

INITIAL DRAFT FOR DISCUSSION

The following initial draft topic strategies have been prepared by MAPC for discussion with the Master Plan Committee. The initial strategies are based on community feedback through survey responses, community meetings, and committee input. The initial draft topic strategies will be edited, refined, and improved with discussion and input from the Master Plan Committee, stakeholders interested in the topic, and the community through meetings to be held in the fall of 2021.

Land Use and Zoning

The big idea of the goals in Land use and zoning is to strengthen and connect the compact and walkable places in the town and to leverage each investment to improve livability in the town.

Goals with Committee Feedback Integrated (5/25):

1. Align town regulations, boards, and approval processes with the master plan vision and cross-cutting themes to implement the town's priorities
 - **Strategy 1.1:** Update the Dedham Zoning Bylaw to align with the goals and recommendations of this master plan with a focus on inclusion, equity, livability, quality of life, and walking and biking.
 - **Strategy 1.2:** Integrate principles and best practices of sustainable development into Dedham's development regulations and approval processes including new requirements for sustainable, resilient, and green building practices such as low impact development and green infrastructure.
 - **Strategy 1.3:** Review town regulations and approval processes to identify and remove barriers to inclusion and equity for future development and investments. Examine the impacts of general residency zoning in the Town and explore the needs of each neighborhood and the types of housing and neighborhood patterns that will be most beneficial for future generations (fewer people in each household, older households, expanded home ownership opportunities, etc).
 - **Strategy 1.4:** Review town regulations and approval processes to identify appropriate data and requirements to determine fiscal impact of development investment in order to advance fiscal responsibility in the town and to increase requirements for improvements and mitigation of impacts as part of development.
 - **Strategy 1.5:** Strengthen coordination and communication between development review and permit granting authorities including the Planning Board, Zoning Board of Appeals, and Building Department. Align across boards and departments to instill town priorities into the regulations and to develop a system of accountability and responsibility. Define a collaboration and learning culture for town boards and committees involved in the development process.

- i. Set up a yearly meeting between the Zoning Board of Appeals, Planning Board, Conservation Commission, and Design Review Advisory Board to identify overall goals and priorities
 - ii. Establish shared resources that would be helpful for all boards and committees
 - **Strategy 1.6:** Promote public understanding of the zoning bylaws, development processes, and relevant town boards.
- 2. Direct and manage growth more proactively in existing economic activity centers with specific plans for each area and neighborhood
 - **Strategy 2.1:** Undertake district planning processes for each area to define the specific vision and needed changes with the community. Document the results of this process and define changes to the zoning bylaw that would be consistent with the vision.
 - i. Provide general parameters for each area based on feedback from the master plan process. For example, transform Providence Highway into the next town neighborhood, add housing, and create new natural connections, “Dedham’s Emerald Necklace”, with the Charles River and Wigwam Pond.
 - **Strategy 2.2:** Modify zoning so that each neighborhood has regulations, requirements, and incentives specific to the needs of the neighborhood. Move toward zoning that is specific to each district or neighborhood and away from zoning that applies to multiple areas of the town. Approach the revisions through an equity lens so that each area is contributing to the unmet needs of the town.
 - **Strategy 2.3:** Leverage town-owned properties to catalyze the desired changes defined through district planning processes. Explore potential public private partnerships and long-term land leases to proactively advance priorities.
 - **Strategy 2.4:** Develop additional data sources and tools to identify land use patterns and trends in the town. For example, track vacancies and trends in vacancies (location, type, size) and work proactively to support solutions to emerging trends or to influence approvals processes for future investments.
 - **Strategy 2.5:** Prepare infrastructure for future challenges and to support future growth and evolution including climate change, infrastructure planning to maintain a high quality of life with increased density and traffic.
- 3. Advance preservation of natural and historic assets and elevate them as integral town features with improved access and amenities
 - **Strategy 3.1:** Explore new incentives and regulations to advance preservation and conservation of private assets and balance private investment with public access and amenities (explore providing exemptions to parking or other requirements that include preserving a historic structure, refining the planned residential development to enhance conservation, defining mitigation for development occurring adjacent to a natural asset, and regulating FAR in neighborhoods)

- **Strategy 3.2:** Leverage town-owned assets and properties to advance preservation and offer welcoming and inclusive amenities (inventory of town assets and amenities, define needed improvements, identify targeted assets that may be desirable and available for future town acquisition)
 - **Strategy 3.3:** Pilot and prioritize improved access and amenities at town-owned natural and historic assets including enhanced sidewalk or multimodal path connections, improved signage, benches and amenities near entrances, and ample bike racks. Expand access and amenity beyond town-owned assets including all town natural water features such as the Charles River, Neponset River, Mother Brook, and Wigwam Pond.
 - **Strategy 3.4** Strengthen use of preservation and conservation tools available to the town. Expand the number and breadth of historic districts in the town, define standard process led by the town to assess, inventory, and pursue protection of resources and establishment of districts. Support these efforts with consistent budgeting and strengthen town resources such as passing Community Preservation Act (CPA).
4. Leverage private development investments to advance the master plan vision and cross-cutting themes, mitigate impacts, uphold equal access, and optimize shared benefits
- **Strategy 4.1:** Fiscal responsibility and sustainability are important priorities for the town; review of new development should focus on mitigation of impacts for that development to provide a level of confidence that the investment is self-sustaining and contributes to any updates to surrounding infrastructure or amenities that may be required.
 - **Strategy 4.2:** Public and private partnerships should be explored to address future challenges that may be facing the town including supporting aging in the community and investing in new amenities such as an intergenerational community center. Explore unconventional approaches that may combine private development with a community facility
 - **Strategy 4.3:** Establish future desired vision and improvements in each neighborhood, local business district, and economic activity center and communicate these needs with the development community. All neighborhoods are impacted by development differently and have different needs. Overall, new investment should improve livability in the surrounding area. Where an investment can address disparities between neighborhoods, those disparities should be prioritized.
 - **Strategy 4.4:** Refine the review and approvals processes to define more clearly what is required of development in the town. The requirements may vary based on location, but would consistently mitigate impacts and could preserve or contribute to accessible green space, offer common or shared parking resources, integrate art, and support community contributions.

5. Strengthen compact neighborhoods and local business districts to enhance livability and walkability
 - **Strategy 5.1:** Encourage development investment in locations that walkable, mixed-use, transit-oriented, and bicycle-oriented locations that can reduce dependence on the automobile, increase density, reduce parking, and contribute more to pedestrian and bicycle amenities.
 - **Strategy 5.2:** Identify opportunities to add density in locations that would support local business districts, local amenities, and pedestrian and bicycle connections (This may include mixed-use development, townhouses, multifamily housing, or accessory dwelling units, all in locations consistent with the vision and needs of specific neighborhoods or districts.)
 - **Strategy 5.3:** Proactively invest in community amenities, housing, and uses that support all life stages and that contribute to livability for all ages, abilities, and backgrounds. For example, invest in housing types that support aging in place; create a network of parks that are within a 10-minute walk of any resident in town, and add activities and amenities that will attract people of all ages.
 - **Strategy 5.4:** Support small businesses and economic development processes with analyses, data, and community input. For example perform a market analysis to help identify needs for nonresidential ground floor uses, or help small businesses to align goods and services with the needs of the surrounding residents.

6. Focus growth and improvements strategically to support safe and convenient non-vehicular connections
 - **Strategy 6.1:** Require development investment that improves the characteristics of the surrounding public realm for pedestrians and bicyclists (provide generous and continuous sidewalks, provide streets with bike lanes, orient buildings to the street, conceal parking areas, and reduce curb cuts)
 - **Strategy 6.2:** Improve roadway configuration, regulation, and enforcement to equitably allocate infrastructure for all modes of transportation. Increase the likelihood that walking and biking feel safe and accepted, by reducing occurrences such as vehicles parking on sidewalks.
 - **Strategy 6.3:** Increase the public and private investments in non-vehicular infrastructure to improve and support multimodal access, create continuous connections for bicycle routes to transit and other destinations, add strategic and convenient locations for bicycle storage and shelter, provide benches, lighting, and trash receptacles to support walking, leverage town-owned land to add more walking paths in strategic locations.
 - **Strategy 6.4:** Explore complementary transportation options that may be supported by the town including a shuttle, bike share, scooter share, or other options to reduce dependence on the automobile.
 - **Strategy 6.5:** Advance public outreach efforts to influence travel choices and local transportation behavior to rethink how residents travel in town. The likelihood everyone needs a car may be reduced by encouraging multimodal options such as short walks to neighborhood businesses, services, and schools, bicycle trips to town

amenities, using transit for commuting trips, parking once and walking between multiple destinations, and other daily decisions that will encourage less dependence on the automobile reduce congestion, and mitigate the impacts of future growth and development.

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