

DOZA Proposed Amendment

Strike the limitation of one design advice request.

Rationale: The DOZA Proposed Draft outlines numerous improvements to the Design Advice Request (DAR) process and will make the purpose of the DAR stage clearer to all parties. Alignment with the recently adopted Neighborhood Contact requirements also ensures that members of the public have the opportunity to attend the DAR and provide comment early in the project design.

These changes have further enhanced the utility of a DAR and make it clearer to all parties how a DAR fits into the larger Design Review process—which meaningfully addresses the concerns staff heard regarding confusion about when public input is most impactful.

What is less clear is the rationale for limiting the optional DAR to one per review in the Proposed Draft. Projects can make more efficient use of the Design Review stage by utilizing a second DAR when needed, and **Oregon Smart Growth strongly recommends a change to the Recommended Draft that would allow applicants to utilize more than one DAR at their discretion and at their cost.**

In the new proposed alignment, the optional DAR is encouraged during concept design, and the formal Design Review stage theoretically bridges the schematic design and design development stages; on paper, this appears streamlined. However, the proposed restriction to one DAR is likely to result in a longer Design Review process. Some projects would benefit from a second DAR during schematic design phase, before applying for Design Review, and the Recommended Draft should allow for that flexibility—particularly given that the DAR costs are born by the developer.

This change can be accomplished by striking proposed new language, noted below:

33.730.050

B. Design advice requests

~~5. Meeting. The design advice request meetings are limited to one meeting per application. Additional meetings may be granted for proposals that include more than one building proposed on a site.~~