

BUILDING BOSTON

Through Article 80 Development Review

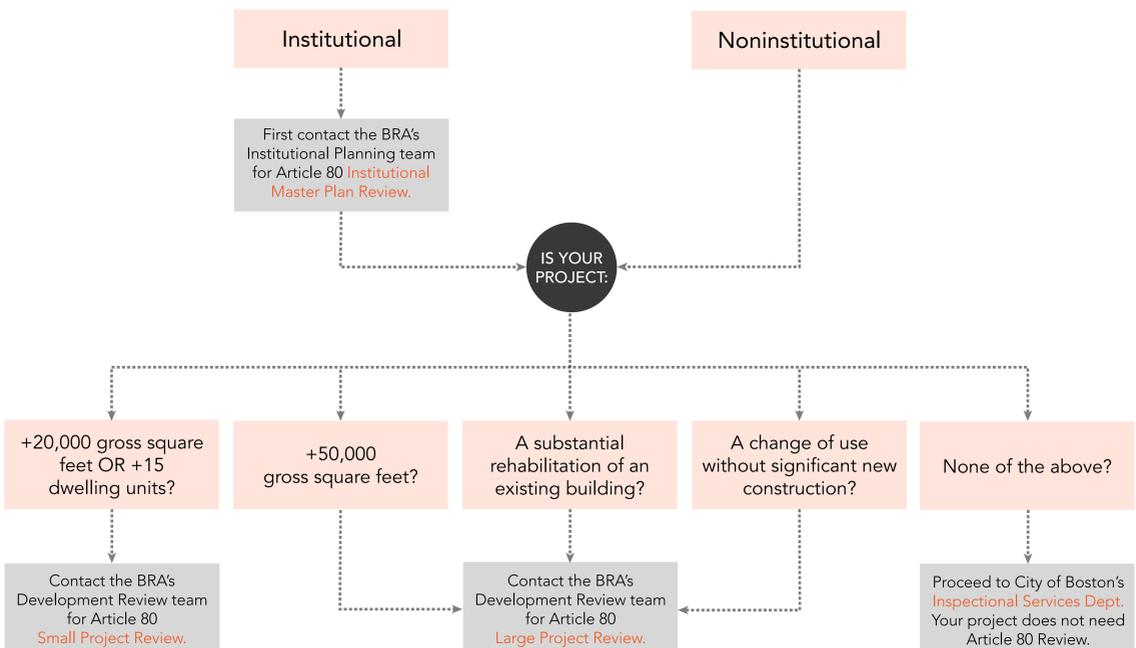
INTRODUCTION

Boston's neighborhoods are evolving, our skyline is changing, and the BRA plays a critical role in this transformation. We're building new housing to accommodate our growing population, creating new office and retail space to add new jobs, producing new hotel rooms to welcome visitors, replacing vacant lots to knit together neighborhoods, and generating new property tax to make our city services better.



*in 2013

WHEN IS ARTICLE 80 USED?



These graphics are intended to show an overview of Article 80. For more information and the full text, please visit BostonRedevelopmentAuthority.org.

REVIEW STAGES AND EXPLANATIONS

- PRE-DEVELOPMENT** - Prospective developer meets with BRA Development Review team to discuss project and understand Article 80 Process.
- BRA Design Review** - Conducted by BRA Urban Design staff, ongoing until building construction begins.
- LETTER OF INTENT (LOI) FILED** - This action by the developer formally initiates the Article 80 Review Process.
- UNDER REVIEW** - During the review process, the developer meets frequently with BRA and City of Boston staff to discuss Article 80 requirements and project impacts.
- Project Notification Form (PNF) Filed** - This action by the developer initiates active review of the project.
- Ongoing Review** - Developers might be required to file these additional documents in response to questions and concerns raised by BRA staff, City of Boston staff, and community members during the review process.
 - Draft Project Impact Reports (DPIRs)
 - Final Project Impact Reports (FPIRs)
- BRA BOARD APPROVAL** - Following review, projects are formally voted on and approved by the BRA Board, most often, approval is conditional on ongoing design review.
- Cooperation Agreement** - The Impact Advisory Group, Developer, and BRA finalize an agreement of community benefits and mitigations to be provided by developer.
- UNDER CONSTRUCTION** - As buildings are constructed, the BRA Compliance department monitors that developers follow the Boston Residents Jobs Policy.
- PROJECT COMPLETED** - After project completion, the BRA may help market affordable units, attract new businesses to office and retail space, and develop programs for community spaces.

- Impact Advisory Group (IAG) Formed** - IAGs examine project impacts and suggest mitigation measures. Members nominated by elected officials and Mayor's office.
- Community Meetings Held** - BRA staff will host at least one community meeting during the review process so the developer can discuss the proposed project with the community.
- Comments Submitted** - The public is invited to submit their comments in writing for consideration. These comments become part of public record and help shape the project.
- BCDC Review** - The Boston Civic Design Commission, staffed by area architects, offers advisory review for project architecture.

Get involved!
bostonredevelopmentauthority.org/about-us/get-involved

HOW TO GET INVOLVED

- Attend public meetings, found:
 - On the BRA website calendar
 - Via social media
 - In the *Boston Herald*
- Submit comments via
 - Specific project pages online
 - Letter
 - Email
- Follow @BostonRedevelop on Twitter
- Join the weekly newsletter: <http://bit.ly/BRAsubscribe>
- Sign up for project-specific email lists via project pages