

March 2, 2023

Compliance Roadmap:

Multi-Family Zoning Requirement for MBTA Communities in Dedham

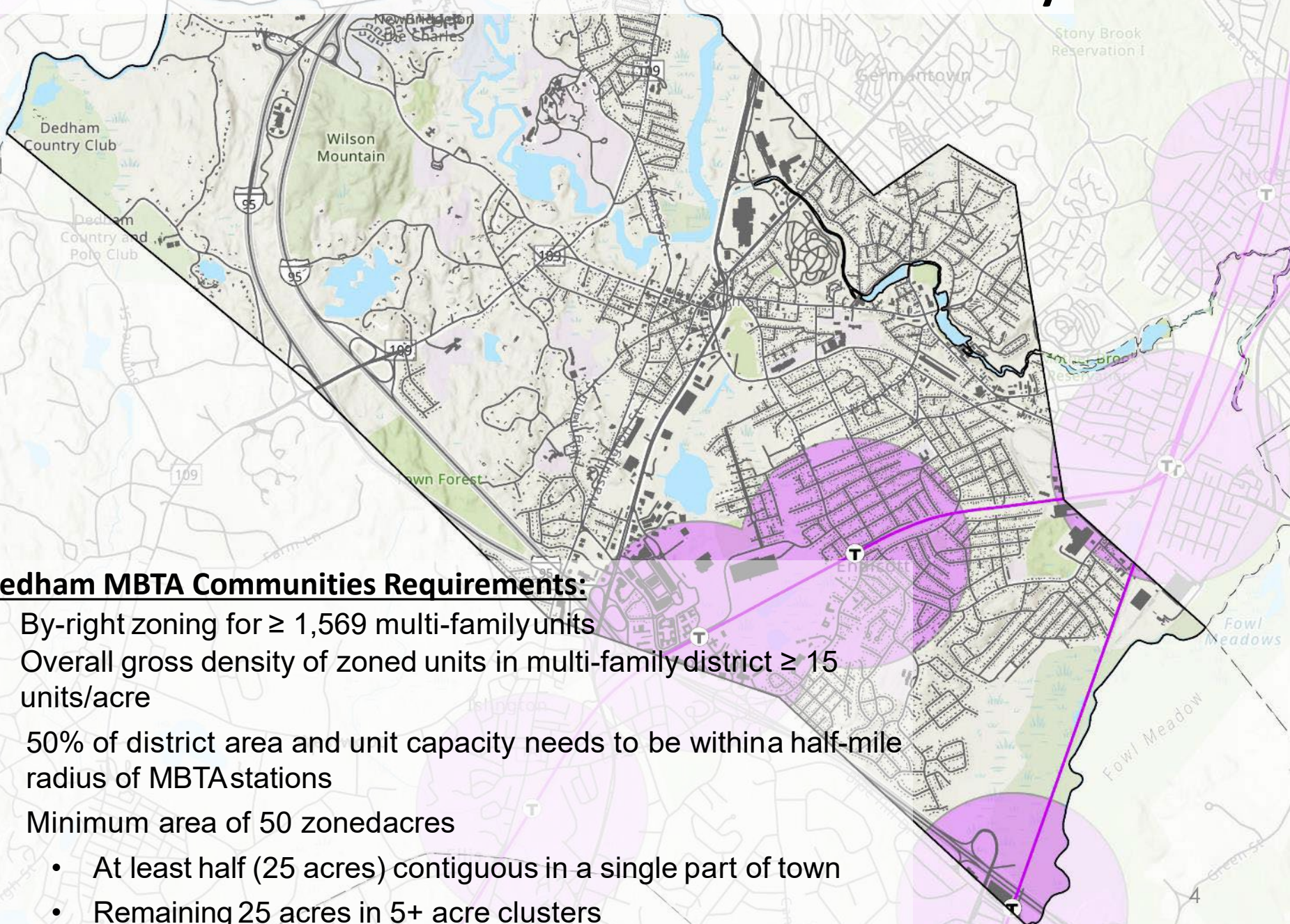
Massachusetts General Law Ch.40A, Section 3A: Multi-Family Zoning Requirement for MBTA Communities

- At least 1 district of reasonable size in which multi-family housing is permitted as of right
- Minimum gross density of 15 units per acre
- Located not more than 0.5 miles from a commuter rail station, subway station, ferry terminal or bus station, if applicable.
- A community that fails to comply with this section shall not be eligible for funds
 - Housing Choice Initiative
 - Local Capital Projects Fund
 - MassWorks

Summary of work to date

- Preliminary Select Board & Planning Board Discussion (March 2021)
- Follow-up Select Board & Planning Board Discussion (March 2022)
- Issued “MBTA Communities Impact Analysis” RFQ in April 2022
- Hired consultant Stantec in June 2022
- Presentation by Stantec at 11/9/22 & 1/11/23 Planning Board meetings
- Town submitted “Action Plan” for proposed compliance in January 2023
- Planning Board submitted Spring 2023 Town Meeting zoning articles to establish a “Multi-Family Housing Overlay District”

Dedham is a Commuter Rail community



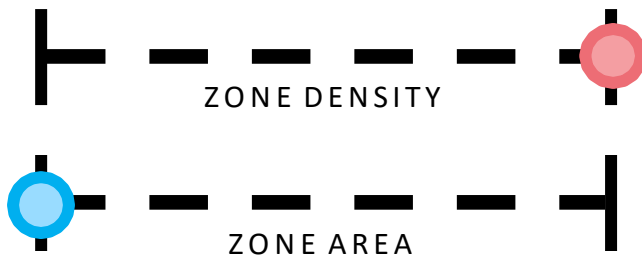
Dedham MBTA Communities Requirements:

- 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

Communities can optimize for area or density:

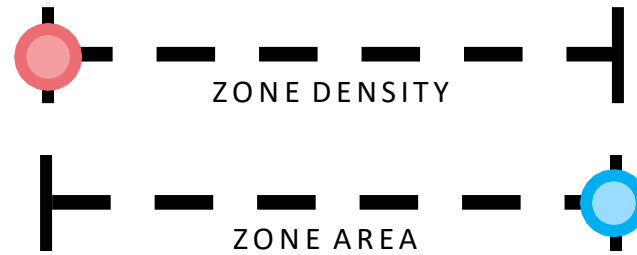
SMALL AREA

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

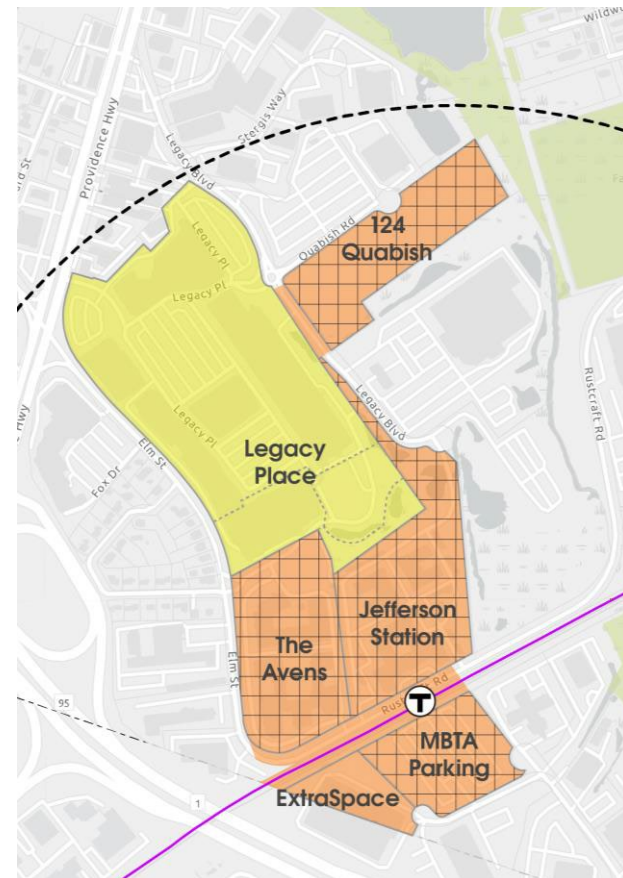
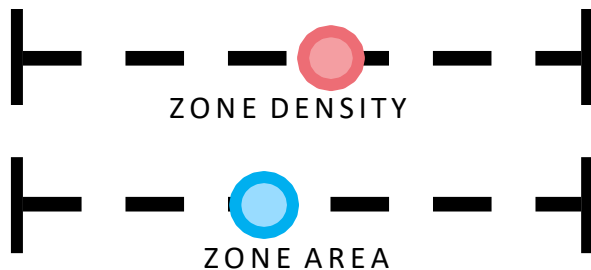
If Dedham were to only zone for the **minimum allowed unit density** (15 units/acre), the district would need to be closer to **110 acres**.



The Planning Board articulated a preference for optimizing for small area, with some portion of the proposed scenario zoned for minimum compliant density.

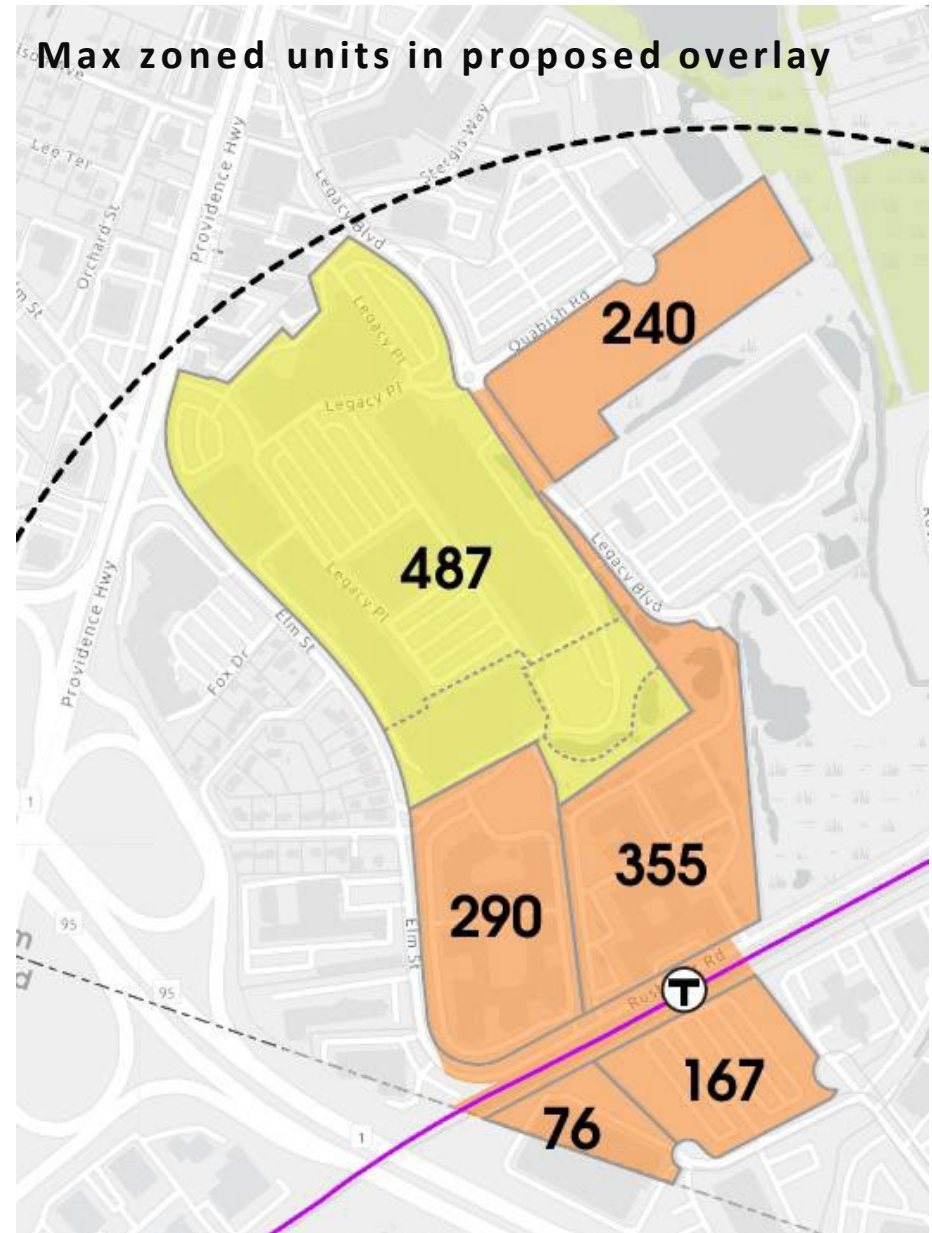
Mostly optimizing for small area, with some compromise:
Two overlays of varying densities, one at the minimum required density.

The overlays have an overall density of 22 units/acre, for a total area of 74 acres.



PROPOSED SCENARIO

	Existing use	Units/ Acre	Max zoned units
Higher-density overlay	ExtraSpace Storage	30	76
	MBTA Parking Lot	31	167
	Empty lot at 125 Quabish	30	240
	Jefferson at Dedham Station	30	355
	The Avens	31	290
Min-density overlay	Legacy Place (3 parcels)	15	487
	Total	22.4	1,615



WHY HERE?

There is a precedent of higher-density multi-family development near the Dedham Corporate Center station.

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

The Avens (formerly The Avalon)

Near Dedham Corporate Center
30 units per acre



124 Quabish

Across from Legacy Place
37 units per acre



How do communities ensure their multi-family district is compliant?

DHCD has provided **standardized GIS data and a compliance model** for communities to use to ensure that communities pursuing compliance are measuring district density and capacity consistently.

The model is built for 175 diverse communities; as a result, not all of its necessary assumptions make sense for a place like Dedham. DHCD describes the model and its outputs as a **"policy tool" rather than an exact estimate.**

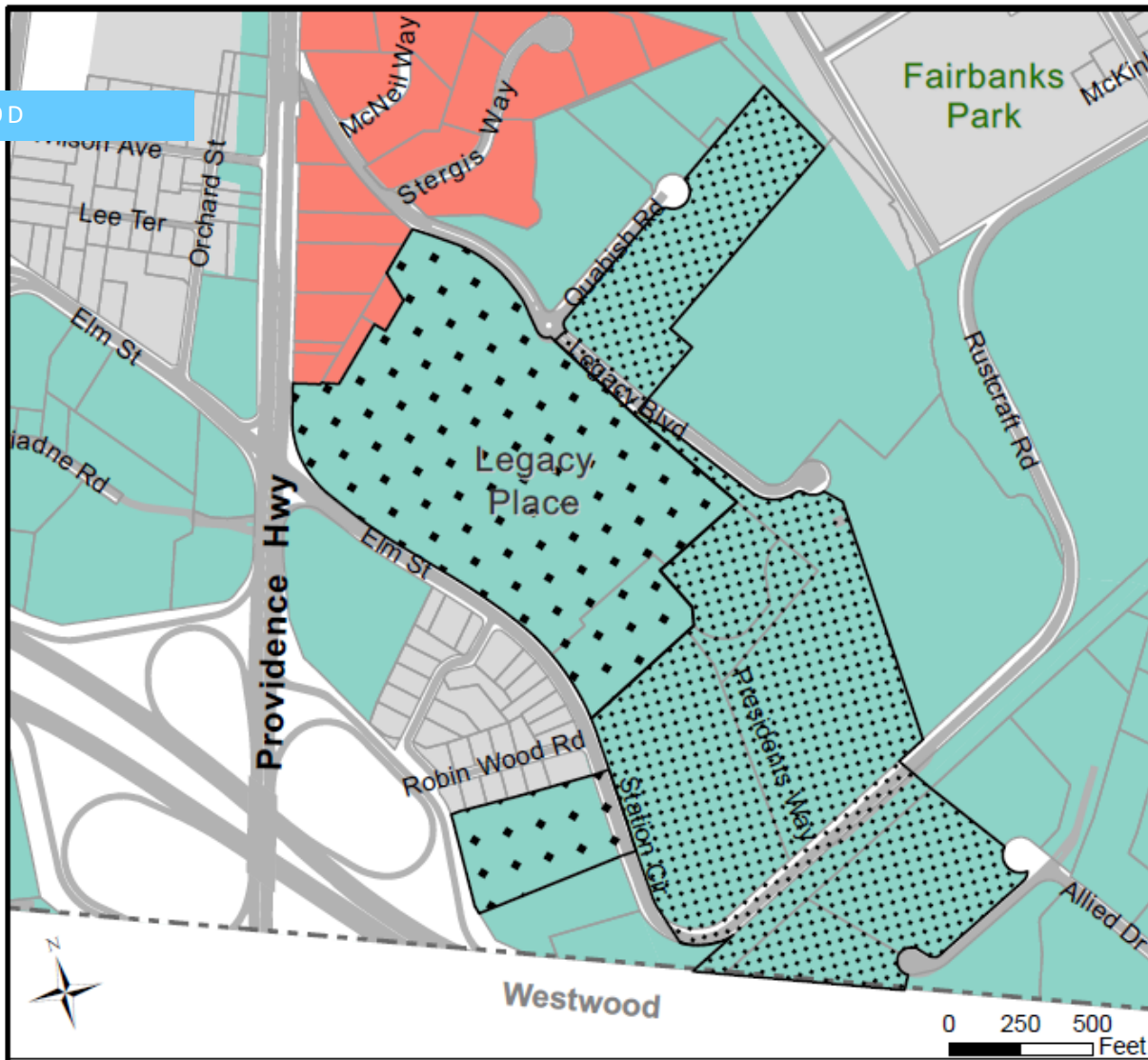
Categories	Notes	District #	1	2
District Name		Higher Density		Minumum Density
1. Allowable Residential Building Types				
Question Guidance	Does this zoning district allow the residential building types listed to the right? (Use the drop-down boxes to answer in the Y/N column.)	Building type and density	Y/N	Please explain your response.
INFO: Some zoning ordinances/ bylaws have restrictions on lot size, building height, open space, and parking by the type of residential unit.		Three-family?	Y	Y
		Four-family?	Y	Y
		Five or more dwelling units per lot?	Y	Y
	If your zoning does not have a maximum, leave this blank and explain.	What is the maximum number of units per lot?	No max.	No max.
	If your zoning allows conversion of single-family homes to more than one unit, please answer Y in the Y/N column, and provide the maximum number of units (if applicable) in the Response column.			
2. Lot Sizes				
Question Guidance	The size of the minimum lot in this district. If there is no minimum, enter 0.	Dimensional Standards	Value	Please explain your response.
INFO: Lot size helps determine the number of units that can be built by providing input into the Building Types		Minimum Lot Size (in square feet)	43560	43560
INFO: See note	Some regulations have a base lot size for the first dwelling unit and a requirement for additional square feet for each additional unit. If that is true of your community, please enter those	Base Minimum Lot Size (in square feet)		
		Additional Lot Square Footage by Dwelling Unit (in square feet)		
Question Guidance	Please indicate any requirements for lot size in square feet based on the building type and provide an explanation in the Response column. If you have a district-wide minimum lot area per dwelling unit, please add that in <i>Section 5: Restrictions on Dwelling Units</i> .	Building type and lot size	Value	Please explain your response.
		Three-family (in square feet)		
		Four-family (in square feet)		
		Five or more dwelling units per lot (in square feet)		
3. Restrictions on Building Volume				
INFO: Building volume (footprint x height) helps determine the number of units that can be built.		Dimensional Standards	Value	Please explain your response.
3.a. Height	If the building height is in feet, please convert to stories based on the requirements in the building code or your zoning definitions. Add the number of feet to the Response column.	Building Height (in stories)	4	4

Next steps

Immediate next steps:

- Stantec to submit **final report** in early March 2023
- Planning Board submitted Article 14 for Spring 2023 Town Meeting:
 - New **Multi-Family Housing Overlay District** (MFHOD)
- Deadline for zoning adoption and submission of materials: 12/31/2024

PROPOSED MFHOD



Proposed Multi-Family Housing Overlay District

- MFHOD-1 (Low Density)
- MFHOD-2 (High Density)

Zoning Districts

- Highway Business
- Research Development & Office
- Single Residence B

Prepared for the Planning & Zoning Department by the Engineering Department GIS Division
February 2, 2023

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