



MEETING INFORMATION

Meeting Title: Article 80 Modernization Public Meeting

Meeting Date + Time: May 31, 2025 | 11am - 1pm | Jun 5, 2025 | 6pm to 8pm

Location: virtual (Zoom)

Languages Presented: English, Spanish, Haitian Creole, Vietnamese, Cantonese, Mandarin

Meeting Facilitators: Kristiana Lachiusa, Deputy Director of Community Engagement for the Planning Department & Kevin Crossley, Transformation Project Manager

Elected Officials in Attendance: Staff of Councilor Fernandes Anderson

| Meeting Agenda | Meeting Materials | Action Items |
|--|--|---|
| <ul style="list-style-type: none">• Early Actions for Improving Development Review• Draft Zoning Amendments• Q&A | <ul style="list-style-type: none">• Slide deck with translations• Zoning amendment project page• Proposed zoning amendment summary• Article 80 Early Actions Supplement | <ul style="list-style-type: none">• Please submit comment letters by June 15, 2025 by emailing article80modernization@boston.gov or writing in the comment box on the project page. |



| Number of attendees | Affiliation of attendees? | Have they engaged with Article 80 modernization? | Where do they live? |
|-----------------------------|--|--|--|
| May 31st meeting: 30 people | On Average 47% of attendees identify as community members, followed by advocates, and neighborhood organizations | On average 63% of attendees have previously engaged and 33% were engaging for the first time | Top five neighborhoods in attendance: Brighton, Jamaica Plain, Allston, South Boston, Back Bay |
| June 5th meeting: 50 people | | | |



SUMMARY OF MEETING:

Presentation: Planning Department staff shared three key project updates. First, the Article 80 Modernization team is implementing Early Actions starting this summer. This includes improvements to public meetings and better internal coordination across City departments. Second, the Planning Department has proposed several zoning code amendments to clean up outdated language. These involve updating public notification requirements and clarifying process steps to better match the way things already work today. Finally, the Department outlined proposed changes to the Boston Civic Design Commission (BCDC), including raising the project review threshold from 100,000 to 200,000 square feet, while retaining a discretionary trigger for projects of special significance.

Discussion: During the discussion, the Planning Department heard consistent feedback for more robust and accessible project notification. Attendees also asked for clarity on the decision-making authority of BCDC and the BPDA board, to which the staff clarified that the BCDC is an advisory body for the Mayor and the Planning Department. Specific feedback also emphasized the importance of early actions to improve IAGs.

Points of Alignment:

- Earlier community feedback makes projects better
- IAGs need interim improvements (given that CATs are a long-term action)
- Importance of transparent and data-informed decision-making within the Planning Department

Points of Question/ Concern:

- Mixed perspectives regarding whether proposed changes to BCDC find the right balance between utilizing BCDC expertise and accelerating housing projects
- Some community members are unclear how planning and development are connected
- Importance of moving forward long-term action of clarifying expectations and standards for mitigation and community benefits