

The Accelerated Design Review Process

Accelerated Design Review is offered to owners of property that is subject to a petition to designate said property a Boston Landmark, pending further study. The accelerated review process is available as a way to allow time-sensitive development proposals to move forward without delay by voluntarily agreeing to a binding public design review approval process.

In Accelerated Design Review, the property owner voluntarily agrees to participate in BLC review as if the property were designated a Boston Landmark; an Application for Certificate of Design Approval is required for all proposed exterior changes (and any proposed designated interior spaces). The review process will follow all normal application procedures, including fees, filing deadlines, notice, public hearing, and decision letters. Owners are encouraged to consult with BLC staff prior to hearings, and owners (or their representatives) are required to appear at Design Review hearings.

The Boston Landmarks Commission staff and Design Review Committee will apply the general standards and criteria that apply to all designated landmarks when reviewing proposed changes; issues not specifically covered by the general standards will be negotiated through the review process.

Accelerated Design Review is intended to be a tool to allow sensitive redevelopment projects to move forward, but does not mean the petition process is abandoned; at any time, the Commission may choose to undertake a study report to determine if the property meets the criteria for designation as a Boston Landmark. Should the property owner not agree to Accelerated Design Review, or not comply with the decisions of the Design Review Committee, the Commission may choose to put in place the 90-day emergency Boston Landmark designation and produce a study report, including proposed boundaries and specific standards and criteria. When the property is officially designated a Boston Landmark, previous decisions of the Design Review Committee shall stand, while all future reviews will apply both the general standards and criteria, and the specific standards and criteria in the Study Report. Should the designation process result in a denied or vetoed designation, no further review will be required.