

15 Washington Street, Brighton

Impact Advisory Group Meeting #1

Introduction to Article 80 & Impact Advisory Groups



**boston planning &
development agency**

November 19, 2018

Agenda

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

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

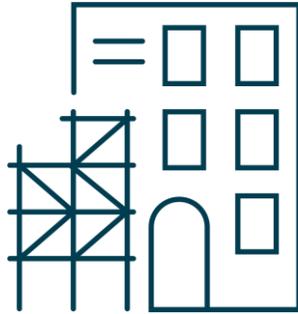


Resident

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

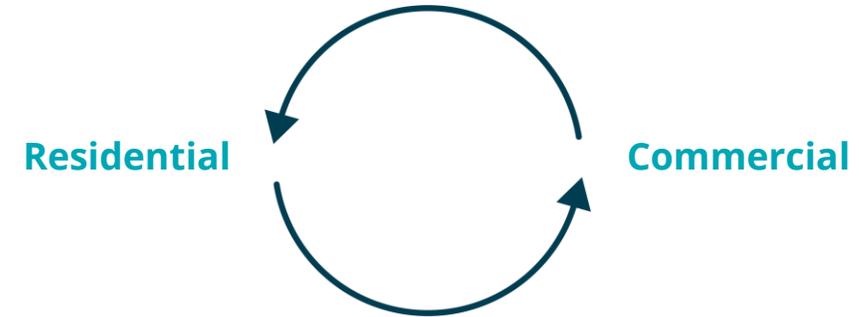
Large Project Review (80B)

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)

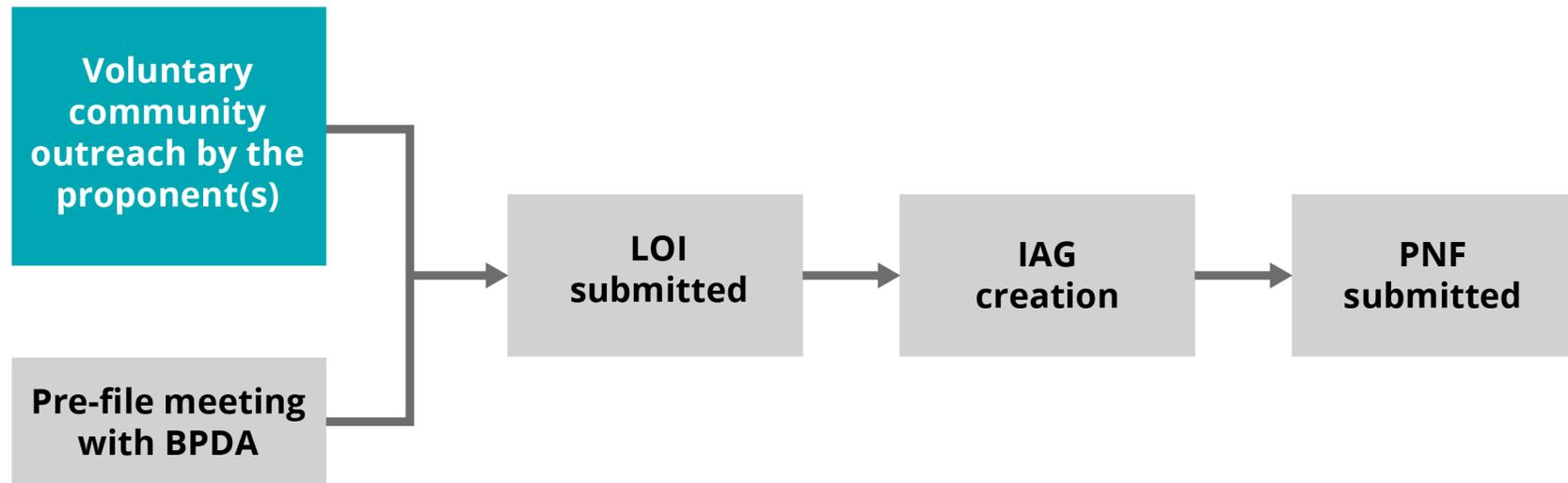
Phase I: Pre-file Stage

Phase II: Under Review Stage

Phase III: Post Board Approval Stage

Large Project Review (80B)

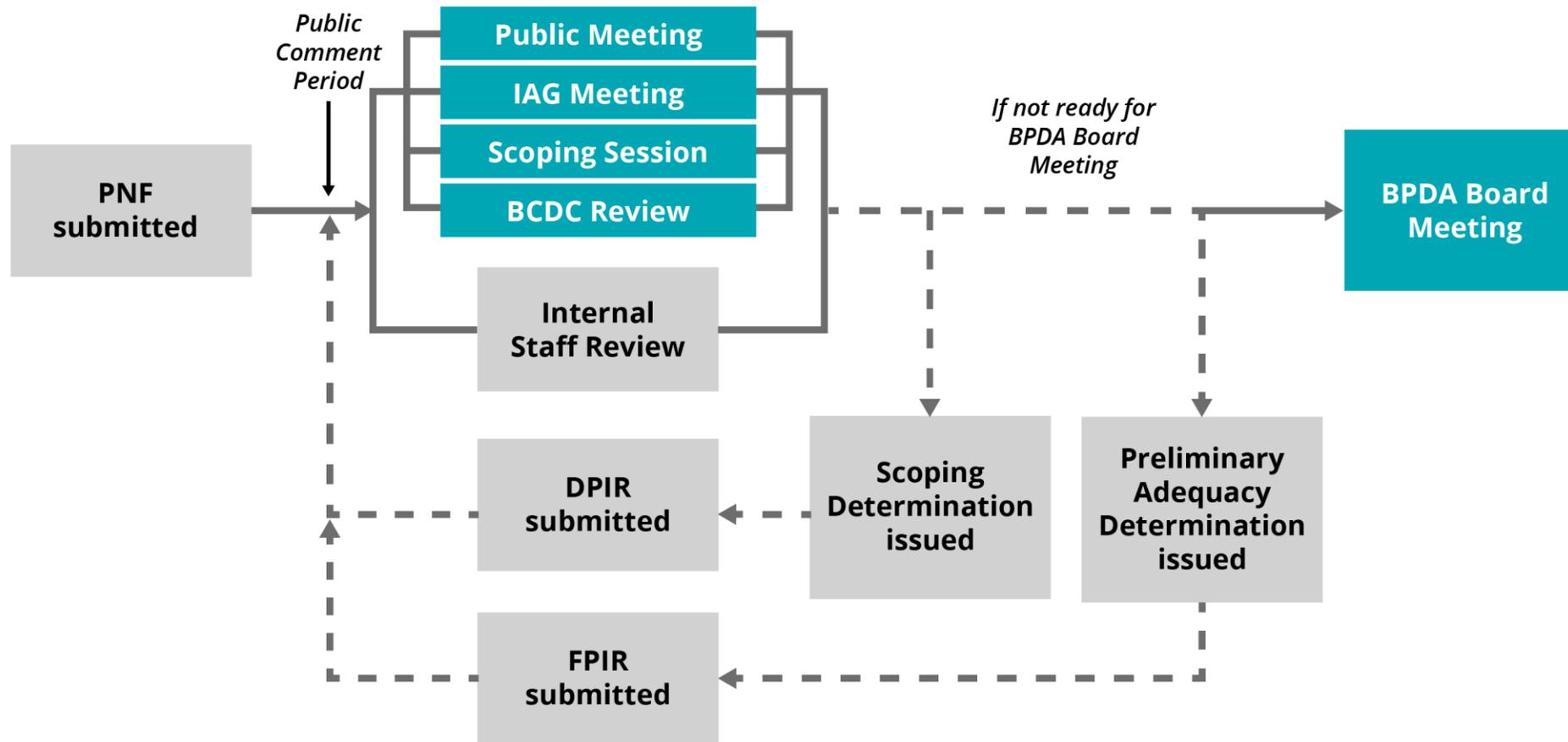
Process 1 of 3: Pre-file Stage



 Indicates opportunities for community members to participate in the process

Large Project Review (80B)

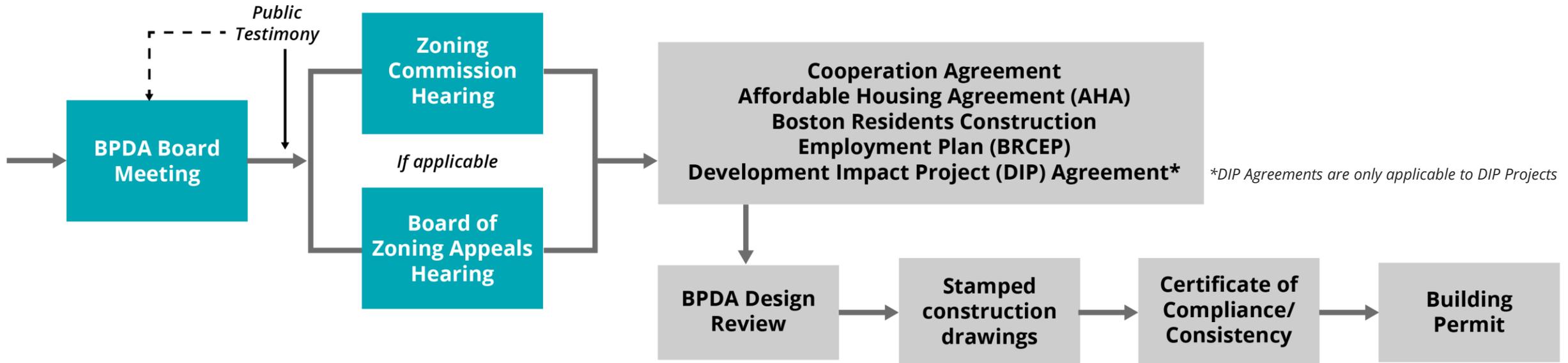
Process 2 of 3: Under Review Stage



 Indicates opportunities for community members to participate in the process

Large Project Review (80B)

Process 3 of 3: Post Board Approval Stage

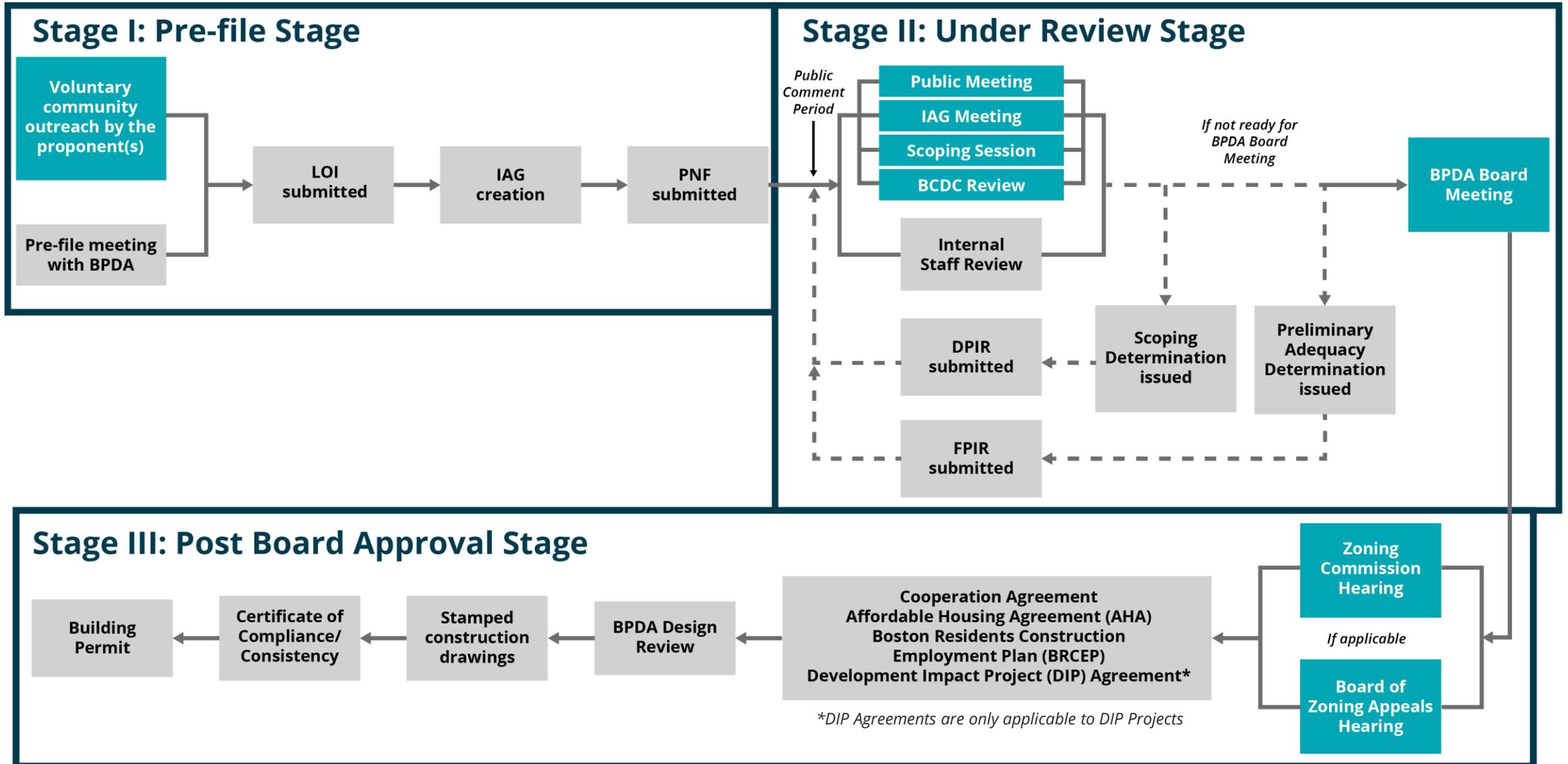


- - - Public Testimony if Applicable

— Public Testimony Permitted

 Indicates opportunities for community members to participate in the process

Large Project Review (80B)



Large Project Review (80B)

Opportunities for Public Engagement

Project Page
(BPDA website)

Impact Advisory
Group Meeting(s)

Public Meeting(s)

Scoping Session(s)

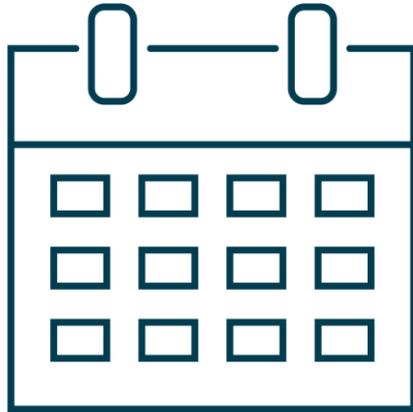
Board Meeting(s)

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)

1 of 3

When were IAG's created?

IAG's were first created through a Mayoral Executive Order in October of 2000- which was later amended in April of 2001. These Orders, adopted by the BRA (now BPDA), created a comprehensive framework to clarify the role of the BPDA, the City of Boston, the developer, and the community in the determination and mitigation of the impacts of development.

When is an IAG assembled?

An IAG is assembled when a proposed development triggers Article 80B Large Project Review (typically projects over 50,000 square feet).

How is an IAG assembled?

Upon receipt of the Letter of Intent (LOI), the BPDA solicits nominations from 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. After a minimum of seven (7) days the Mayor appoints the IAG.

Impact Advisory Groups (IAG)

2 of 3

Who are the members of the IAG?

An IAG is made up **of up to 15 individuals** consisting of active neighborhood residents, business representatives, or members of social service or community organizations.

What is the role of the IAG?

- IAG members are asked to convey local concerns, needs, and opportunities to project proponents and BPDA/City staff in order to minimize any potential negative impacts, mitigate the negative impacts if they are expected to occur, and maximize positive impacts.
- IAG members participate in at least one IAG meeting, a scoping session, and one or more community meetings.
- If the project is approved by the BPDA Board, the IAG reviews the Cooperation Agreement, the document that lays out the nature and extent of all mitigation measures.
- IAG's are an overlay to the existing Article 80 process. They do NOT replace the role of the greater community in the development review process.

Impact Advisory Groups (IAG)

3 of 3

What are some examples of mitigation/community benefits?

Physical Changes to the project design

- ▶ Greater setbacks and cornices to lessen the impact on height
- ▶ Alternative massing design to minimize shadow impacts

Physical infrastructure improvements

- ▶ Signalization of intersections for better traffic flow
- ▶ Sidewalk improvements

Physical improvements to neighborhood amenities

- ▶ Provision and/or maintenance of open space, parks

Assistance for program enhancements targeting neighborhood residents

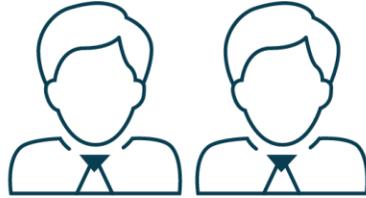
- ▶ Support for cultural and youth opportunities

Assembly of an IAG

Formation & Role



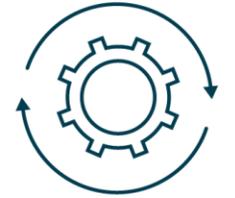
Developer submits a Letter of Intent (LOI) to the BPDA



BPDA requests 2 nominations for IAG members from elected officials



The Mayor appoints the project's IAG



The Article 80 review process begins



Public meeting(s) are held in the impacted area



The IAG offers suggestions to the BPDA on impact mitigation and public benefits



BPDA provides copies of the draft Cooperation Agreement for review



The IAG's role is complete

Resources

The Large Project Review Poster

Large Project Review

Introduction

Benefits of Large Project Review

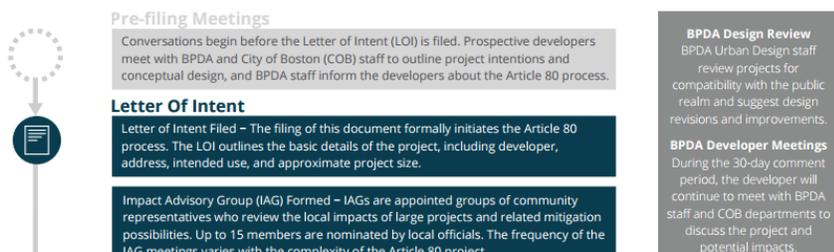
- A thorough review process, managed by the Boston Planning & Development (BPDA's) Development Review staff, that enables the development of large or special projects which do not fit the existing zoning code but will create significant jobs, housing, or tax revenue
- Professional design review by BPDA 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

<input type="checkbox"/> Subscribe to the once-weekly BPDA News & Updates
<input type="checkbox"/> 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

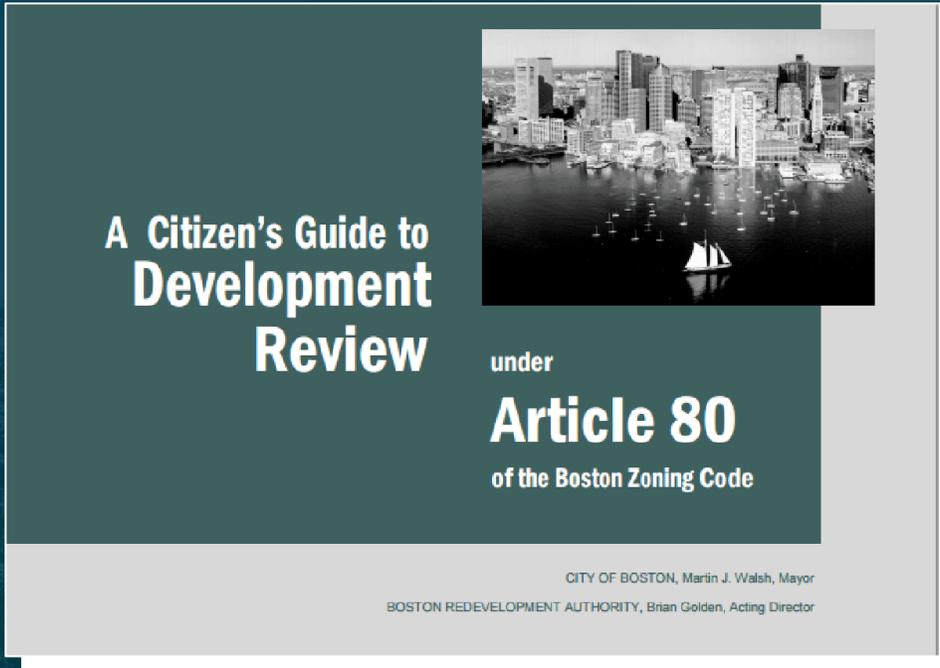
Filter by: Neighborhoods Meeting Types View: [Grid] [List]		
Thu 16 Mar	BPDA Board Meeting 03:30 PM - 07:30 PM	LOCATION: One City Hall Square 9th floor, room 900 Boston, MA 02201
	Understanding Boston's Economy, from the Past to the Future 06:30 PM - 08:00 PM	LOCATION: District Hall 75 Northern Avenue 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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Senior Project Manager

617.918.4244

Casey.A.Hines@boston.gov



15 WASHINGTON ST

Brighton, Massachusetts

19 NOVEMBER 2018

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LOCATION / QUALITY / EXPERTISE

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IPO INITIATED
MODERN REIT ERA

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BBB+ | BAA1 | BBB+
S&P | MOODY'S | FITCH

RETAIL PORTFOLIO

450 U.S. PROPERTIES
TOTALING 78M SF*

FOOTPRINT

PRIMARILY
CONCENTRATED
IN THE TOP MAJOR
U.S. METROPOLITAN
MARKETS*

OCCUPANCY

95.8%
PRO-RATA OC*

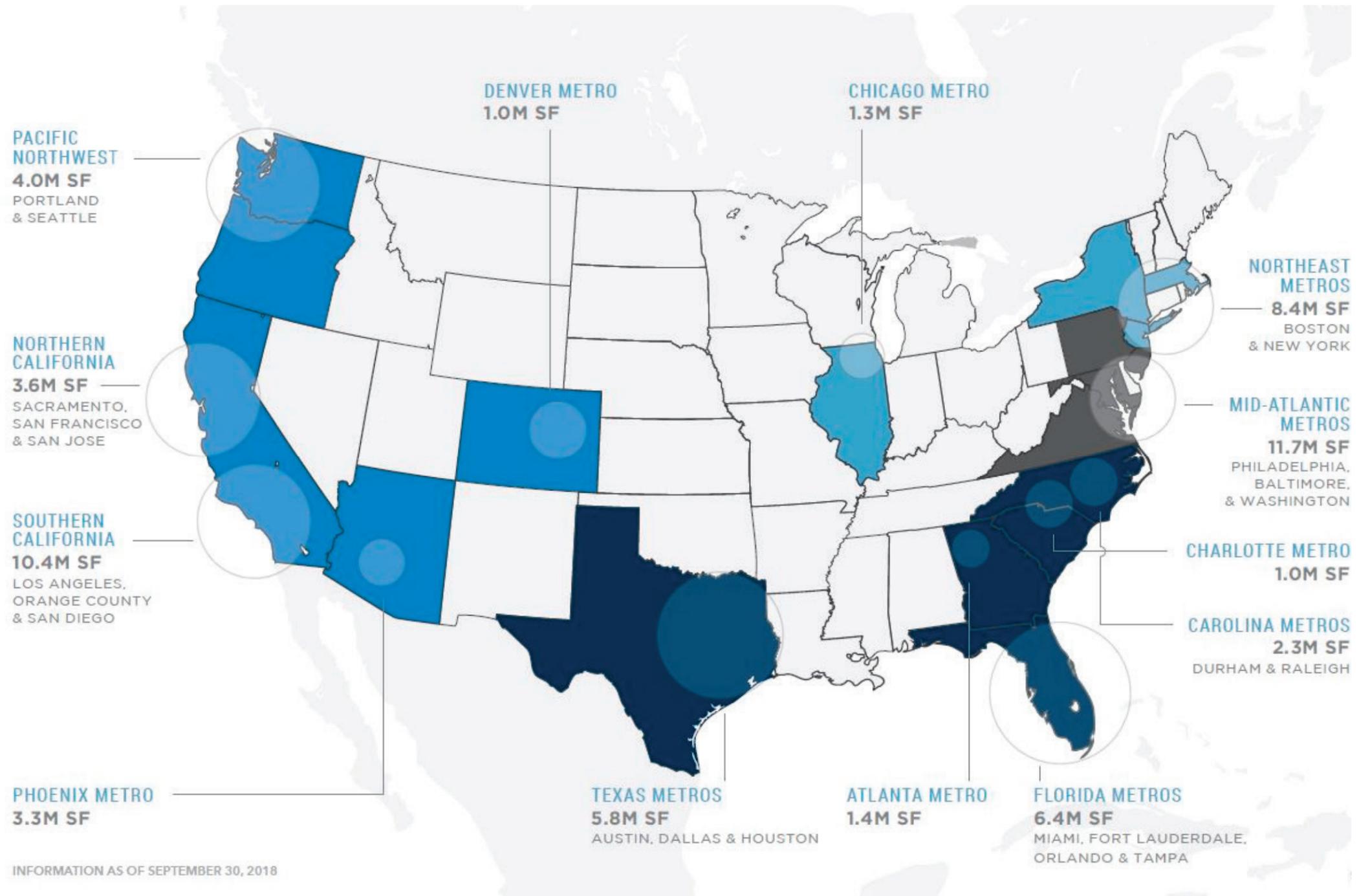
NYSE

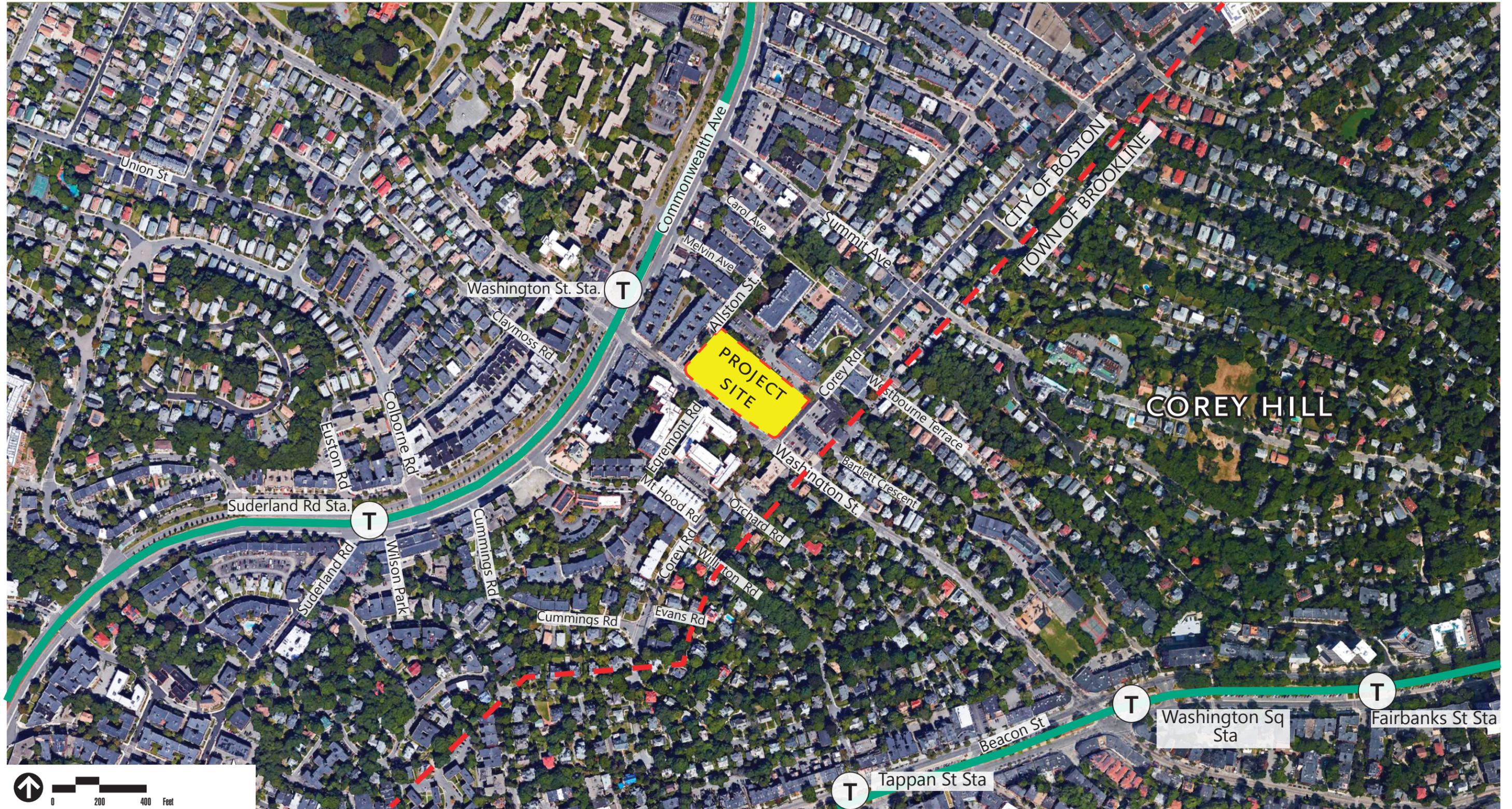
S&P
500

* as of 09/30/2018

CORE MAJOR METROS

KIMCO IS FOCUSED ON CORE MAJOR METROS THROUGHOUT THE UNITED STATES. WE ARE LOCATED PRIMARILY IN THE AREAS WITH THE STRONGEST DEMOGRAPHICS, AND WHERE WE HAVE SCALE, A PHYSICAL PRESENCE, AND LONG-STANDING RELATIONSHIPS, ALL OF WHICH HELP ENSURE THE SUCCESS OF OUR CENTERS AND OUR RETAILERS.





ELKUS MANFREDI ARCHITECTS

NOVEMBER 19, 2018

15 Washington Street
Brighton, Massachusetts



ELKUS MANFREDI ARCHITECTS

Existing Conditions
Bird's Eye View From South East

NOVEMBER 19, 2018

**15 Washington Street
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ELKUS MANFREDI ARCHITECTS

Existing Conditions Site Plan

NOVEMBER 19, 2018

15 Washington Street
Brighton, Massachusetts



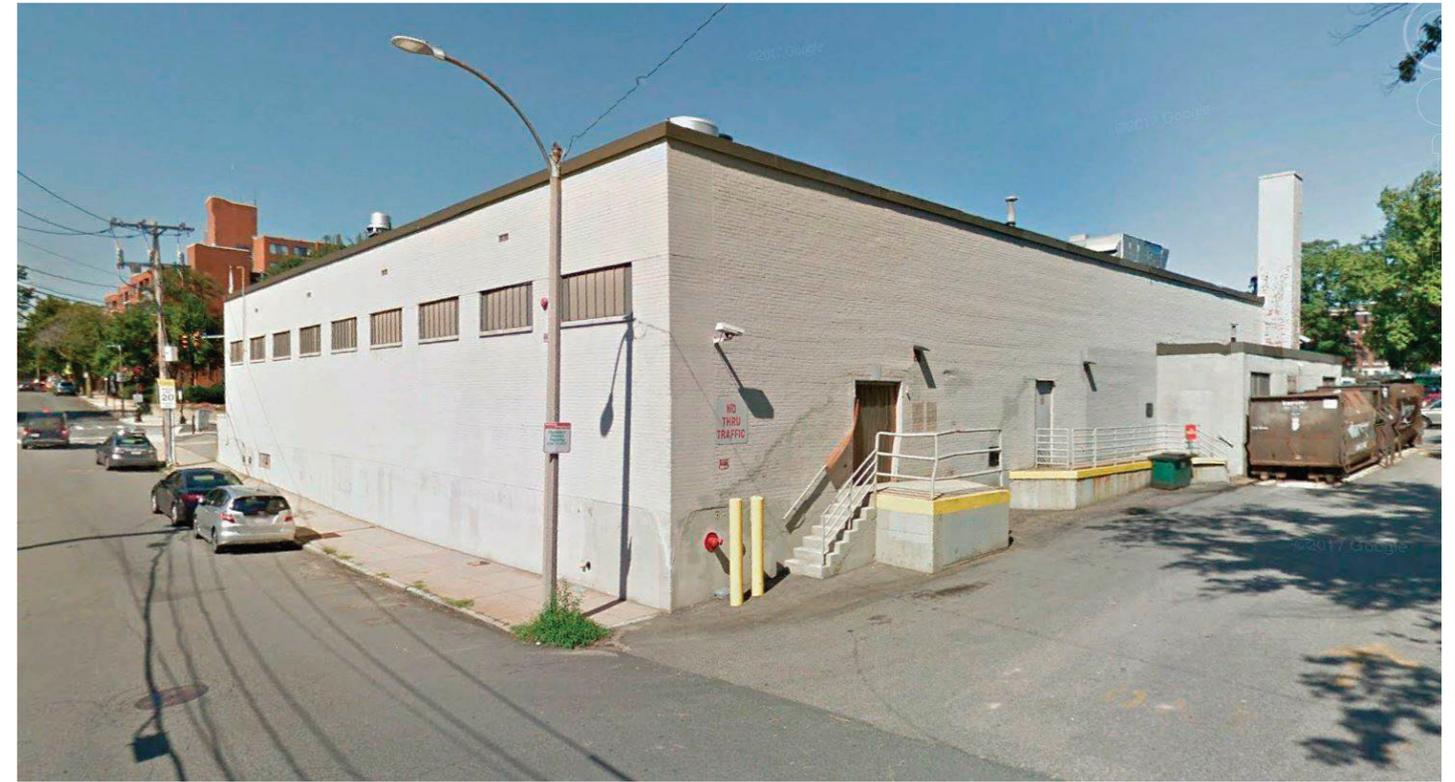
WHOLE FOODS PARKING LOT FROM ALLSTON STREET



CITIZENS BANK FROM WASHINGTON ST.



WHOLE FOODS MARKET FROM COREY ROAD / WASHINGTON ST. INTERSECTION



WHOLE FOODS LOADING DOCK FROM COREY ROAD

ELKUS MANFREDI ARCHITECTS

Existing Conditions Photos

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15 Washington Street
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ELKUS MANFREDI ARCHITECTS

Whole Foods Existing Conditions Photo

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Inspirational Photos

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NOVEMBER 19, 2018



ELKUS MANFREDI ARCHITECTS

Inspirational Photos

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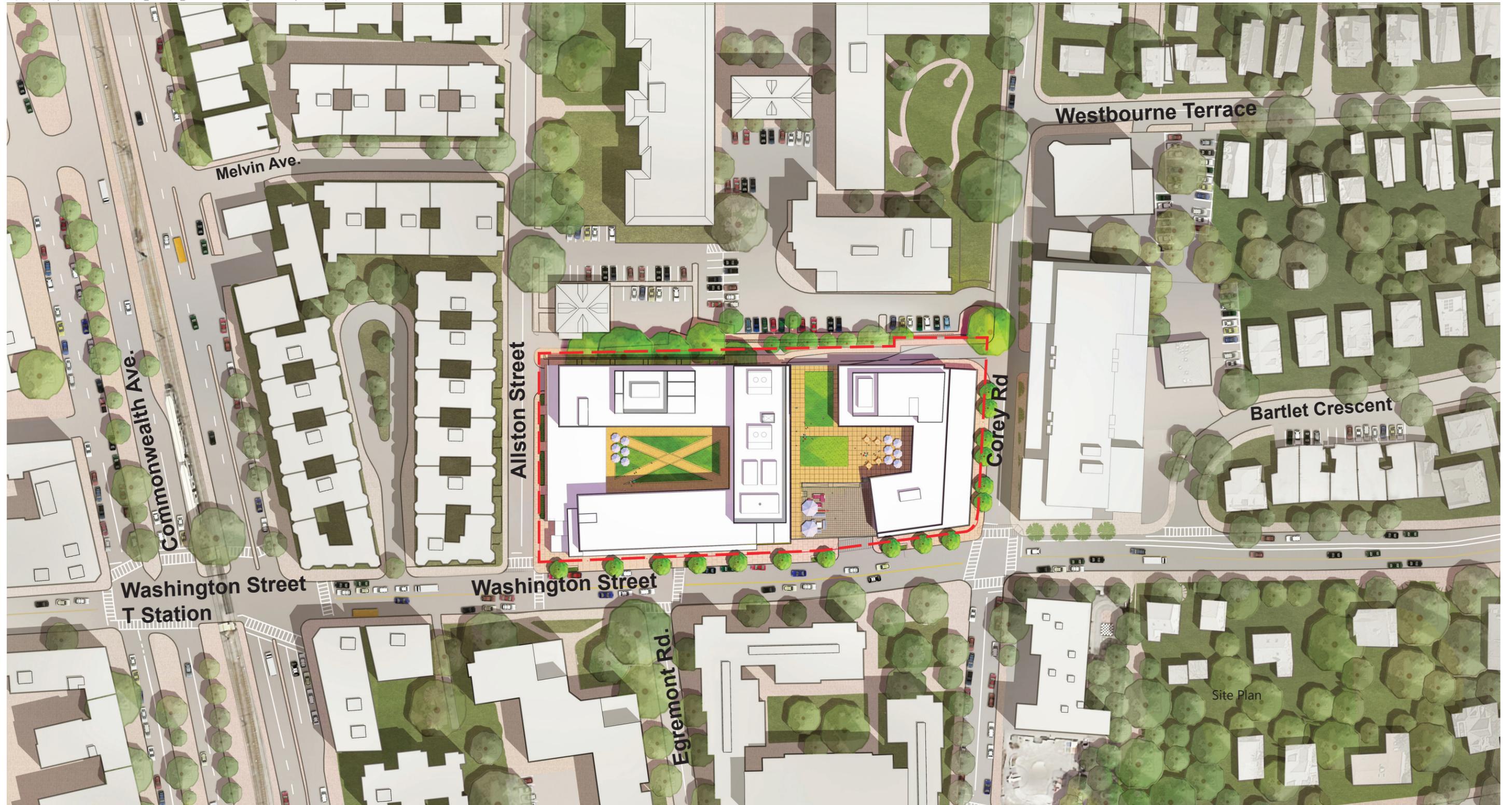
Core Design Principles

- Design project size and scale in context with surrounding neighborhood,
- Minimize building mass with setbacks and smaller component parts,
- Create architectural visual interest and preserve local character,
- Improve the streetscape and public realm,
- Address traffic circulation and pedestrian access concerns.

ELKUS MANFREDI ARCHITECTS

NOVEMBER 19, 2018

15 Washington Street
Brighton, Massachusetts

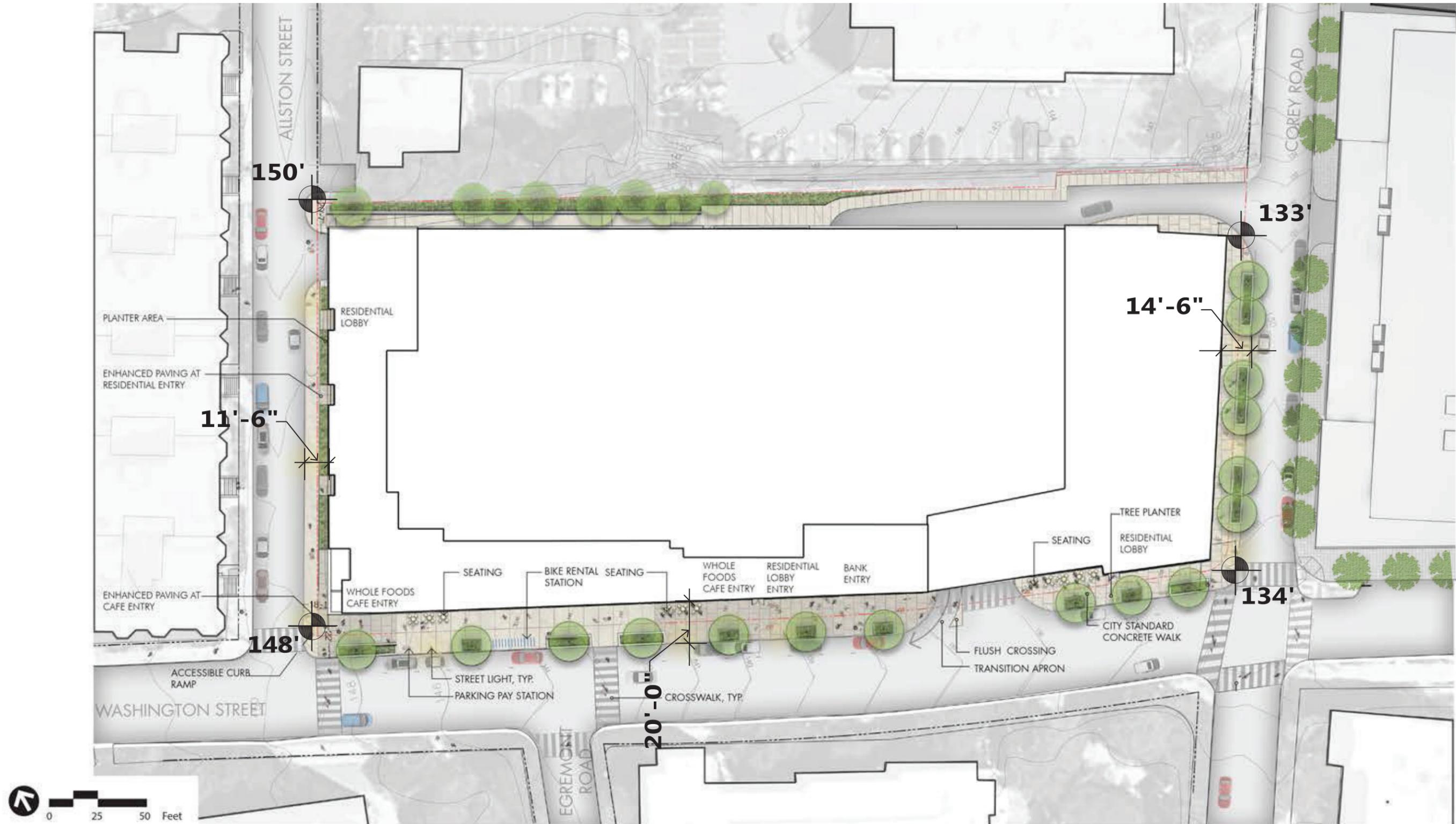


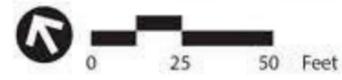
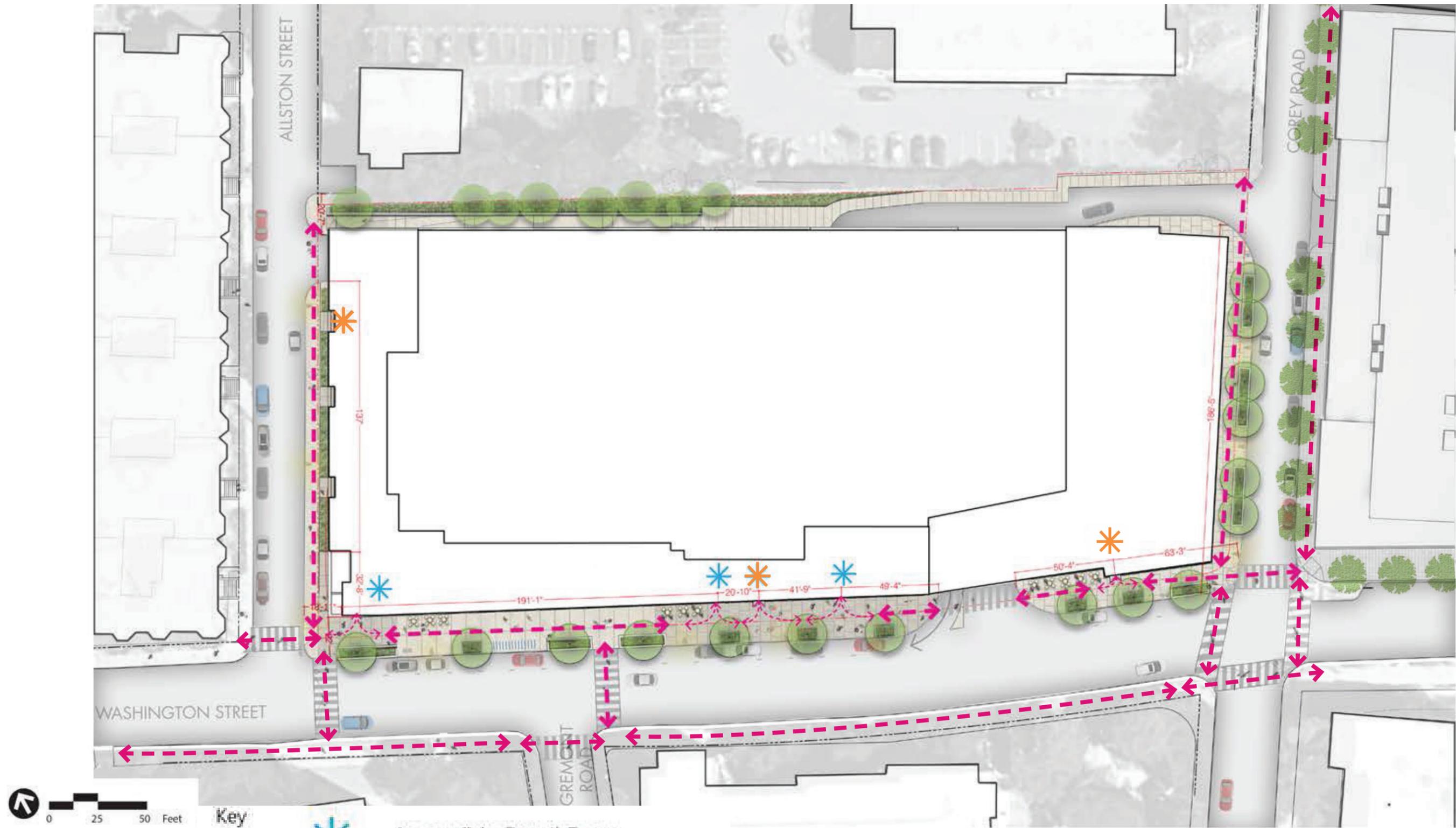
ELKUS MANFREDI ARCHITECTS

Project Site Plan

NOVEMBER 19, 2018

15 Washington Street
Brighton, Massachusetts





Key



Accessible Retail Entry



Accessible Residential Entry

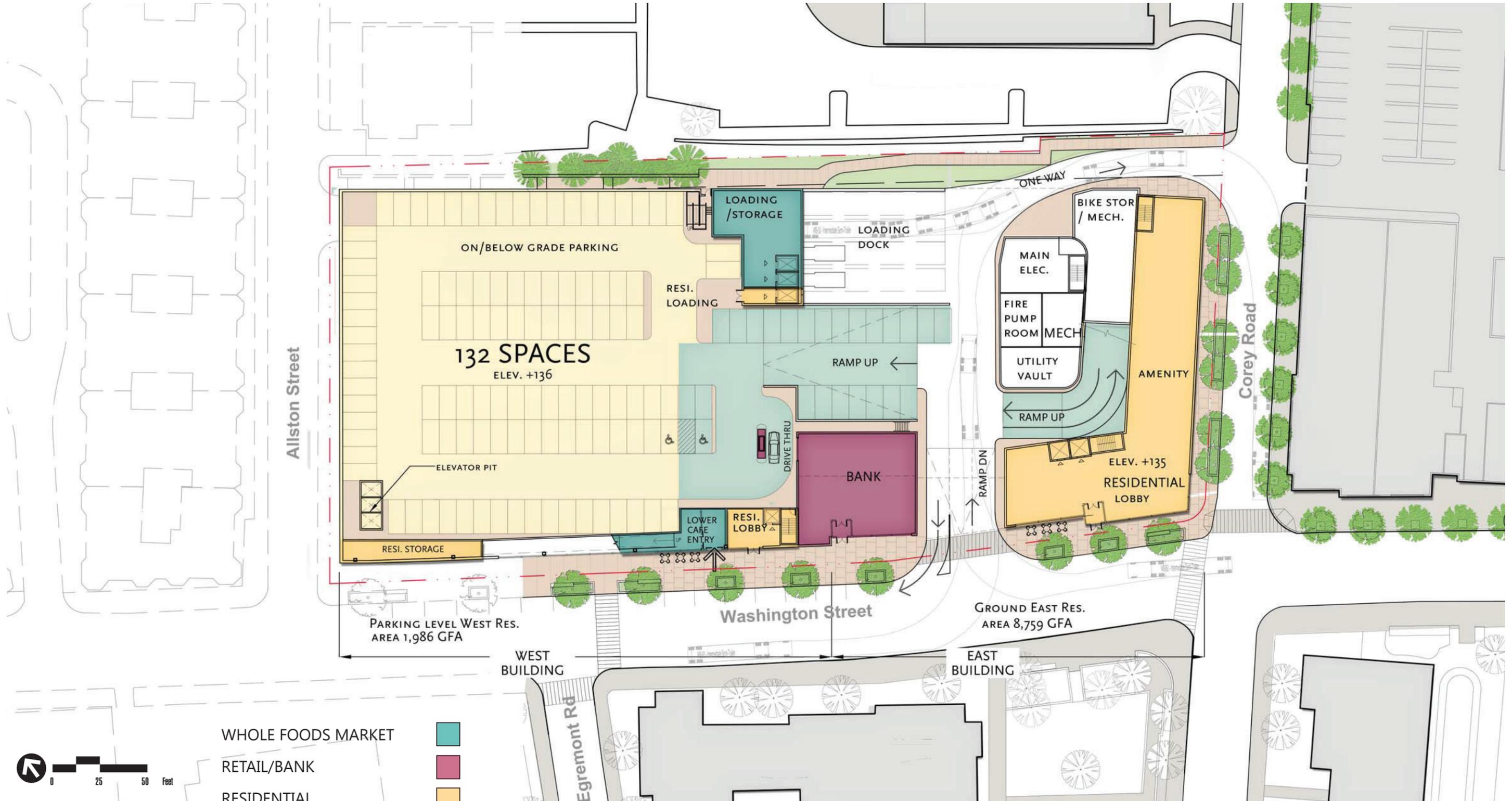


Accessible Pedestrian Route



Pedestrian Access and Circulation Plan

15 Washington Street
Brighton, Massachusetts



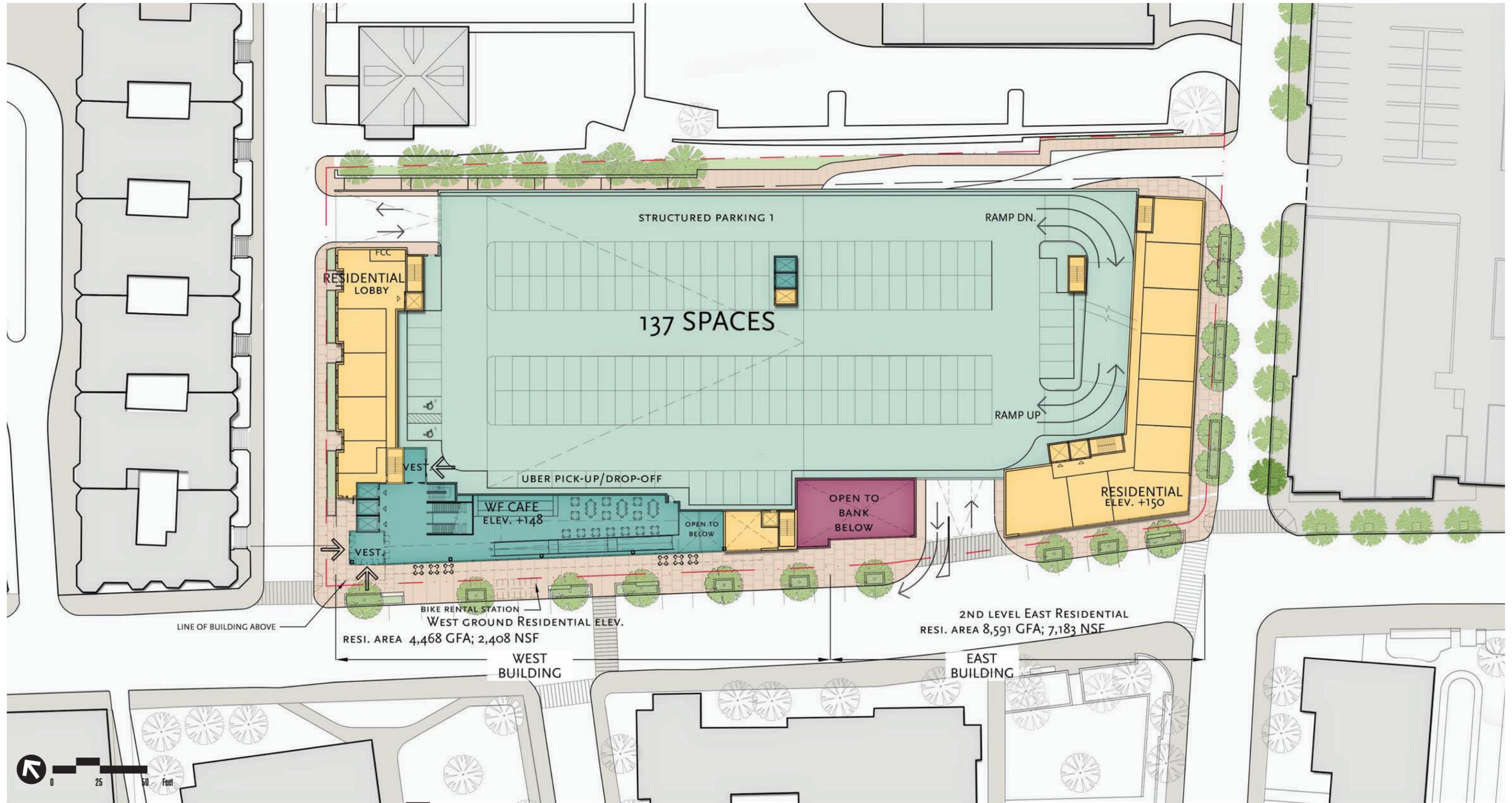
- WHOLE FOODS MARKET
- RETAIL/BANK
- RESIDENTIAL
- RESIDENTIAL PARKING WEST
- RETAIL PARKING
- GREEN SPACE
- MECHANICAL

NOVEMBER 19, 2018

ELKUS MANFREDI ARCHITECTS

West Building Parking Floor Plan
 East Building Ground Floor Plan

**15 Washington Street
 Brighton, Massachusetts**



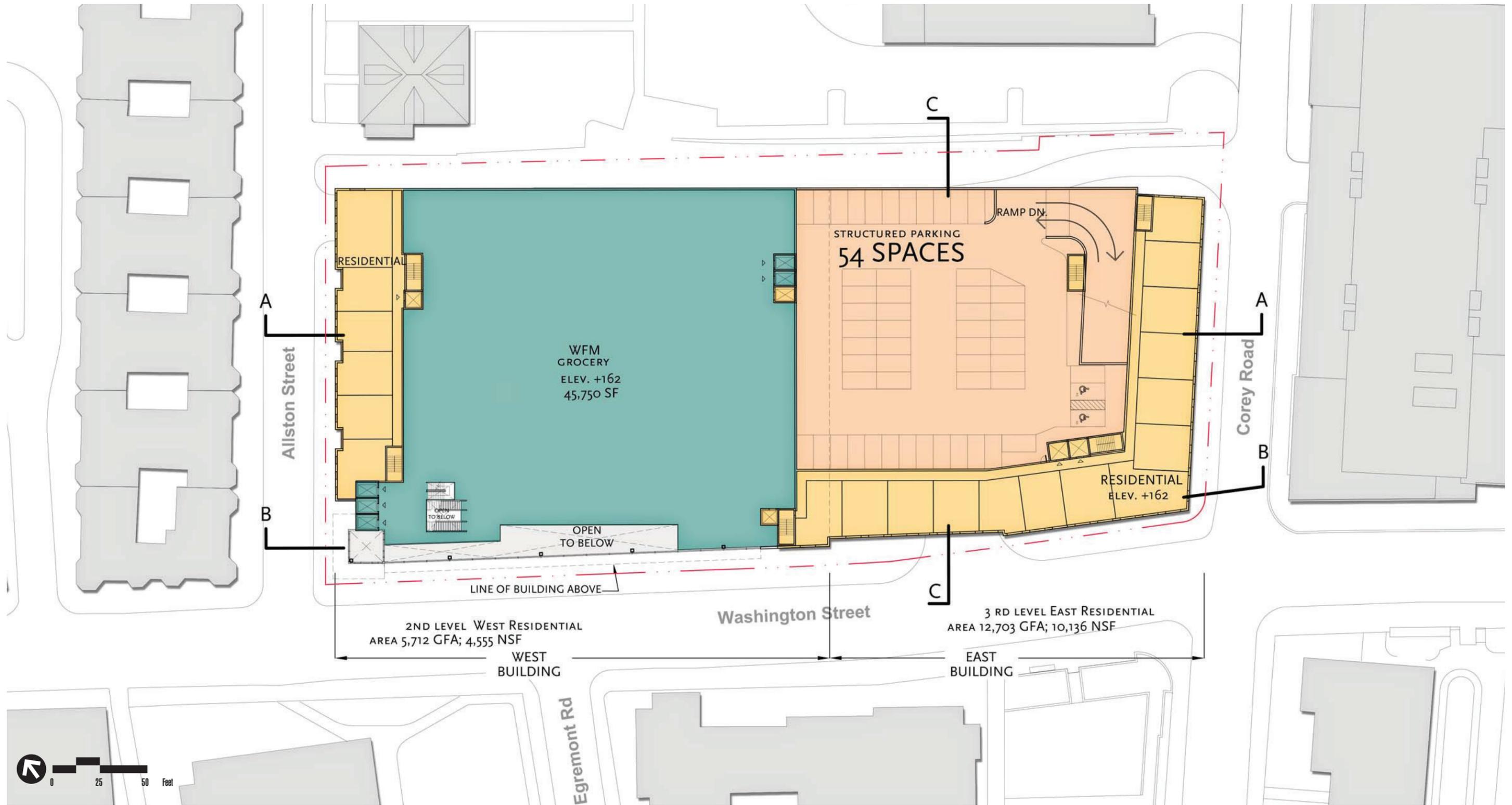
- WHOLE FOODS MARKET
- RETAIL/BANK
- RESIDENTIAL
- RETAIL PARKING
- GREEN SPACE

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West Building Ground Floor Plan
 East Building Second Floor Plan

**15 Washington Street
 Brighton, Massachusetts**



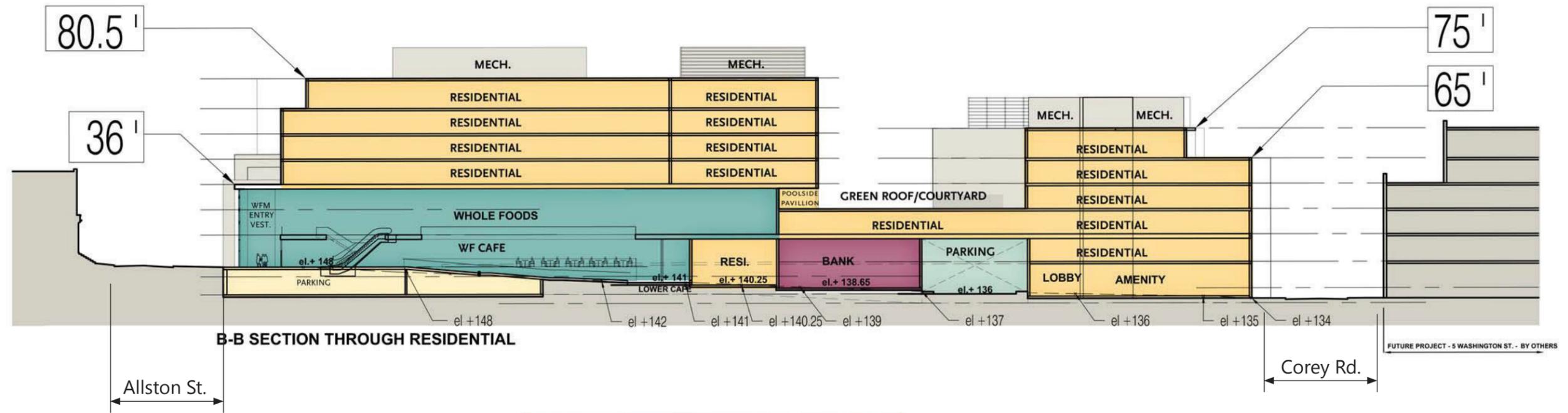
- WHOLE FOODS MARKET
- RESIDENTIAL
- RESIDENTIAL PARKING EAST

ELKUS MANFREDI ARCHITECTS

West Building Second Floor Plan
East Building Third Floor Plan

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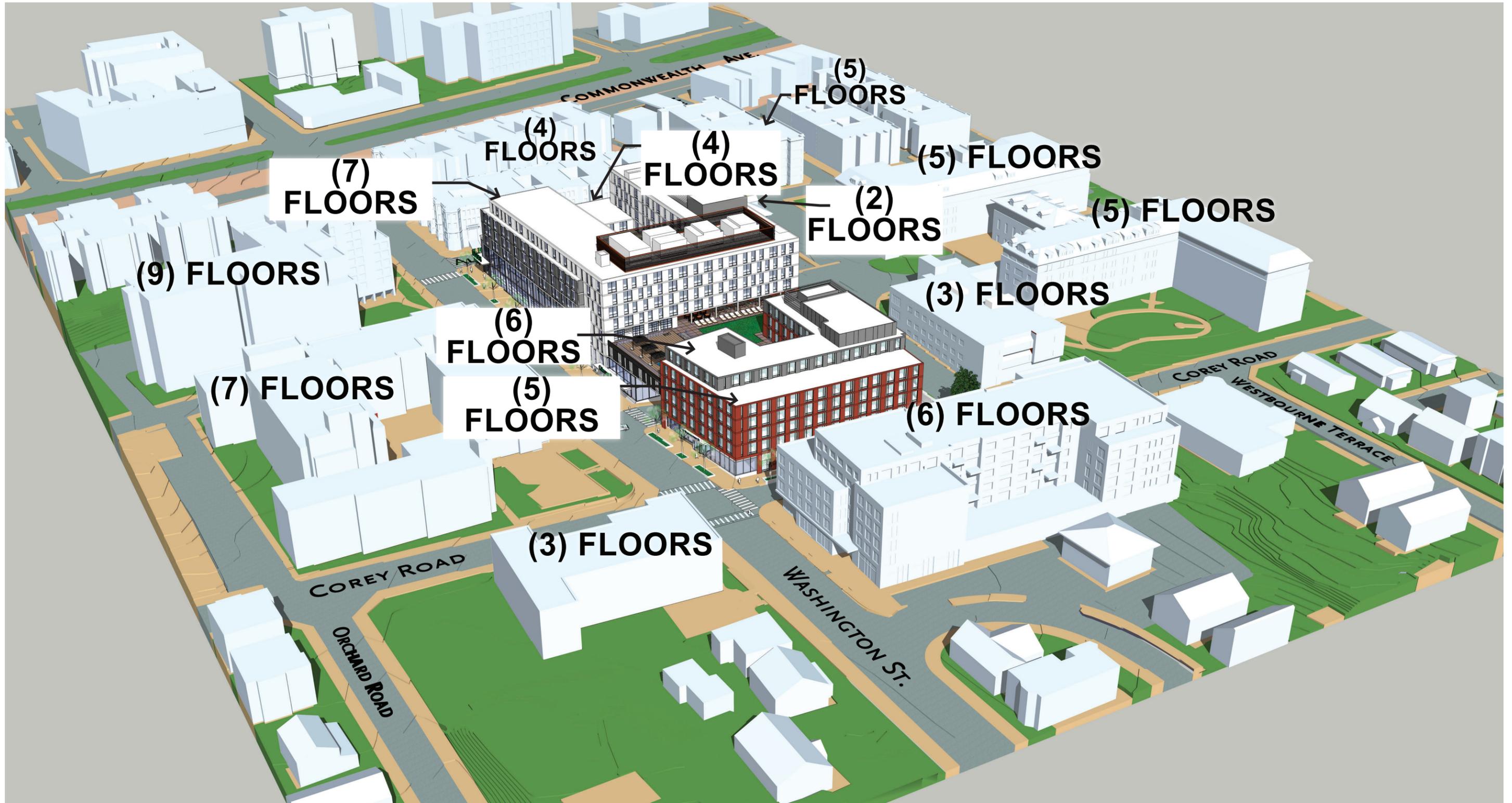
- WHOLE FOODS
- RETAIL BANK
- RESIDENTIAL
- RESIDENTIAL PARKING
- RETAIL PARKING

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Building Sections

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Massing Diagram
Bird's Eye View From South East

15 Washington Street
Brighton, Massachusetts

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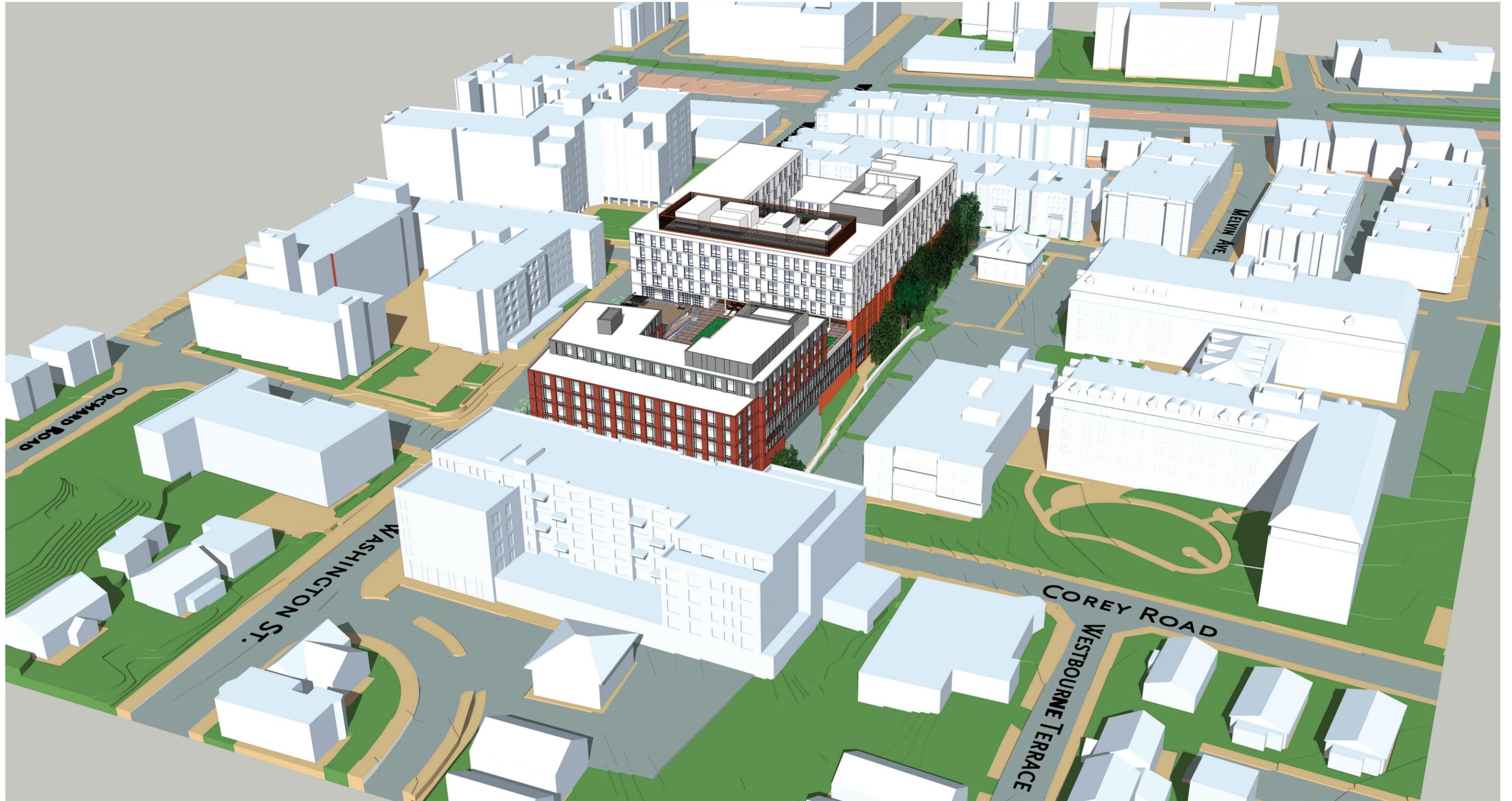


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Bird's Eye View From South West

NOVEMBER 19, 2018

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Bird's Eye View From North East

NOVEMBER 19, 2018

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Perspective View From South West

NOVEMBER 19, 2018

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Perspective View From South East

NOVEMBER 19, 2018

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