

Article 80 Informational Session

Charlestown



**boston planning &
development agency**

March 30, 2017

Mission

The Boston Planning & Development Agency plans and guides inclusive growth in our city—creating opportunities for everyone to live, work and connect.

Through our future—Focused, citywide lens, we engage communities, implement new solutions, partner for greater impact and track progress.

Agenda

1. Article 80 of the Boston Zoning Code
2. Large Project Review (80B)
3. Impact Advisory Group (IAG)
4. Stakeholder Engagement/Involvement

Article 80 of the Boston Zoning Code

What is it?

- Adopted by the Boston Zoning Commission in 1996
- Provides certain requirements for the review of specific development projects in all of the neighborhoods of Boston
- Provides important opportunities for community involvement and feedback

Article 80 of the Boston Zoning Code

Development Review Sections

Article 80B- Large Project Review

Article 80D- Institutional Master Plan

Article 80E- Small Project Review

Article 80 of the Boston Zoning Code

Stakeholders & Respective Roles



Developer

Project proponent; work with stakeholders to address needs and/or issues



**boston planning &
development agency**

CoB/BPDA

Manage the public process associated with urban planning and development review

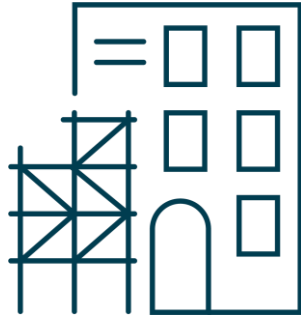


Resident

Provide feedback on the proposed project; offer suggestions relative to impact mitigation

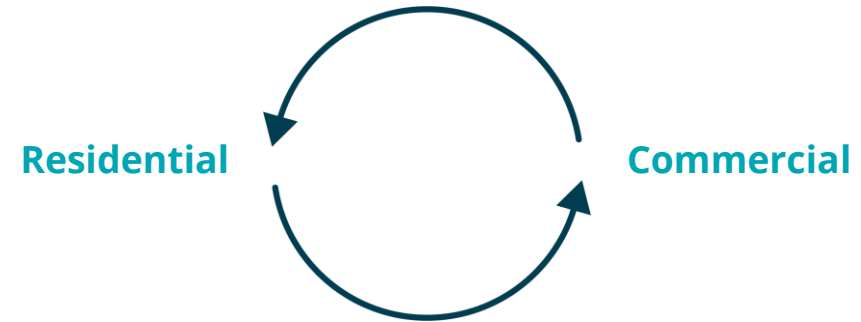
Large Project Review (80B)

When it is used?



New construction
exceeding 50,000
square feet

and/or



A change of use without
significant new construction
exceeding 50,000/100,000
square feet*

**100,000 square feet in the Downtown neighborhood*

- *Large Project Review may also apply to the substantial rehabilitation of an existing building $\geq 100,000$ square feet*

Large Project Review (80B)

Phase I: Pre-file Stage

Phase II: Under Review Stage

Phase III: Post Board Approval Stage

Large Project Review (80B)

Key Terms

LOI- Letter of Intent

The first document filed by a project proponent with the BPDA during the Article 80B process. This document summarizes the general details of the proposed project and triggers the nomination process for the formation of an Impact Advisory Group (IAG).

PNF - Project Notification Form

The second document filed by a project proponent with the BPDA during the Article 80B process. This document describes the features of the proposed project in detail and is available for public review and comment.

Scoping Session

A meeting hosted by the BPDA for the City's public agencies and project proponent. This meeting provides the project proponent with an opportunity to receive feedback from all the relevant agencies based on the PNF.

Scoping Determination

A BPDA document which may be issued during the Article 80B process after the filing of a PNF. If, after review of a project's PNF by the BPDA, city agencies, and the public, it is determined that additional information is required, the BPDA will issue a Scoping Determination which details which areas of the proposal require further study, to be included in a DPIR.

DPIR- Draft Project Impact Report

A document filed by a project proponent with the BPDA, if a Scoping Determination is issued by the BPDA. The DPIR includes detailed technical analysis of a project impacts and may be commented on by the BPDA, city agencies, and the public.

PAD- Preliminary Adequacy Determination.

A BPDA document which may be issued during the Article 80B process after the filing of a DPIR. If, after review of a project's DPIR by the BPDA, city agencies, and the public, it is determined that additional information is required, the BPDA will issue a Preliminary Adequacy Determination which details which areas of the proposal require further study, to be included in a FPIR.

FPIR- Final Project Impact Report

A document filed by a project proponent with the BPDA, if a PAD is issued by the BPDA. The FPIR includes more detailed analysis of project impacts and may be commented on by the BPDA, city agencies, and the public before the BPDA can issue its Adequacy Determination.

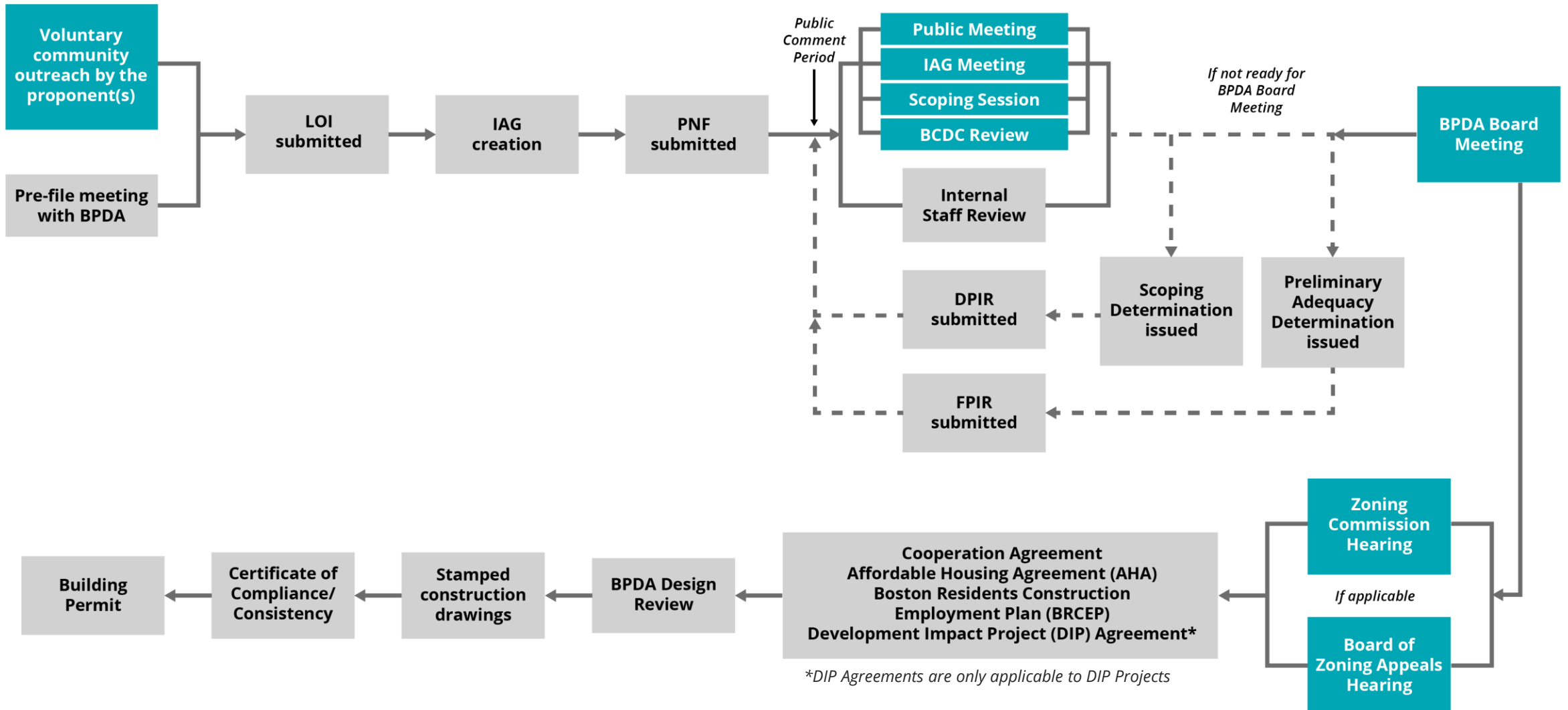
Adequacy Determination

A document issued by the BPDA when a project undergoing Article 80B review has fully addressed and mitigated its impacts as presented in a FPIR.

BCDC- Boston Civic Design Commission

An appointed commission which advises the BPDA and the City of Boston on the design of projects of special civic or urban design significance. The BCDC meets in regularly-scheduled public meetings to review project designs.

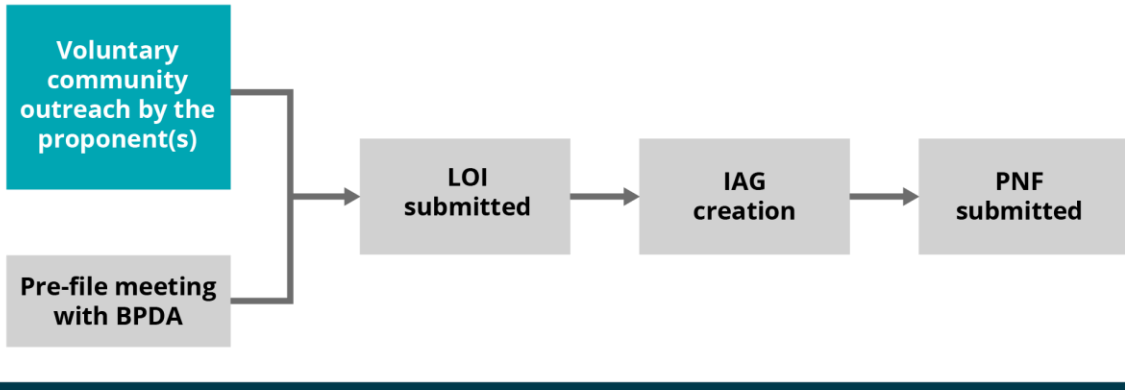
Large Project Review (80B)



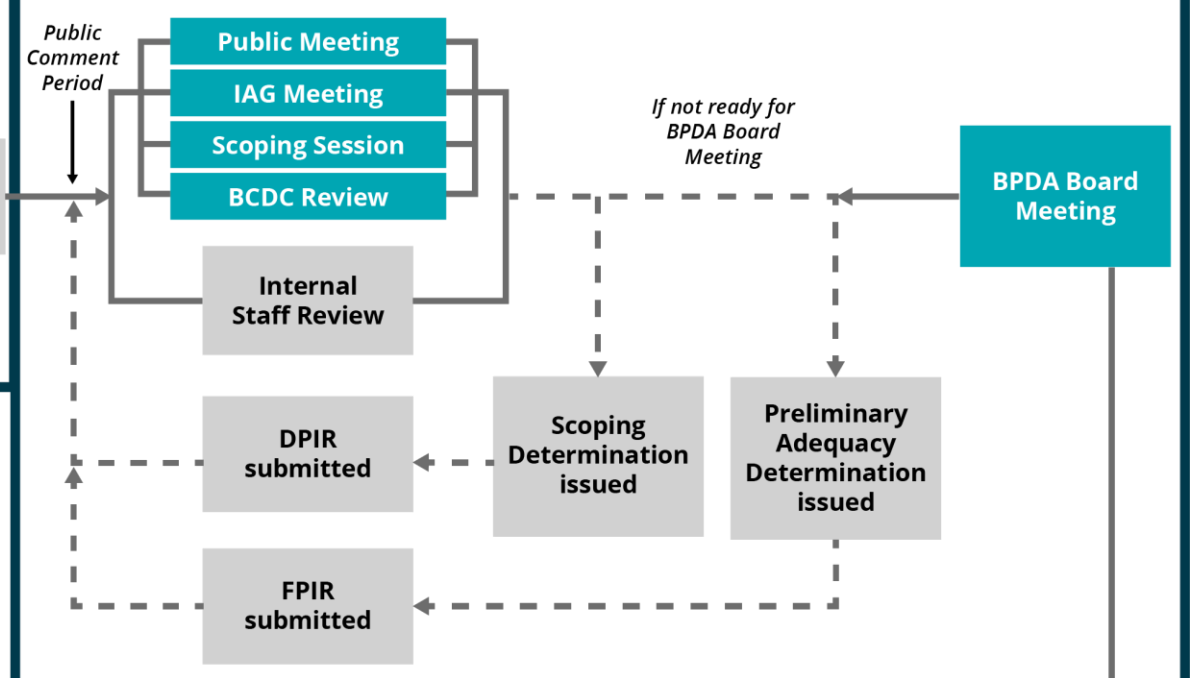
*DIP Agreements are only applicable to DIP Projects

Large Project Review (80B)

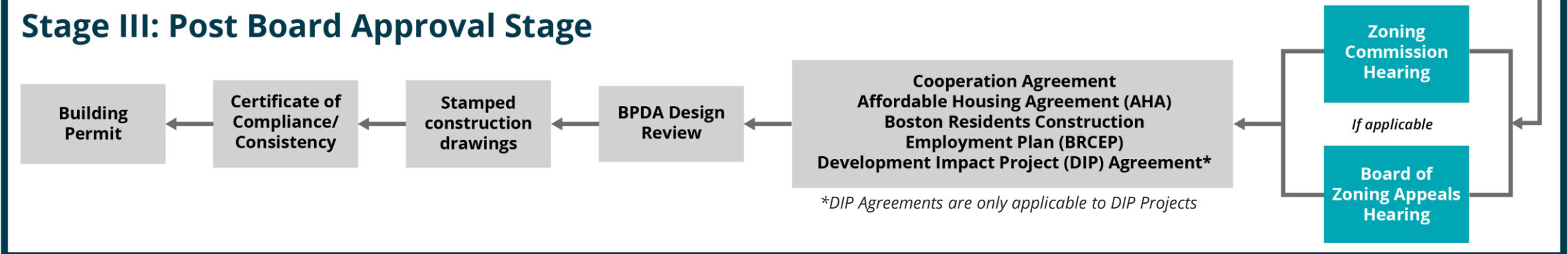
Stage I: Pre-file Stage



Stage II: Under Review Stage

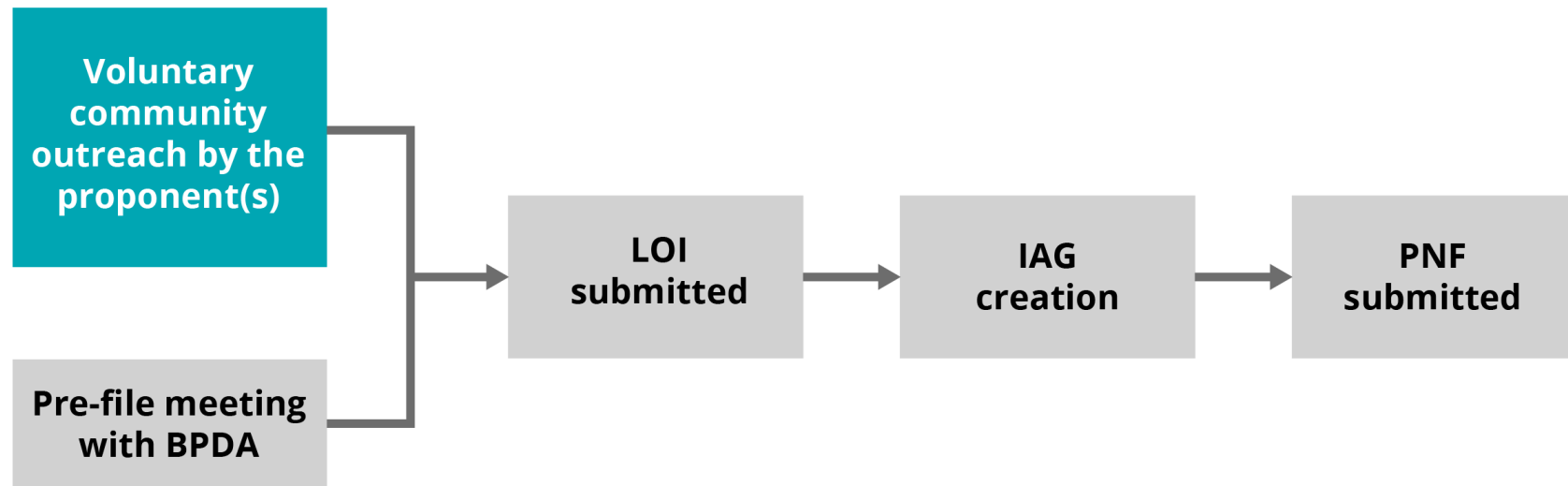


Stage III: Post Board Approval Stage



Large Project Review (80B)

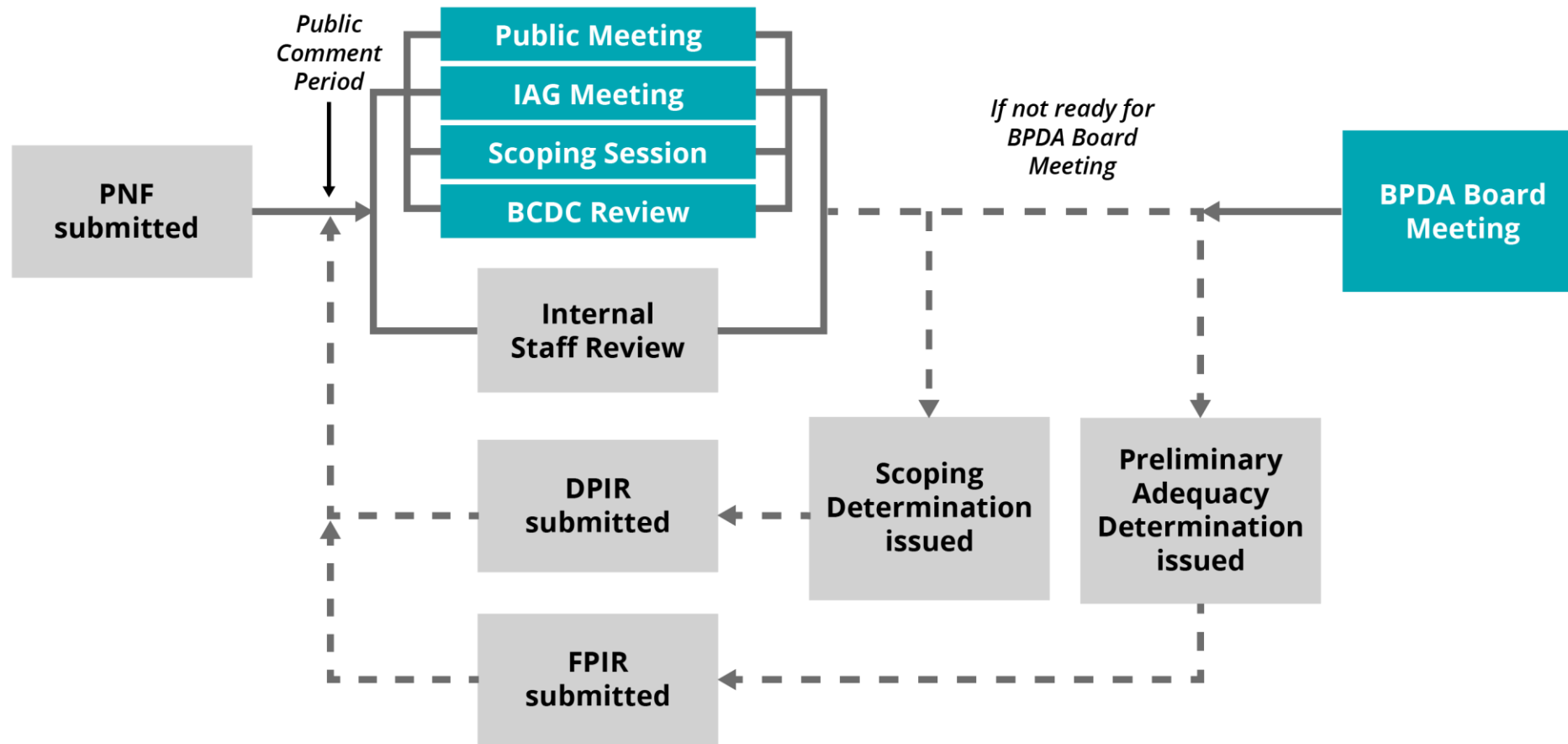
Process 1 of 3: Pre-file Stage



 Indicates opportunities for community members to participate in the process

Large Project Review (80B)

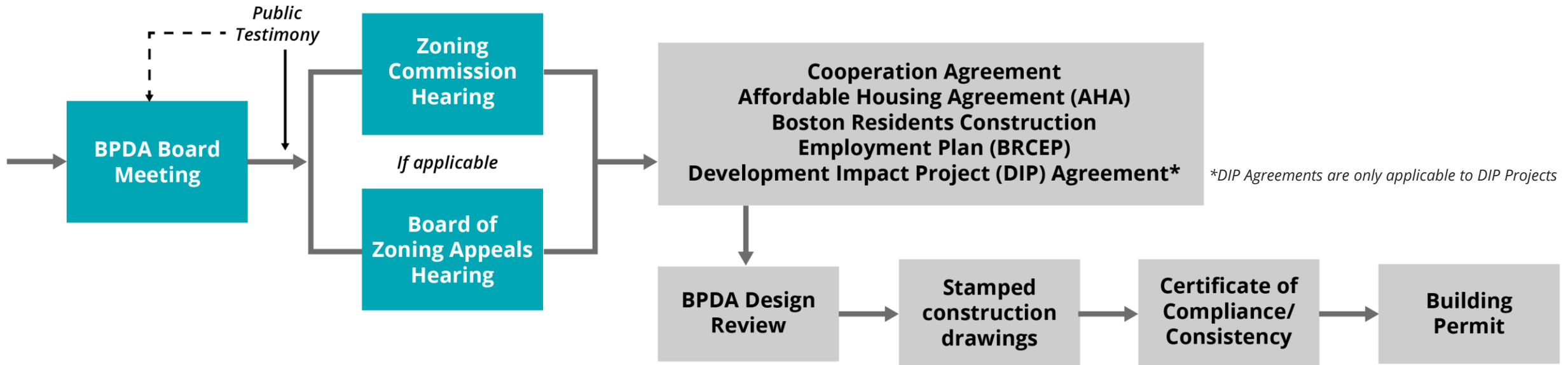
Process 2 of 3: Under Review Stage



 Indicates opportunities for community members to participate in the process

Large Project Review (80B)

Process 3 of 3: Post Board Approval Stage



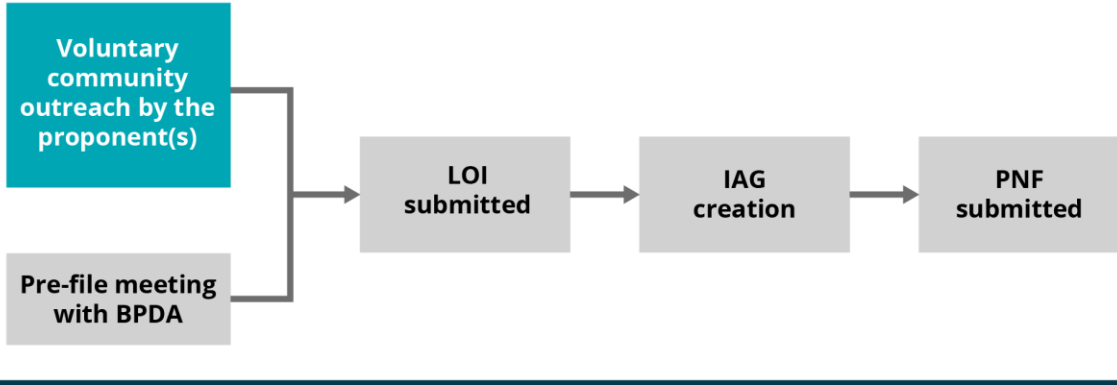
--- Public Testimony if Applicable

— Public Testimony Permitted

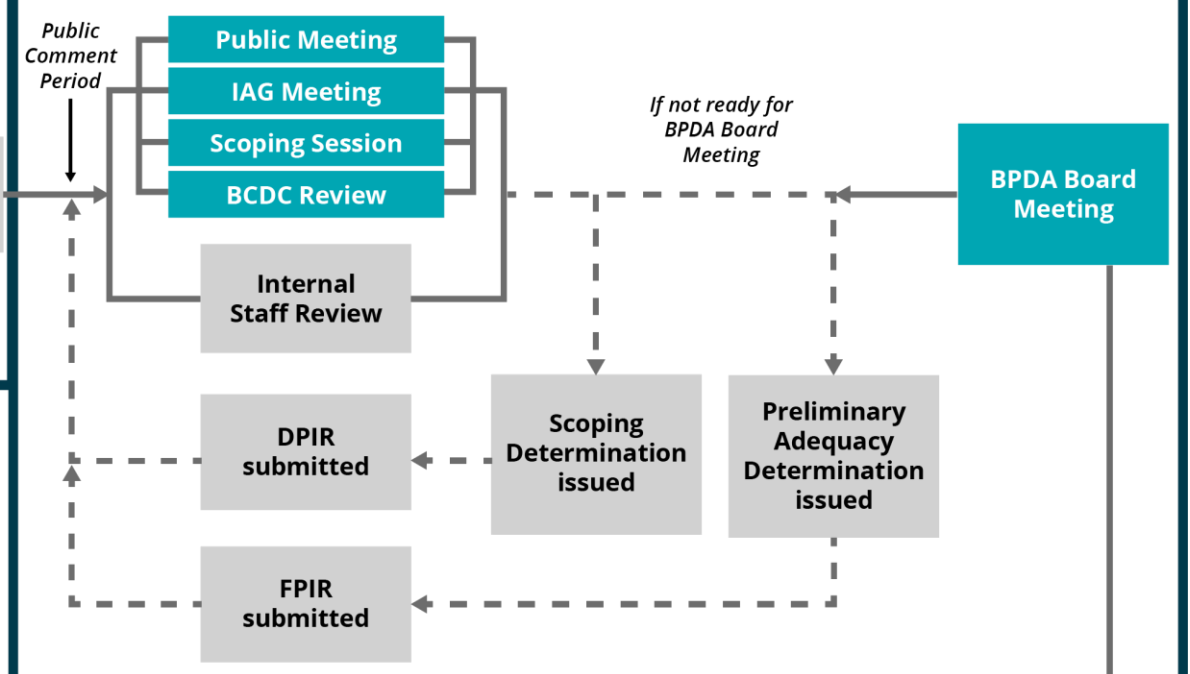
Indicates opportunities for community members to participate in the process

Large Project Review (80B)

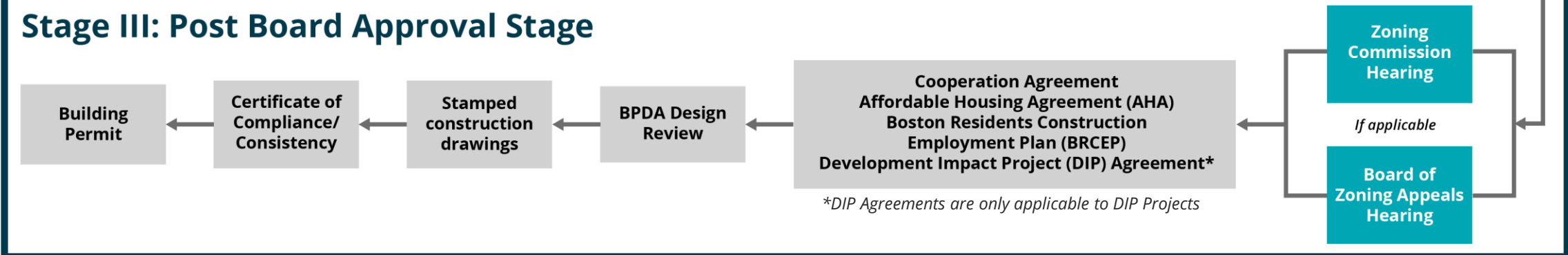
Stage I: Pre-file Stage



Stage II: Under Review Stage



Stage III: Post Board Approval Stage



Large Project Review (80B)

Opportunities for Public Engagement

Project Page
(BPDA website)

Impact Advisory
Group Meeting(s)

Public Meeting(s)

Scoping Session(s)

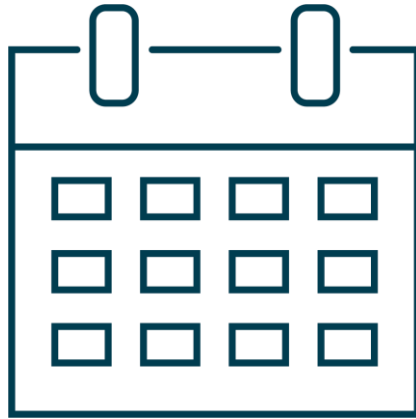
Board Meeting(s)

Zoning Board of Appeal/
Zoning Commission

There are multiple opportunities for the public feedback and/or engagement

Large Project Review (80B)

How long does it take?



The Article 80 review process varies with project size and complexity

Impact Advisory Groups (IAG)

Citywide Applicability

Who is the (IAG)?

An IAG is made up of **up to 15 individuals from the impacted neighborhood** that are nominated by the local elected officials (district City Councilor, Councilors at Large, State Representative, and State Senator), the Mayor's Office of Neighborhood Services, and the BPDA Planning Department.

What is the role of the IAG?

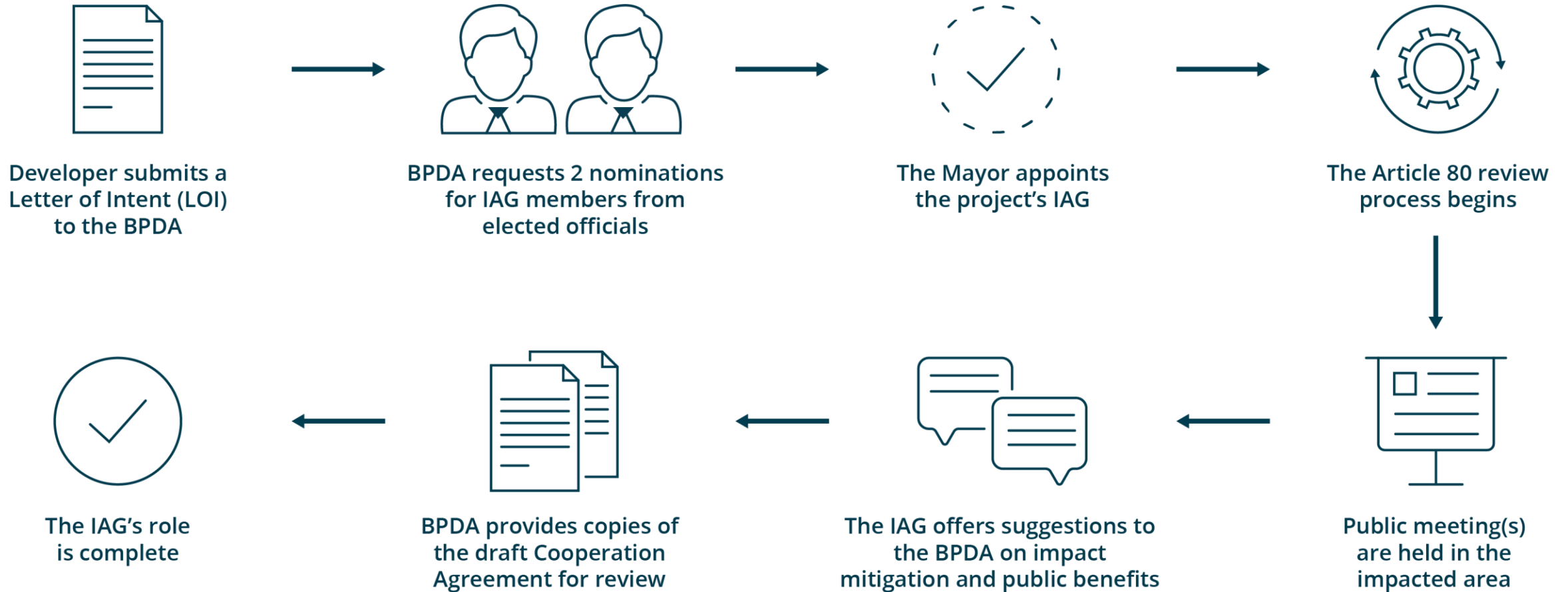
IAGs advise both the BPDA and the developer on the potential impacts of a proposed project and suggest potential mitigation measures.

When are IAGs used?

Any project that triggers Article 80B Large Project Review will have an Impact Advisory Group.

Assembly of an IAG

Formation & Role



Contact Us

We Want to Hear from Everyone!

Questions, concerns, comments? We want to hear from you.

- **General Inquiries:** Call 617.722.4300 M-F, 9:00 AM - 5:00 PM.
- **Affordable Housing Information:** Visit the Housing section of our website.
- **Demographic and Economic Research Requests:** Visit the Research section of our website.
- **Development Project Comments and Documents:** Visit the Projects section of our website.
- **Model Room Tours:** The BPDA scale model of the city of Boston is available for public tours on Tuesdays from 10:00 AM - 12:00 PM. Please sign up for a tour.
- **Press Requests:** Contact our Communications Department by email M-F, 9:00 AM - 5:00 PM. For logos please visit our Press Kit page.
- **Public Records Requests:** To make a request relating to agency records and public documents, please fill out the Public Records Request form.
- **Reach us anytime via the web:** Fill out the form below and someone will contact you in 1-2 business days.

Contact the BPDA

* First Name:	<input type="text"/>	* Last Name:	<input type="text"/>
Organization:	<input type="text"/>	* Email:	<input type="text"/>
* Street Address:	<input type="text"/>	Address Line 2:	<input type="text"/>
* City:	<input type="text"/>	State:	Massachusetts
* Phone:	(<input type="text"/>) <input type="text"/> - <input type="text"/>	* Zip:	<input type="text"/>
* Subject:	Please select a topic.		

Visit the BPDA

Boston Planning & Development Agency
One City Hall, Ninth Floor
Boston, Massachusetts 02201



We Want to Hear
from You



Resources

The Large Project Review Poster

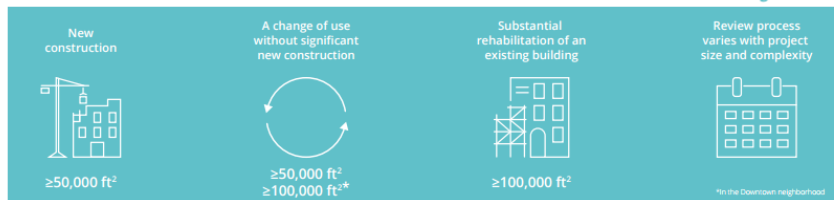
Large Project Review

Introduction

Benefits of Large Project Review

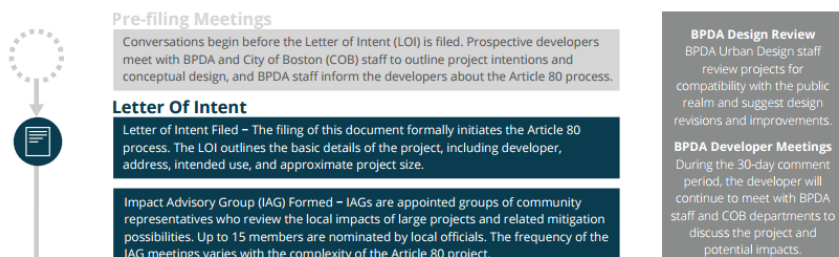
- A thorough review process, managed by the Boston Planning & Development (BPDA's) Development Review staff, that enables the development of large or special projects which do not fit the existing zoning code but will create significant jobs, housing, or tax revenue
- Professional design review by BPDA staff and Boston Civic Design Commission (BCDC) experts, ensuring that new buildings complement existing urban fabric
- Opportunities for community participation and feedback throughout the review process
- Negotiated community benefits

When It Is Used



How Long It Takes

Development Review Stages



View the infographic related to the Large Project Review process

[View Infographic](#)

Resources

The BPDA Website Mailing List

Email: * Confirm Email: *

First Name: Last Name:

Street Address: Address Line 2:

City: State:

Zip:

I want information emailed to me on:

Neighborhoods: Citywide (Check all)

Sign up for email updates and notifications by selecting a Neighborhood below:

<input type="checkbox"/> Allston	<input type="checkbox"/> Back Bay	<input type="checkbox"/> Bay Village	<input type="checkbox"/> Beacon Hill
<input type="checkbox"/> Brighton	<input type="checkbox"/> Charlestown	<input type="checkbox"/> Chinatown	<input type="checkbox"/> Dorchester
<input type="checkbox"/> Downtown	<input type="checkbox"/> East Boston	<input type="checkbox"/> Fenway	<input type="checkbox"/> Harbor Islands
<input type="checkbox"/> Hyde Park	<input type="checkbox"/> Jamaica Plain	<input type="checkbox"/> Leather District	<input type="checkbox"/> Longwood Medical Area
<input type="checkbox"/> Mattapan	<input type="checkbox"/> Mission Hill	<input type="checkbox"/> North End	<input type="checkbox"/> Roslindale
<input type="checkbox"/> Roxbury	<input type="checkbox"/> South Boston	<input type="checkbox"/> South Boston Waterfront	<input type="checkbox"/> South End
<input type="checkbox"/> West End	<input type="checkbox"/> West Roxbury		

Research Publications

Sign up for email updates and notifications by selecting a Research Publications below:

<input type="checkbox"/> Foreign Born	<input type="checkbox"/> Population & Demographics	<input type="checkbox"/> Neighborhoods	<input type="checkbox"/> Economy & Jobs
<input type="checkbox"/> Boston by the Numbers			

BPDA Weekly News & Updates

Subscribe to the once-weekly BPDA News & Updates

Subscribe to Urban Renewal updates

[Sign Up](#)

You have the option to sign up for notifications by neighborhood

[Join the Mailing List](#)

Resources

The BPDA Website Calendar

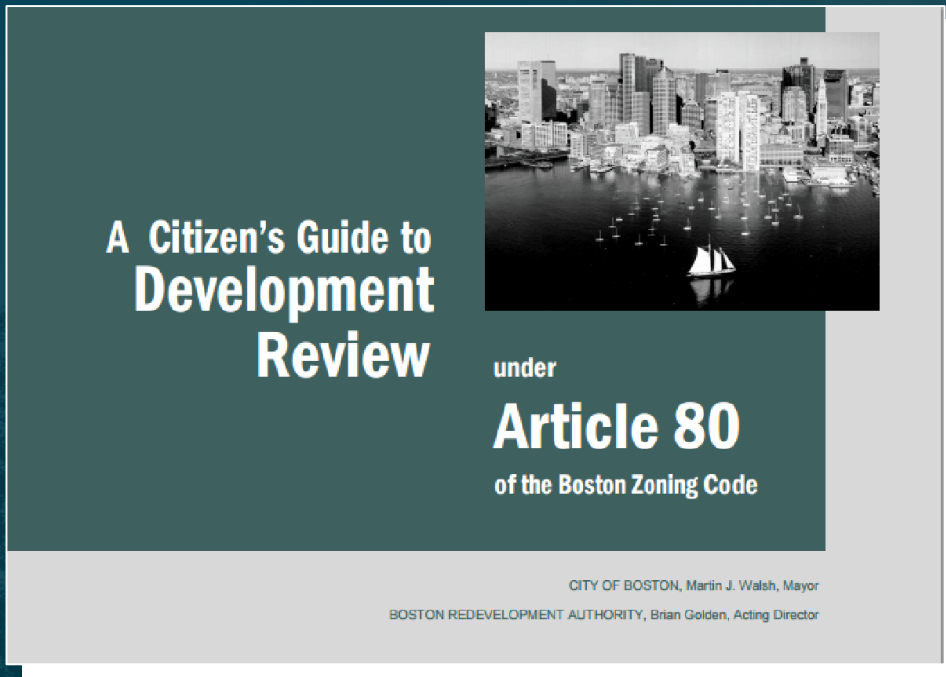
Filter by: Neighborhoods Meeting Types View: [Grid] [List]		
Thu 16 Mar	BPDA Board Meeting 03:30 PM - 07:30 PM	LOCATION: One City Hall Square 9th floor, room 900 Boston, MA 02201
	Understanding Boston's Economy, from the Past to the Future 06:30 PM - 08:00 PM	LOCATION: District Hall 75 Northern Avenue Boston, MA 02210
Sat 18 Mar	Highland Park Vacant Land Community Charrette 01:00 PM - 04:00 PM	NEIGHBORHOOD: Roxbury LOCATION: Shelburne Community Center 2730 Washington Street Roxbury, MA 02119
Mon 20 Mar	PLAN: Dudley Square Workshop 05:30 PM - 08:00 PM	NEIGHBORHOOD: Roxbury LOCATION: Dudley Branch Library 65 Warren Street Roxbury, MA 02119
	212 Stuart Street Public Meeting 07:00 PM - 09:00 PM	NEIGHBORHOOD: Bay Village PROJECT: 212-222 Stuart LOCATION: The Revere Hotel 200 Stuart Street Boston, MA 02116

All public meetings are advertised in a local newspaper as well as on the BPDA's calendar

[View the Calendar](#)

Resources

A Citizen's Guide to Development review



For more information,
view the Citizen's Guide
to Article 80.

[View the Citizen's Guide](#)



Resources

Key Terms & Definitions

BCDC

Boston Civic Design Commission

DPIR

Draft Project Impact Report

FPIR

Final Project Impact Report

LOI

Letter of Intent

PAD

Preliminary Adequacy Determination

PNF

Project Notification Form

[View the Glossary](#)

Questions & Answers

For additional questions or comments, please contact:

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Project Manager

617.918.4492

Raul.Duverge@boston.gov