

BRA SMALL PROJECT REVIEW

INTRODUCTION

BENEFITS OF SMALL PROJECT REVIEW

- A thorough review process, managed by the Boston Redevelopment Authority (BRA's) Development Review staff, that enables the development of small projects
- Professional design review by BRA staff
- Opportunities for community participation and feedback throughout the review process

WHEN IT IS USED



≥15 units



New construction

≥20,000 to <50,000 ft²



New construction



New construction in Downtown (Article 80B)*

<100,000 ft²

HOW LONG IT TAKES



Review process varies with project size and complexity

DEVELOPMENT REVIEW STAGES



PRE-FILING MEETINGS



UNDER REVIEW

Small Project Review Application (SPRA) Filed

SPRA

SPRA Distribution to COB, City and State Agencies

Community Meeting

Comments Received and Reviewed by Project Manager

APPROVED or Supplemental info required

Supplemental Information is Required

BRA Design Review & BRA Developer Meetings

Comment Period



BOARD APPROVED

Article 80 Documents Signed

- Memorandum of Agreement as needed
- Boston Residents Jobs Policy
- Affordable Housing Agreement

Zoning Board of Appeal (ZBA) as needed

Certification of Approval, Article 80 Documents, and Stamped Construction Drawings Issued



INSPECTIONAL SERVICES DEPARTMENT (ISD) PERMITTING



UNDER CONSTRUCTION



CONSTRUCTION COMPLETE