



Welcome to  
**DEDHAM**  
*Massachusetts*

PLANNING & ZONING DEPARTMENT

MBTA COMMUNITIES (MGL c. 40A § 3A)

# Development in Dedham at a Glance

Presented by  
Planning & Zoning Department    March 2022



# What is this?

Anyone who spends time exploring Dedham's various neighborhoods and village centers will come to realize the town comprises a great diversity of development patters. As a town, Newton values its rich historical character and overall high quality of life.

*Development in Dedham at a Glance* is a working library of residential and mixed-use buildings in Dedham at different scales that visualize and help us understand different levels of density.

This analysis is a starting point to better portray there is not a one size fits all approach to complying with recent State legislation.



# Why are we doing this?

In January 2021, Governor Baker signed an omnibus economic development package, which notably included the Housing Choice zoning reforms. The package included a new multi-family zoning requirement for MBTA communities (Section 3A), which Dedham is one of, where at least one zoning district of reasonable size permits multi-family housing by-right meeting the following criteria:

**01**

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**Minimum gross density of 15 units per acre**

**02**

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**Not more than 0.5 miles from a commuter rail station, subway station, ferry terminal or bus station.**

**03**

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**No age restrictions**

**04**

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**Suitable for families with children**

Thinking about actual buildings or developments in units per acre can be abstract and confusing. To better understand what this density actually looks like on the ground, staff is compiling building examples in Dedham with the intent to show that allowing a variety of building types is already common in Dedham, many with small footprints, could bring Dedham into compliance if allowed by right.



# Density (units per acre) Requirement

The draft guidelines define gross density as "a units-per-acre density measurement that includes land occupied by public rights-of-way and any recreational, civic, commercial and other nonresidential uses."

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However, looking at existing buildings and lots is a good place to start to better understand the variety of multi-family building types that could contribute to a compliant zoning district.

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This document calculates density at a lot level, which is not the same as the density requirement within Section 3A



# Building Categories

**1-3 UNITS**



**4-9 UNITS**



**10-24 UNITS**



**25+ UNITS**



Source: Dedham's Assessor's Database





# Important Resources

The Housing Choice zoning reform amendments can be found in the following document:

<https://www.mass.gov/doc/chapters-40-40a-40r-40s-redline-of-amendments-contained-in-h5250/download>

DHCD released draft guidelines, to be finalized in summer 2022, for determining compliance with Multi-Family Zoning Requirement for MBTA Communities:

<https://www.mass.gov/info-details/draft-compliance-guidelines-for-multi-family-districts-under-section-3a-of-the-zoning-act#8-location-of-districts->



# Category: 1-3 Units



<b>Address</b>	<b>27 Pine Street</b>
<b>Year built</b>	<b>2020</b>
<b>Lot size (acres)</b>	<b>0.28</b>
<b># of units</b>	<b>2</b>

**7 Units / Acre**



# Category: 1-3 Units



<b>Address</b>	<b>122 -124 Milton Street</b>
<b>Year built</b>	<b>2020</b>
<b>Lot size (acres)</b>	<b>0.22</b>
<b># of units</b>	<b>2</b>

**9 Units / Acre**





# Category: 1-3 Units

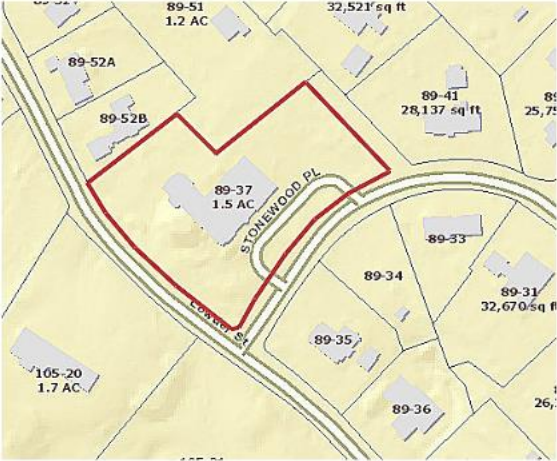


<b>Address</b>	<b>160 Harding Terrace</b>
<b>Year built</b>	<b>1920</b>
<b>Lot size (acres)</b>	<b>0.12</b>
<b># of units</b>	<b>3</b>

**25 Units / Acre**



# Category: 4-9 Units



<b>Address</b>	<b>219 Lowder Street</b>
<b>Year built</b>	<b>2020</b>
<b>Lot size (acres)</b>	<b>1.5</b>
<b># of units</b>	<b>7</b>

**5 Units / Acre**

Source: Dedham's Assessor's Database



# Category: 10-24 Units



<b>Address</b>	<b>37 Arcadia Avenue</b>
<b>Year built</b>	<b>1969</b>
<b>Lot size (acres)</b>	<b>1</b>
<b># of units</b>	<b>13</b>

**13 Units / Acre**



# Category: 4-9 Units

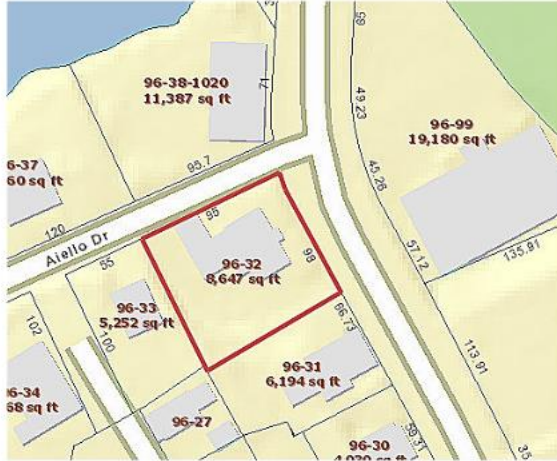


Address	114 Bussey Street
Year built	2020
Lot size (acres)	0.48
# of units	8

**17 Units / Acre**



# Category: 4-9 Units

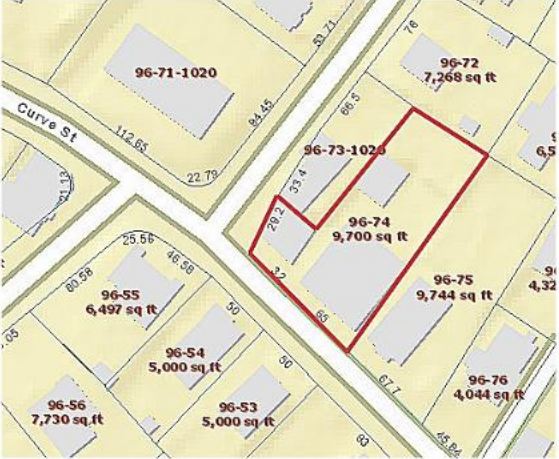


<b>Address</b>	<b>193 Bussey Street</b>
<b>Year built</b>	<b>1900</b>
<b>Lot size (acres)</b>	<b>0.20</b>
<b># of units</b>	<b>4</b>

**20 Units / Acre**



# Category: 4-9 Units



<b>Address</b>	<b>29 Curve Street</b>
<b>Year built</b>	<b>2020</b>
<b>Lot size (acres)</b>	<b>0.22</b>
<b># of units</b>	<b>5</b>

**23 Units / Acre**



# Category: 10-24 Units



<b>Address</b>	<b>47 Village Avenue</b>
<b>Year built</b>	<b>2003</b>
<b>Lot size (acres)</b>	<b>2.5</b>
<b># of units</b>	<b>24</b>

**10 Units / Acre**



# Category: 25+ Units

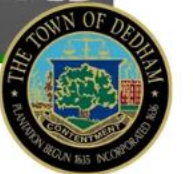


<b>Address</b>	<b>978 Providence Hwy</b>
<b>Building Type</b>	<b>Mixed-use</b>
<b>Year built</b>	<b>2020</b>
<b>Lot size (acres)</b>	<b>1.30</b>
<b># of units</b>	<b>48</b>

**37 Units / Acre**

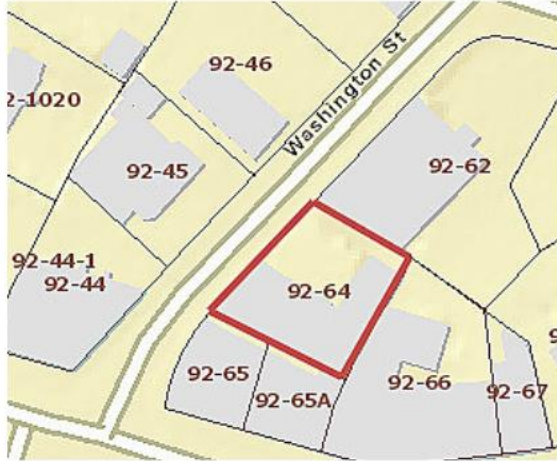
Source: Dedham's Assessor's Database

Page | 16



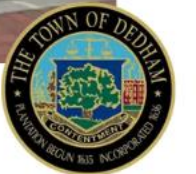


# Category: 25+ Units



<b>Address</b>	<b>360 Washington Street</b>
<b>Year built</b>	<b>2020</b>
<b>Lot size (acres)</b>	<b>0.28</b>
<b># of units</b>	<b>27</b>

**97 Units / Acre**



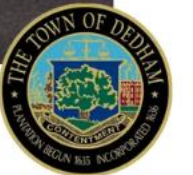
# Category: 25+ Units



<b>Address</b>	<b>1000 Presidents Way</b>
<b>Building Type</b>	<b>Apartments</b>
<b>Year built</b>	<b>2005</b>
<b>Lot size (acres)</b>	<b>11.7</b>
<b># of units</b>	<b>300</b>

**26 Units / Acre**

Source: Dedham's Assessor's Database



# Category: 25+ Units



<b>Address</b>	<b>250 Station Circle</b>
<b>Building Type</b>	<b>Apartments</b>
<b>Year built</b>	<b>2007</b>
<b>Lot size (acres)</b>	<b>9.5</b>
<b># of units</b>	<b>285</b>

**30 Units / Acre**

Source: Dedham's Assessor's Database

