Welcome! and Overview

Thank you for taking the time to engage with the Designing Dedham 2030 Master Plan! The team of planners at the Metropolitan Area Planning Council (MAPC) has prepared a brief set of maps, facts and figures in this PDF to give you an orientation to the topics of the master plan. This information is intended to give you a sense of the current status of these elements in the town and to offer some context so that you can provide your thoughts and feedback in two surveys:

The first survey gathering your feedback is the **Initial Community Survey**. It is focused on higher level feedback regarding values, vision, and priorities in the Town of Dedham. *Please visit that survey here:*


The second survey gathering your feedback is the **Virtual Visioning Workshop Feedback**. It is focused on feedback within each element to help us understand important challenges and opportunities within each topic. *Please visit the survey here:*

Community Engagement

The starting point for the Master Plan is the community of residents. Through this process we will be trying to reach as broad and representative a population as possible. Below is current information about the demographics of the Town of Dedham.

Population Density

Data Analysis from the recently completed Dedham Housing Study (2019):

- **TOTAL POPULATION**: 25,377
- **MEDIAN AGE**: 43
- **63% FAMILY HOUSEHOLDS**
- **37% NON-FAMILY HOUSEHOLDS**
- **AVERAGE HOUSEHOLD SIZE (2017)**: 2.43

Legend

<table>
<thead>
<tr>
<th>Number of People per Acre</th>
<th>1.1 - 2.4</th>
<th>2.5 - 5.6</th>
<th>5.7 - 8.0</th>
<th>8.1 - 9.7</th>
<th>9.8 - 12.8</th>
</tr>
</thead>
</table>

- *Increase in family households*:
  - 3% increase in family households
  - 10% increase in single-person households
  - 2% increase in seniors living alone
  - Average household size increased by 7%
The master plan is applicable to the entire Town and must respond to the individual characteristics of each distinct area and neighborhood. The residential neighborhoods and their characteristics are depicted below. The Community Vision provides a high level statement that ties each of these unique places together.
The land use patterns are a reflection of the town’s history and evolution. The locations of places of work and commerce are closely connected to the infrastructure and transportation. The open space and conservation areas relate directly to the natural resources and systems of the town. Residential uses have filled in the areas in between with a variety of neighborhood types.
The distinct and varied neighborhoods of Dedham provide a variety of housing types for the residents of the town. However, Dedham has fewer small to mid-sized housing options like most communities throughout the country that lack “missing middle” housing. And in every neighborhood in Dedham, there is a mismatch between the size of housing units (number of bedrooms in a home) and the size of households (number of people in a home). Like most of Greater Boston, housing costs in Dedham are high. A scan of online rental listings from 2018 showed a household seeking to rent a median priced home in Dedham would pay upwards of $2,000. And purchasing a home in Dedham requires large down payments (upwards of $76,000) that preclude many from owning a home in town. These are challenges that the town can work to address through this master plan in addition to the recently completed Dedham Housing Study (2019).

### Housing Units

<table>
<thead>
<tr>
<th>Total housing units</th>
<th>Owner-occupied</th>
<th>Renter-occupied</th>
</tr>
</thead>
<tbody>
<tr>
<td>10,246</td>
<td>69%</td>
<td>31%</td>
</tr>
</tbody>
</table>

### Median Rent

- **$1,546**
  - Median rental cost based on MLS Data provided by local realtors 2018-2019
- **$2,092**
  - Median cost of a one-bedroom apartment based on online rental listings from Craigslist and Padmapper

### Median For Sale Price

- **$520,200**
  - Single-family
  - 20% downpayment
- **$380,200**
  - Condominium
  - 20% downpayment

### Cost Burden by Income Level

<table>
<thead>
<tr>
<th>Income Level</th>
<th>Not cost burdened</th>
<th>Cost burdened</th>
<th>Severely cost burdened</th>
</tr>
</thead>
<tbody>
<tr>
<td>Higher-income &gt; 100%</td>
<td>-</td>
<td>4580</td>
<td>1090</td>
</tr>
<tr>
<td>Moderate-income &gt; 80%</td>
<td>494</td>
<td>518</td>
<td>48</td>
</tr>
<tr>
<td>Low-income &gt; 50%</td>
<td>554</td>
<td>543</td>
<td>205</td>
</tr>
<tr>
<td>Very low-income &gt; 30%</td>
<td>280</td>
<td>264</td>
<td>364</td>
</tr>
<tr>
<td>Extremely low-income</td>
<td>224</td>
<td>230</td>
<td>660</td>
</tr>
</tbody>
</table>

In Dedham, 2,268 low - to extremely low-income households are cost-burdened or severely cost-burdened.
What is considered affordable housing?

Rental or owner-occupied housing is “affordable” when it costs 30% or less of a household’s income.

And how is that different from deed-restricted Affordable Housing?

Deed-restricted Affordable Housing is for low-income households. Households pay no more than 30% of their income on housing.

What’s Area Median Income?

To determine housing eligibility for deed-restricted Affordable Housing, government programs use the Area Median Income (AMI):

AMI for Dedham + surrounding communities is $113,300

80% of the AMI in Dedham varies by household size, and is $80,300 for a 3-person household.

Half the households earn more than the median.

Half the households earn less than the median.

Subsidized Housing Inventory

There are 3,410 households in Dedham that are eligible for Affordable Housing. For these households there are 1,104 housing units on the town’s subsidized housing inventory.

So for every 3 eligible households, there is one unit on the town’s subsidized housing inventory. But since the subsidized housing inventory also includes a portion of market-rate rental units the need for Affordable Housing could be even greater.
Housing/Population Mismatch Dedham Neighborhoods

Source: Dedham Housing Study, 2019

- **West Dedham**: MISMATCH
  - 12% one-bedroom units
  - 51% one-person households
  - 1,276 Units
  - 59% Owner - 41% Renter
  - 2,297 Population

- **Dedham Village**: MISMATCH
  - 10% two-bedroom units
  - 47% two-person households
  - 497 Units
  - 69% Owner - 31% Renter
  - 1,139 Population

- **Riverdale**: MISMATCH
  - 15% one-bedroom units
  - 37% one-person households
  - 1,511 Units
  - 74% Owner - 26% Renter
  - 3,572 Population

- **Greenlodge, Sprague, Manor**: MISMATCH
  - 1% one-bedroom units
  - 21% one-person households
  - 2,034 Units
  - 94% Owner - 6% Renter
  - 5,386 Population

- **Oakdale**: MISMATCH
  - 28% one-bedroom units
  - 38% one-person households
  - 6,219 Units
  - 61% Owner - 39% Renter
  - 2,664 Population

- **East Dedham**: MISMATCH
  - 16% one-bedroom units
  - 32% one-person households
  - 17% four-bedroom units
  - 30% four-person households
  - 6,219 Units
  - 61% Owner - 39% Renter
  - 2,664 Population

Designing Dedham 2030

Housing

Source: Dedham Housing Study, 2019
Economic Development

Economic development in Dedham is driven by the centers of commercial and industrial activity. They are the source of many jobs for residents of Dedham and surrounding communities, contribute to a strong tax base, and support services, amenities, and commerce in the town.

### Economic Development Priority Areas

1. Norfolk Prison
2. Route 1 North/Old Dedham Mall
3. Dedham Square
4. Route 1 South
5. Sturgis Way Industrial Park
6. Legacy Place
7. Dedham Corporate Center
8. East Dedham Square
9. Milton Industrial Corridor
10. Readville Industrial Area

### Dedham Wages by Industry and Average Rent

<table>
<thead>
<tr>
<th>Industry</th>
<th>Monthly Wages</th>
<th>Average Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Finance &amp; Insurance</td>
<td>$0-$10,000</td>
<td>$2,092</td>
</tr>
<tr>
<td>Wholesale Trade</td>
<td>$0-$10,000</td>
<td>$2,092</td>
</tr>
<tr>
<td>Public Administration</td>
<td>$0-$10,000</td>
<td>$2,092</td>
</tr>
<tr>
<td>Information</td>
<td>$0-$10,000</td>
<td>$2,092</td>
</tr>
<tr>
<td>Real Estate &amp; Rental &amp; Leasing</td>
<td>$0-$10,000</td>
<td>$2,092</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>$0-$10,000</td>
<td>$2,092</td>
</tr>
<tr>
<td>Educational Services</td>
<td>$0-$10,000</td>
<td>$2,092</td>
</tr>
<tr>
<td>Health Care &amp; Social Assistance</td>
<td>$0-$10,000</td>
<td>$2,092</td>
</tr>
<tr>
<td>Retail Trade</td>
<td>$0-$10,000</td>
<td>$2,092</td>
</tr>
<tr>
<td>Transportation &amp; Warehousing</td>
<td>$0-$10,000</td>
<td>$2,092</td>
</tr>
<tr>
<td>Professional, Technical and Scientific Services</td>
<td>$0-$10,000</td>
<td>$2,092</td>
</tr>
<tr>
<td>Construction</td>
<td>$0-$10,000</td>
<td>$2,092</td>
</tr>
<tr>
<td>Accommodations &amp; Food Services</td>
<td>$0-$10,000</td>
<td>$2,092</td>
</tr>
</tbody>
</table>

### Dedham Economic Priority Area Facts

#### DEDHAM SQUARE
- 1,536 total employees
- $202,193 (in thousands of dollars) total revenue
- Professional, technical and scientific services is top industry

#### ROUTE 1 NORTH
- 1,471 total employees
- $255,806 (in thousands of dollars) total revenue
- Professional, technical and scientific services is top industry

#### ROUTE 1 SOUTH
- 2,056 total employees
- $603,530 (in thousands of dollars) total revenue
- Retail trade is top industry

#### LEGACY PLACE
- 1,421 total employees
- $222,840 (in thousands of dollars) total revenue
- Retail trade is top industry

#### MILTON INDUSTRIAL COMPLEX
- 446 total employees
- $169,517 (in thousands of dollars) total revenue
- Other services (except Public Admin) is top industry

#### EAST DEDHAM SQUARE
- 626 total employees
- $60,445 (in thousands of dollars) total revenue
- Retail trade is top industry

#### STURGIS WAY INDUSTRIAL PARK
- 30 total employees
- $10,094 (in thousands of dollars) total revenue
- Real estate is top industry

#### NORFOLK PRISON
- 347 total employees
- N/A total revenue
- Public administration is top industry

Sources: InfoGroup USA 2018
Transportation

The transportation infrastructure defines access and use in the Town. Dedham’s infrastructure supports all modes of transportation with vehicular access through the highway and local roadway network, transit access through commuter rail stations and bus lines, sidewalks and crosswalks for safe walking and bicycle infrastructure.

Transportation Infrastructure & Safety

Non-Motorist Crashes (2017-2019)
- Cyclist
- Pedestrian
- Other

Active Transportation Infrastructure
- Bike Lane, Existing
- Marked Shared-Lane, Existing
- Shared-Use Path, Existing
- Walking Trails
- MBTA Bus Stops
- MBTA Bus Routes
- MBTA Commuter Rail Station
- MBTA Commuter Rail Line
- Sidewalks

Transit Ridership: Commuter Rail

<table>
<thead>
<tr>
<th>Riders</th>
<th>Dedham Corporate Center</th>
<th>Endicott</th>
<th>Total Franklin Line</th>
</tr>
</thead>
<tbody>
<tr>
<td>6,000</td>
<td>1,000</td>
<td>1,000</td>
<td>1,000</td>
</tr>
<tr>
<td>5,000</td>
<td>1,000</td>
<td>1,000</td>
<td>1,000</td>
</tr>
<tr>
<td>4,000</td>
<td>1,000</td>
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<tr>
<td>3,000</td>
<td>1,000</td>
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<td>2,000</td>
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<td>1,000</td>
<td>1,000</td>
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</table>

2012: 19% Increase  2018: 6% Increase

Ridehailing Trips & Revenue Expenditure

- Dedham has witnessed a 36% increase in TNC trips from 2017 to 2018, 10% more than the state as a whole.
- Dedham receives $0.10 per ridehailing trip that originates within the Town’s limits. To date, these funds have been used to improve town-operated bus service.

<table>
<thead>
<tr>
<th>Trips</th>
<th>Year</th>
<th>Total Franklin Line</th>
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<tbody>
<tr>
<td>149,793</td>
<td>2017</td>
<td>1,000</td>
</tr>
<tr>
<td>204,011</td>
<td>2018</td>
<td>1,000</td>
</tr>
</tbody>
</table>

$35,380

Percentage of Household Vehicle Ownership

- A majority of households in Dedham own 1 or 2 vehicles.
- Vehicle ownership trends have remained fairly consistent over the last 15 years.

<table>
<thead>
<tr>
<th>Vehicles</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>13%</td>
</tr>
<tr>
<td>1</td>
<td>37%</td>
</tr>
<tr>
<td>2</td>
<td>34%</td>
</tr>
<tr>
<td>3</td>
<td>8%</td>
</tr>
</tbody>
</table>

**Natural, Historic, Cultural Resources**

The natural, historic, and cultural resources of the town are distributed through the town. They are essential to the Town’s identity, sense of pride, and community. The resources provide diverse recreation and social opportunities for residents of all ages and future generations.

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**Why a Scenic Road Bylaw?**

The purpose of the Scenic Road Bylaw is help the town maintain and enhance its rural, small-town character by ensuring that work done to trees and stone walls on the public right-of-way of scenic roads is done in a way that helps preserve the scenic, historic and aesthetic characteristics of the public right-of-way. Establishing a Scenic Road Bylaw is one of the action items in the Town’s 2009 Master Plan.

**What is the purpose of having a Demolition Delay Bylaw?**

A Demolition Delay Bylaw can be a very effective tool in helping to protect historically significant resources in the community. While a demolition bylaw, alone, cannot prevent demolitions indefinitely, the opportunity of delaying the demolition of a significant resource can often have a positive outcome. Generally, in a town with a demolition bylaw, a property owner requesting a demolition permit from the Building Department must first receive approval from the Historical Commission. If the Historical Commission determines that the building is preferably preserved, a delay period is imposed. The delay period provides a window of opportunity to consider other alternatives to the demolition of the building. There are many success stories in Massachusetts where a better solution is found. Nevertheless, after the delay period has expired, the Building Inspector can sign the demolition permit and demolition can proceed. A demolition bylaw cannot indefinitely prevent a demolition from occurring.

**What is the Community Preservation Act?**

The Community Preservation Act (CPA) is a state-wide legislation which allows communities to adopt a property tax surcharge. The surcharge is usually between 1-3%, starting above $100,000 in assessed value, and typically has exemptions for low-income and senior citizen households. The revenues from this surcharge are used for open space preservation, the creation of affordable housing, preservation of historic buildings and landscape, and the creation of recreational opportunities. 176 municipalities have adopted CPA to date. Dependent on the total number of communities in Massachusetts participating in the CPA and the number of deed transactions that generate fees for the fund, the state matches the town’s surcharge revenues. At least 10 percent of the Town’s revenue generated annually by the CPA must be spent or reserved specifically for historic preservation, open space, and community housing. The remaining funding can be distributed in whatever way a community decides.
Community Services and Facilities

A public facility is any municipal property improved for public community purpose or service, such as a town hall, library, police or fire station, parks and playgrounds, and schools. Services include municipal services and utilities. The locations of the community services and facilities across the Town are highlighted below.

Legend

Public Library
Local Police
County Sheriff
Fire Stations
Town Halls

Community Services

Some partner organizations also use community facilities. Community services include municipal services and utilities such as water or sewer service, solid waste facilities such as a transfer station or recycling center, and partner organization and contracted services such as public health, mental health, housing assistance, recreation, etc.
**Ames Building**  
(New Town Hall & Senior Center)  
Year Constructed: 2019

**New Public Safety Building**  
(Police, Fire, and EMS)  
Year Constructed: N/A

**Dedham Town Hall**  
Year Constructed: 1960's

**Central Police Station**  
Year Constructed: 1962

**Central Fire Station**  
Year Constructed: 1949

**East Dedham Fire Station**  
Year Constructed: ?

**Dunn Public Works Facility**  
Year Constructed: 1960's

**Recreation Department Garage**  
Year Constructed: 1960's

**Recreation Department Office**  
Year Constructed: ?

**Brookdale Cemetery Maintenance Building**  
Year Constructed: 1960

**Dedham Main Library**  
Year Constructed: 1886

**Endicott Estate**  
Year Constructed: 1905

**Endicott Branch Library**  
Year Constructed: 1920

**Early Childhood Education Center (ECEC)**  
Year Constructed: 2019

**Avery Elementary School**  
Year Constructed: 2012

**Dedham Middle School**  
Year Constructed: 2006

**Dedham High School**  
Year Constructed: 1959

**Riverdale Elementary School**  
Year Constructed: 1920

**Oakdale Elementary School**  
Year Constructed: 1920

**Greenlodge Elementary School**  
Year Constructed: 1955
The decision-making and coordination that occurs through the variety of elected, appointed, and volunteer boards, commissions, and committees is important to consider as part of the master plan effort to align the structure and communication of these entities with the community vision and to support implementation.

**Representative Town Meeting**

For the last 95 years the Town of Dedham has used the Representative Town Meeting form of Government. Dedham is one of 33 towns in Massachusetts that use the Representative Town Meeting to act as its lawmaking body. Dedham is comprised of 7 voting precincts that elect 273 to represent the townspeople at its Town Meeting. Town Meetings are held in the fall and spring and typical business includes the approval of the Annual Town Budget, selection of Town Officers, and amendment of Town By-Laws.

**Elected Boards and Commissions (9)**

- **Board of Selectmen**
  Serve as the chief executive office of the Town, formulating policy directives and guidelines for all Town agencies, oversees licensing, and makes appointments to Town offices, boards, and committees.

- **School Committee**
  Oversees Dedham’s public schools, by appointing leadership, reviewing and approving budgets, and setting school education goals and policies.

- **Planning Board**
  Studies and plans for the needs of the Town in relation to land uses and zoning for current and future real estate development.

- **Parks and Recreation Commission**
  Promotes physical education, play, recreation, sport and other programs for people of all ages.

- **Board of Library Trustees**
  Cares for and manages all aspects of the Town’s two libraries — the Main branch on Church St and the Endicott branch on Mt. Vernon St.

**Appointed Boards and Committees (21)**

- **Building, Planning and Construction Committee**
  Evaluates the building needs of the Town, examines the physical condition of all Town-owned buildings, and determines the need for constructing new buildings, or renovating or adding onto existing buildings.

- **Conservation Commission**
  Protects wetlands, water resources, and adjoining land areas in Dedham. Its powers are defined by Federal and State statutes and by Town Bylaws.

- **Education Committee**
  Oversees and supervises the design, construction, reconstruction, major alteration, renovation, enlargement, major maintenance, demolition, and removal of Dedham Public Schools’ buildings.

- **Public Service Recognition Committee**
  Takes nominations for the annual Public Service Recognition Award, which recognizes a Dedham citizen or citizens whose actions exemplify the spirit of public service.

- **Bylaw Review Committee**
  Reviews all proposed amendments to Town Bylaws (except those related to Town employees and land use and zoning matters) and makes recommendations prior to Town Meeting.

- **Council on Aging Board**
  Works to address the concerns and needs of aging residents.

- **Finance & Warrant Committee**
  Oversees and makes recommendations on all municipal financial matters, including the annual budget, financial management, policy, and planning.

- **Endicott Estate Commission**
  Oversees the historic buildings and property at 656 East Street, which were left to the Town by the late Katherine Endicott in 1969.

- **Cultural Council**
  Works to promote the arts and distributes funds for community-oriented arts, humanities, and science programs.

- **Capital Expenditures Committee**
  Reviews an annual report and makes recommendations on the Town’s five-year capital improvement plan and allocates funds for Town projects and studies.

- **Historic District Commission/Historical Commission**
  The official agent of municipal government responsible for historic preservation, contextual compliance, and regulatory design review within the designated local Historic Districts.

- **Sustainability Advisory Committee**
  Advises the Board of Selectmen, municipal departments and committees, and residents on strategies for advancing our local commitment to sound environmental practices.

- **Civic Pride Committee**
  Promotes civic pride and works to preserve and beautify public spaces in Dedham.

- **Design Review Advisory Board**
  Provides information, recommendations, and professional design review of proposed buildings and signage.

- **Human Rights Commission**
  Ensures that residents of the Town enjoy equal opportunity to participate in and enjoy life in the Town regardless of their race, color, ancestry, national origin, sex, sexual orientation, gender identity, age, religion, marital, family or military status, socio-economic status, ex-offender status, or disability.

- **Transportation Advisory Committee**
  Reviews Traffic Calming Request Forms to determine if they are eligible for potential traffic calming measures.

- **Commission on Disability**
  Advocates to improve access for persons with disabilities in commercial and public buildings, playgrounds, and schools.

- **East Dedham Revitalization Committee**
  Studies and proposes ways to improve the economics, land use, and natural and cultural resources of East Dedham.

- **Open Space and Recreation Committee**
  Conducts continuous review and oversight of the Dedham Open Space Plan.

- **Youth Commission**
  Supports students and young people and provides recreational and health programming.

- **Zoning Board of Appeals**
  Hears petitions for variances, special permits, and appeals/challenges to decisions made by the Building Commissioner or Planning Board.

**Volunteer Boards and Commissions (1)**

- **Coalition for Drug and Alcohol Awareness**
  Work to reduce and prevent youth (and adult) substance use by increasing community collaboration and by utilizing evidence based prevention strategies.
Zoning regulates the use of land, manages growth, and defines the scale and character of development. The current zoning regulations will be evaluated for consistency with the community’s vision for the Town.

### Summary of Dedham Zoning

The Town of Dedham has established (12) underlying zoning districts including (4) residential zoning districts and (8) nonresidential zoning districts. The Town has established (7) overlay districts with additional regulations for specific areas.

#### Residential Zoning Districts
- Single Residence A (SRA)
- Single Residence B (SRB)
- General Residence (GR)
- Senior Campus (SC)

#### Nonresidential Zoning Districts
- Administrative and Professional (AP)
- General Business (GB)
- Local Business (LB)
- Highway Business (HB)
- Central Business (CB)
- Research Development and Office (RDO)
- Limited Manufacturing Type A (LMA)
- Limited Manufacturing Type B (LMB)

### Zoning Map

Dedham, MA

**Zoning Districts**
- Central Business
- General Business
- General Residence
- Highway Business
- Local Business
- Limited Manufacturing
- Limited Manufacturing Type B
- Research Development & Office
- Senior Campus
- Single Residence A
- Single Residence B

#### Percentage of Land by Zoning District

- SRA: 35%
- SRB: 34%
- GR: 13%
- SC: 1%
- HB: 2%
- LMA: 6%
- LMB: .4%
- GB: .4%
- RDO: 5%
- HD: 2%

Data Sources: Town of Dedham, Metropolitan Area Planning Council (MAPC), Massachusetts Geographic Information System (MassGIS)
Public Health and Livability are interconnected with all of the other elements of the Master Plan. The health and wellness of a community is impacted by a dynamic set of variables that relate to the socioeconomics of the population, physical infrastructure and configuration of a town, and the network of services and resources available, among other factors. Here are examples of those interconnections:

**Housing Cost Burdened:**
Low Income and Older Adult Resident

<table>
<thead>
<tr>
<th>Housing Cost Burden Among Low Income Residents</th>
<th>15.7%</th>
<th>41.8%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low Income (&lt;80% AMI)</td>
<td>20.1%</td>
<td>20.6%</td>
</tr>
<tr>
<td>Very Low Income (&lt;50% AMI)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Extremely Low Income (&lt;30% AMI)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Public Health Connection**
Stable housing is an essential component of good health because when individuals live in a safe, affordable homes and communities, they can prioritize their health, better manage disease, and invest in their well-being.

**Percent of Population Living within 200 Meters of High Traffic Roads**

12.3% of Dedham residents live with 200 meters of a high-traffic road with more than 25,000 vehicles. This is higher than MA state average of 8.1%.

**Existing Health Conditions**

<table>
<thead>
<tr>
<th>Type of Chronic Disease</th>
<th>Deaths by Chronic Disease</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cancer</td>
<td>Dedham 21.5% MA 22.1%</td>
</tr>
<tr>
<td>Heart Disease</td>
<td>Dedham 21.8% MA 21.0%</td>
</tr>
<tr>
<td>Chronic Lower Respiratory Disease</td>
<td>Dedham 2.9% MA 4.8%</td>
</tr>
<tr>
<td>Diabetes</td>
<td>Dedham 3.8% MA 2.4%</td>
</tr>
</tbody>
</table>

**Public Health Connection**
High chronic disease rates can have negative impacts on a community such as high health care spending, reduced employee productivity, and negative impacts to the economy. Obese youth are more likely to remain obese as adults and more likely to develop chronic diseases later on life such as diabetes and experience other poor physical, social, and mental health outcomes.
Implementation

A Master Plan is only effective if it results in follow-up activity and completed actions. The Town has an excellent record of implementing previous master plan recommendations. The implementation progress is accounted for and any previous recommendations that remain incomplete will be evaluated for integration with this plan.

Previous Master Plan Implementation Progress by Topic Area

<table>
<thead>
<tr>
<th>Element</th>
<th>Rec's</th>
<th>Completed</th>
<th>Progress</th>
<th>No Action</th>
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</thead>
<tbody>
<tr>
<td>Public Health and Livability</td>
<td>2</td>
<td>0</td>
<td>0</td>
<td>2</td>
</tr>
<tr>
<td>Land Use</td>
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<td>4</td>
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<tr>
<td>Housing</td>
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<td>1</td>
<td>5</td>
</tr>
<tr>
<td>Economic Development</td>
<td>8</td>
<td>2</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>Transportation</td>
<td>10</td>
<td>1</td>
<td>3</td>
<td>6</td>
</tr>
<tr>
<td>Natural, Cultural, Historic</td>
<td>18</td>
<td>3</td>
<td>10</td>
<td>5</td>
</tr>
<tr>
<td>Community Services/Facilities</td>
<td>10</td>
<td>4</td>
<td>0</td>
<td>6</td>
</tr>
<tr>
<td>Governance</td>
<td>24</td>
<td>9</td>
<td>5</td>
<td>10</td>
</tr>
<tr>
<td>Zoning Bylaw and Map</td>
<td>4</td>
<td>2</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>89</strong></td>
<td><strong>22</strong></td>
<td><strong>27</strong></td>
<td><strong>40</strong></td>
</tr>
</tbody>
</table>

Previous Master Plan Implementation

In 2017, the Master Plan Implementation Committee reviewed the progress the Town had made on implementation recommendations. That information has been organized by the current Master Plan topics.

![Percentage of Recommendations by Topic]

Source: 2009 Master Plan Update prepared by the Master Plan Implementation Committee, May 15, 2017