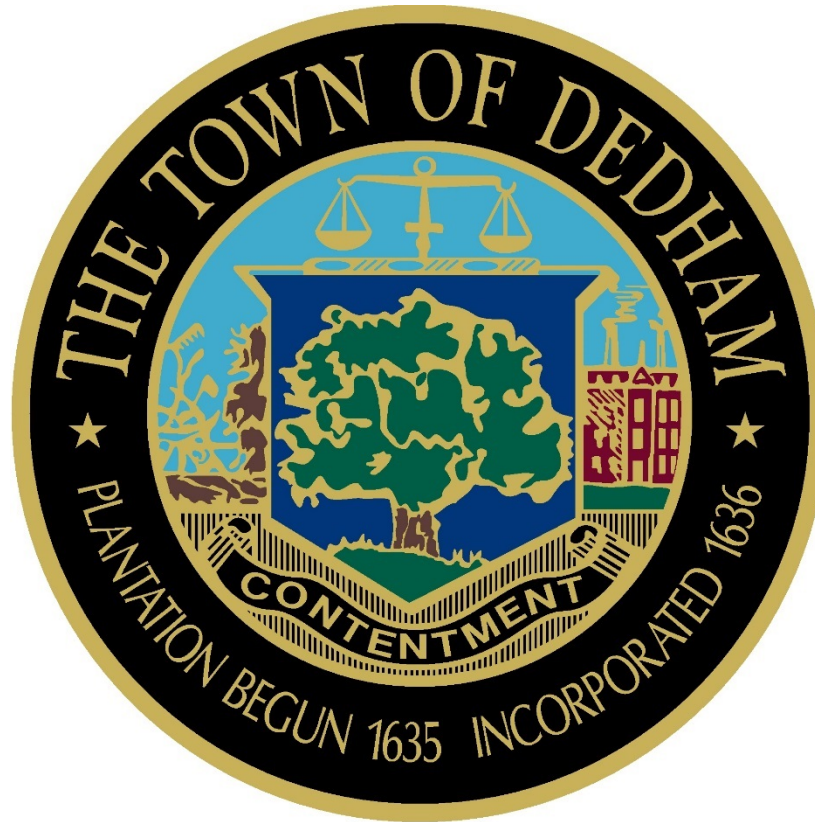
Ileana Tauscher, Senior Associate

### TAP Writer

Thomas Joyce, Vice President  
Marsh



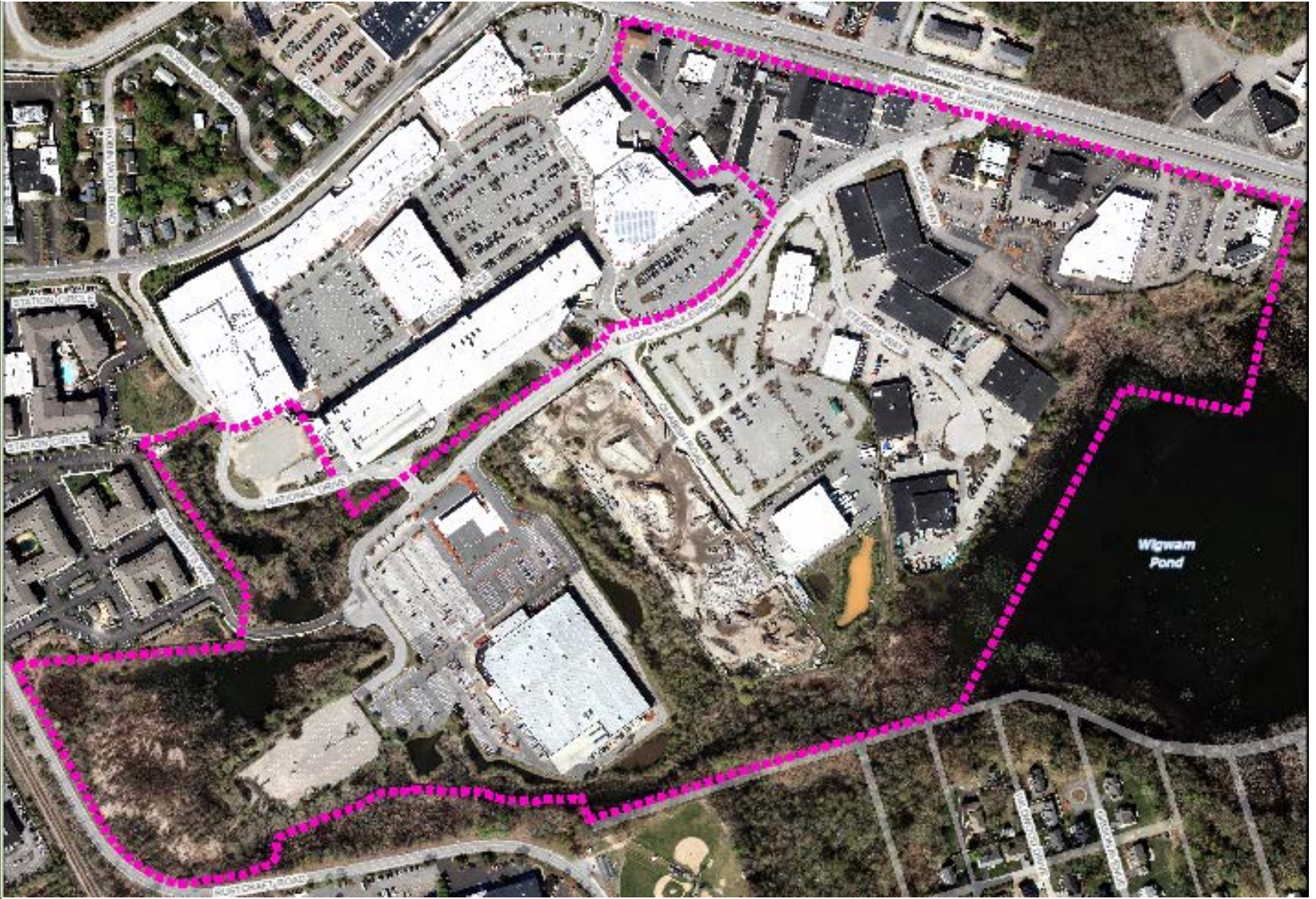
## Panel Sponsors



## Panel Assignment – Address these questions

1. What is the real potential of this area, and what redevelopment vision does it support?
2. How do we knit this area together?
3. How do we create zoning that engenders the growth Dedham wants?





# The Process

## Briefing

- Panelists met with sponsor and received briefing materials

## Site Visit:

- Panelists toured Dedham

## Panel interviewed stakeholders including:

- Town officials
- Private property owners
- Real Estate Market/Development sources
- Community Interests





# What did we hear?

## Challenges

- Connectivity (Pedestrian, Bicycle, Vehicular) to/from:
  - MBTA station
  - Legacy Place
  - Parks/Natural Amenities
  - Rest of town
- Numerous property owners
- Current viable uses creates hurdle for redevelopment
- Lack of green/open space
- Missed opportunities in recent development
- Zoning – Height, FAR, setbacks need to be smaller, reducing parking requirements, process
- Wetlands



## Assets/Opportunities

- Wigwam Pond
- Legacy Place
- MBTA parking lot redevelopment
- MBTA Station
- Route 1/128
- Infrastructure is in place
- Underutilized developable parcels at Rustcraft Road and gravel site
- Broad market appeal across real estate sectors - retail, office, medical, residential





## Market

- Residential
  - Multi-family Apartment - warm but not hot
  - Condominiums/Townhouses – likely strong local demand, especially from downsizers; pond frontage attractive
- Standard Office
  - Current market - solid but not strong enough to support new development
  - Future/longer-term - could Dedham become the next Burlington???
- Medical Office
  - Changing landscape for how medical is being delivered
  - Likely market opportunity, but limited
- Retail
  - Providence Highway frontage will continue to be paramount
  - Legacy Place creates destination for more retail
  - Future retail use to serve experience driven placemaking
- Hotel
  - Demand is strong but sites not optimal for hotel

## Recommendations

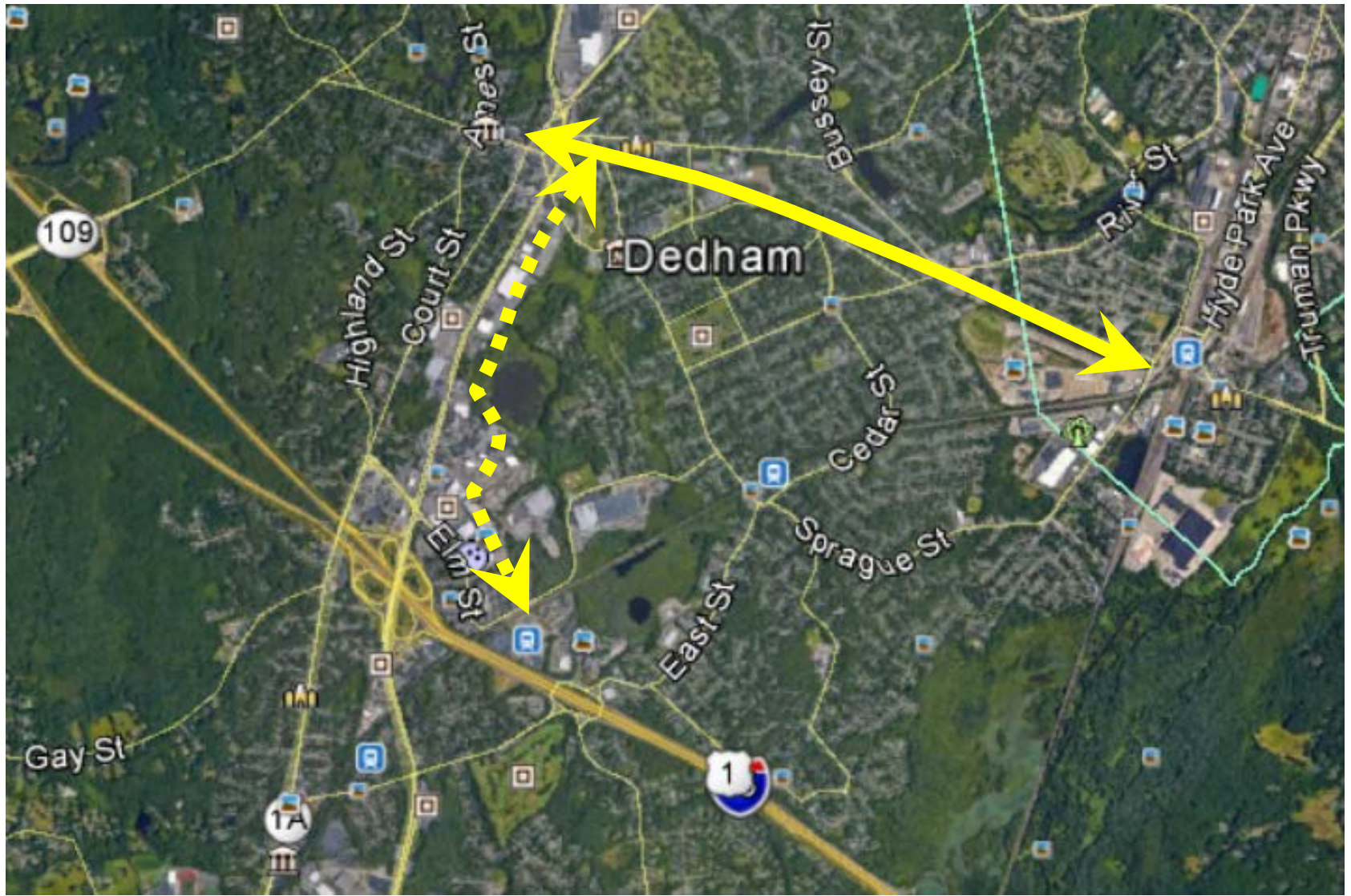
- Improve pedestrian access to/from train station
- Conduct wayfinding study – property owners could contribute
- Extend Legacy Boulevard to Rustcraft Road
- Create access to Wigwam Pond
- Create Wigwam Emerald Necklace via green spaces and boardwalk linking to Dedham Center and rail trail
- Footbridges to ball fields and Rustcraft Area
- Move utilities underground
- Zoning



## Recommendations - Zoning

- Promoting assemblage to larger parcels
- Encourage townhouse-scale residential buffer along Wigwam Pond
- Allow medium density/height mixed-use office, medical, residential, retail between buffer and Legacy Boulevard
- Refine parking ratios
- Encourage shared parking
- Green Space requirements and contributions
- Increase allowable building heights
- FAR incentives
- Increase maximum units per parcel (beyond current max of 30)

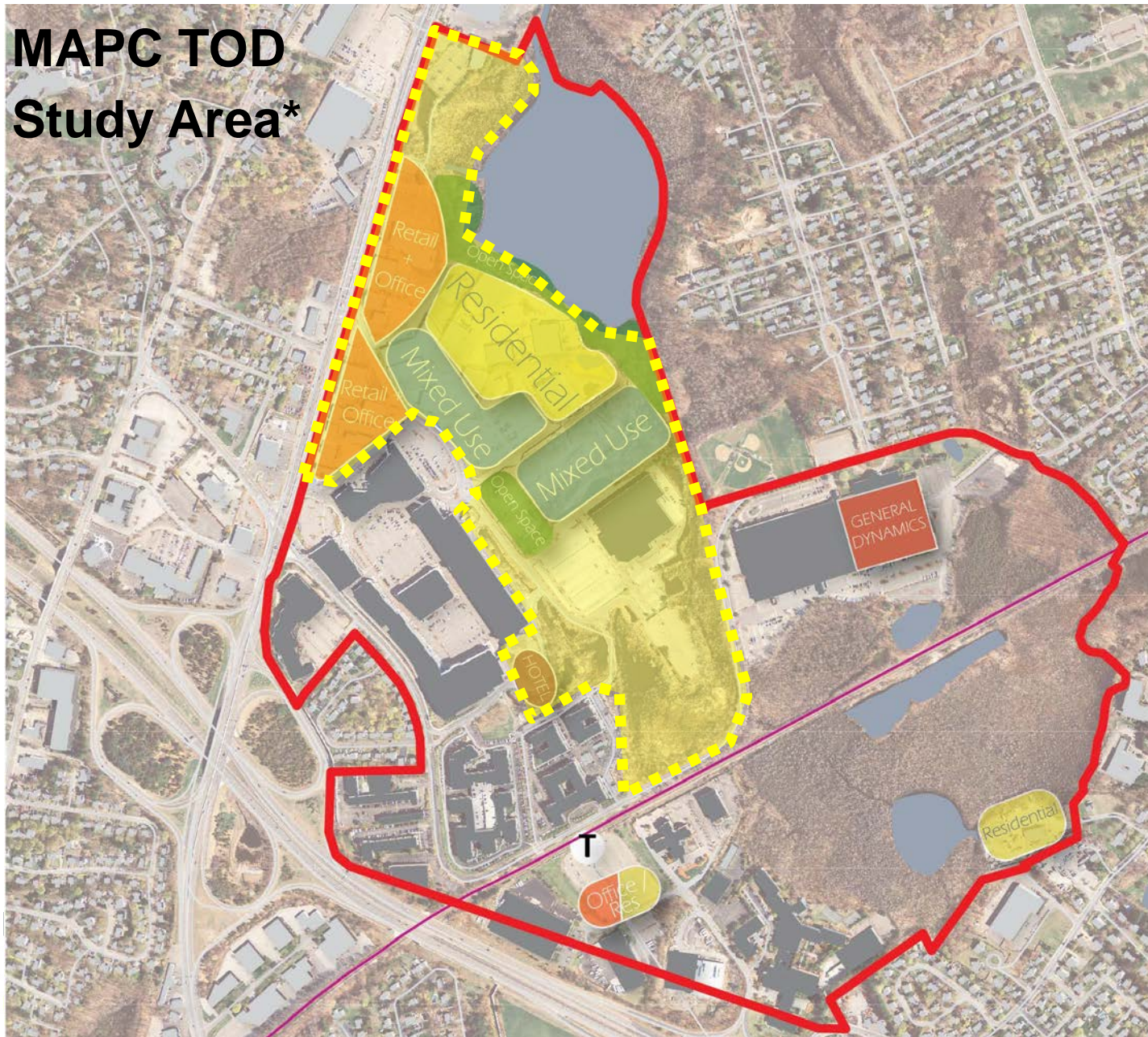






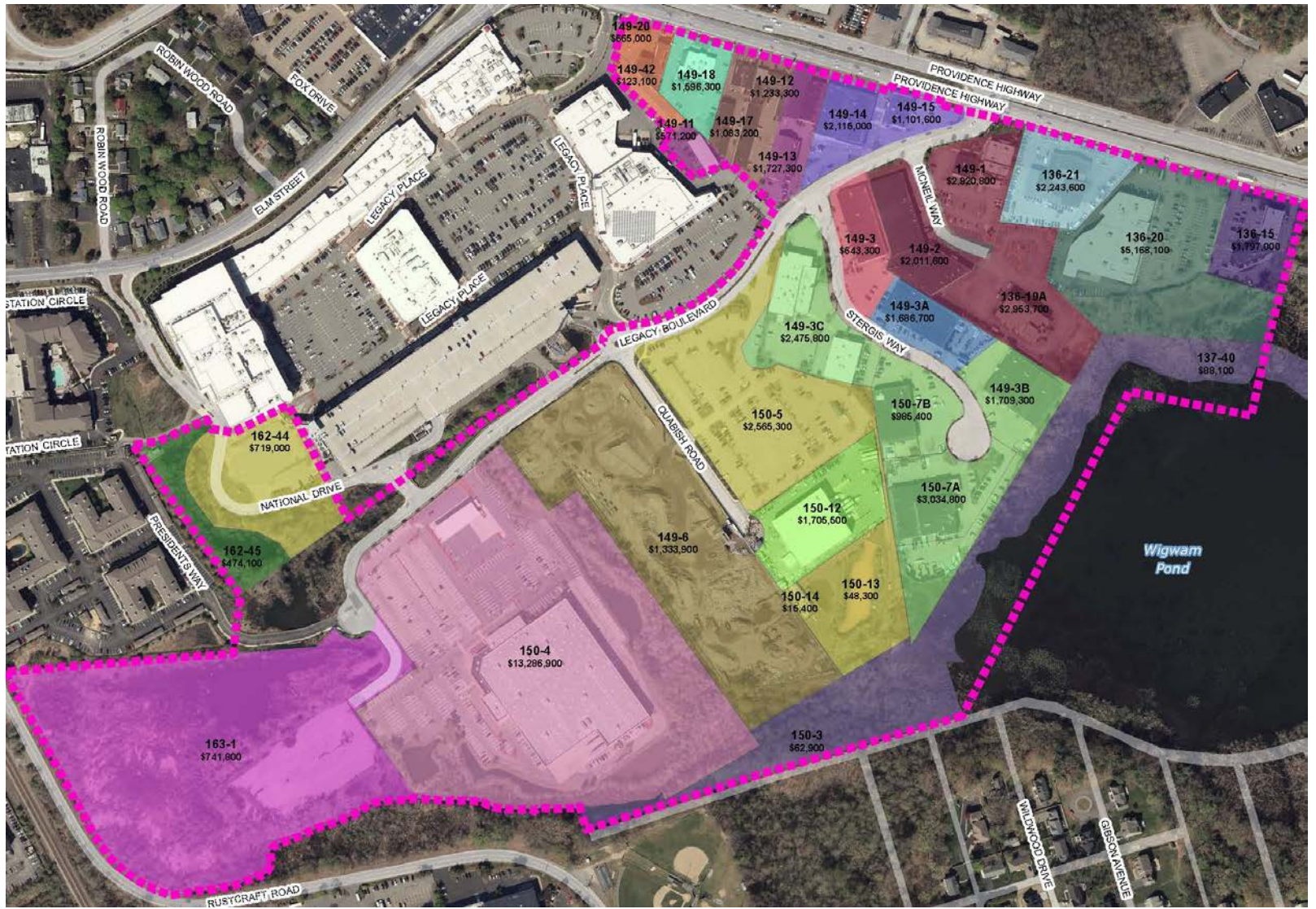


# MAPC TOD Study Area\*

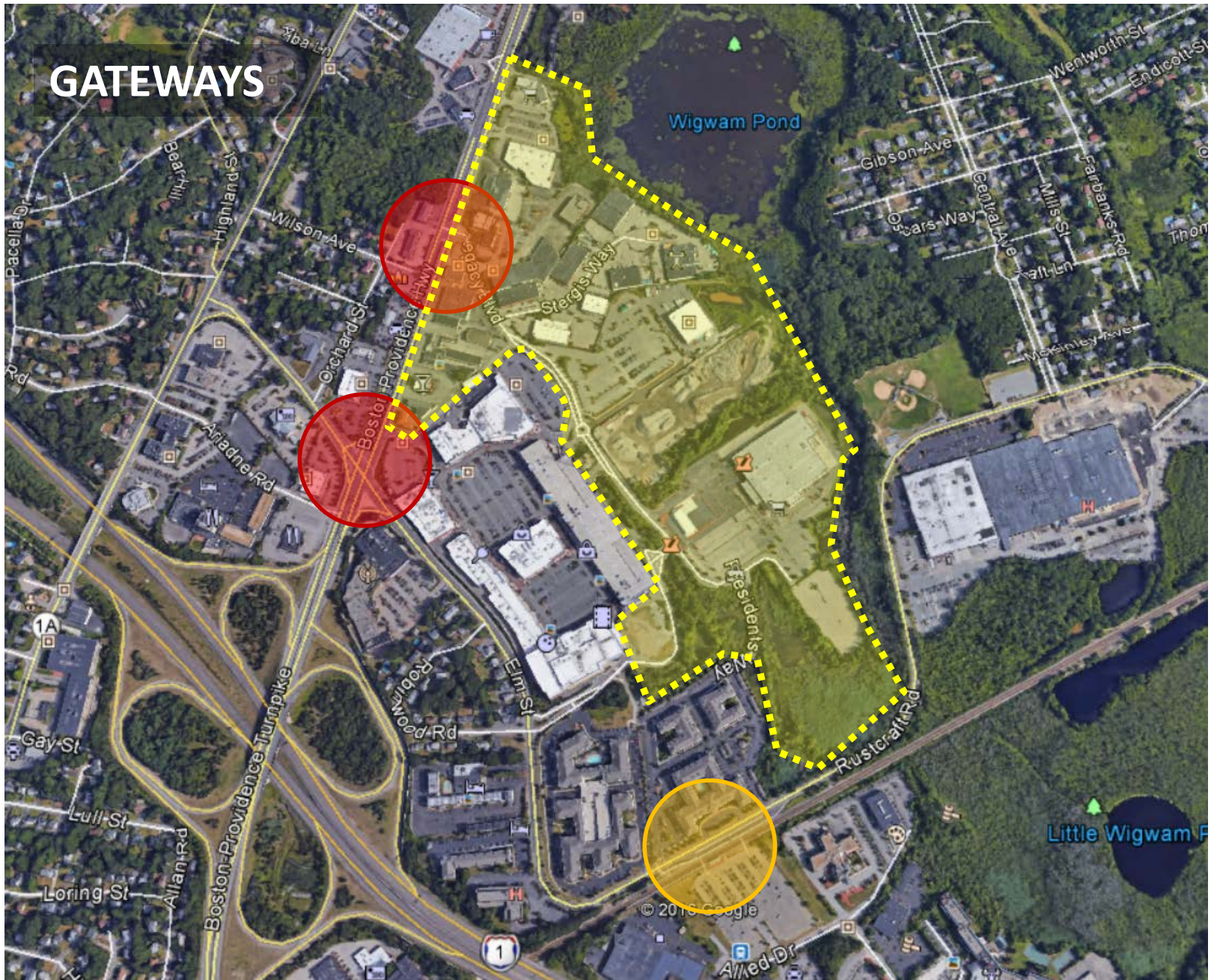


\*Image taken from MAPC Dedham Corporate Center TOD Study





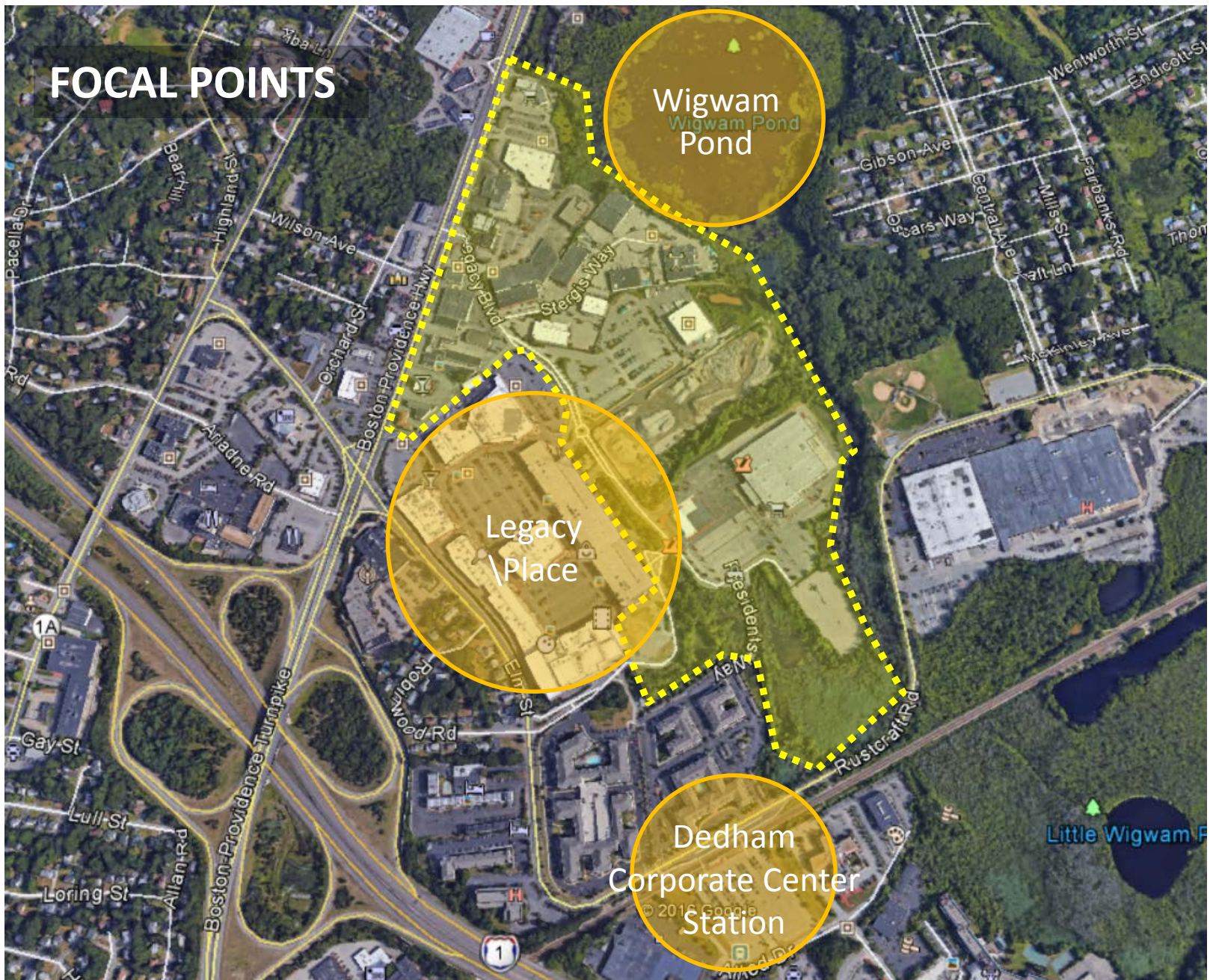








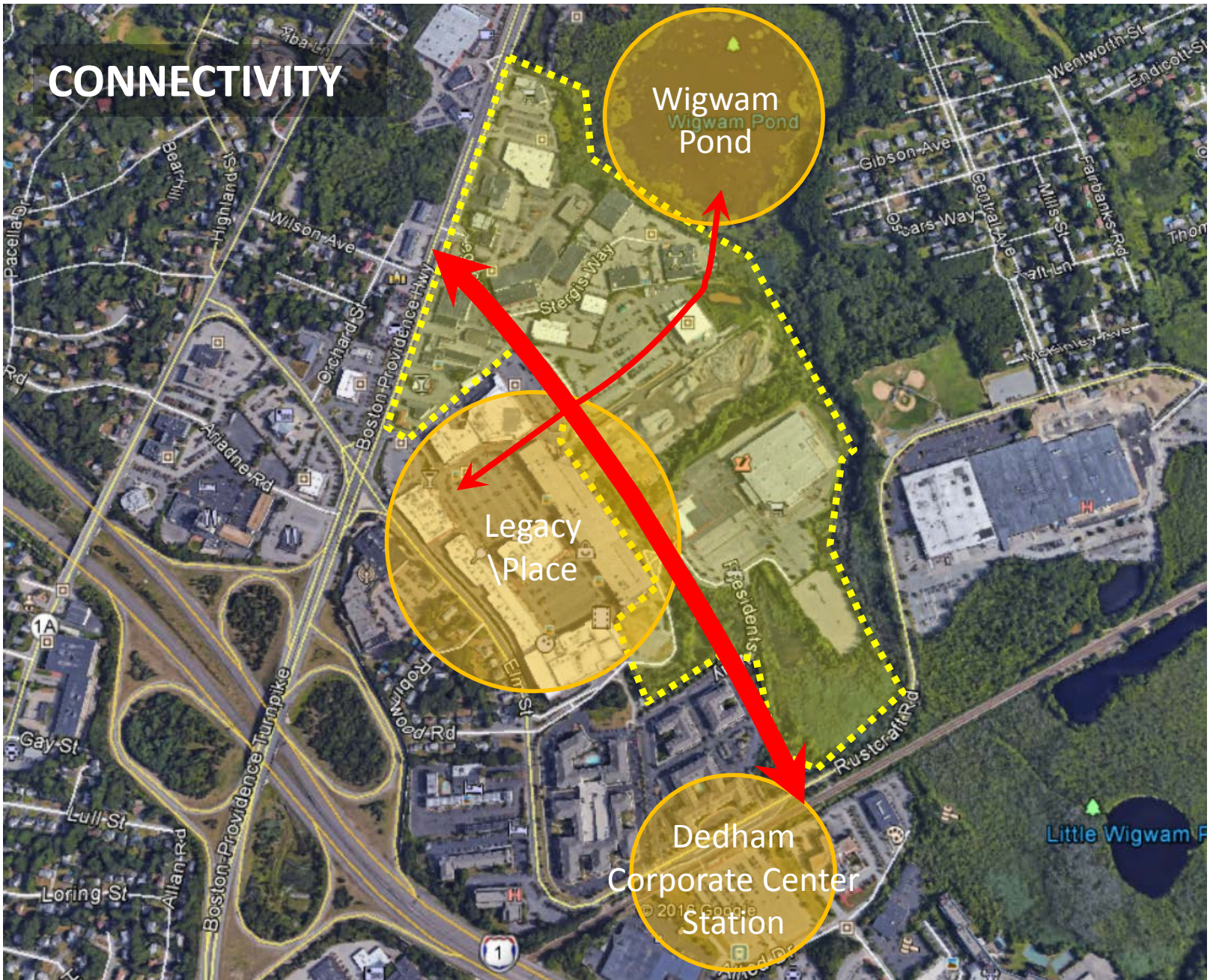
# FOCAL POINTS



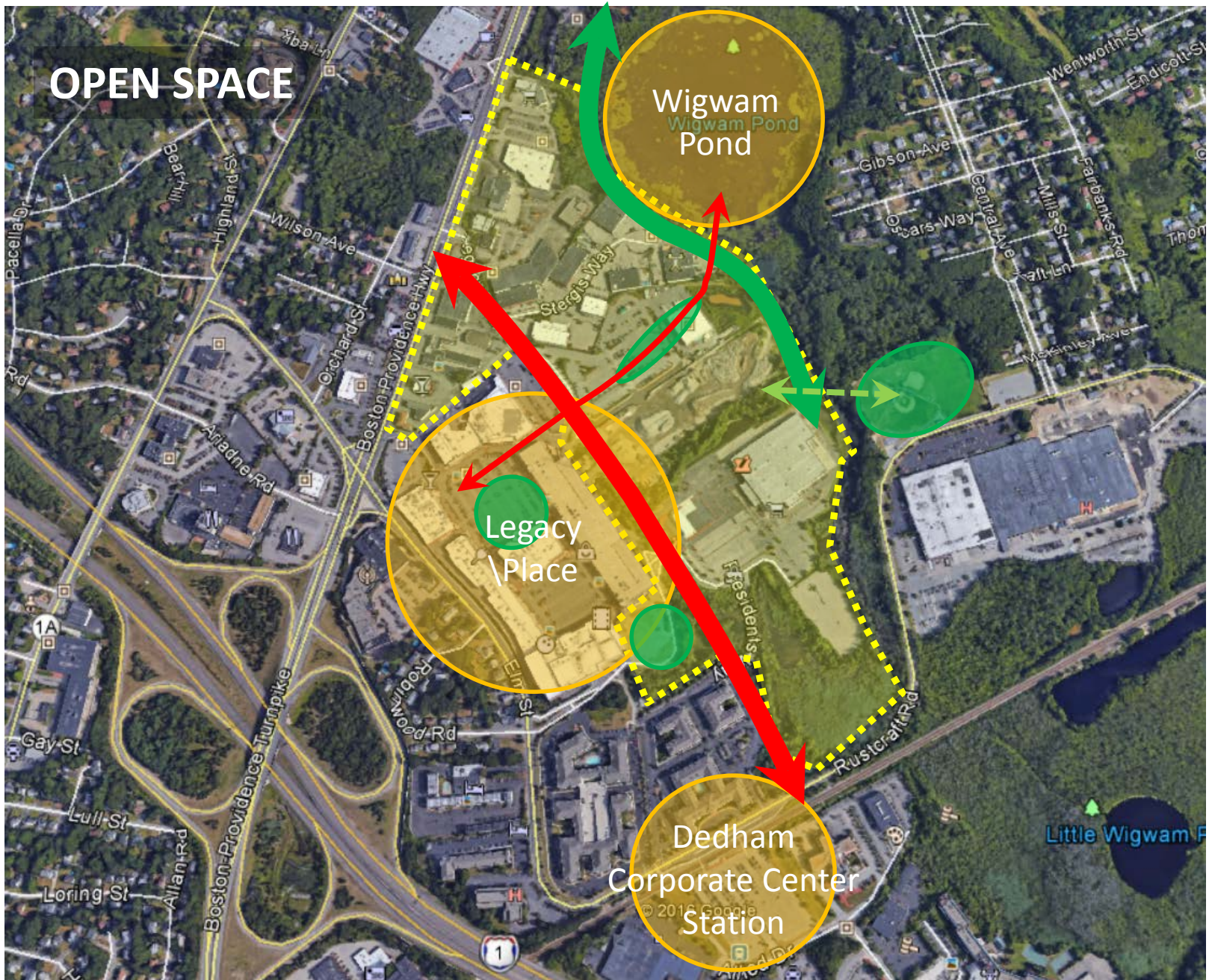




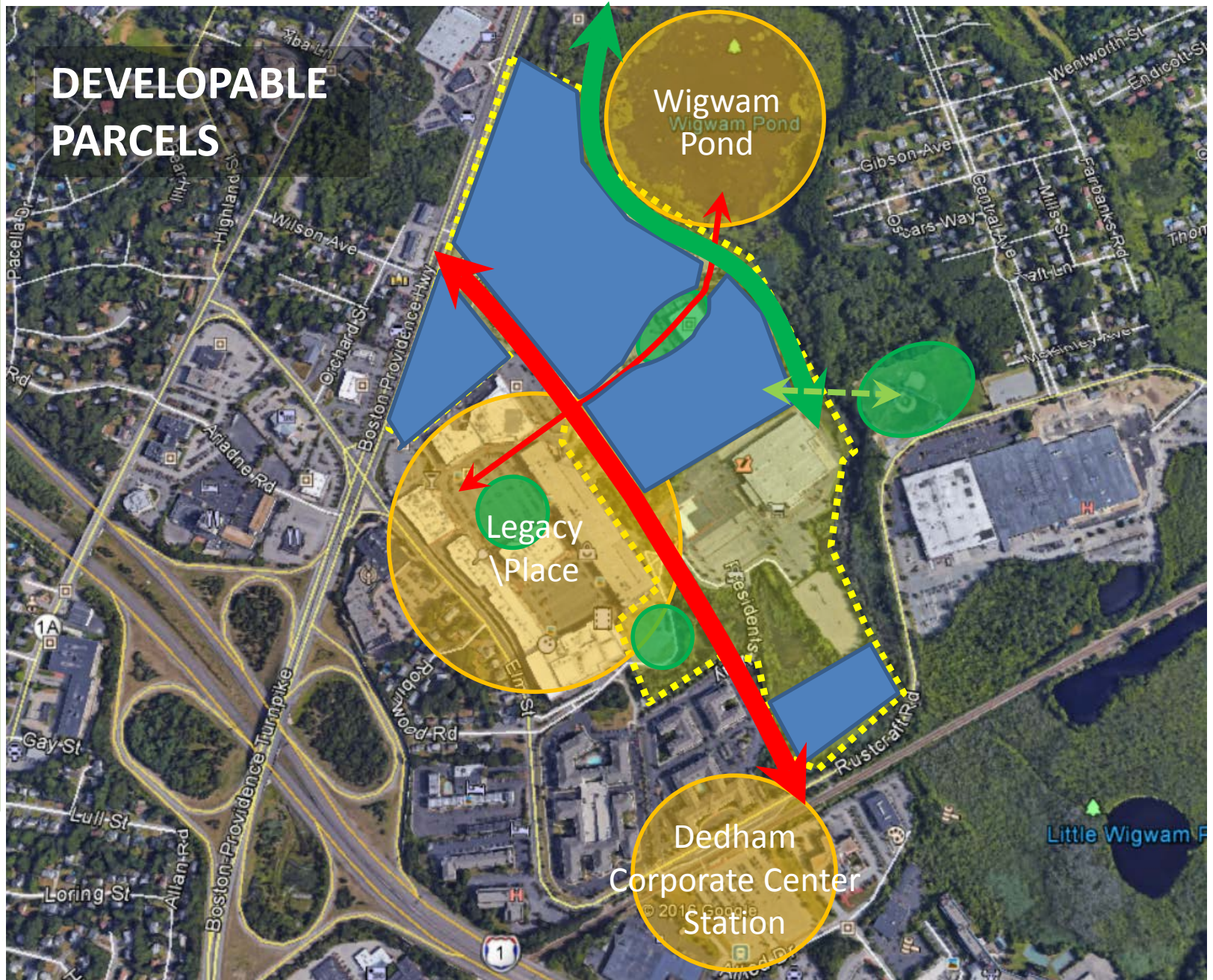
# CONNECTIVITY



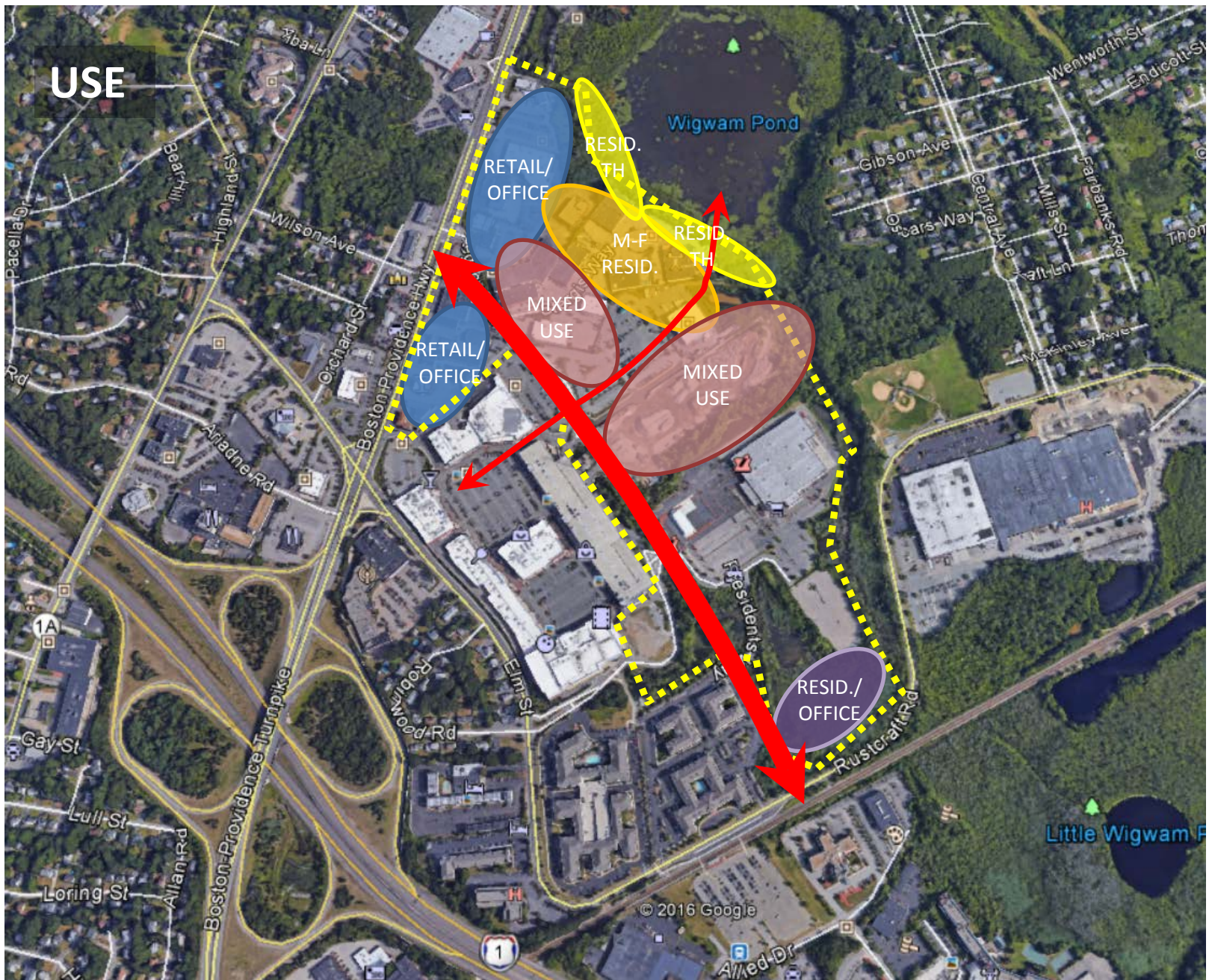














# PHASING and Illustrative Building Plan



# Illustrative Development Program – Phase 1 & 2 Areas

## PHASE 1

Ruscraft	Building 1	25,000sf footprint x 4 floors	=	100,000sf Office/Med. Office
	Building 2	25,000sf footprint x 4 floors	=	100,000sf Office/Med. Office
Gravel Pit	Building 1	28,000sf footprint x 3 floors [above grade + lobby + retail]	=	86,000sf Office + 16,000sf Retail
	Building 2	28,000sf footprint x 3 floors [above grade + lobby]	=	86,000sf Office
	Building 3	28,000sf footprint x 3 floors [above grade + lobby]	=	86,000sf Office
PHASE 1 TOTALS		458,000sf Office/Med. Office		
		<u>16,000sf</u> Retail		
		474,000sf		

## PHASE 2

Stergis [Legacy Blvd]	Building 1	28,000sf footprint x 3 floors [above grade + lobby + retail]	=	86,000sf Office + 16,000sf Retail
	Building 2	28,000sf footprint x 3 floors [above grade + lobby + retail]	=	86,000sf Office + 16,000sf Retail
	Building 3	23,500sf footprint x 4 floors	=	94,000sf Multi-Fam Residential [90 DUs]
	Building 4	23,500sf footprint x 4 floors	=	94,000sf Multi-Fam Residential [90 DUs]
	Townhouses	800sf footprint x 2.5 floors	=	2,000sf x 30 units = 60,000sf Residential
PHASE 2 TOTALS		172,000sf Office/Med. Office		
		188,000sf MF Resid. [180 DUs]		
		60,000sf Townhouses [30 DUs]		
		<u>32,000sf</u> Retail		
		452,000sf		



# Potential AV, RE Taxes of Illustrative Development Program Vs. Existing – Phase 1 & 2 Areas Only

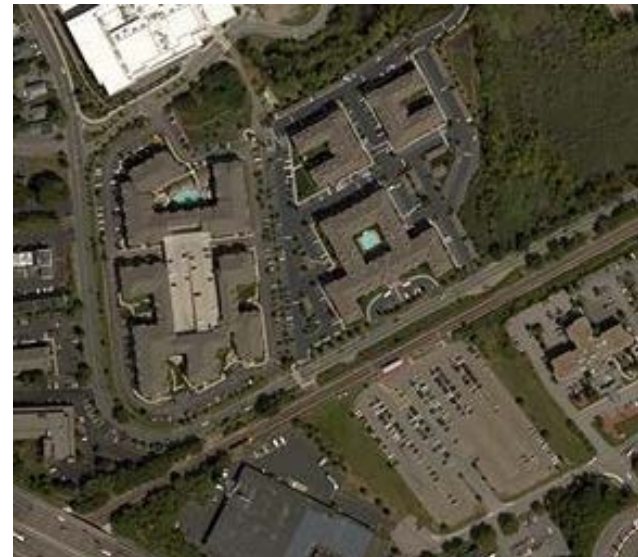
<u>Illustrative New Development</u>						<u>Vs.</u>	<u>Existing Development</u>	
	<u>Acres</u>	<u>Units</u>	<u>Gross SF</u>	<u>Assessed Value</u>	<u>Annual Property Tax</u>		<u>Assessed Value</u>	<u>Annual Property Tax</u>
<b>Phase 1 Area</b>								
Office			458,000	\$114,500,000	\$ 3,890,000			
Retail			16,000	\$ 4,000,000	\$ 140,000			
Residential - Multi-Family			-	\$ -	\$ -			
Residential - THs			-	\$ -	\$ -			
<b>Total Phase 1 Area</b>	<b>20</b>		<b>474,000</b>	<b>\$118,500,000</b>	<b>\$ 4,030,000</b>		<b>\$ 2,075,700</b>	<b>\$ 70,470</b>
<b>Phase 2 Area</b>								
Office			172,000	\$ 43,000,000	\$ 1,460,000			
Retail			32,000	\$ 8,000,000	\$ 270,000			
Residential - Multi-Family		180	188,000	\$ 37,600,000	\$ 600,000			
Residential - THs		30	60,000	\$ 18,000,000	\$ 290,000			
<b>Total Phase 2 Area</b>	<b>25</b>	<b>210</b>	<b>452,000</b>	<b>\$106,600,000</b>	<b>\$ 2,620,000</b>		<b>\$ 19,982,300</b>	<b>\$ 678,399</b>
<b>Combined Phase 1 and 2 Areas</b>								
Office			630,000	\$157,500,000	\$ 5,350,000			
Retail			48,000	\$ 12,000,000	\$ 410,000			
Residential - Multi-Family		180	188,000	\$ 37,600,000	\$ 600,000			
Residential - THs		30	60,000	\$ 18,000,000	\$ 290,000			
<b>Total Phase 1 and 2 Areas</b>	<b>45</b>	<b>210</b>	<b>926,000</b>	<b>\$225,100,000</b>	<b>\$ 6,650,000</b>		<b>\$ 22,058,000</b>	<b>\$ 748,869</b>

## Conclusions re. Potential Property Tax Implications of Redevelopment

- Potential annual property taxes (\$2016) at full build-out of illustrative development program of Phase 1 and 2 areas is estimated to yield an almost 9-fold increase over taxes from existing use
- To extent office development doesn't materialize, and area redeveloped for primarily multi-family, annual property taxes at full build-out could still be half or likely more than that estimated for illustrative development program
- Properties fronting Providence Highway (Phase 3 area) may, over time, be redeveloped to higher and more valuable mixed commercial and office use but property taxes are not estimated due to the speculative nature, longer term, and likely more marginal value added over existing use of such redevelopment resulting from existing highway retail use, limitations on additional development due to need for parking to serve commercial use, and disparate ownership

## Recommendations – Implementation Strategies

- Designate study area as DIF district
- 43D Priority Development Site (e.g. Red Cross)
- Public Private Partnerships
  - For example, MBTA interested in disposing of property at Dedham Corporate Station currently being used as parking lot
  - National Development responds with proposal for 220-unit residential development
  - Redevelopment has potential to unlock MassWorks funding for infrastructure improvements between MBTA station and study area
- MassDOT Complete Streets funding
- Community Preservation Act
- WalkBoston
- Congress for New Urbanism DoTank
- Urban Renewal area
- The town should make efforts to relocate businesses displaced by redevelopment to more appropriate locations within the town





# Questions?