Boston Redevelopment Authority

Boston's Planning and Economic Development Agency

What is the BRA?

- Established in 1957 by the City Council and MA Legislature to assume and expand the powers of the BHA beyond public housing.
- City Planning Board was abolished in 1967 and powers were transferred to BRA.
- The BRA's responsibilities include:
    - Reviewing development projects throughout City.
    - Making recommendations to the BZC and ZBA.
    - Drafting and recommending new zoning measures.
    - Acquiring, selling and leasing real estate.
    - Issuing revenue bonds and notes to finance projects.
    - Owning and operating three industrial parks.
    - Providing financing and loan programs for businesses.
    - Providing job training, placement, and support services.

Divisions of the BRA

- Economic Development
- Planning and Zoning
- Executive Director/Secretary's Office
- Office of the General Counsel
- Jobs and Community Services
- Administration and Finance
- Research

A Snapshot of Opportunities: BRA Planning Initiatives

- 100 Acres Master Plan
- Greenway/Crossroads
- 115 Winthrop Square

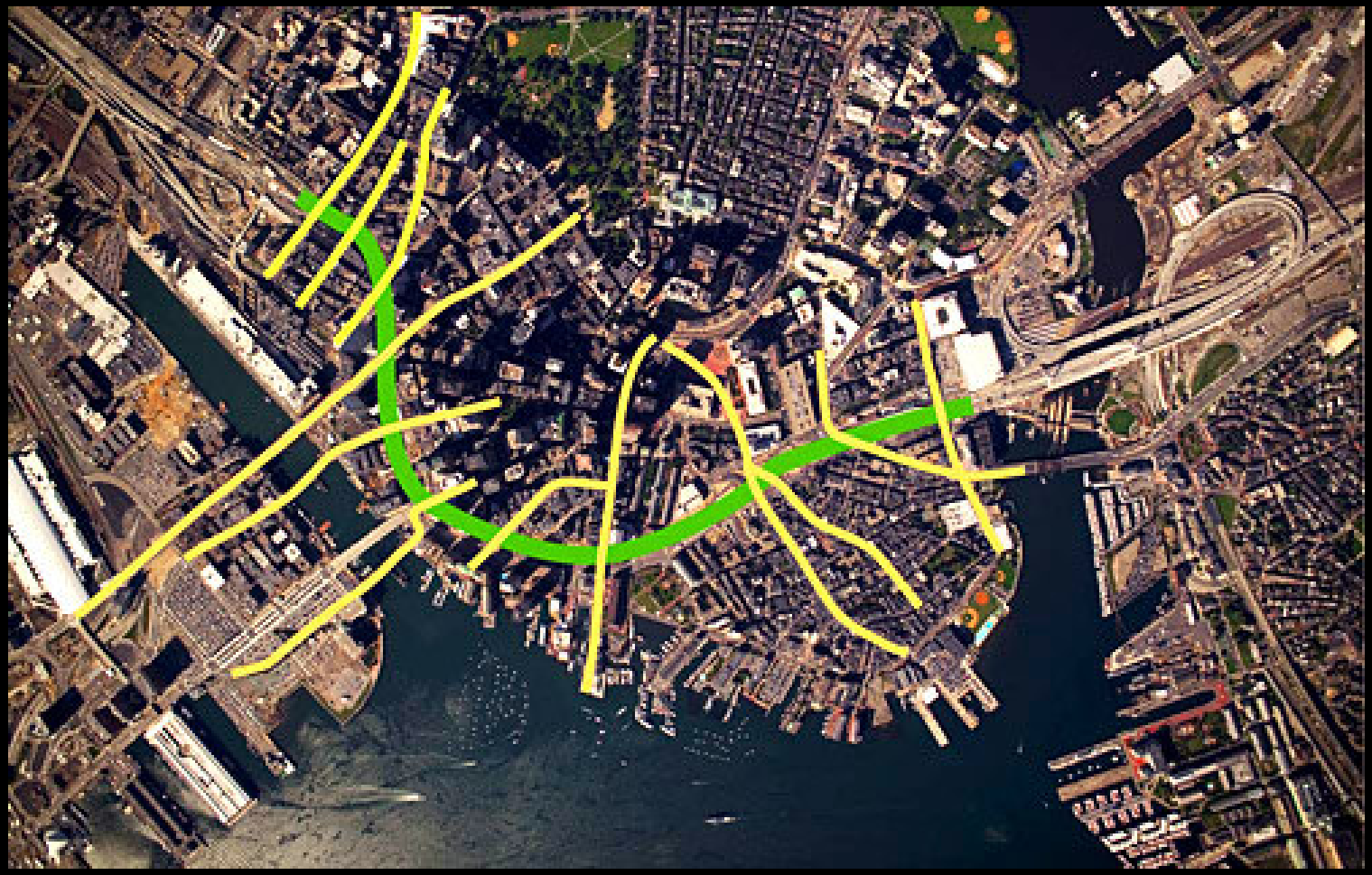
100 Acres Master Plan

- Located on the southwestern portion of the South Boston Waterfront
- Contains approximately 88.7 acres (35 acres are underutilized)
- Goal: provide a framework growth for the next 20 years to transform 35 acres of surface parking lots around Proctor & Gamble/Gillette plant, USPS facility, and Fort Point historic structures into a vibrant 24-hour, mixed-use neighborhood, anchored by over 11 acres of new public open space and almost 5.9 million square feet of development

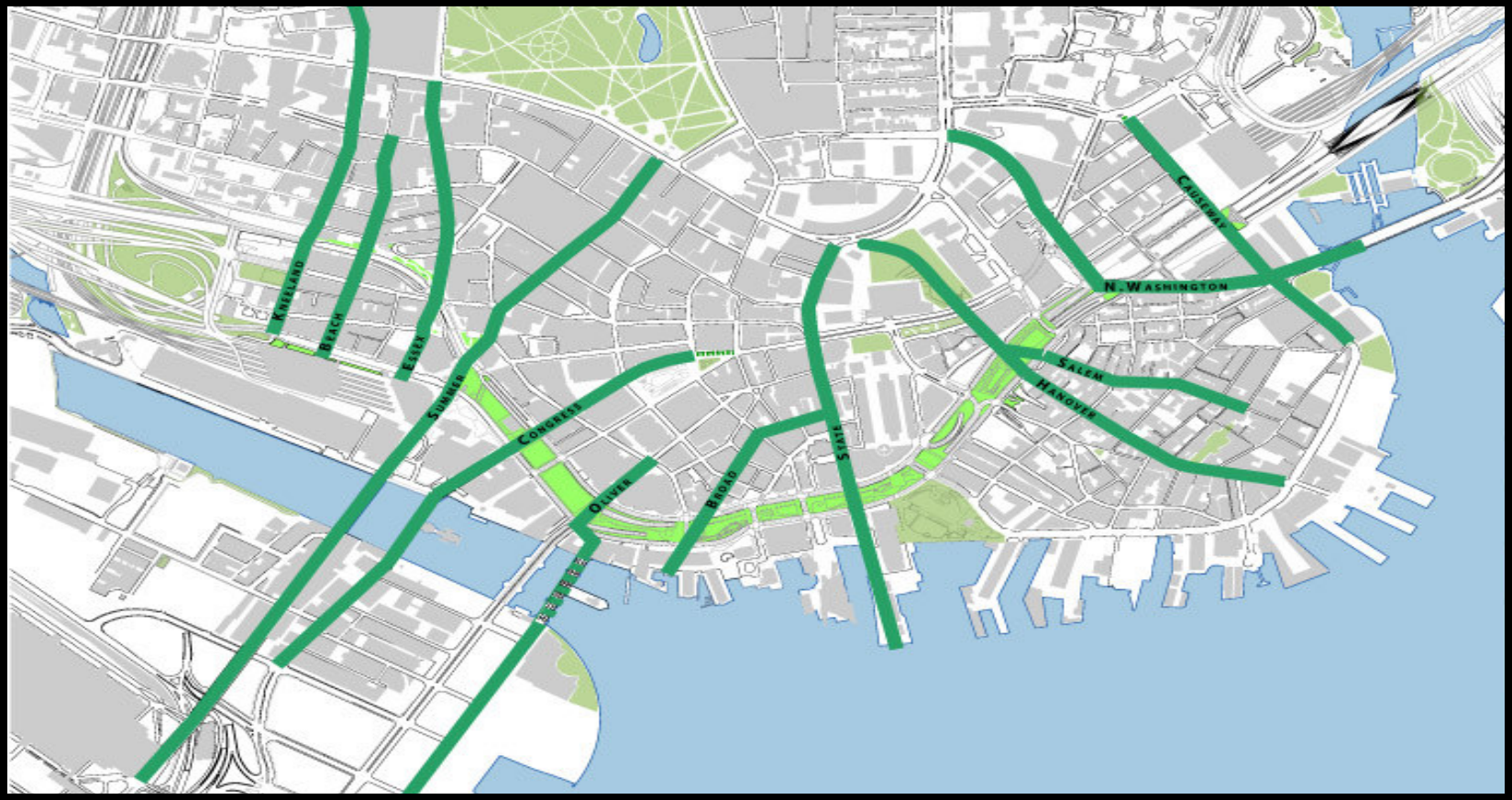
100 Acres - Public Benefits

- $47 million dollars annually in tax benefits
- 120,000 permanent jobs
- 2,000 units of housing 15% affordable
- $33 million dollars in linkage funds
- Significant infrastructure improvements

Greenway District
Crossroads Initiative



Partnership: Sustaining a Vision for the Public Realm



Recently approved projects that contributed to the Crossroads Initiative:

- Avenir Project, Bulfinch Triangle (Trinity Financial)
- 346-354 Congress Street, Fort Point Channel (Berkley Investments)
- 316-322 Summer Street, Fort Point Channel (Archon)
- 99-105 Broad Street, Downtown (Franklin Realty Advisors)

Broad Street: Before

The bend in Broad Street traces the boundaries of colonial Boston's Town Cove leading to State Street, the historic corridor connecting Long Wharf, the Customs House and the Old State House.

Broad Street connects State Street, Faneuil Hall Marketplace and Government Center to the new Rose Kennedy Greenway.

Broad Street leads to the heart of the Greenway at the Wharf District Parks on the way to water transportation and activities beyond the dramatic Rowes Wharf arch.

Broad Street: After

The design for Broad Street began in February 2006 and construction is expected to commence in April 2007.

Improvements to Broad Street will include:

- Street trees;
- Widened sidewalks;
- Street furniture, including benches, kiosks, Wall installations and public art.

Transforming Boston's Skyline: 115 Winthrop Square

- On May 30, 2006, the BRA issued an RFP calling for the redevelopment of a City-owned, 47,738 square foot parcel in Downtown Boston.
- Four goals: provide innovative economic development strategy, dramatically enhance the downtown public realm, set new standards for sustainable development, and be a beautiful, bold, contemporary icon.
- Reponses are due November 13, 2006.

Article 80:
The Guide to Development Review

- The BRA guides the real estate development review process in accordance with the principles set out in Article 80 of the Boston Zoning Code.

- PM is facilitator of this process: evaluation of design, density, use, and physical and social impacts of a proposed project in conjunction with City agencies and the impacted community.

    - Large Project Review
    - Small Project Review
    - Planned Development Areas
    - Institutional Master Plans

The following flow chart illustrates the Large Project Review Process:

Step 1. Project Notification from (PNF) and Scoping Determination

Developer files PNF. Notice of PNF published within 5 days. → Public comment period runs for 30 days after notice published.
- Community Meeting
- Scoping Session including IAG

→ BRA issues Scoping Determination within 45 days after PNF filed.

The Scoping Determination may waive further review, and require mitigation commitments, if the BRA Board finds that the PNF and Public Comments provide adequate information about the project's impacts.

Step 2. Draft Project Impact Report (DPIR) and Preliminary Adequacy Determination (PAD)

Applicant filed DPIR in response to Scoping Determination. Notice of DPIR published within 5 days. → Public comment period runs for 30, 45 or 75 days after DPIR filed, depending on project size and location. → BRA issues PAD within 45, 60 or 90 days after DPIR filed, depending on project size and location.

The PAD may waive further review, and require mitigation commitments, if the BRA Board finds that the DPIR and Public Comments provide adequate information about the project's impacts.

Step 3. Final Project Impact Report (FPIR) and Adequacy Determination

Applicant files FPIR in response to PAD. Notice of FPIR published within 5 days. → Public comment period runs for 30, 45 or 75 days after FPIR filed, depending on project size and location. → BRA Board holds public meeting and votes on Adequacy Determination within 45, 60 or 90 days after FPIR filed, depending on project size and location.

If the Adequacy Determination disapproves the FPIR, the applicant may submit a revised FPIR for review. The revised FPIR receives the same review as the original FPIR.

Step 4. Certification and Implementation

Cooperation Agreement → BRA Design Review → Certification of Compliance Permitting/Project Construction → Permitting and Project Construction

The following flow chart illustrates the Small Project Review:

Applicant files application with BRA for Small Project Review → BRA Urban Design Department reviews application for consistency with Zoning Code's design guidelines, site plan review standards or standards for comprehensive sign designs. → If project requires site plan review, BRA sends copy of application to Environment Department, which has 45 days to submit comments to BRA. → BRA Director certifies BRA's finding to ISD (through stamp on plans) within 45 days (or 60 days with Site Plan Review).

The following flow chart illustrates the PDA Review process:

Step 1. BRA Approval

Applicant files a PDA Development Plan with BRA, together with fact sheet and map of PDA area. Notice published within 5 days. → Public comment period runs for 45 days after Development Plan is filed. → Within 60 days after Development Plan is filed, BRA Board holds hearing and votes on Development Plan (and Zoning Map Amendment, if establishing a new PDA).

Step 2. Zoning Commission Approval

BRA petitions Zoning Commission for approval of Development Plan (and map Amendment, if applicable). → Zoning Commission publishes notice of hearing at least 20 days before hearing. → Zoning Commission holds hearing and votes on Development Plan and Map Amendment. If approved, Development Plan and Map Amendment go to Mayor for approval.

Regulations for Zoning Commission hearings and notices are not part of PDA review under Article 80 but appear in the Boston Zoning Enabling Act (Chapter 665 of the Acts of 1956, included in the front of Volume 1 of the Zoning Code), which establishes the Zoning Commission.

Where an Institutional Master Plan is required, adding or changing a hospital or college project requires an amendment to an approved Institutional Master Plan. The procedure for amending the plan is the same as the procedure for approving it, as shown below.

Step 1. Institutional Master Plan Notification Form (IMPNF) and scoping determination

Applicant files IMPNF with BRA. Notice of IMPNF published within 5 days. → Public comment period runs for 30 days after notice published. → BRA issues Scoping Determination within 45 days after IMPNF filed.

Step 2. Institutional Master Plan Adequacy Determination

Applicant files Institutional Master Plan with BRA in response to Scoping Determination. Notice of plan published within 5 days. → Public comment period runs for 60 days after notice published. → BRA Board holds public hearing and votes on adequacy determination within 90 days after Institutional Master Plan filed.

If the Adequacy Determination does not approve the Institutional Master Plan, the Institution may submit a revised Master Plan for review. The revised Master Plan receives the same review as the original Master Plan.

Step 3. Zoning Commission Approval

BRA petitions Zoning Commission for approval of Institutional Master Plan. → Zoning Commission publishes Notice of Hearing at least 20 days before hearing. → Zoning Commission holds hearing and votes on Institutional Master Plan. If approved, Institutional Master Plan goes to Mayor for approval.

Regulations for Zoning Commission hearings and notices are not part of PDA review under Article 80 but appear in the Boston zoning enabling act (Chapter 665 of the Acts of 1956, included in the front of Volume 1 of the Zoning Code), which establishes the Zoning Commission.

Case Study:
44 Prince Street in the North End

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- 55 condos
- 6 affordable units
- 6-story building
- 70 parking spaces
- 37 units w/ private outdoor space
- Residents' garden
- Mid-$400s-$1 million+

- Development Team:
  - Gilchrest Associates
  - Neshamkin French
  - Halvorson Design
  - Suffolk Construction

44 Prince Street Project Site

- 25,000sf site
- Bounded by Prince, Parmenter, Salem and Hanover Streets
- Site of former Christopher Columbus High School gym/St. Leonard's Community Center
- RFP issued by Archdiocese in June 2004

Case Study:
44 Prince Street in the North End

PROPOSED SCHEDULE	ACTUAL SCHEDULE
File PNF – 11/12/03	File PNF – 11/12/03
Scoping Session – 12/1/03	Scoping Session – 12/1/03
BRA public meeting – 12/1/03	BRA public meeting – 12/1/03
NEWNC – 12/8/03	NEWNC – 1/12/04
NEWRA – 12/11/03	NEWRA – 1/8/04
Comment period end – 1/2/04	Comment period end – 1/19/04
BRA Board approval – 1/8/04	BRA Board approval – 1/29/04

44 Prince Street
Community Issues and Project Obstacles

- Project Site
- History of Existing Building
- Abutter Concerns
- Building Height/Clocktower
- Traffic and Parking
- Construction Impacts

Prince Street View

Parmenter Street View

Aerial Photo

Views from 44 Prince Street

View from 44 Prince Street
(Unit #412: two-bed/bath, 1,445sf, balcony)

Open Space

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