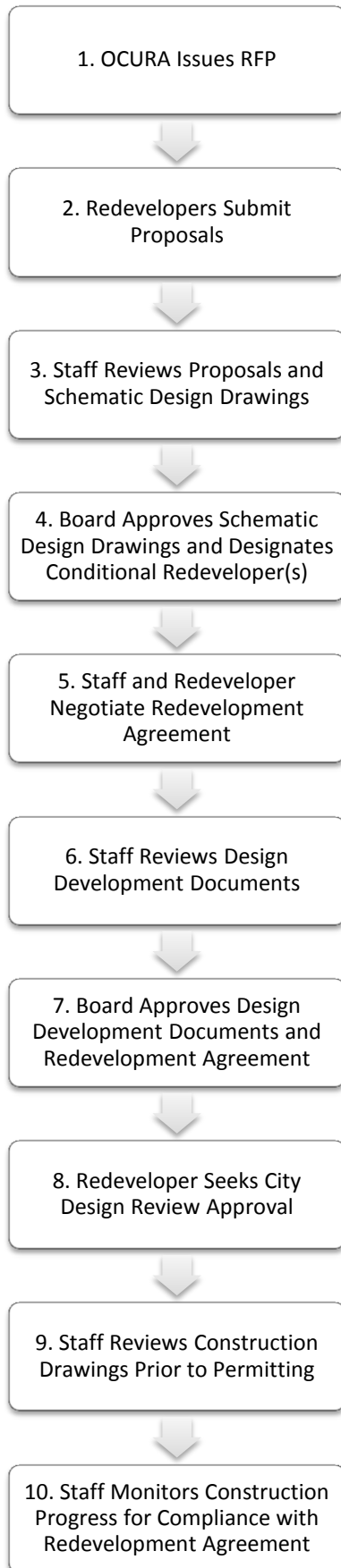


Design Review Process for Redevelopment Sites



1. The RFP for site redevelopment outlines a vision for the property, applicable zoning, design and other regulatory standards. Additional requirements may be included that are unique to the site.

2. Redevelopers' responses must include a conceptual site plan and schematic designs that reflect the requirements of the RFP.

3. Staff reviews proposals and develops memorandum responding to contents. A follow-up meeting may be requested to discuss memorandum. Staff may rely on a third-party design specialist for Schematic Design Drawings review and multiple rounds of comments and revisions may be necessary to prepare for Board review.

4. Responses are submitted to the Board for review. The Board approves Schematic Design Drawings and designates the Conditional Redeveloper(s). More than one redeveloper may be designated as the Conditional Redeveloper(s).

5. Staff and the Conditional Redeveloper(s) begin negotiating the Redevelopment Agreement(s) including sale price, evidence of financing, design considerations and project timeline.

6. The Conditional Redeveloper(s) submits Design Development Documents for staff review 30-45 days prior to the next regular Board meeting. Submission of documents does not guarantee placement on the next Board meeting agenda. Staff may rely on a third-party design specialist for Design Development Documents review and multiple rounds of comments and revisions may be necessary to prepare for Board review.

7. Design Development Documents and the Redevelopment Agreement(s) are submitted to the Board for review. The Board approves Design Development Documents and designates one Redeveloper through the approval of the Redevelopment Agreement.

8. The Redeveloper must seek City design review approval if located in a special zoning district. This can be completed concurrently with the OCURA Design Review Process.

9. Redeveloper submits Construction Drawings for staff review. Redeveloper then applies for City permitting.

10. Staff monitors construction and issues Certificate of Compliance upon project completion.