



boston planning &
development agency

Article 80 Workshop

Station

Handouts

Help Us **Build Boston Better** and
**Improve Our Development
Review Process**

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Complete each survey and place in the collection bin at the corresponding station.

Executive Summary

The Problem

Development review in Boston today is a lengthy, opaque, and unpredictable process which, when coupled with an outdated zoning code, makes it harder to grow our City.

The Proposed Solution

We're building Boston better through **three core changes:**

Effective Engagement

Consistent Standards

Coordinated Review

Project Timeline

Project starts

July, 2023

Listening and Learning

Phases 1 and 2 focused on identifying issues, hearing ideas, and prioritizing next steps. We did this through:

- 2600+ survey responses (across 4 surveys)
- 50+ focus groups (IAG members, developers, institutions, labor, city staff, advocates, civic groups)
- 2 public meetings (in person and Zoom)



Where the Project is Headed

April, 2024

Draft recommendations

Focus groups and public workshops

Release Draft Action Plan

July, 2024

Action Plan

The Action Plan will capture the consensus achieved through the first phases of engagement and research. It will commit us to continuing analysis, research, and additional community engagement related to the three core changes.

The Action Plan will list the changes required to implement early improvements, such as zoning and policy.

How will feedback from today's workshop be incorporated into the Action Plan?

Feedback you share today will be combined with what we hear during the other workshops and our online survey. We will publicly share these findings in an Engagement Report. The guidance you provide will inform what is included in the Action Plan

Summer 2024 - Winter 2025

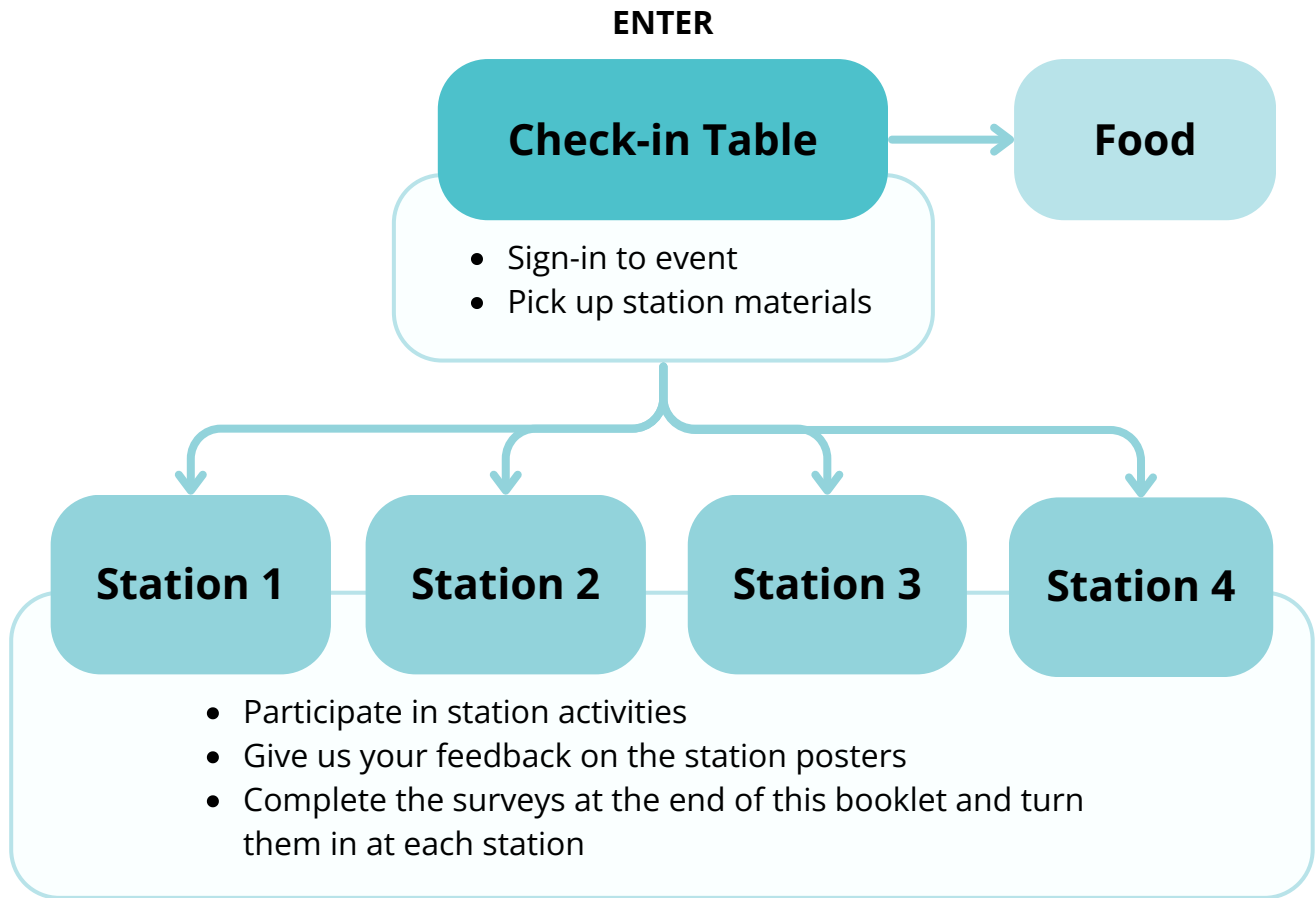
Next Steps

Draft Action Plan Released

Additional engagement, analysis, and due diligence for core changes

Phased implementation of targeted improvements

Event Map



Workshop Details

The workshop is two hours long and consists of four stations to allow you to learn and share your ideas and feedback with City staff.

If you want to make sure you have enough time to visit all stations, plan to budget 20 minutes at each station. We will make announcements throughout the workshop to remind you.

Station 1

Effective Engagement

Reason for Change



We heard through our engagement...

- **Impact Advisory Groups are not transparent** and do not reflect the community at large

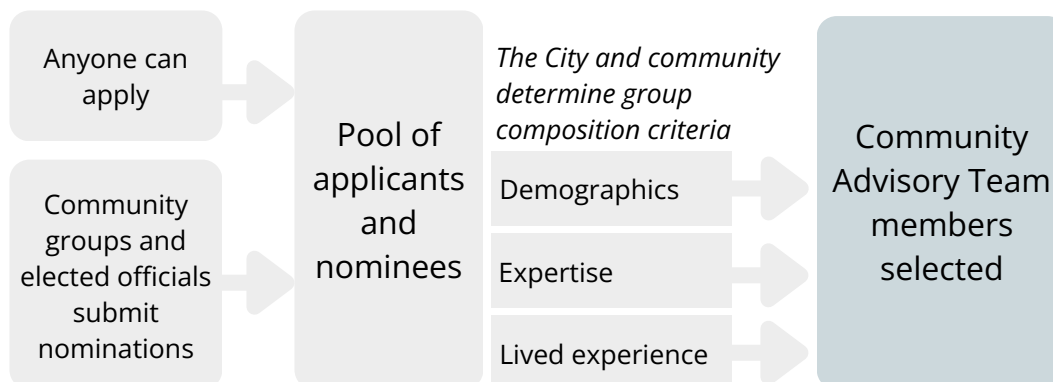
Proposal for new Community Advisory Team

A Community Advisory Team is an idea for a new advisory body that could work directly with the City to provide community-based expertise.

Community Advisory Team Features

- Members will receive training about planning and development
- Meetings will include food, childcare, and a stipend
- Members serve for a set term (with term limits), and regular meeting schedule
- Establish clear rules, responsibilities, and accountability measures for members -- including no conflict of interest

How could a Community Advisory Team form?



What could a Community Advisory Team do?

- 1 Review results of developer-led community engagement

- 2 Prioritize community benefits for projects - based on recent plans, needs assessments, and community engagement results

- 3 Use lived experience to help the City understand and apply community feedback

How could a Community Advisory Team differ from the current advisory structure, Impact Advisory Groups?

	Community Advisory Team	Impact Advisory Group (IAG)
Scope	Review a group of projects in an area	Review individual projects
Preparation	Training to develop a broad base of citizen experts in partnership with CBOs	No training
Support	Dedicated staff support the teams to convene and facilitate discussion	Project Managers manage the IAG as one part of their role
Standards	Clear and enforced role of review, code of conduct, and conflict of interest rules	Unclear role, inconsistent meeting expectations and rules

Station 2

Effective Engagement

Reason for Change



'Not having enough time' is the biggest barrier to participation

We heard through our engagement...

- Many people want to participate but **experience barriers** to attending traditional engagement methods
- **Meetings aren't accessible** for many reasons, including timing, awareness, and digital access

Proposal for Early Engagement

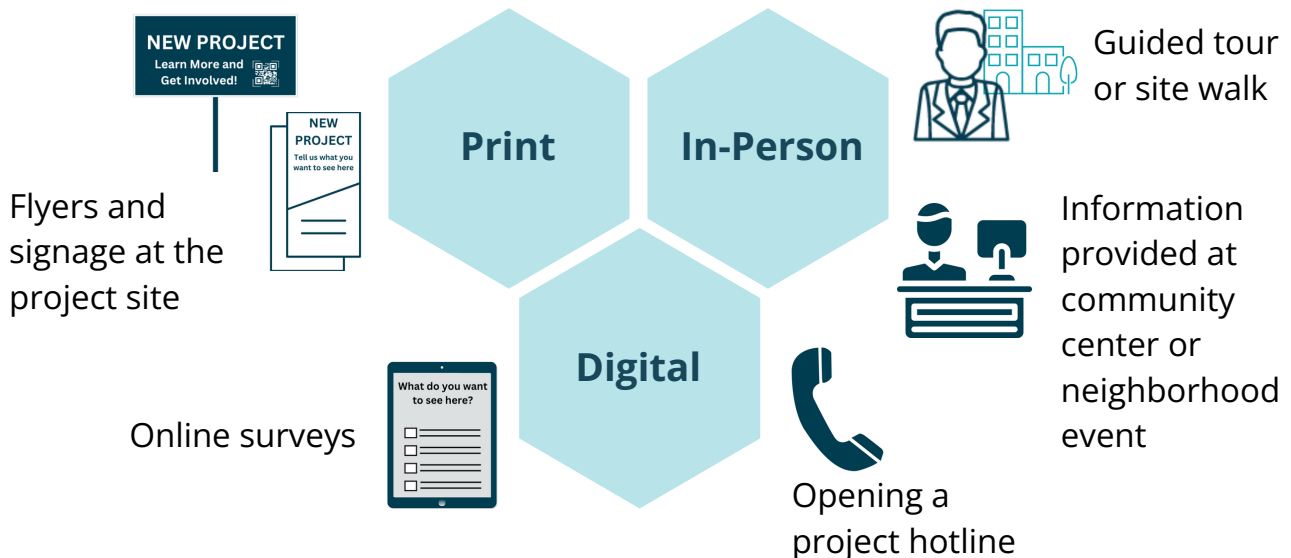
What do we mean by "early engagement" ?



Required and standardized early engagement that takes place as part of the first step of the development review process, including a combination of print, online, and in-person methods.

This engagement will be led by developers with the City providing guidelines and standards.

What are examples of early engagement?



Station 3

Consistent Standards

**Reason
for
Change**


The current process lacks consistency

We heard through our engagement...

- The City should adopt a more **standardized approach** to mitigation and community benefits

Proposal for Standardizing Mitigation and Community Benefits

New Definitions for community benefits, mitigation, and enabling infrastructure

Create new and consistent categories for community benefits to ensure alignment with planning and community needs

Set clear formula-based policies for transportation, infrastructure, open space, and anti-displacement

Set Limits for community benefits based on a public formula

How are we thinking about redefining mitigation and community benefits?

Mitigation



How a project will replenish the quantity and quality of public goods and services that are used or negatively impacted by a project

For example: if the new building includes a restaurant, expanding the width of the sidewalk to accommodate additional people

Community Benefits



Contributions by a developer to improve public goods and services

For example: including performance studios in a new building to support the local arts community

Enabling Infrastructure

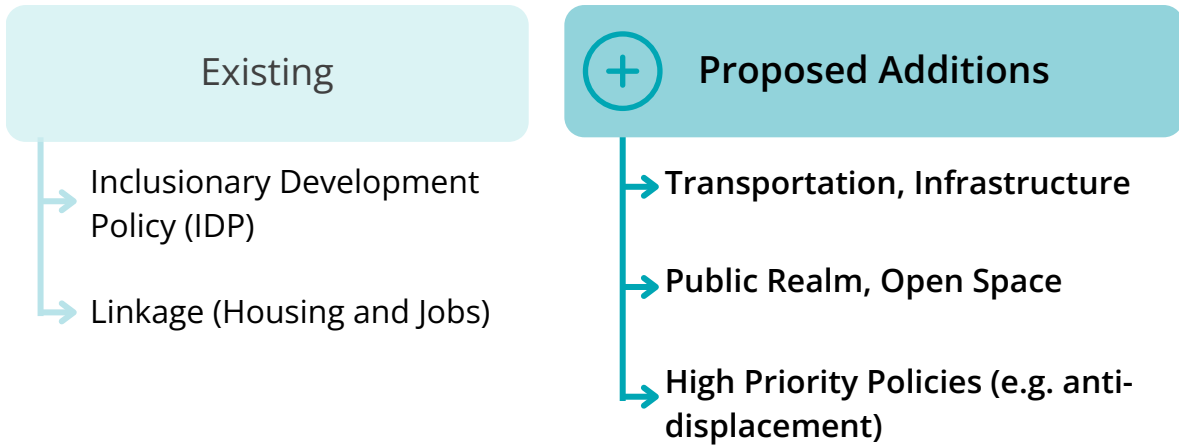


Infrastructure that is required for a project to happen, including compliance with the Americans with Disabilities Act (ADA) or City standards

For example: if a developer needs to dig up a sidewalk to build their project, building accessible ramps at entry points

Proposed Category Options

Mitigation Categories



Community Benefits Categories



Station 4

Coordinated Review

New Process Proposal

The goal is to create transparent steps and clear expectations that match the project design process.

START

New project request



Example filing contents: existing conditions on the site, review zoning, and confirm engagement plan



Developer leads early engagement activities (Site signage, online surveys, guided site tours, etc.)

Step 1 (Concept phase)



Example filing contents: site plan, height, use (residential, commercial, etc.) and parking ratio

Size of mitigation package is determined based on a formula



Public survey and opportunities for feedback
Community Advisory Team holds first meeting
Public workshop 1

Step 2 (Schematic phase)



Example filing contents: design renderings, floor plans, landscape architecture, transportation analysis, environmental analysis

Mitigation and community benefits allocation is confirmed



Public survey and opportunities for feedback
Community Advisory Team holds second meeting
Public workshop 2

BPDA Board



BPDA Board public hearing, if applicable

Design development



Mitigation and community benefits compliance

Construction drawings



Design and mitigation compliance

Community Advisory Teams

We appreciate your participation in this workshop. Please leave us your feedback about the event and ways we can improve how we review development proposals. **After filling out the survey, drop it off in the collection bin at the corresponding station.**

This form includes some optional demographic questions. Completion of these questions is not required. The City of Boston is committed to equity and inclusion, and the provided demographic information will help ensure that we reach the range of different people who live in our community.

Zip code _____ Age _____ Gender _____

Race / Ethnicity

- Asian
- Black or African American
- White
- Hispanic or Latino/a
- Multiracial or Mixed Race (Specify below under "other")
- Native American or Alaskan Native
- Native Hawaiian or Pacific Islander
- Other

Housing situation

- Own my home
- Rent my home
- Living with family or friends
- Student housing
- Unhoused
- Prefer not to say

We're thinking about how we update the groups of community members who help advise and give input on development projects.

1. What kinds of training would be useful for community members participating in this group? Select all and add in box below additional categories.

- Civics 101: what city departments do and how they work together
- Development 101: how does the development work
- Urban design and planning
- Municipal finance and operations
- Development finance
- Other: _____

2. Which categories should be included as we compose the new Community Advisory Team?

- Age (Example: below 35, 35-50, above 50)
- Housing status (Example: renters, homeowners)
- Affiliation (Example: students, residents, workers, visitors)
- Demographics (Example: race, ethnicity, language, disability, gender)
- Tenure (People who have been in the neighborhood for 0-5 years, 5-10 years, 10+ years)
- Expertise (see below question)
- Other: _____

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3. What kinds of expertise would be most helpful to have in these new groups?

- Residents
- Business owners
- Real estate design and planning professionals
- Civic group leaders and/or members
- Advocates (environmental, housing, transportation)
- Other: _____

4. How long should Community Advisory Team terms last?

- 6 months
- 1 year
- 1.5 years
- 2 years
- Other: _____

Proposal for Early Engagement

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We are proposing to expand the options for how community members can learn about and share feedback about development projects.

1. How would you like to hear about development projects proposed in your neighborhood? Pick 3 options

- Social media posts
- Newspaper ad
- Radio station ad
- Open house
- Mailers
- Pop up at community event (eg. farmers market)
- Pop up in community location (eg. library)
- Other

2. How would you like to share your thoughts and feedback about a proposed development project? Pick your top 3 options

- Project site walk
- Brief survey
- Detailed survey
- Comment at a public meeting
- Email
- Leave a voice message
- Text message
- Other

3 What role should City staff have in developer-led early engagement?

- Passive listener
- Neutral facilitator
- Advocate for City plans and priorities
- City staff should have no role

4. Early engagement to me is _____.

5. Don't forget about _____.

6. Successful early engagement looks like _____.

Consistent Standards

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Housing situation

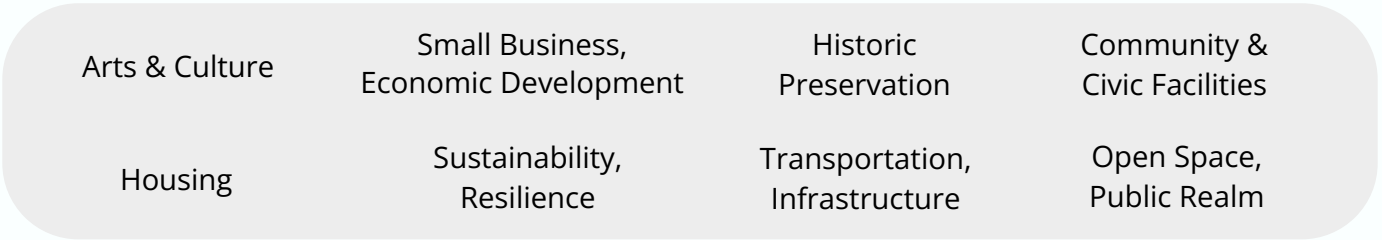
Own my home Unhoused

Rent my home Prefer not to say

Living with family or friends

Student housing

We aim to ensure community needs and planning goals are best served by development by having clear definitions, guardrails, and standardized categories.



1. Which of the community benefit categories are most important to you? Rank in order of importance (1 - most important, 9 - least important)

- | | |
|--|-------------------------------------|
| ___ Arts & Culture | ___ Transportation & Infrastructure |
| ___ Small Business/ Economic Development | ___ Open Space & Public Realm |
| ___ Historic Preservation | ___ Housing |
| ___ Community & Civic Facilities | ___ Funding for nonprofits |
| ___ Sustainability & Resilience | |

2. What information should we use to help inform which community benefits are most important? Select all that apply.

- Community requests
- Needs assessment
- Needs of city departments to implement street, park, facilities, and other capital projects
- Recent planning
- Other _____

Station 4

Coordinated Review

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Housing situation

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1. Which aspects of a proposed development project are you most interested in shaping? Select your top 3 options

- Building uses (eg. housing, commercial, lab, etc)
- Height and density
- Design characteristics (eg. color, choice of materials, etc.)
- Mitigation (eg. affordable housing fund, transportation)
- Community benefits
- Advancing planning priorities
- Public realm and open space
- Other: _____

2. How do you want the City to demonstrate the ways your input was used?

3. How do you want to learn about project updates? Rank in order of priority (1 - most important, 6 - least important)

- ___ Website page
- ___ Email
- ___ Text message
- ___ Call-in number to listen to pre-recorded message
- ___ Town Hall style meeting
- ___ Workshop
- ___ Other _____

4. How should the City communicate city policies during the project review process? (eg. parking policy)
