ZOOM CONTROLS TO LISTEN TO INTERPRETERS

(EN) Look for the interpretation icon (globe) at the bottom of your screen and select the language you want to hear.

(Caboverdean) Djobe íkune di interpretason (un globu) na parti inferior di tela y selesiona bu língua ki bu kre skuta reunion.

(Kreyòl Ayisyen) Chèche ikòn entèpretasyon ki gen fòm (glòb) anba ekran ou an epi seleksyone lang ou vle tande a.

(Español) Busque el ícono de la interpretación (globo) en el borde inferior de su pantalla y seleccione el idioma en el que desea escuchar.

(Tiếng Việt) Tìm biểu tượng phiên dịch (hình quả địa cầu) ở phía cuối màn hình của bạn và chọn ngôn ngữ bạn muốn nghe.

(简体中文) 查找屏幕底部的翻译图标（地球仪），然后选择您想听到的语言。

(繁體中文) 查找屏幕底部的翻譯圖標（地球儀），然後選擇您想听到的語言。

ACCESS TRANSLATED MEETING MATERIALS

(EN) The project presentation has been translated and is available on the Planning Department website::

(Caboverdean) Aprizentason di prujétu dja foi traduzidu y sta dispunível na pájina di internéti di Ajénsia di Planiaméntu y Dizenvolviméntu di Boston (BPDA):

(Kreyòl Ayisyen) Prezantasyon pwojè a te tradui epi li disponib sou sitwèb Boston Planning and Development Agency (BPDA) nan:

(Español) La presentación del proyecto se tradujo al español y está disponible en el sitio web de la Agencia de Planificación y Desarrollo de Boston (BPDA) en:

(Tiếng Việt) Bài trình bày dự án đã được dịch sang tiếng Tây Ban Nha và có sẵn trên trang web của Cơ quan Kế hoạch và Phát triển Boston (BPDA) tại:

(简体中文) 该项目演示文稿已翻译成西班牙语, 可在波士顿规划和发展局 (BPDA) 网站上查看:

(繁體中文) 此專案簡報已翻譯成西班牙語, 可在波士頓規劃和發展局 (BPDA) 網站上查看:

ZOOM TIPS AND MEETING INFO

We will be recording this meeting and posting it on the Planning Department's project webpage. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.

Zoom controls are available at the bottom of your screen. Clicking on these symbols activates different features.

Use raise hand function (dial *9 if joining by phone) **and wait to be called upon to unmute** (dial *6 if joining by phone) before asking your question or providing comment.
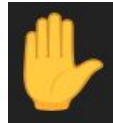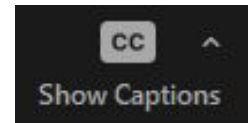
MUTE/UNMUTE	RAISE HAND TO GET IN LINE TO ASK A QUESTION OR PROVIDE COMMENT	TURN VIDEO ON/OFF	TURN ON CAPTIONS

PLEASE ASK FOR CLARIFICATION

Ask questions in the chat along the way

Our staff are available to answer during the presentation!

Ask for us to clarify any terms or concepts we discuss

We want to make sure that what we cover is accessible to everyone so you can all share your informed feedback!

INTRO POLL

Help us understand who we are joined by in this virtual room tonight

1. How familiar are you with the current Article 80 process?

   ○ Very familiar, somewhat familiar, familiar, somewhat unfamiliar, very unfamiliar

2. What neighborhood do you live in?

3. What group do you identify with?

   ○ Community member, civic/ neighborhood association member, advocate, public employee, developer, developer team member

If you can't get the poll to work, feel free to add your responses in the chat

MEETING OVERVIEW

Meeting Schedule:

- 6:40- 7:10 pm - Presentation

- 7:11- 8:00 pm - Questions & Answers

Presenters:

- **Nupoor Monani**
  Senior Deputy Director of Development Review

- **Kristiana Lachiusa**
  Planning Department Deputy Director of Community Engagement

- **Quinn Valcich**
  Senior Project Manager of Development Review

MEETING CODE OF CONDUCT

All attendees are expected to respect one another and any differences of opinion.
- We welcome differences of opinions, including opinions that differ from those of Planning Department staff.
- Always assume good intentions when any contradictions or disagreements are made.
- Constructive comments and opinions should be aimed at topics, not people.

To allow all to speak, comments or questions from the public will be limited to 2 minutes of speaking time.
- These time limits will be strictly enforced

AGENDA

1. Context

2. Overview of Draft Recommendations

3. Next Steps

4. Questions and Discussion

IMPROVING OUR DEVELOPMENT REVIEW PROCESS

Article 80 Modernization is an effort led by the Planning Department to review, analyze, and recommend improvements to the technical code, operations, and community engagement practices related to our development review process.

Why are we doing this now?

Community members, developers, and staff all agree that the Planning Department's Article 80 development review process is outdated, unpredictable, and lacks transparency.

Mayor Wu, in her 2023 State of the City speech and Executive Order, charged the Planning Department with creating and implementing a reformed development review process that improves how communities, developers, and the Planning Department work together to shape the city.

PROJECT TIMELINE
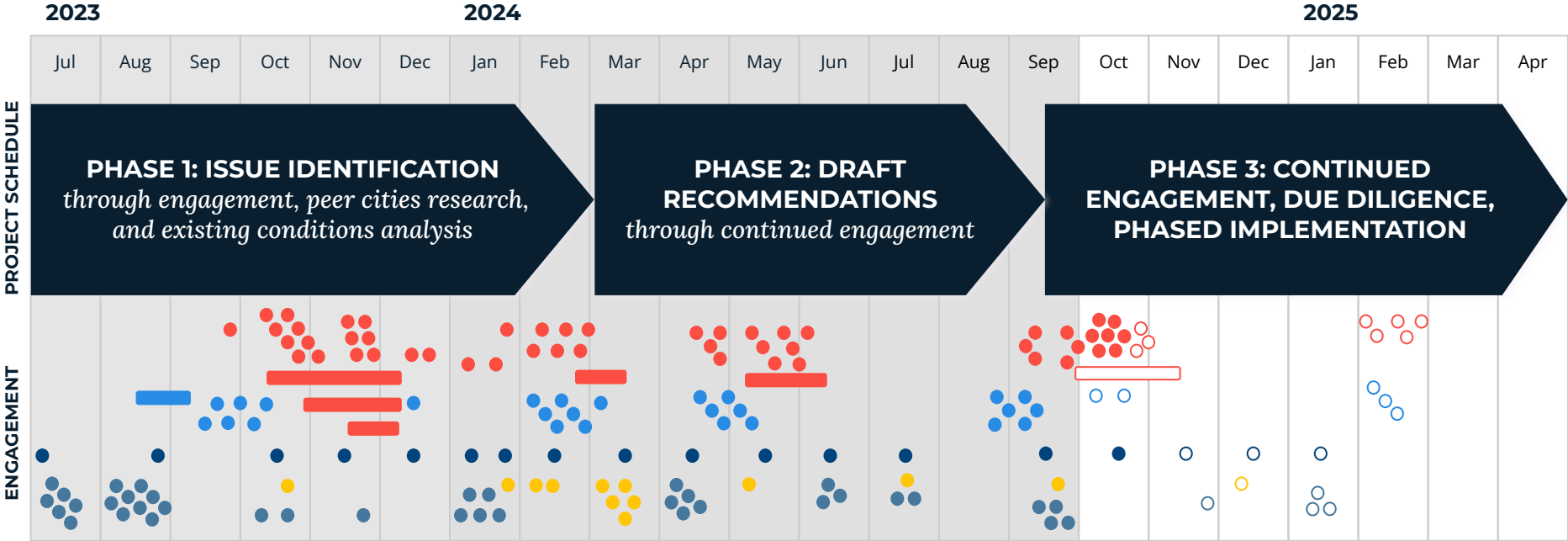
COMMUNITY AND STAKEHOLDER ENGAGEMENT

PHASE 1

- **2,600 survey responses** (across 4 surveys)
- **50+ focus groups** (unengaged community members, IAG members, developers, institutions, labor, city staff, advocates, civic groups)
- **2 public meetings** (in person and Zoom)
- **18 Steering Committee meetings**

IAG MEMBER OUTREACH

- **220+ specific survey responses**
- **4 dedicated focus groups**

PHASE 2

- Focused on detailed feedback on draft recommendations
- **10 workshops**. 8 in-person held across the City and 2 virtual
  - Brighton
  - Downtown
  - Dorchester
  - South Boston
  - Fenway
  - East Boston
  - Roslindale
  - Roxbury
- **230 survey responses**
- **11 focus groups** (IAG members, developers, institutions, labor, city staff, advocates, civic groups)
- **City Council Hearing**

BROAD OUTREACH

- **Digital outreach** campaign
- **In-person flyering** citywide

SUMMARY OF RESEARCH AND FEEDBACK

COMMUNITY

- Engagement process does not capture feedback from all Bostonians. **77% of survey participants would like more options for engagement**

- Role and structure of advisory groups should be reviewed and clarified

- Mitigation and community benefits process is confusing and inconsistent. **82%** of survey participants said that the City should **adopt a more standardized mitigation approach**

(Existing Participant Survey, Fall 2023)

DEVELOPERS

- **Timing and predictability are the most important issues to solve for.** 86% of survey respondents disagree that the timeline to process applications are predictable

- Feedback from the City is often conflicting, not shared the right time, and not clearly connected to its overall priorities

- **Mitigation process is inconsistent**

- Impact Advisory Groups don't always provide productive or beneficial feedback

(Developer Stakeholder Survey, Fall 2023)

PEER CITIES

- All cities studied provide a "concurrent review" process to improve efficiency

- Boston is a clear outlier when it comes to mitigation

- There isn't one consistent best practice for community engagement

TOP TAKEAWAYS

Article 80 Modernization is creating a more predictable and transparent development review process for all stakeholders

WHAT DOES THIS MEAN?

- Earlier and more equitable engagement

- Predictable costs and timelines

- Transparent decisions and clear feedback loops

WHAT'S NEXT?

- We released the Article 80 Modernization "Action Plan" on September 25 and will be accepting feedback until November 20th

OVERVIEW OF THE ACTION PLAN

EFFECTIVE ENGAGEMENT

01

Diversify Input in Development

By expanding community participation opportunities

➡️

CONSISTENT STANDARDS

02

Take the Fight Out of Approvals

By standardizing mitigation and community benefits

➡️

COORDINATED REVIEW

03

Prevent 3 Steps Forward 2 Steps Back

Through a transparent, sequential and coordinated approval process

➡️

ACTION PLAN

- Engagement results
- Peer cities analysis
- Existing conditions analysis
- Draft recommendations

DRAFT RECOMMENDATIONS | CORE CHANGES

EFFECTIVE ENGAGEMENT

01

Diversify Input in Development

By expanding community participation opportunities

1A. Create more opportunities to learn about projects and easier ways to provide feedback, such as online surveys

1B. Replace current advisory groups with Community Advisory Teams (CATs), a new structure that will represent Boston's diversity, while retaining existing expertise

CONSISTENT STANDARDS

02

Take the Fight Out of Approvals

By standardizing mitigation and community benefits

2A. Write new definitions for community benefits and mitigation

2B. Establish clear dollar-per-square-foot policies for transportation & infrastructure and open space & public realm impact mitigation

2C. Create stronger connections between recent planning and community benefits

2D. Require proponents to file a new disclosure on displacement impacts

COORDINATED REVIEW

03

Prevent 3 Steps Forward 2 Steps Back

Through a transparent, sequential and coordinated approval process

3A. Formalize the pre-file process and align filing sequence with industry practices

3B. Lock in key decisions early through a "Initial Adequacy Determination" that can provide a clear and early "no" to inadequate proposals

3C. Update and enforce response times

3D. Create interdepartmental portfolio review teams and enhance data-driven performance monitoring

ACTION PLAN OVERVIEW

EFFECTIVE ENGAGEMENT

CORE CHANGE 1

DESIRED OUTCOMES | Diversify input in development

CORE CHANGE 1

Brings in new voices by reducing barriers to participation

Build trust and transparency

Demonstrate how we value community members' time by efficiently collecting and documenting feedback

Create consistent practices where today there is inconsistency

NEXT STEPS

Additional engagement and analysis

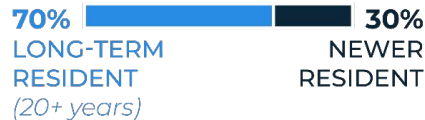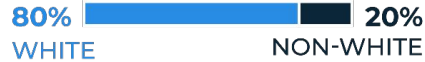Create draft templates and standards for engagement

EFFECTIVE ENGAGEMENT

CORE CHANGE 1

Participants in the existing development review process are not necessarily representative of Boston. Outreach methods used today reach mostly homeowners, long-term residents, and white residents.
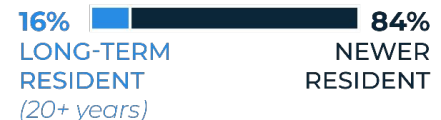
EXISTING PARTICIPANTS SURVEY

80% WHITE — **20%** NON-WHITE

75% HOMEOWNER — **25%** RENTER

56% OVER 55 *years old* — **44%** UNDER 55 *years old*

70% LONG-TERM RESIDENT *(20+ years)* — **30%** NEWER RESIDENT

Existing Participant Survey, Fall 2023

COMMUNITY BARRIERS SURVEY

20% WHITE — **80%** NON-WHITE

12% HOMEOWNER — **88%** RENTER

22% OVER 55 *years old* — **78%** UNDER 55 *years old*

Community Barriers Survey, Fall 2023

CITY OF BOSTON OVERALL

45% WHITE — **55%** NON-WHITE

32% HOMEOWNER — **68%** RENTER

25% OVER 55 *years old* — **75%** UNDER 55 *years old*

16% LONG-TERM RESIDENT *(20+ years)* — **84%** NEWER RESIDENT

2020 US Census, 2018-2022 ACS

EFFECTIVE ENGAGEMENT

CORE CHANGE 1

1) **Introduce modern methods of engagement to reduce barriers to participation**
Through digital, in-person, and print methods

2) **Require developer-led early engagement**
Create consistent practices by requiring all developers to submit an engagement plan as the first step in the review process, and an engagement report documenting the results

3) **Replace current advisory groups with Community Advisory Teams (CATs)**, a new structure that will represent Boston's diversity while retaining existing expertise

> *In order to reach a diverse group there needs to be a diverse amount of outreach*
>
> -Community member, Dorchester

EXAMPLE NEW ENGAGEMENT METHODS
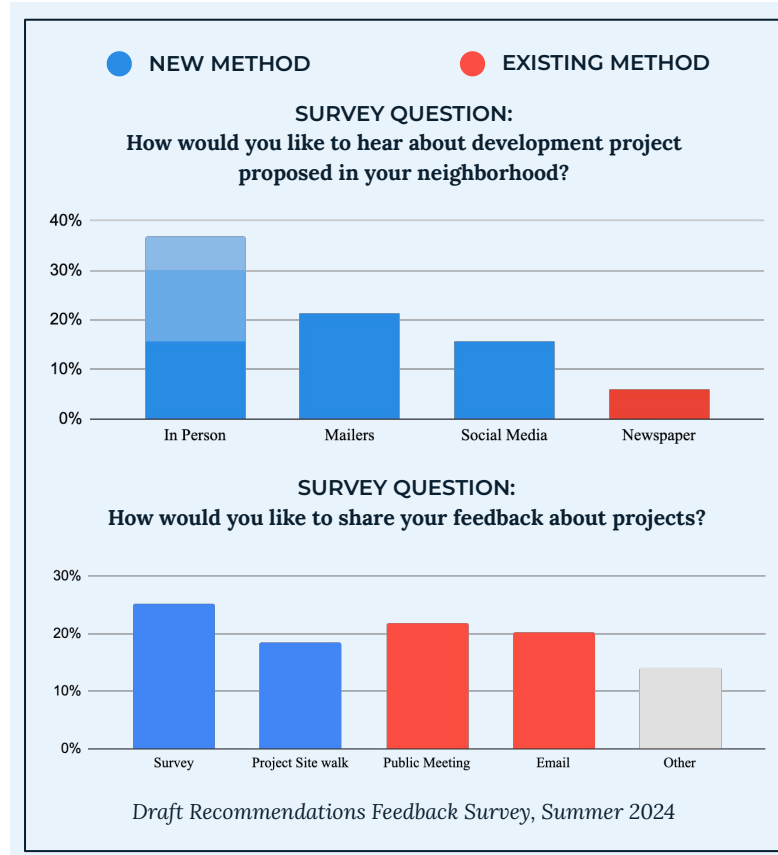
CORE CHANGE 1

PRINT

Easy to understand flyer close to the project site

Site signage as soon as the project begins the review process, with links to learn more and share feedback

DIGITAL

Online survey for an easy to engage way to share feedback

Text updates with project progress

IN-PERSON

Guided tour or **site walk**

Visioning **workshop**

Staffed **table at a community event** or festival

Draft Recommendations Feedback Survey, Summer 2024

EARLY ENGAGEMENT

CORE CHANGE 1

Require developers to provide earlier opportunities for the public to learn about a project and to share feedback before decisions are made.

+ Early engagement can allow developers and community stakeholders to **collaborate** better **and align around "big-picture" decisions** quickly

+ Some project developers already do early engagement. This recommendation proposes to **standardize that practice across all developers**.

16% of community respondents agreed that "Public comment occurs at the right time during the Article 80 process."

30% of community survey respondents agree that the Planning Department "does a good job publicizing applications and informing the public of public comment periods

CREATE COMMUNITY ADVISORY TEAMS

WHAT IS A COMMUNITY ADVISORY TEAM (CAT)?
A group of community members who meet to review and advise on development projects in a neighborhood

CORE CHANGE 1

|	**REDUCE BARRIERS**	**ENSURE ALL ARE PREPARED**	**IMPROVE TRANSPARENCY**	**CONNECT TO PLANNING**	**DIVERSIFY PARTICIPATION**
Community Advisory Teams (CATs)	**Dedicated staff** support to facilitate discussion Meetings may include **childcare, translation, and stipends** for participation	**Training to develop a broad base of citizen experts** in partnership with community organizations	**Clear and enforced** role of review, code of conduct, and conflict of interest rules **Set term with term limits**	**Reviews a group of projects** in an area	**Diverse and broad participation** through a combination of random selection, applications, and nominations
How does this compare to Impact Advisory Groups (IAGs)?	Project managers manage the IAG as one part of their role No standards for accessibility	No training	Unclear role, inconsistent meeting expectations and rules No term limits	Reviews an individual project	No standards for diverse representation

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WHAT DOES THIS MEAN FOR ME?

There will be more opportunities to learn about and share feedback on projects

EXAMPLE OPPORTUNITIES TO LEARN ABOUT A PROPOSED PROJECT
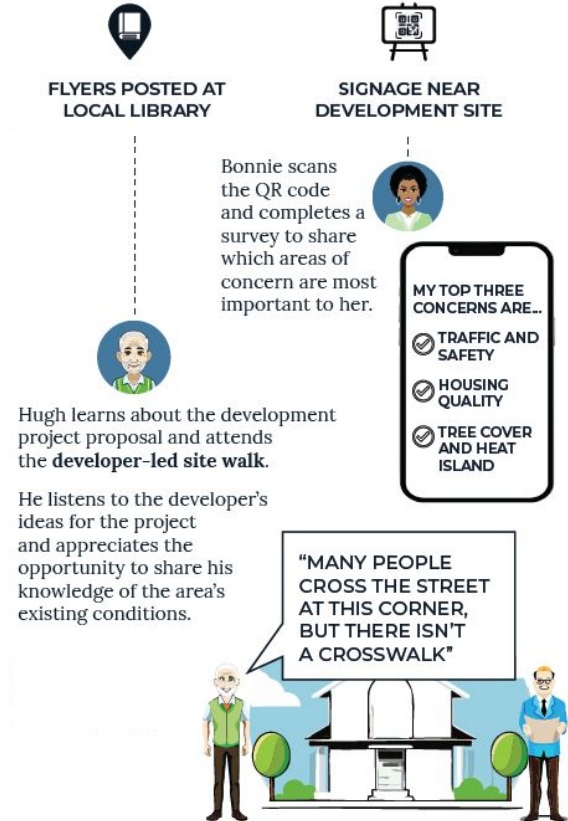
POLL: *What do you think about Draft Recommendation 1: Effective Engagement?*

DIRECTIONS:

Answer each question with a ranking on a scale of 1-5

1	2	3	4	5
I don't think these recommendations are good	I'm not sure if these ideas will help	I don't understand the idea enough to give feedback	Looks good so far, even though the details need more work	Looks great! Keep going and think about ways to "go bigger"

QUESTIONS:

1. What do you think about the idea for new methods of engagement?

2. What do you think about the idea for earlier engagement?

3. What do you think about the idea for Community Advisory Teams?

If you can't get the poll to work, feel free to add your responses in the chat

CONSISTENT STANDARDS

CORE CHANGE 2

DESIRED OUTCOMES | Predictability + Transparency

CORE CHANGE 2

Communities understand how specific projects help meet planning goals

New standards are encoded in clear policy or zoning

Developers have up-front clarity on costs

Project proponents are not surprised by last minute requests

City staff can predictably plan

Formulas provide a framework for specific in-kind benefits tailored to projects and allow clear prioritization

NEXT STEPS
Additional due diligence and analysis

NEW DEFINITIONS

CORE CHANGE 2

APPROACH

- **Draw a clear and predictable line** between mitigation and community benefits

- **Align with established legal frameworks** used in peer cities

- **Identify and mitigate displacement** through new tools

PROPOSED DEFINITIONS

MITIGATION
The replenishment of public goods and services consumed or adversely impacted by the direct externalities of a project to maintain the current quantity and quality of public goods and services.

COMMUNITY BENEFITS
Voluntary contributions by a developer for the enhancement of public goods and services.

ENABLING INFRASTRUCTURE
Infrastructural elements that are required to enable the project to happen, including upgrading infrastructure to City standards. For example, requirements on or adjacent to the site to be compliant with Americans with Disabilities Act (ADA) standards.

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STANDARDIZE MITIGATION AND COMMUNITY BENEFITS

CORE CHANGE 2
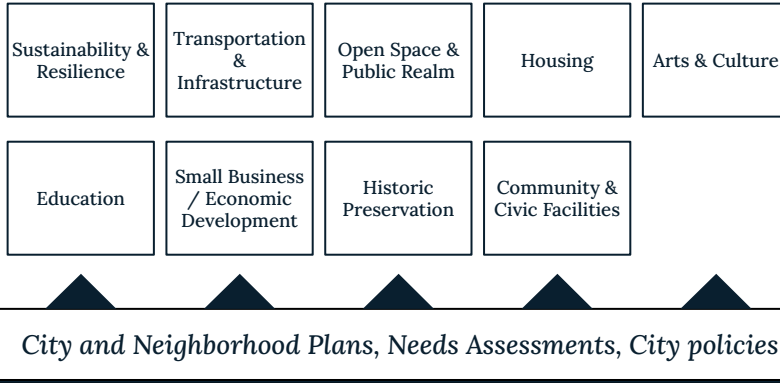
Mitigation
(IN-KIND AND MONETARY)

Add two new mitigation categories, in addition to IDP and Linkage

- Transportation and infrastructure
- Public realm and open space

Community Benefits
(IN-KIND AND MONETARY)

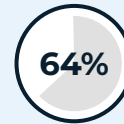**Create a "menu of options"** using standard categories based in recent planning and community needs

Sustainability & Resilience	Transportation & Infrastructure	Open Space & Public Realm	Housing	Arts & Culture
Education	Small Business / Economic Development	Historic Preservation	Community & Civic Facilities	

City and Neighborhood Plans, Needs Assessments, City policies
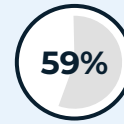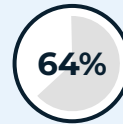
ANTI-DISPLACEMENT DISCLOSURE

CORE CHANGE 2

The Planning Department will be collecting a new Anti-Displacement Disclosure

PROCESS

- Proponents submit an Anti-Displacement Disclosure at the beginning of the Article 80 review process

- The Disclosure identifies existing site conditions and any risks of direct displacement of residential, commercial, and cultural uses

OUTCOMES

- Assess potential residential, commercial and cultural displacement impacts, if any

- Document, value, and verify actions developers are taking to mitigate displacement

- Identify opportunities for additional proactive City support via relevant city departments

NEXT STEPS
Coordinate with citywide Anti-Displacement Plan efforts

WHAT DOES THIS MEAN FOR ME?

Community benefits that are aligned with planning and community needs

COMMUNITY MEMBERS WILL BE ABLE TO COMMUNICATE THEIR PRIORITIES FOR COMMUNITY BENEFITS

PUBLIC WORKSHOP

Hugh attends a second public workshop where he learns how the project has progressed and shares feedback on how to prioritize community benefits.

MY PREFERENCES:
1. SIGNALIZED INTERSECTION
2. MORE AFFORDABLE UNITS
3. STREET TREES

SURVEY SENT VIA TEXT

Survey asks participants to rank their preferences for community benefits

Bonnie can express her preferences for community benefit options without feeling pressured to dedicate a significant amount of her time to the process.

CAT MEETING

Wanda works with the other CAT members to review community feedback and finalize community benefits (based on their knowledge of recent planning efforts and neighborhood knowledge.)

The Community Advisory Team works with the Planning Department to submit a document with suggested community benefit allocations, where she is proud to reflect her neighborhood's priorities.

POLL: *What do you think about Draft Recommendation 2: Consistent Standards?*

DIRECTIONS:
Answer each question with a ranking on a scale of 1-5

1	2	3	4	5
I don't think these recommendations are good	I'm not sure if these ideas will help	I don't understand the idea enough to give feedback	Looks good so far, even though the details need more work	Looks great! Keep going and think about ways to "go bigger"

QUESTIONS:

1. What do you think about the idea for new definitions?

2. What do you think creating two new mitigation categories for transportation & infrastructure and open space & public realm?

3. What do you think about creating new standards for community benefits that allow better connection to planning?

4. What do you think about the idea for a new anti-displacement disclosure?

If you can't get the poll to work, feel free to add your responses in the chat

COORDINATED REVIEW

CORE CHANGE 3

DESIRED OUTCOME | Consistency + Improved Coordination

CORE CHANGE 3

Update the zoning code to meet the needs of modern development review

Align review steps with industry practice to review the right thing at the right time

"Lock in" important project elements that allows development teams to advance the design

City "speaks with one voice" and provides clear direction to developers

NEXT STEPS
Draft updated zoning text. The draft zoning will be published for public comment.

CORE CHANGE 3
COORDINATED REVIEW

CORE CHANGE 3

1) Formalize the pre-file process and align filing sequence with industry practices

2) Provide a clear and early "no" to inadequate proposals and lock in key decisions

3) Update and enforce response times

4) Create citywide portfolio review teams

EXISTING CONDITION

Over 75% of small projects and 80% of large projects did not meet code-required timelines since 2014

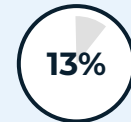**Why statutory timelines are not met**

- Extended comment periods and extension requests
- Mitigation negotiations
- Projects are generally more larger and more complex today

WE HEARD FROM OUR EXTERNAL STAKEHOLDER SURVEY...

4%
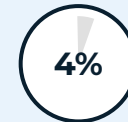
Agree:
The timeline to process my application was predictable

13%

Agree:
The timeline to process my application met my expectations

CURRENT FILING PROCESS (LARGE PROJECTS)

CORE CHANGE 3

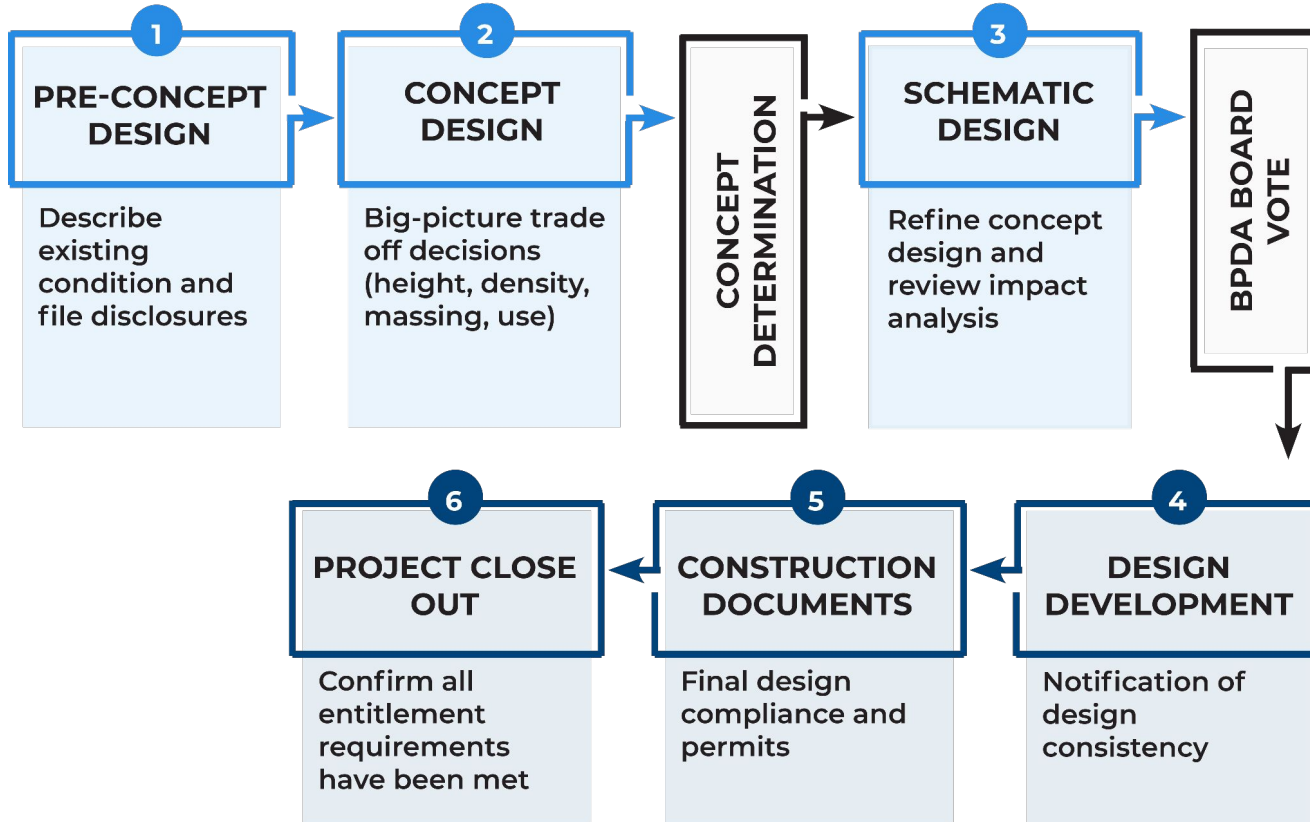| PRE-FILE | → | LETTER OF INTENT | → | FILING 1 PNF   FILING 2 DPIR   FILING 3 FPIR | → | BPDA BOARD VOTE | → | DESIGN REVIEW AND COMPLIANCE |

CURRENT ISSUES

- Inconsistent and undefined "pre-file"
- Unwieldy PNFs difficult to review efficiently
- "Forever maybe" with last-minute changes
- Disjointed and conflicting feedback

OPPORTUNITIES

- Formalize prefile
- Streamline filing docs with templates
- Create ability to deliver early decisions
- Speak with one voice across depts

PROPOSED FILING STRUCTURE

1 PRE-CONCEPT DESIGN

Describe existing condition and file disclosures

2 CONCEPT DESIGN

Big-picture trade off decisions (height, density, massing, use)

CONCEPT DETERMINATION

3 SCHEMATIC DESIGN

Refine concept design and review impact analysis

BPDA BOARD VOTE

6 PROJECT CLOSE OUT

Confirm all entitlement requirements have been met

5 CONSTRUCTION DOCUMENTS

Final design compliance and permits

4 DESIGN DEVELOPMENT

Notification of design consistency

TIMELINES AND DATA: OPERATIONAL PREDICTABILITY

CORE CHANGE 3

FILING SUBMISSION TEMPLATES / FORMATS

- Required to respond to all comments, even if that response is to indicate that they are not going to incorporate feedback received from the reviewers

ENFORCED TIMELINES FOR STAFF REVIEW

- All staff reviewers will be given a clear window to comment at each stage

- They must indicate "no comment" if they have no comment

STANDARDIZED, WRITTEN FEEDBACK

- A single, consistent document that incorporates feedback from all City departments

- Identify "must have" items vs. "nice to have" items

- Re-reviews will focus only on the revisions made, and will not bring up new issues that could have been identified in the initial review

FOUNDATIONAL DATA UPDATES

- Differentiate between projects awaiting action from the City and projects awaiting action from the proponent

- Track the timelines of individual reviews steps as well as the Planning Department as a whole

- Automatically highlight projects that are outside of expected timelines in operational reports

NEXT STEPS
Additional analysis with city-wide working group

POLL: *What do you think about Draft Recommendation 3: Coordinated Review?*

DIRECTIONS:
Answer each question with a ranking on a scale of 1-5

1	2	3	4	5
I don't think these recommendations are good	I'm not sure if these ideas will help	I don't understand the idea enough to give feedback	Looks good so far, even though the details need more work	Looks great! Keep going and think about ways to "go bigger"

QUESTIONS:

1. What do you think about the idea to formalizing the pre-file process and align filing sequence with industry practices

2. What do you think about the the idea of the City providing a clear and early "no" to inadequate proposals and lock in key decisions

3. What do you think about the idea of updated and enforced response times?

4. What do you think about the idea of creating citywide portfolio review teams?

If you can't get the poll to work, feel free to add your responses in the chat

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CLOSE OUT POLL: *Help us understand your priorities for improvement*

DIRECTIONS:

Rank the recommendations in the order of priority

1. **Recommendation 1:** *Effective Engagement*
   - More opportunities to learn and provide feedback
   - Community Advisory Teams (CATs) to replace current advisory groups

2. **Recommendation 2:** *Consistent Standards*
   - Definitions for community benefits and mitigation
   - New mitigation categories for transportation & infrastructure and open space & public realm
   - Stronger connections between recent planning and community benefits
   - New disclosure on displacement impacts

3. **Recommendation 3:** *Coordinated Review*
   - Updated filing process
   - Clear and early "no" to inadequate proposals
   - Updated and enforced response times
   - Interdepartmental review teams

If you can't get the poll to work, feel free to add your responses in the chat

NEXT STEPS

SHARE YOUR FEEDBACK AND QUESTIONS

1. Complete the survey by November 20th, 2024

2. Submit your comments at the bottom of our project page

3. Email us your comments at **article80modernization@boston.gov**

PROJECT PAGE

SURVEY

City of Boston Planning Department

Improving our Development Review Process: Action Plan Survey

The Planning Department has released an **Action Plan** to share our ideas for how we can improve our development review process. Please share your feedback with us by November 20, 2024. If you have additional comments, questions, or ideas please email us at, **article80modernization@boston.gov** or **share your comments** in the comment box at the bottom of our project page.

Check out the Action Plan and learn more about this project by visiting our website page:
https://www.bostonplans.org/projects/improving-development-review-process-article-80

- Comparta sus opiniones en Español
- 用中文分享你的看法
- 用中文分享你的看法
- Pataje opinyon w an kreyòl ayisyen
- Konpartilha bus opinion

kristiana.lachiusa@boston.gov Switch account

Not shared

1. Are these draft changes to the development review process overall heading in the right direction?

○ Yes

○ Somewhat

○ No

○ Unsure

WHAT QUESTIONS DO YOU HAVE?

Please write your questions in the chat or raise your hand share your questions in two minutes