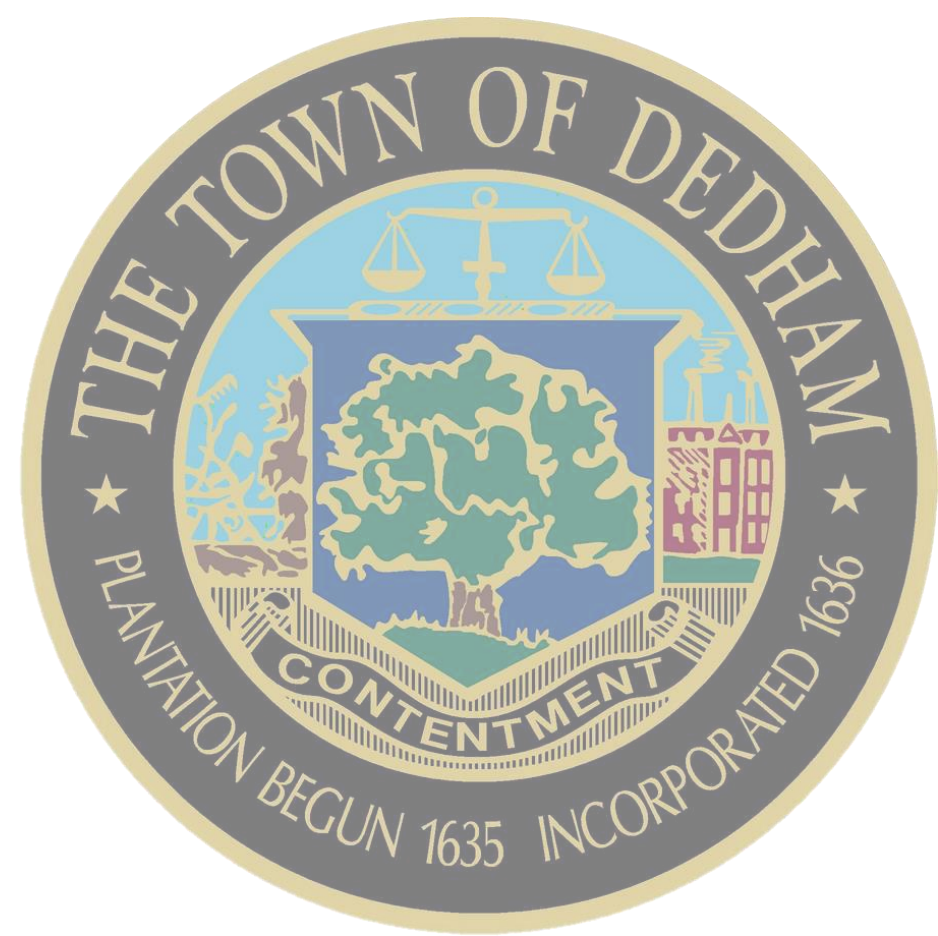


# Transfer Station Re-Use

*Select Board*



June 13, 2024



# Re-Use Scope of Work

- **\$30k Technical Assistance Grant Awarded by MassDevelopment in October 2023**
- **Property Assessment & Market Feasibility**
  - BSC Group Inc. & Cambridge Econometrics
- **Scope of Work**
  - Property Assessment & Market Analysis
  - Community Engagement
    - Online Survey (Feb-March 2024)
    - Community Meeting (May 29, 2024)
- **Final Report & Presentation to Select Board**



# Market Analysis

## Key Takeaways

- Dedham's economic indicators, such as its unemployment rate, median household income, and jobs/population ratio, outperform the state averages
- The multi-family residential market in Dedham has a relatively low vacancy rate (4.4%) and has trended below the Boston vacancy rate since 2020.
- Stakeholder consultations and market analysis suggest three main redevelopment options:
  - multi-family residential,
  - mixed-use with residential and ground floor retail/restaurant, and
  - destination retail/restaurant.
- Each option has its pros and cons, with considerations such as market demand, location, and infrastructure.



17 Eastbrook – adjacent mixed-use building

# Summary of Potential Uses

Use	Opportunities	Challenges
<b>Multifamily</b>	<ul style="list-style-type: none"> <li>• Strong market</li> <li>• Suitable for grants to improve infrastructure</li> <li>• New tax revenue</li> </ul>	<ul style="list-style-type: none"> <li>• Would require a zoning amendment</li> <li>• Site constraints may reduce interest if unresolved</li> </ul>
<b>Mixed Use</b>	<ul style="list-style-type: none"> <li>• Success of abutting property</li> <li>• Suitable for grants to improve infrastructure</li> <li>• Use is supported in Master Plan</li> <li>• Access could be gained from adjacent property</li> <li>• New tax revenue</li> </ul>	<ul style="list-style-type: none"> <li>• May be difficult to find ground floor use</li> <li>• Site constraints may reduce interest if unresolved</li> </ul>
<b>“Destination” Use</b>	<ul style="list-style-type: none"> <li>• Could provide new offering for Dedham</li> <li>• Brewpub or specialty food</li> <li>• Specialty retailer</li> <li>• Proximity to Mother Brook and other retail</li> <li>• New tax revenue</li> </ul>	<ul style="list-style-type: none"> <li>• Limited visibility</li> <li>• May not be highest yielding use</li> <li>• May not be financially feasible</li> <li>• Site constraints may reduce interest if unresolved</li> </ul>
<b>Municipal storage</b>	<ul style="list-style-type: none"> <li>• Would fulfill a need for storage</li> <li>• Could allow for wireless communication use/lease</li> </ul>	<ul style="list-style-type: none"> <li>• No new tax revenue</li> <li>• Not competitive for site preparation grants</li> </ul>
<b>Open space</b>	<ul style="list-style-type: none"> <li>• Could serve need for green space within mall area</li> <li>• Potential for state grant opportunities</li> </ul>	<ul style="list-style-type: none"> <li>• No new tax revenue</li> <li>• Would require several years of grants for site preparation</li> <li>• Would require significant financial investment by Town</li> </ul>
<b>Transfer Station</b>	<ul style="list-style-type: none"> <li>• Would fulfill a need</li> <li>• MEPA Certificate issued in 2017</li> <li>• Potential new revenue/reduced trash fees</li> </ul>	<ul style="list-style-type: none"> <li>• Would require significant financial investment by Town</li> <li>• Not competitive for site preparation grants</li> <li>• Requires significant permitting with MassDEP</li> <li>• Concerns about location; compatibility with adjacent retail and residential uses</li> </ul>

# Recommendations – *Public Process*

## Continue Community Discussions

- Consider & implement environmental, access, zoning & appraisal recommendations
- Consider & determine whether to maintain, sell, lease, or swap the property.



# Recommendations – *Environmental*

## Conduct 21 E Phase 1 Environmental Assessment

- The soil conditions of the former use of the site as an incinerator/transfer station are unknown. A 21E (soil conditions assessment) would be beneficial prior to any sale of the property.



# Recommendations – Access

## Remedy Access via Incinerator Road

- Property line & ROW layout are not aligned with the physical location of Incinerator Road
- The site does not have frontage on a public way
- *From Washington Street* - Easement states “for any and all municipal purposes, except its use as a public way, but specifically reserving the Town’s right to pass and repass”
- *From Providence Highway*- “No evidence the Town has the right to use Mall Road to access the Transfer Station”



# Recommendations – Zoning

## Consider aligning zoning w/future use

- Zoning Bylaw does not allow “multifamily residential use” in the Highway Business (it does allow for “mixed use residential”).
- 40-foot front setback from actual right of way may impact building location.
- No frontage on a public way.
- 45-foot height limit & topography.
- Floor Area Ratio (FAR).

Town of Dedham

Table 1 - Town of Dedham, Massachusetts Principal Use Regulations

[Amended 11-15-2021 ATM by Art. 13; 11-14-2022 ATM by Art. 6; 11-14-2022 ATM by Art. 7; 5-15-2023 ATM by Art. 12]

See Footnote explanations at the end of this Table.												
Principal Use	Districts											
	SRA SRB	GR	PR	PC <sup>17</sup>	RDO	AP	LMA	LMB	HB	LB <sup>16</sup>	GB	CB
A. RESIDENTIAL USES												
1. Single family detached house.	YES	YES	YES	NO	SP	NO	NO	NO	NO	YES	YES	NO
2. Alteration and use of existing single-family house as a dwelling for not more than two families. (See § 280-7.2A)	SP	YES	YES	NO	NO	NO	NO	NO	NO	SP	YES	SP
3. Two-family or semi-detached house consisting of two single family dwelling units separated by a party wall	NO	YES	YES	NO	NO	NO	NO	NO	NO	SP	YES	SP
4. Mixed Use Developments	NO	NO	NO	SP	SP <sup>20</sup>	NO	NO	NO	SP	SP	SP	SP
5. Assisted Living Residence (See § 280-7.5)	SP	SP	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
6. Multi-Family Residential (See § 280-7.3)	SP	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
7. Dwelling Unit, Transient Occupant	SP	SP	NO	NO	NO	NO	NO	NO	NO	SP	SP	NO
8. Lodging House	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
9. Age Restricted Housing Development (See § 280-7.8)	NO	NO	NO	SP	SP	NO	NO	NO	NO	NO	NO	NO



# Recommendations – Appraisal

## Consider updated Appraisal

- Value of property based on site constraints is uncertain
- Former appraisal report did not consider site constraints
- Reassessment upon demolition, soil remediation, access rights, zoning, etc.

