ARGE REVIEW

BENEFITS OF LARGE PROJECT REVIEW

- > A thorough review process, managed by the Boston Redevelopment Authority (BRA's) Development Review staff, that enables the development of large or special projects which do not fit the existing zoning code but will create:

 Professional design review by BRA staff and Boston Civic Design Commission (BCDC) experts, en ode but will create significant jobs, housing, or tax reve BCDC) experts, ensuring that new buildings compleme
- existing urban fabric
- Opportunities for com munity participation and feedback throughout the review p egotiated community ber

WHEN IT IS USED





≥50,000 ft²

HOW LONG IT TAKES



Review process varies with project size and complexity

DEVELOPMENT REVIEW STAGES

sations begin before the Letter of Intent (LOI) is filed. Prospective developers meet with BRA and City of Boston (COB) staff to outline project intentions and conceptual design, and BRA staff inform the developers about the Article $80\,\mathrm{process}$.

process. The LOI outlines the basic details of the project, including developer, address, intended use, and approximate project size. ended use, and approximate project size

Impact Advisory Group (IAG) Formed – IAGs are appointed groups of community representatives who review the local impacts of large projects and related mitigation possibilities. Up to 15 members are nominated by local officials. The frequency of the IAG meetings varies with the complexity of the Article 80 project.

UNDER REVIEW

During the review process, developers file detailed public documents with informa about the project and its potential impacts. Developers meet frequently with BRA and COB staff. The review process offers multiple opportunities for community feedback, including a public meeting and formal comment periods. The process is iterative and varies in length.

Project Notification Form (PNF) Filed - Filing the PNF initiates active review of the project and a 30-day public comment period. PNFs include a project summary and renderings, transportation analysis, and environmental impact analysis. It

must also indicate the project's ability to achieve LEED Certification (as of 2006), a Climate Change Preparedness and Resiliency Checklist (2013), and an Accessibility Checklist (2014).

PNF Distribution to COB, City and State

Agencies, and the IAG – The BRA sends the PNF to City and State Agencies, local elected officials, and others. These agencies, the IAG and all interested stakeholders comment during the 30-day public comment period.

Scoping Session – Scoping sessions are the official project review "kickoffs" and discussions, that include the developer, BRA staff, interested City and State Agencies, and the IAG. All participants review the PNF prior to the Scoping Session.

₩ IAG-Developer Meeting – Developers me

the IAG prior to hosting a community meeting to discuss project impacts and possible mitigation and/or community benefits. Mitigation often relates to infrastructure and public realm improvements. Community benefits typically involve funding for neighborhood initiatives.



Community Meeting – The developer presents the project proposal to the community, during the 30-day public comment period. Developers may meet with community groups prior to this meeting to learn about potential community concerns.

Boston Civic Design Commission (BCDC)

Review – Projects ≥100,000 square feet are reviewed by BCDC for impacts on the public realm. BCDC is composed of professional volunteer architects and meets monthly. BCDC review is advisory, but BCDC approval is required prior to BRA Board approval.

Scoping Determination Issued – If the command meetings demonstrate that the PNF has adequately addressed potential impacts and mitigation, the project will proceed to the BRA Board for approval and issuance of a Scoping Determination Waiving Further Review. If the BRA finds that the PNF does not adequately address impacts and mitigation, the BRA will issue a Scoping Determination requir supplemental information represente Project Impact Report (DPIR).

APPROVED or DPIR

Final Project Impact Report
(FPIR) Filed – This document
addresses impacts and issues Draft Project Impact Report (DPIR) Filed - This do addresses impacts and issue raised by the PAD, and issues raised by the Scoping usually includes further study, analysis, mitigation and community benefits. Projects Determination and usually includes further study, analysis, mitigation, and community benefits. The DPIR follows the same BRA rarely reach FPIR, generally they are approved or lea the process by this point and public review process as the PNF, with a public This follows the same BRA and public review process the DPIR, with a 30, 45, or comment period running for 30, 45, or 75 days depending on project size and location.

75-day comment period

Preliminary Adequacy Determination (PAD)

Issued - The Adequacy Determination declares whether the DPIR adequately addresses and mitigates the impacts raised by the Scop ing Determination. If the DPIR is found adequate, the project may proceed to the BRA Board for approval. If the DPIR is found inadequate the BRA will issue a PAD APPROVED or FPIR Adequacy Determination
(AD) Issued – The Adequacy
Determination declares
whether the FPIR adequately
addresses and mitigates the

addresses and mitigates the impacts raised by the PAD. If the FPIR is found adequate,
the project may proceed to the BRA Board and will be recommended for approval.

If the FPIR is found inadequate, the BRA will inagequate, _.
terminate project review at

APPROVED

BOARD APPROVED

Following BRA and community review, projects must be formally voted on and approved by the BRA Board. Most often, approval is conditional on ongoing design review. BRA Board meetings occur monthly. Four of the five board members are appointed by the Mayor and confirmed by the City Council. One member is appointed by the Go

Article 80 Documents Signed – A number of written agreer

- gations and community benefits are appropriately recorded.

 Cooperation Agreement This document details mitigations and community benefits to be provided by the developer. IAGs have 15 days to review draft Cooperation Agreements before execution.
- Affordable Housing Agreement Developers may be required to designate a certain percentage of built housing units as affordable through Inclusionary Development. > Boston Residents Jobs Policy - A certain percentage of construction jobs created by a
- obstant residents sous Finite. A Certain pertentage of constitution pus created by project must be filled by Boston residents. Development Impact Project Agreement (Linkage Payments) Office developments may be required to pay into a "linkage" fund towards housing and job creation

Zoning Board of Appeal (ZBA) or Zoning Commission – Projects seeking variances for height, density, setbacks, parking, etc. will require approval from the Zoning Board of Appeal. Projects larger than one acre using Planned Development Areas (PDAs) will require approval from the Zoning Commission.

The BRA Article 80 process concludes upon developer receipt of Certification of Compliance, Article 80 Documents, and stamped construction drawings.

INSPECTIONAL SERVICES DEPARTMENT (ISD) PERMITTING

SD issues a building permit upon receipt of Certification of Compliance from BRA Board nd stamped construction documents.

UNDER CONSTRUCTION

As buildings are constructed, the BRA Compliance department monitors that developers are complying with the Boston Residents Jobs Policy and along with mitigation and community benefits outlined in the Cooperation Agreement.

CONSTRUCTION COMPLETE

e construction is complete, the developer receives a Certification of Completion from







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