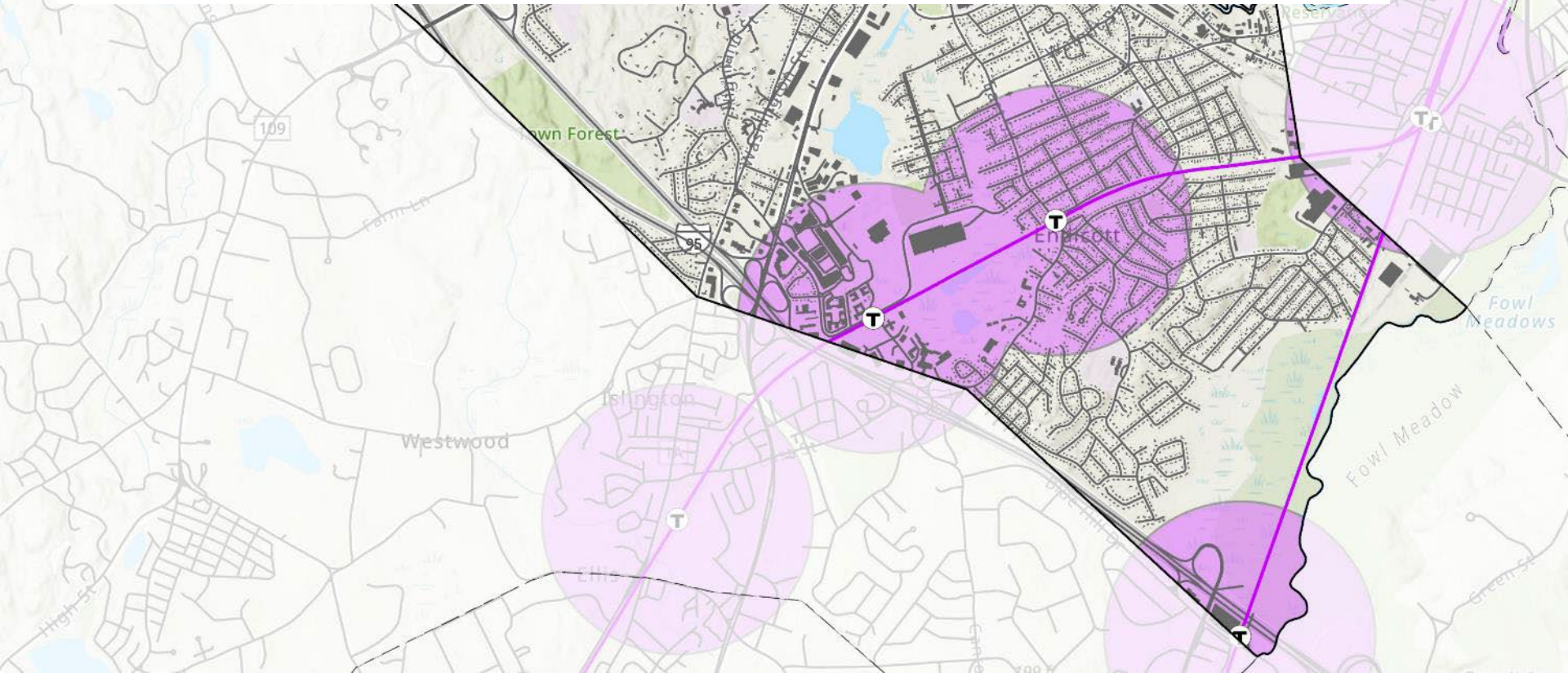


Dedham Impact Analysis and Compliance Scenarios: Multi-Family Zoning Requirement for MBTA Communities

November 9, 2022



Purpose of tonight's meeting

- Summary of MBTA Communities legislation
- Illustrate impact of MBTA Communities compliance on Dedham land use
- Present multiple scenarios for compliance
- Get feedback on scenarios and discuss compliance
- Next steps: Action Plan due to DHCD in January, including a preliminary map of compliant multi-family zone(s)

Key takeaways:

The challenge:

Dedham has many pathways to compliance – and many decisions to make

The good news:

70% of the required unit capacity is already built, permitted, or proposed (near Corporate Center station)

Introduction to Massachusetts General Law Ch 40A, Section 3A: Multi-Family Zoning Requirement for MBTA Communities

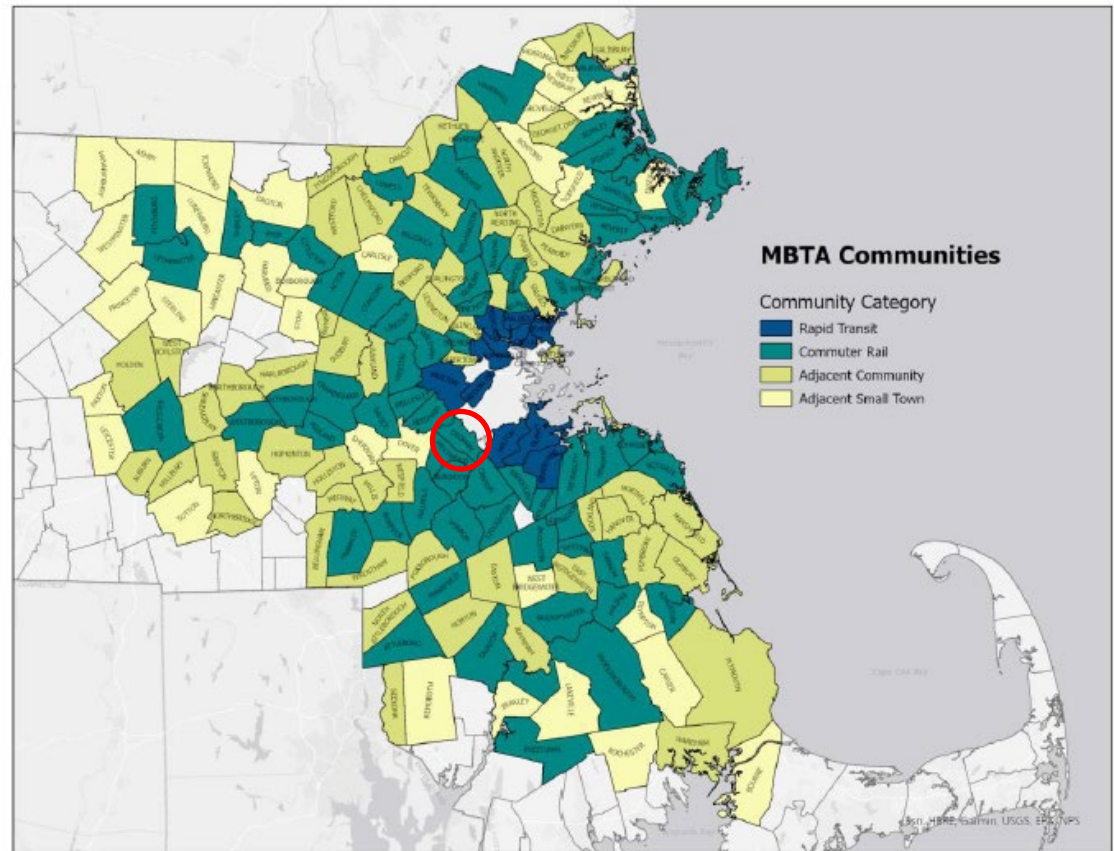
Section 3A. (a)(1) An MBTA community shall have a zoning ordinance or by-law that provides for **at least 1 district of reasonable size in which multi-family housing is permitted as of right**; provided, however, that such multi-family housing shall be without age restrictions and shall be suitable for families with children. For the purposes of this section, a district of reasonable size shall: (i) have a **minimum gross density of 15 units per acre**, subject to any further limitations imposed by section 40 of chapter 131 and title 5 of the state environmental code established pursuant to section 13 of chapter 21A; and (ii) be located not more than 0.5 miles from a commuter rail station, subway station, ferry terminal or bus station, if applicable.

(b) An MBTA **community that fails to comply with this section shall not be eligible for funds** from:(i) the **Housing Choice Initiative** as described by the governor in a message to the general court dated December 11, 2017; (ii) the **Local Capital Projects Fund** established in section 2EEEE of chapter 29; or (iii) the **MassWorks** infrastructure program established in section 63 of chapter 23A.

(c) The Department of Housing and Community Development, in consultation with the Massachusetts Bay Transportation Authority and the Massachusetts Department of Transportation, shall promulgate guidelines to determine if an MBTA community is in compliance with this section

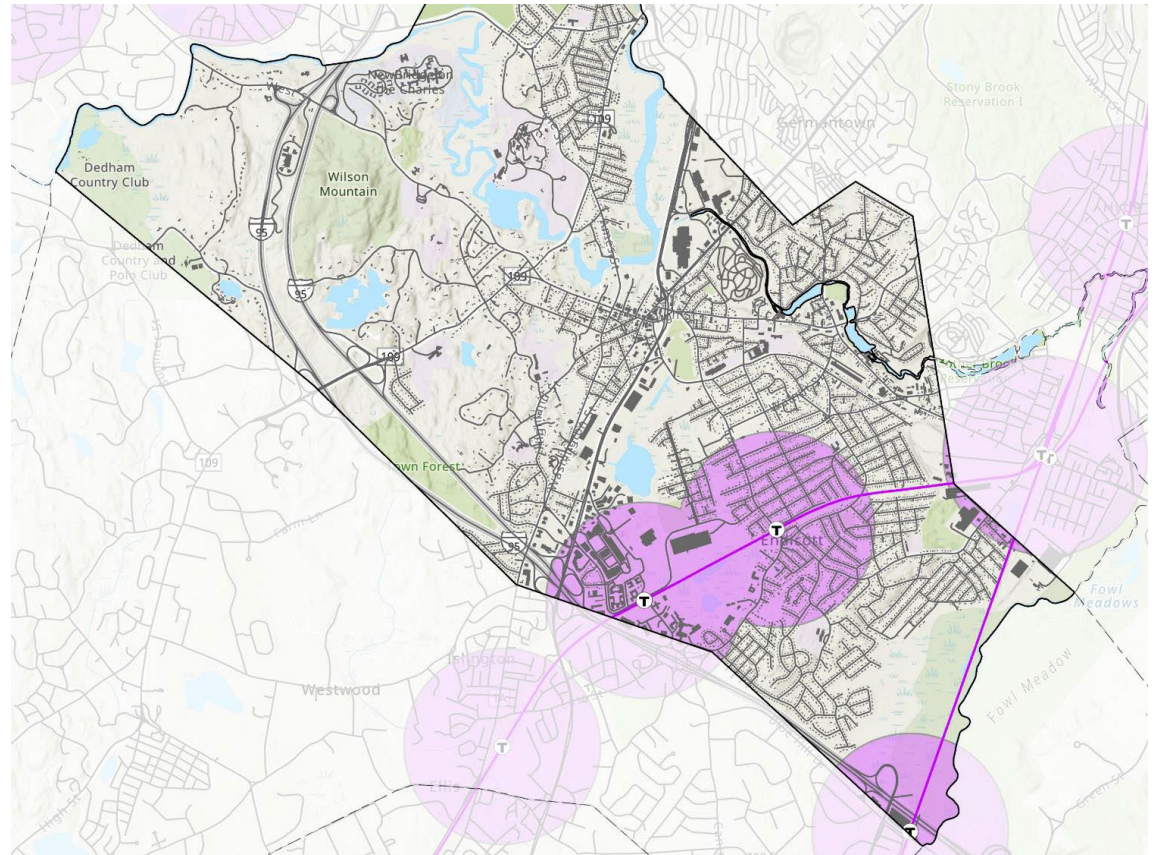
There are four types of MBTA Communities: Rapid Transit, Commuter Rail, Adjacent Community, and Adjacent Small Town.

- Community categories are determined by transit assets for each community
- Categories are a factor for determining local “reasonable size” requirements
- Each category has its own formula to determine minimum unit capacity



Dedham is a Commuter Rail community

Commuter Rail Community: An MBTA community that (i) does not meet the criteria for a rapid transit community*, and (ii) has within its borders at least 100 acres of developable station area associated with one or more commuter rail stations.



*Rapid transit community has within its borders at least 100 acres of developable station area associated with one or more subway stations, or MBTA Silver Line bus rapid transit stations

Dedham is a Commuter Rail community

	Rapid Transit	Commuter Rail	Adjacent	Adjacent Small Town
Land Area	50 Acres	50 Acres	50 Acres	n/a
Unit Capacity ¹	25%	15% ³	10%	5%
Location	Near Transit ²	Near Transit ²	n/a	n/a
Deadline	12/31/2023	12/31/2024	12/31/2024	12/31/2025

1. Unit Capacity is expressed as percentage of 2020 Housing Stock. For example, Rapid Transit Unit Capacity = Housing Stock x 0.25
2. Percentage of district located near transit depends on developable land near stations
3. The final guidelines lowered this requirement from the original 20% requirement.

Dedham's MBTA Communities Requirements

- By-right zoning for $\geq 1,569$ multi-family units*
- Overall gross density of zoned units in multi-family district ≥ 15 units/acre
- 50% of district area and unit capacity needs to be within a half-mile radius of MBTA stations
- Minimum area of 50 zoned acres
 - At least half (25 acres) contiguous in a single part of town
 - Remaining 25 acres in 5+ acre clusters

*All unit totals in the following impact analyses and scenarios will overshoot the 1,569 minimum unit capacity requirement while we wait for DHCD to release a final standardized capacity calculator.

Baseline of Multi-Family Today

Dedham already has a handful of multi-family developments of compliant unit density (some of which are near T stations), but they could not be re-built today by-right.

From the 2019 Mixed-Use Development Report:

"The projects constructed since 2004 when Dedham adopted mixed-use zoning **are fairly dense, ranging from 15 units per acre to 107 units per acre.** These ranges are consistent with what we have found in other Greater Boston submarkets."

The Avens (formerly The Avalon)

Near Dedham Corporate Center
30 units per acre



Residences at Dior

On Providence Hwy
37 units per acre



There are many ways to comply.

Flexibility = decisions to make

Dedham has a lot of options for where and how to zone for multi-family housing to meet requirements.

- Overlays and character zones work, can use multiple zones
- Townhouses count, and two-family if more than 1 building
- It's up to a municipality to account (or not) for an included parcel's likelihood of change

Dedham has two key decisions to make to comply:

- How dense should compliant multi-family zone(s)/overlay(s) be?
- Where should multi-family zoning be located?

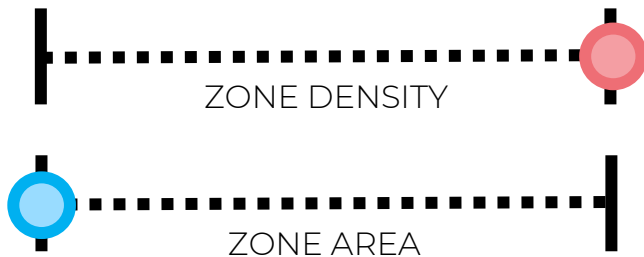
How dense?

Dedham has ranges of compliant densities and areas to trade off between.

DEDHAM COULD OPTIMIZE FOR...

SMALL AREA

If Dedham were to only zone the **minimum allowed area** for multi-family (50 acres), the zoned district unit density would need to be roughly **30 units/acre**.



LOW DENSITY

If Dedham were to only zone for the **minimum allowed unit density** (**15 units/acre**), the district would need to be closer to **110 acres**.



Tonight we will present two broader scenarios for compliance: One that optimizes for **small area** and one that optimizes for **low density**.

How dense?

Dedham could use **multiple sub-districts or character areas**, so long as the overall zoned density is 15 units/acre.

Could zone for things like this in some areas...



Nina Court
Dedham, MA
16 units/acre



Hooper Rd/Durham Rd Condos
Dedham, MA
13 units/acre

From the guidelines:

“Multi-family housing” means a building with 3 or more residential dwelling units or 2 or more buildings on the same lot with more than 1 residential dwelling unit in each building.

...and this in others:

360 Washington St
Dedham Center
50 units/acre



Residences at Dior
On Providence Hwy
37 units/acre



337 Washington St
In Dedham Center
107 units/acre



Where?

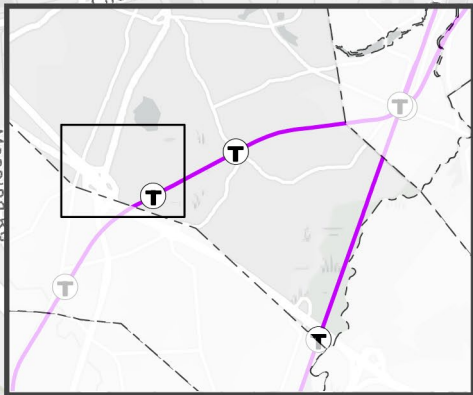
Only 50% of Dedham's multi-family capacity needs to be within a half-mile of stations. The other half can be in "eligible locations" shown below in shades of pink.

The other 50% of multi-family capacity can be allocated to "eligible locations" as defined by Ch 40A. Characteristics of "eligible locations" include walkability, transit access, and proximity to commercial and recreational amenities. Shades of pink on the map highlight potential "eligible locations" that are zoned for commercial uses, close to bus stations, and/or along multi-use paths. The darker the shade, the more overlap in characteristics.

Dedham has reasonable opportunities to comply with the MBTA Communities Act without changing the nature of its residential neighborhoods.

There are a lot of options near the Corporate Center T station and a few near the Readville station.

The existing character of development near Endicott station is likely not compatible with the MBTA Communities requirements, while the land around the Route 128 station is largely wetland, open space, and road.

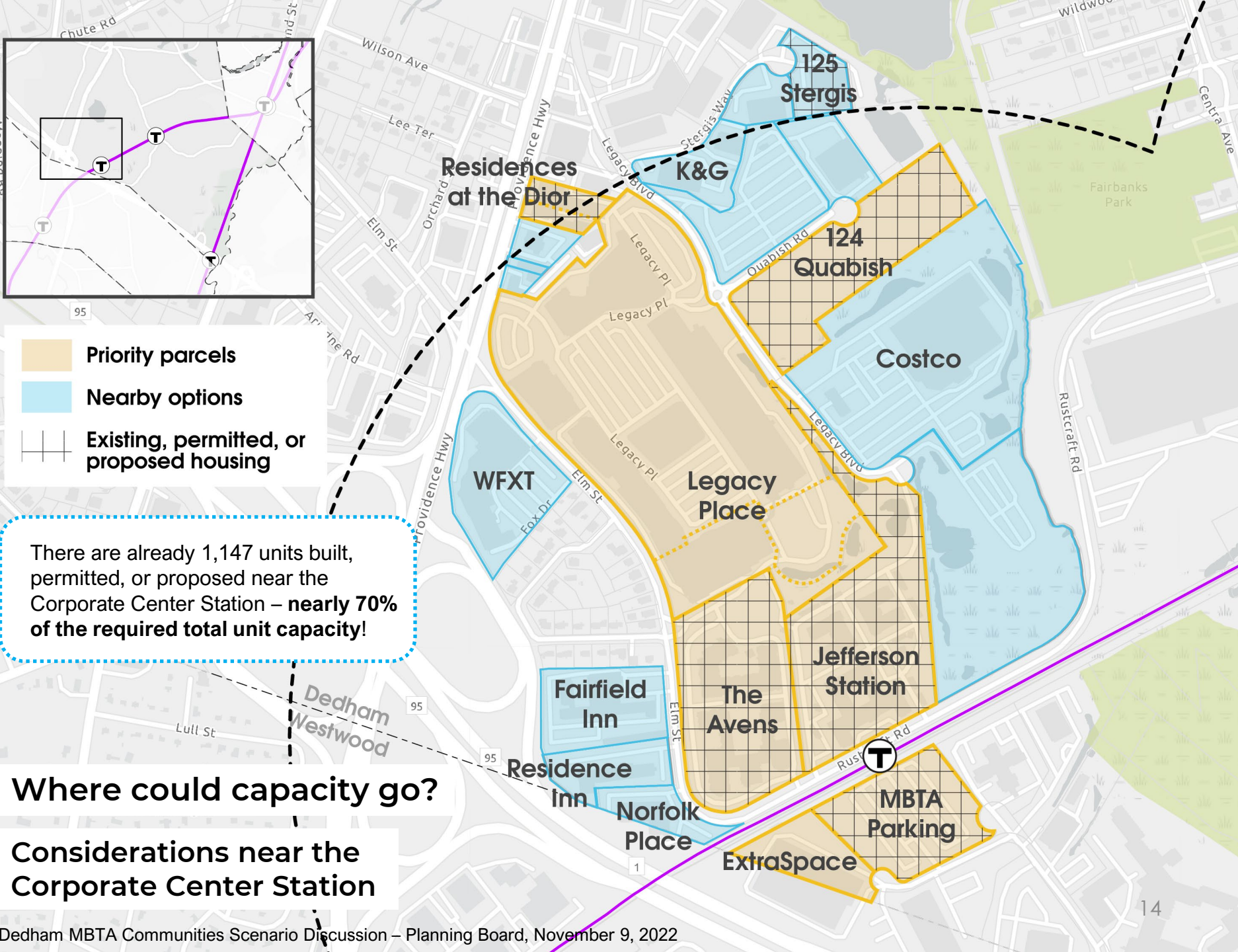


- Priority parcels
- Nearby options
- Existing, permitted, or proposed housing

There are already 1,147 units built, permitted, or proposed near the Corporate Center Station – **nearly 70% of the required total unit capacity!**

Where could capacity go?

Considerations near the Corporate Center Station





**510 Whiting Ave
(MBTA)**

**AJ Hurley
(8 Industrial Dr)**

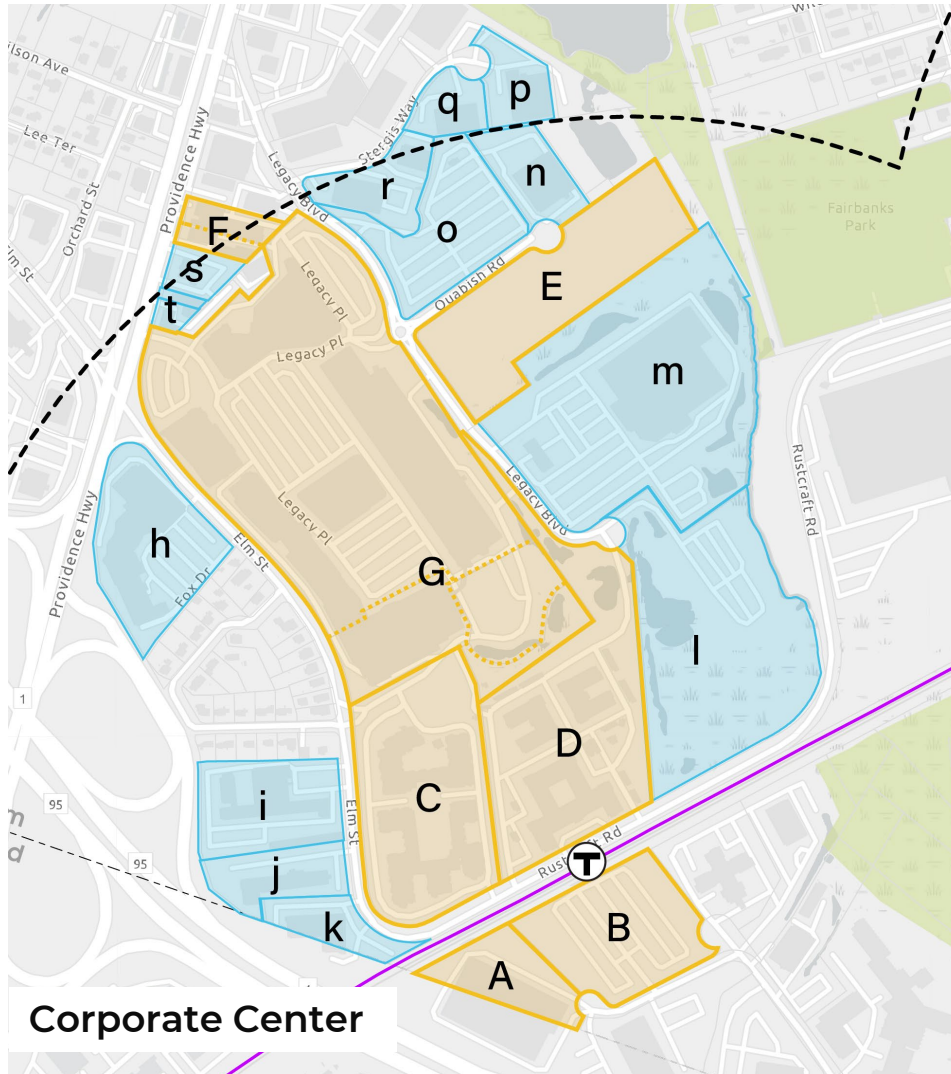
**Boston Dedham
Commerce Park**

**Amazon
Warehouse**

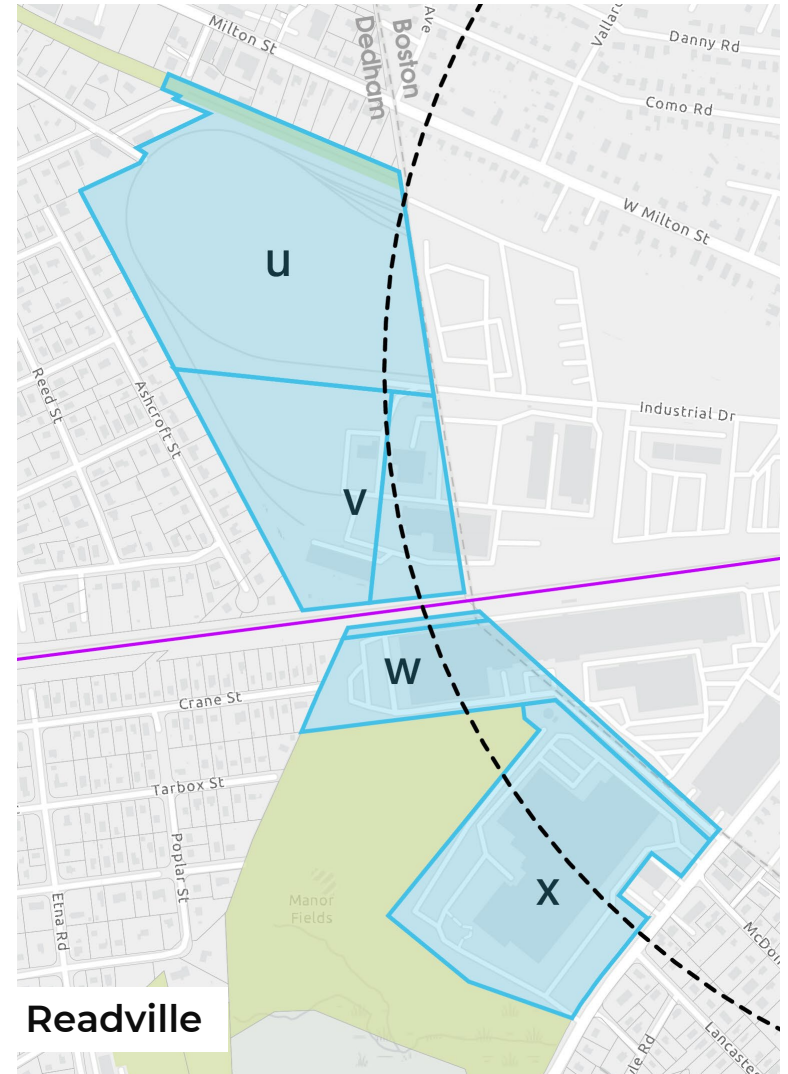
Where could capacity go?

**Considerations near the
Readville Station**

Considered parcels for as-of-right multi-family zoning, pursuant to MBTA Communities



Corporate Center



Readville

Scenario 1a

Denser, small area, 30 units/acre on existing MF

1,645 units*

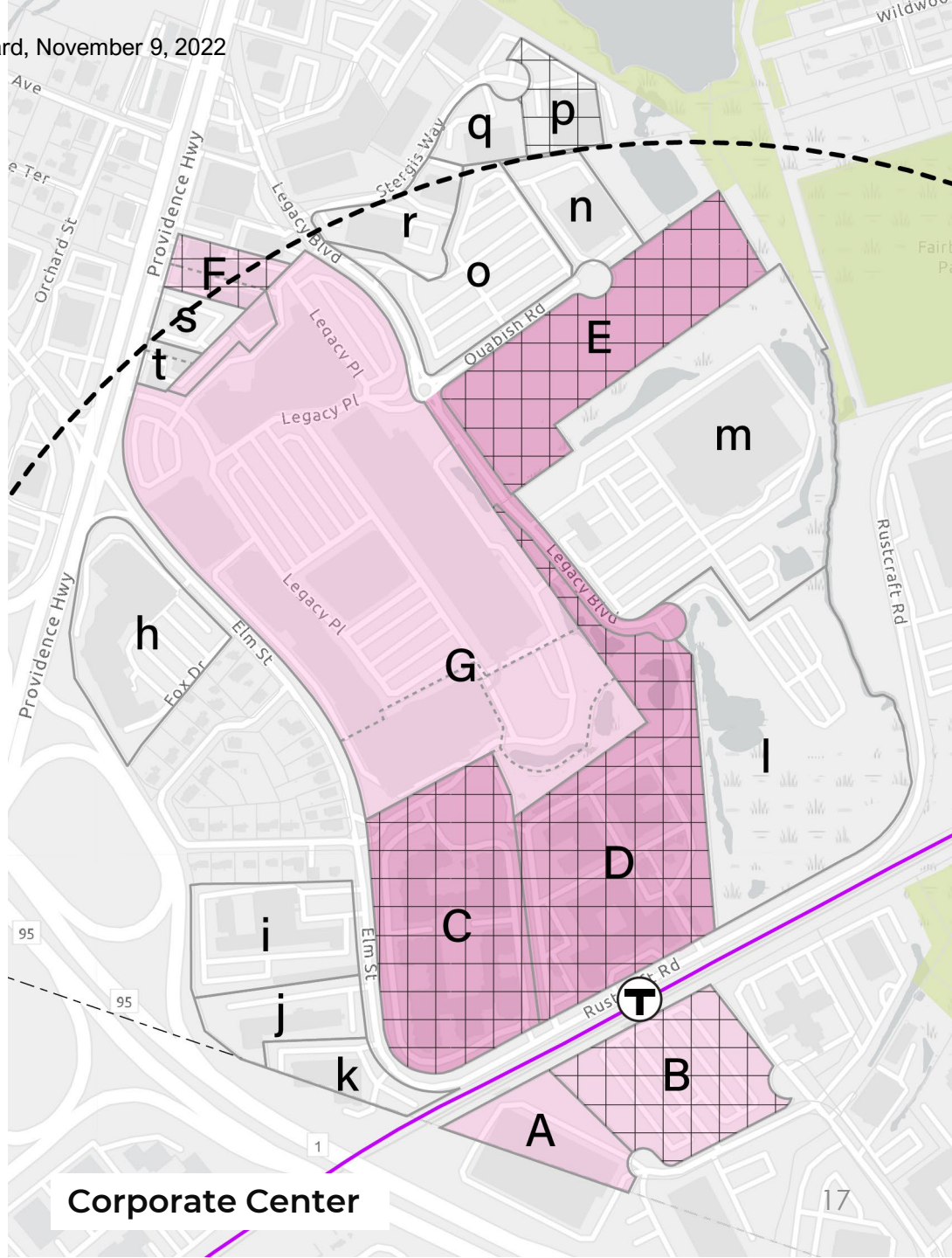
72 acres gross area

23 units/acre overall density

current use	area (acres)	MBTA zoning units capacity	existing, permitted, proposed units
Character zone high: 32 u/a			
C The Avens	9.49	303	285
D Jefferson Station	11.66	372	300
E 124 Quabish	7.89	245	294
Character zone low: 17 u/a			
A ExtraSpace	2.50	42	0
B MBTA parking	5.47	92	220**
F Residences at Dior	1.29	21	48
G Legacy Place	33.82	570	0

*All unit totals in these scenarios overshoot the 1,569 minimum unit capacity requirement while we wait for DHCD to release a final standardized capacity calculator.

**Based on an old RFP



Corporate Center

17

Scenario 1b

Denser, small area, 30 units/acre around station

1,662 units*

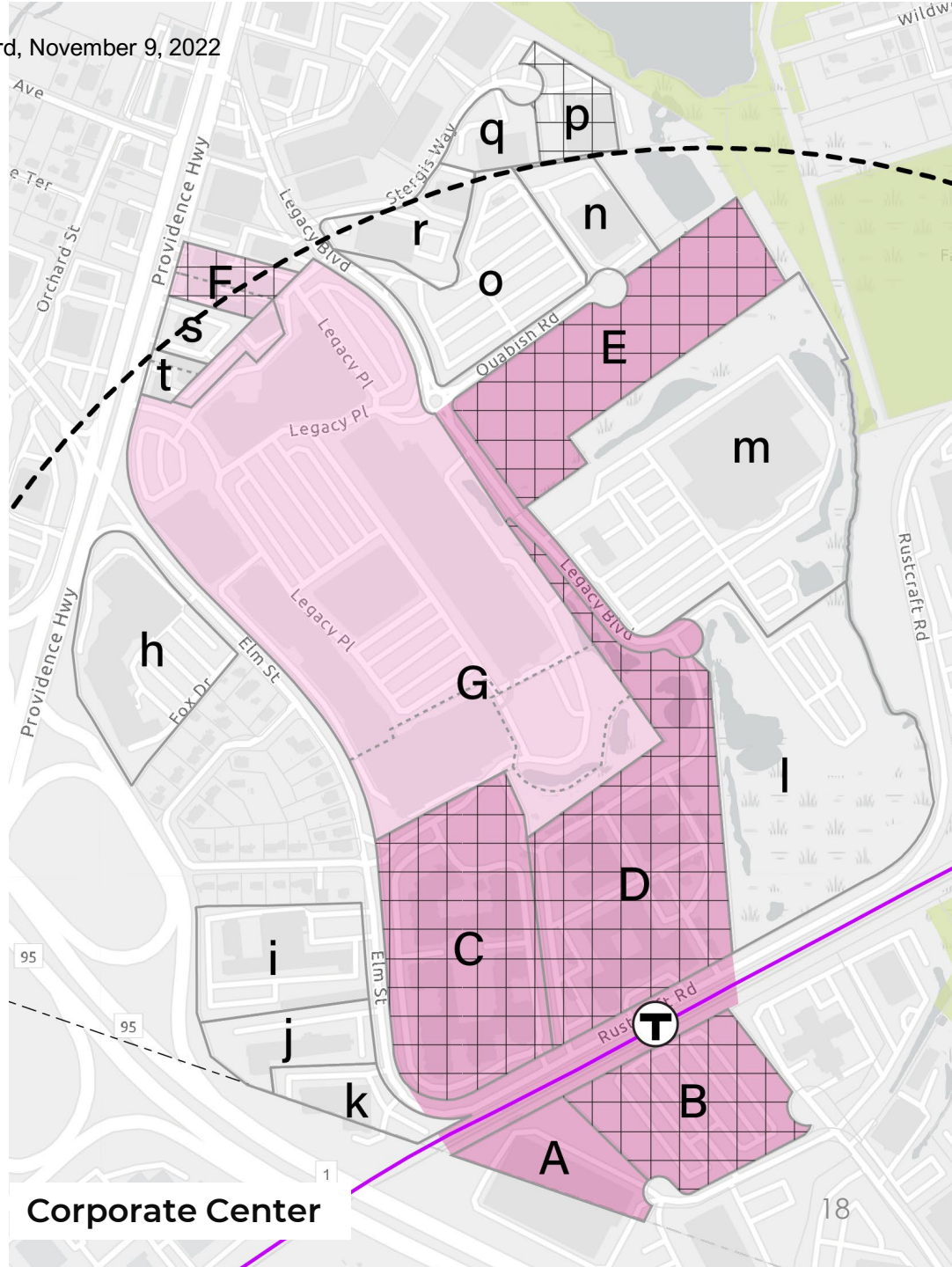
77 acres gross area

21 units/acre overall density

current use	area (acres)	MBTA zoning units capacity	existing, permitted, proposed units
Character zone high: 30 u/a			
A ExtraSpace Storage	2.50	74	0
B MBTA parking	5.47	164	220**
C The Avens	9.49	284	285
D Jefferson Station	11.66	349	300
E 124 Quabish	7.89	230	294
Character zone low: 15 u/a			
F Residences at Dior	1.29	19	48
G Legacy Place	33.82	502	0

*All unit totals in these scenarios overshoot the 1,569 minimum unit capacity requirement while we wait for DHCD to release a final standardized capacity calculator.

**Based on an old RFP



Corporate Center

Scenario 2

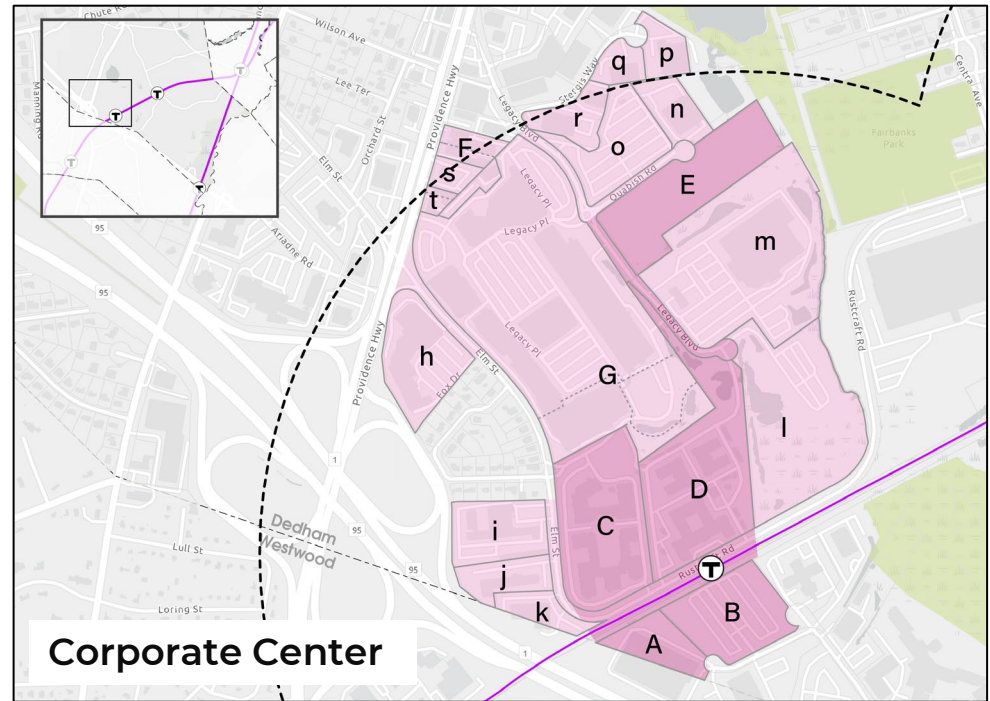
Large area, low density

105-110 acres gross area

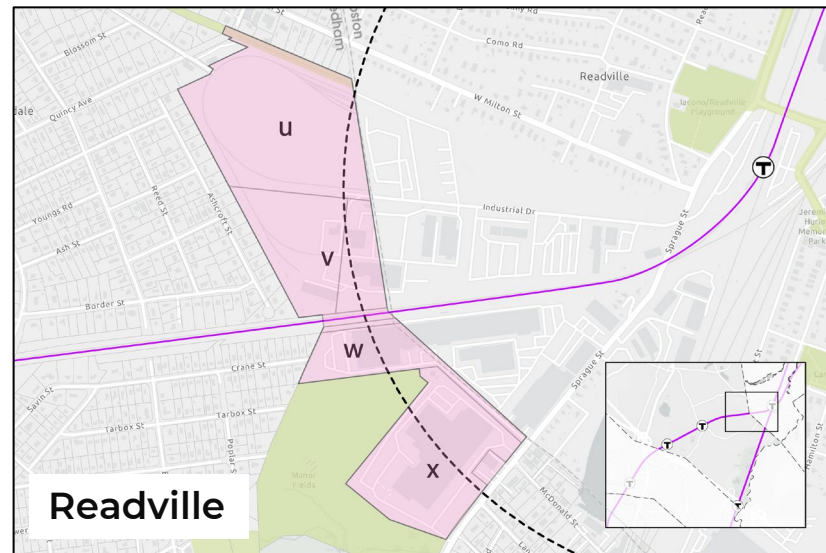
15-16 units/acre overall density

A-E at 30 u/a

Some combination of F-X at 10-14 u/a



Corporate Center



Readville

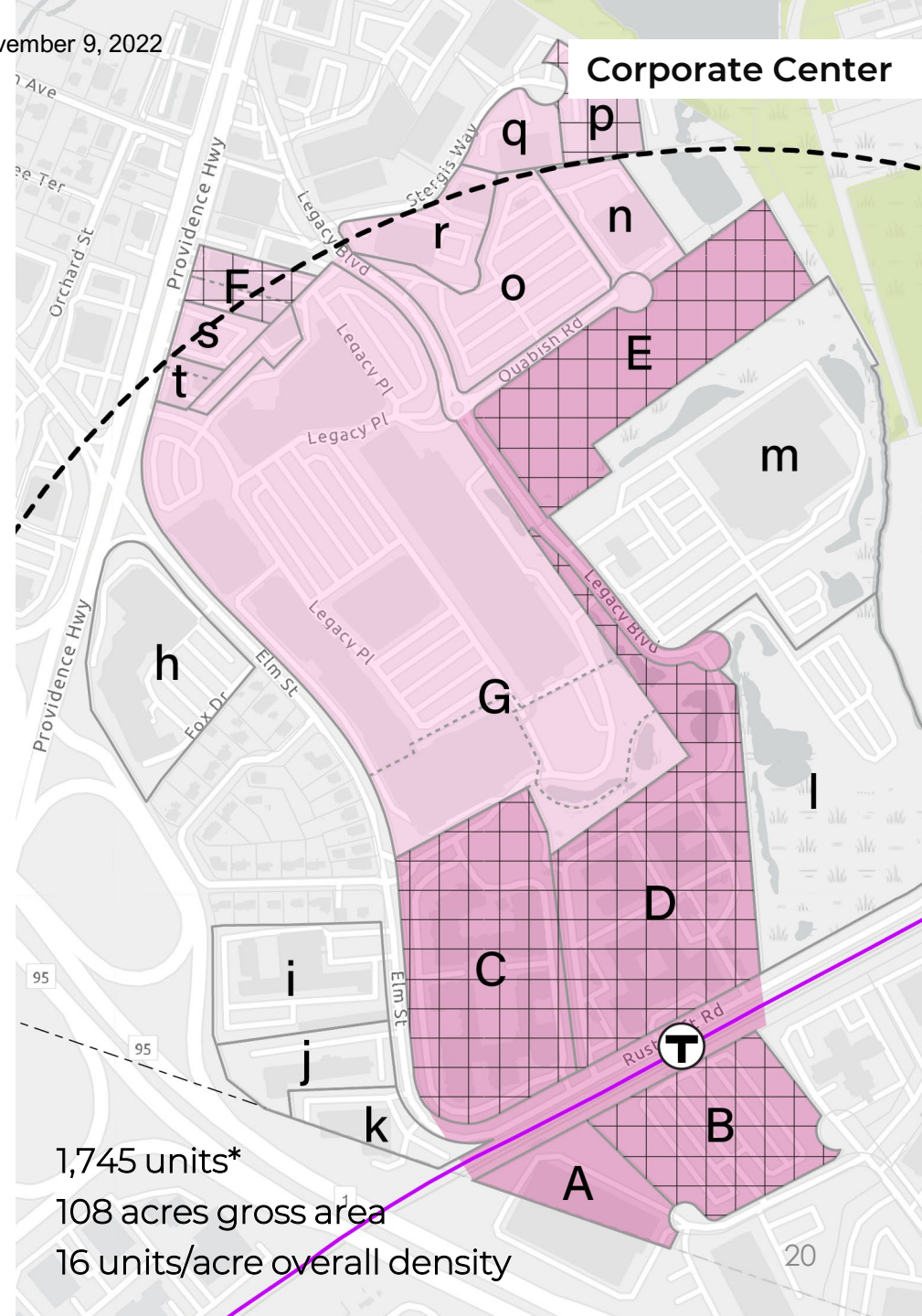
current use	area (acres)	MBTA zoning units capacity	existing, permitted, proposed units
Character zone high: 30 u/a			
A ExtraSpace Storage	2.50	74	0
B MBTA parking	5.47	164	220*
C The Avens	9.49	284	285
D Jefferson Station	11.66	349	300
E 124 Quabish	7.89	230	294
Character zone low: 10-14 u/a			
(Any combination of other parcels)			

*Based on an old RFP

Example: Scenario 2a

Large area, low density

current use	area (acres)	MBTA zoning units capacity	existing, permitted, proposed units
Character zone high: 30 u/a			
A ExtraSpace Storage	2.50	74	
B MBTA parking	5.47	164	220**
C The Avens	9.49	284	285
D Jefferson Station	11.7	349	300
E 124 Quabish	7.89	230	294
Character zone low: 10 u/a			
F Residences at Dior	1.29	19	48
G Legacy Place	33.8	502	
m Costco	16.5	154	
n A Tent for Rent	2.05	20	
o Parking	4.73	47	
p Warehouse	1.57	15	150
q Chimney services	1.25	12	
r K&G clothing store	2.11	21	
s Former Chili's	0.89	8	
t Police supply	0.46	4	



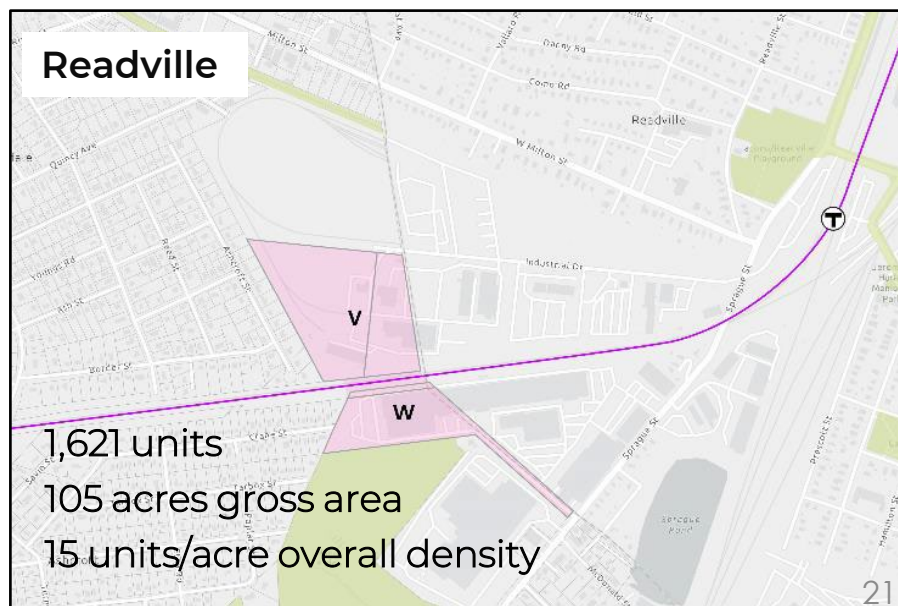
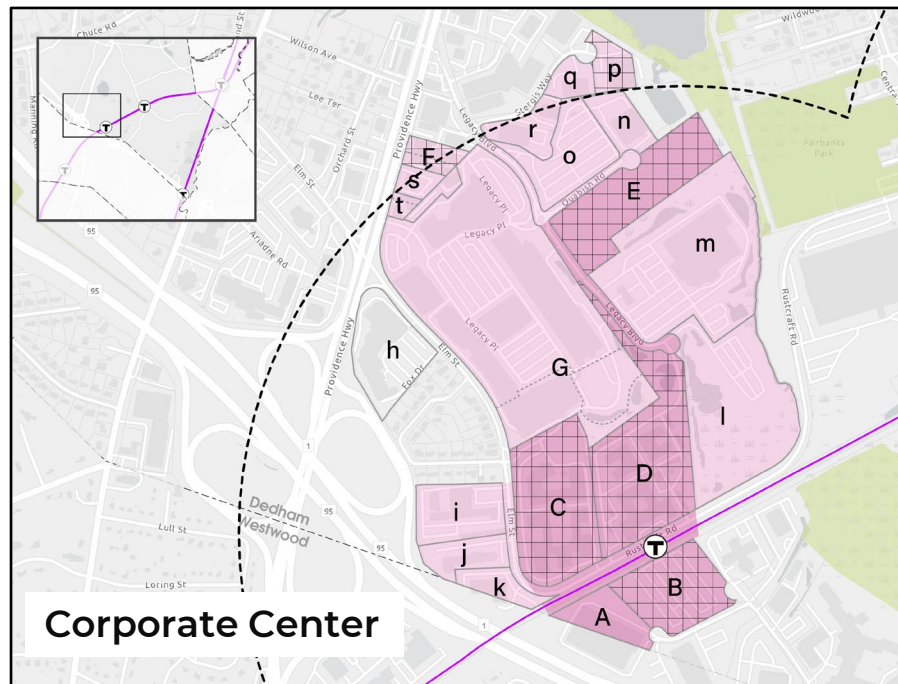
1,745 units*
 108 acres gross area
 16 units/acre overall density

*All unit totals in these scenarios overshoot the 1,569 minimum unit capacity requirement while we wait for DHCD to release a final standardized capacity calculator. **Based on an old RFP

Example: Scenario 2b
















Large area, low density

current use	area (acres)	MBTA zoning units capacity	existing, permitted, proposed units
Character zone high: 30 u/a			
A ExtraSpace Storage	2.50	74	
B MBTA parking	5.47	164	220
C The Avens	9.49	284	285
D Jefferson Station	11.7	349	300
E 124 Quabish	7.89	230	294
Character zone low: 10 u/a			
i Fairfield Inn	3.95	39	
j Residence Inn	2.20	22	
k Norfolk Place office park	1.58	15	
l Forest/Wetland	12.40	64	
m Costco	16.56	154	
n A Tent for Rent	2.05	20	
o Parking	4.73	47	
p Warehouse	1.57	15	150
q Chimney services	1.25	12	
r K&G clothing store	2.11	21	
v AJ Hurley	13.21	132	
w Commerce Park	6.21	53	



*Based on an old RFP

Scenario Summary & MBTA Communities Requirement Checklist

	No zoning changes	Scenario 1: small area, high density	Scenario 2: large area, low density
Multi-family unit capacity	0	~1,600-1,700	~1,600-1,700
Gross area	0	72 acres	105-110 acres
Average parcel density, by character zone	< 15 u/a	Zone High: 30-32 u/a Zone Low: 15-17 u/a	Zone High: 30 u/a Zone Low: 10-14 u/a
Gross density	< 15 u/a	23 u/a	15-16 u/a
Meets minimum unit capacity req.			
Meets minimum area req.			
Meets minimum gross density req.			
No restrictions on age or family housing			
>50% of capacity within half-mile of MBTA stations			

Questions?

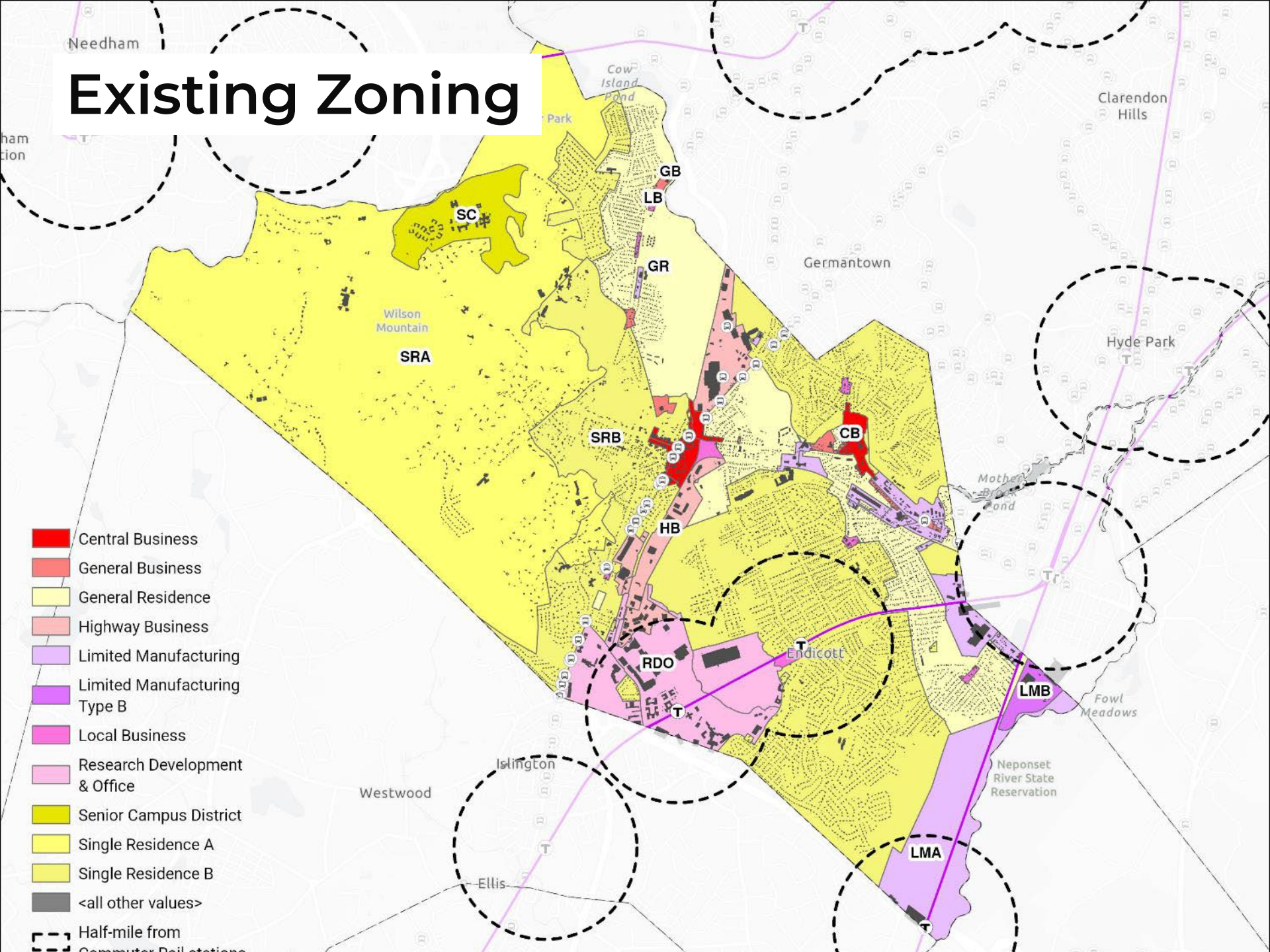
Next Steps

- Select Board to make a decision about compliance, with Planning Board recommendation
- January 2023: Second meeting with Planning Board or public meeting
- By 1/31/2023: To achieve interim compliance and remain eligible for MassWorks, Housing Choice, and Local Capital Projects Fund in 2023 round, submit Action Plan, with preliminary map of zone(s)
- By 12/31/2024: To achieve compliance, zoning adopted

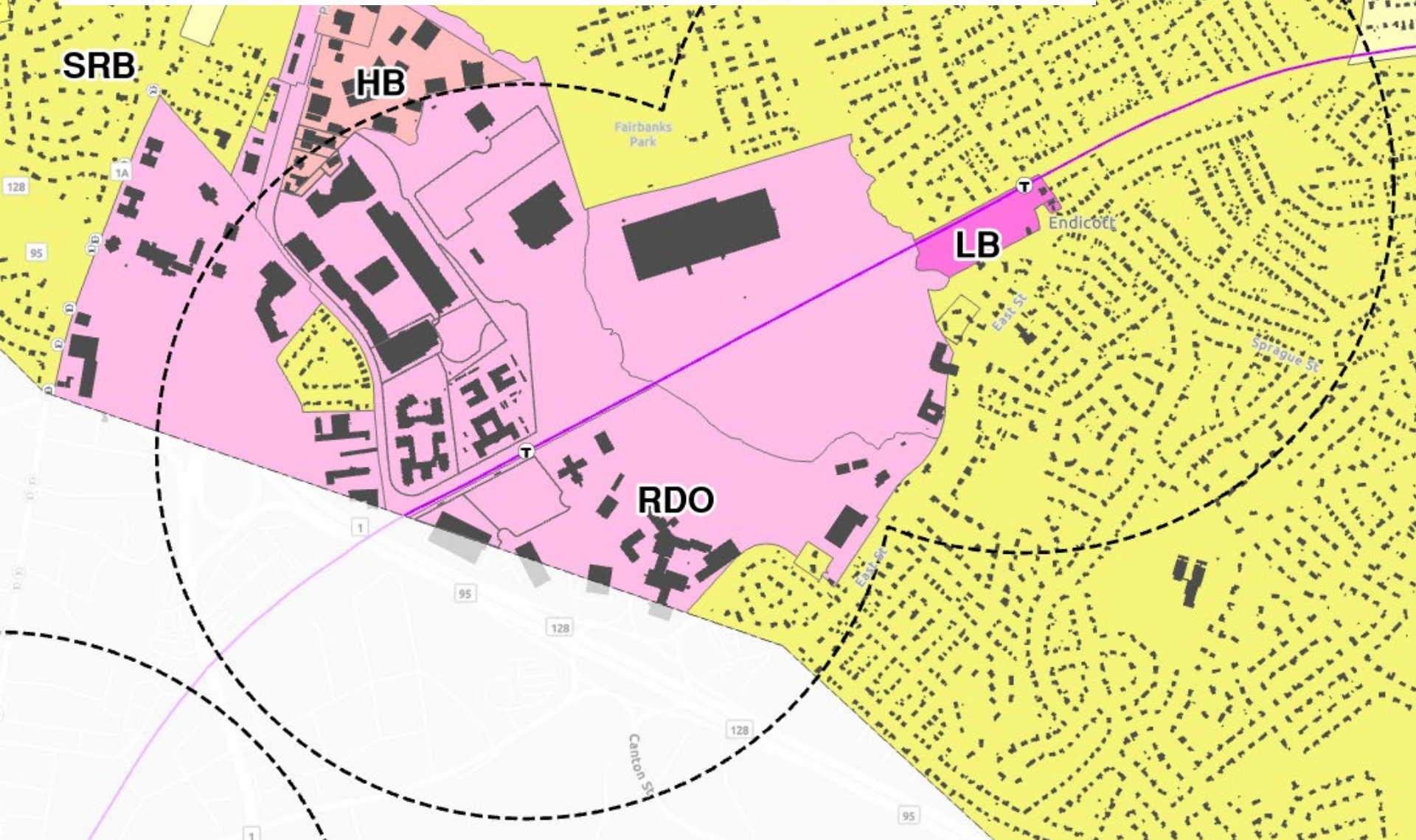
Existing Zoning

- Central Business
- General Business
- General Residence
- Highway Business
- Limited Manufacturing
- Limited Manufacturing Type B
- Local Business
- Research Development & Office
- Senior Campus District
- Single Residence A
- Single Residence B
- <all other values>

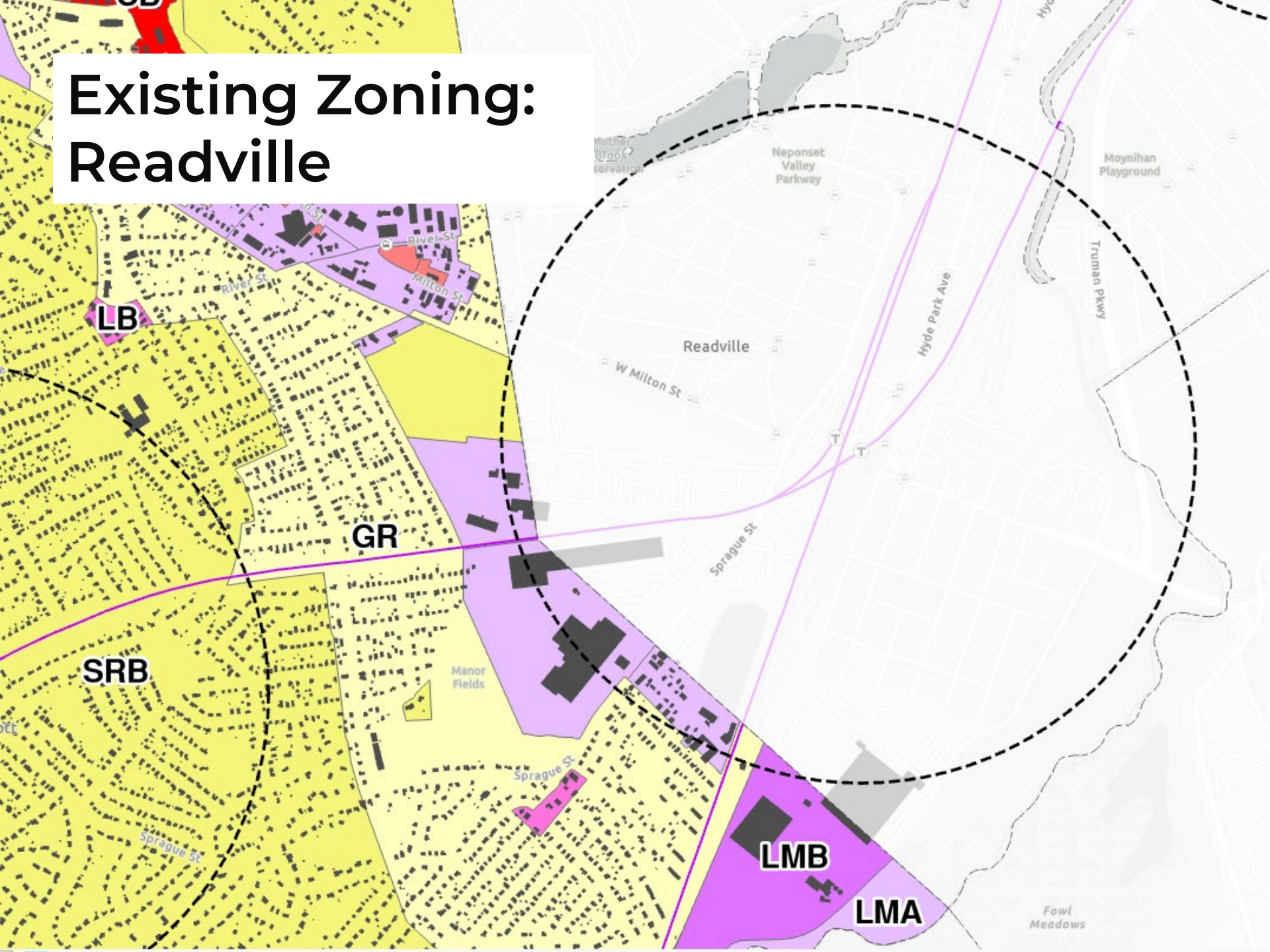
Half-mile from
Commuter Rail stations



Existing Zoning: Corporate Center and Endicott



Existing Zoning: Readville



Dimensional Requirements

Town of Dedham

Table 2 - Table of Dimensional Requirements

	SRA	SRB	GR	LMA/LMB	HB	LB	GB	CB
				RDO/AP ⁴				
Minimum Frontage (feet)	125 ¹³	95	*1	150 ⁴	200 ⁴	N/A ⁹	N/A	N/A ⁹
Minimum Lot Area (square feet)	40,000	12,500	*1	1 acre ⁴	1 acre ⁴	12,500	N/A ⁹	N/A ⁹
Minimum Lot Width as percentage of required Minimum Frontage	70 ^{12,13}	70 ¹²	*1 ¹²	70	70	70	N/A ⁹	N/A ⁹
Minimum Front Yard (feet)	25	25	20	30 ¹¹	30	20	*2	*2
Minimum Side Yard (feet)	25 ⁵	15 ⁵	15 ⁵	15 ¹¹	20	15 ⁶	N/A	N/A
1-st. Det. Accessory Building ¹⁵	5	5	5	15	15	5	N/A	N/A
Minimum Rear Yard (feet)	25 ⁵	25 ⁵	25 ⁵	25 ¹¹	25	25	N/A	N/A
1-st. Det. Accessory Building	5	5	5	25	25	20 ⁷	N/A	N/A
Maximum Lot Coverage ⁸ (%)	30	30	30	50	40	40	80	80
Maximum Floor Area Ratio	15 ¹⁴	0.5 ¹⁴	0.9	.35 ¹⁰	0.35	0.4	0.4	2.4
Space between Buildings (feet) for buildings erected, moved, or added after January 22, 1990	10	10	10	15	15	10	15	N/A

* Dimensional requirements for each planned residential or commercial development to be specified in the Special Permit

** If a semi-detached or multi-family dwelling occupies several lots in the same ownership, this Table of Dimensional Requirements shall apply as if such lots constituted a single lot.

Dimensional Requirements

FOOTNOTES TO TABLE OF DIMENSIONAL REQUIREMENTS

- *1. (Applies to GR General Residence District):
 - a. Frontage: 50 feet, except 90 feet for a two-family home.
 - b. Lot Width at front and rear building lines: 90 feet for a two-family home, except 50 feet for a single family home.
 - c. Lot Area: 11,000 square feet, except 7,500 square feet for a single-family home.
- *2. 10 feet for any part of a building within 200 feet of a residence district boundary abutting on the same street, measured parallel to said street, and 20 feet from Ames St. north of Charles River, Washington St. north of Wigwam Brook, and Court St.
- *3. If a semi-detached or multi-family dwelling occupies several lots in the same ownership, this Table of Dimensional Requirements shall apply as if such lots constituted a single lot.
- *4. Minimum lot frontage and area shall not apply to any lot recorded by plan or deed in the Norfolk Registry of Deeds or filed with the Land Court prior to passage of Article 57 of the 1973 Town Meeting, if in an RDO district, or Article 40 of the 1963 Town Meeting, if in an LMA, LMB, RDO, or HB district.
- *5. In SRA, SRB, and GR districts, the required minimum side yard shall be 10 feet and the required minimum rear yard shall be 20 feet for any lot established by a recorded plan or deed prior to adoption of Article 12 of the 1989 Annual Town Meeting.
- *6. In LB districts, no side or rear yard shall be required for buildings on lots established by plan or deed before January 1, 1970.
- *7. The minimum 20 feet rear yard in LB districts applies to dwellings only.
- *8. Lot coverage applies to buildings and structures, and not to paved ground level surfaces.
- *9. GR dimensional regulations apply to one- and two-family dwellings located in CB and GB districts, including Note *1, provided that the Board of Appeals may grant exceptions from such requirements by Special Permit, for lots established by plan or deed recorded before 1-1-1995, if compliance would entail practical difficulties and the exception would have no adverse effect on nearby properties.
- *10. In the RDO district, the Planning Board may, by Special Permit, grant an increase in Floor Area Ratio to 0.40 for projects which have frontage on a major highway and which will result in the consolidation of two or more lots, upon determination by the Board that the resulting development will better serve traffic safety and visual clarity than would development on the existing lots at the otherwise allowable floor area ratio.
- *11. In addition, in the RDO district, no portion of a building for a use not allowed in a Single or General Residence district shall be closer to such district than 40 feet or, if greater, the height of that building.
- *12. The minimum lot width for the required front yard in the SRA, SRB, and GR districts shall be equal to the minimum frontage requirement.
- *13. 150 feet in the SRA district for lots created after the adoption of Article 24, at the Town Meeting, April 10, 2000.
- *14. These Floor Area Ratios apply only to one and two family residential dwellings.