

## **GUIDELINES FOR REVIEW OF NEARBY REAL ESTATE DEVELOPMENT PROJECTS**

### **I. OVERVIEW AND KEY PRINCIPLES**

Pursuant to the Greenway Conservancy's mission and enabling legislation, these Guidelines provide a framework to guide the Conservancy's participation in the review of proposed new construction and/or exterior alteration of buildings adjacent to The Greenway or likely to affect The Greenway. The Guidelines outline the Conservancy's particular issues of concern, drawn from its unique perspective as operator and steward for The Greenway. The city continues to grow around The Greenway, and appropriate development along the edges can enhance the park.

The Greenway provides an important environmental, economic, and social asset for adjacent properties. The relationship should be reciprocal; proposed developments should be a net asset for the park.

The review of a project will center on the project's ability to enhance and complement the public experience on The Greenway. The Conservancy's comments on projects will focus primarily on direct impacts (e.g., shadow, wind, glare/nighttime lighting levels, noise), as well as issues of the pedestrian experience (e.g., circulation, ground-level uses, open space connections, public amenities). These issues will be addressed for their impact on the park visitor experience and the Conservancy's ability to fulfill its mission to maintain, program, and improve a public park that is welcoming to all.

### **II. PARTICIPATION IN DESIGN AND ENVIRONMENTAL REVIEW PROCESSES**

- For each project, the Executive Director, in consultation with the Chair of the Conservancy Board, will form an ad hoc advisory group consisting of at least three members of the Board of Directors. Draft comment letters will be reviewed with the advisory group; final submitted letters will be distributed to all members of the Board of Directors.
- The Conservancy will work within design and environmental review processes for proposed development, including by the Boston Planning and Development Agency (BPDA), the Chapter 91 licensing process, and the MEPA review protocol.
- The Conservancy will seek to participate on Impact Advisory Groups (IAGs) established by the BPDA for proposed development projects along the Greenway corridor.
- The Conservancy will seek to work with project proponents to address particular areas of concern.
- The Conservancy will participate in public meetings and attend/testify at public hearings as may be necessary to articulate the Conservancy's concerns.