TRANSPORTATION DEVELOPMENT REVIEW FOR LARGE PROJECTS



WHAT TRIGGERS
TRANSPORTATION
DEVELOPMENT REVIEW
FOR LARGE PROJECTS?



≥ 50,000 SQ FT





HOW DOES IT WORK?

The flowchart below highlights the Boston Transportation Department's (BTD) involvement in the development review process. The site plan and neighborhood improvements agreed to through this process are formalized between BTD and the developer in the Transportation Access Plan Agreement (TAPA).

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- Meetings with BTD on for transportation improvements and programs
- Development proposal officially under review.
 - Public Meetings and formal comment periods

1. PRE-FILING CONVERSATIONS

Prospective developers will initiate conversations with BTD and BPDA planners before officially filing.

2. LETTER OF INTENT FILED

Developer files letter of intent (LOI), initiating the development review process. BPDA and BTD planners are assigned to the project. An Impact Advisory Group (IAG) made up of community representatives is appointed. The IAG reviews local impacts of large projects.

3. PROJECT NOTIFICATION FORM

A PNF is submitted after several meetings, plans, and negotiations. This triggers a 30 day public comment period. The PNF includes transportation analysis, environmental impact analysis, renderings and addresses impacts of the development.

4. SCOPING DETERMINATION

BPDA, BTD, and other City and State Agencies review the PNF in meetings and discussions with developers. BPDA coordinates with BTD and other agencies to submit an official comment letter responding to the PNF. BPDA may rule that a Project Impact Report is not needed.



If PNF is approved

7. CONSTRUCTION PERMIT

Once TAPA and the Board Memo are approved, the developer presents the TAPA, other approved plans, and construction documents for review to Public Improvement Commission (PIC) and the Inspectional Services

Department (ISD). Once approved,

the developer can begin construction.

6. TRANSPORTATION ACCESS PLAN AGREEMENT (TAPA)

Once transportation impacts have been adequately addressed, the developer will work on submitting an official TAPA form. City planners work on a memo to the BPDA Board recommending approval. The TAPA form is signed by the Commissioner of BTD.

5. DRAFT AND F:NAL PROJECT IMPACT REPORT (DPIR or FPIR)

IF NEEDED

If the PNF has not adequately addressed impacts of development, the developer will have to file a DPIR. The DPIR addresses issues raised by the scoping determination and includes further analaysis and mitigation, and includes a public review process. If the DPIR is found to inadequately address impacts and concerns, an FPIR may be required. The developer will take comments, revise, and submit a FPIR.



