



City of
PORTLAND, OREGON

Development Review Advisory Committee

Development Review Advisory Committee

Meeting Notes

Thursday, June 16, 2022

DRAC Members Present:

Jill Cropp

Sean Green

Sam Miller

Maurice Rahming

Libby Deal

Holloway Huntley

Peggy Moretti

Martha Williamson

Steffeni Gray

Lauren Jones

Eric Paine

City Staff Present:

Adrienne Aiona, BES

Eric Engstrom, BPS

Joan Frederiksen, BPS

Rochelle Hunter-James, BDS

Kurt Krueger, PBOT

Phil Nameny, BPS

Bryan Poole, PBOT

Ken Ray, BDS

Terri Theisen, Comm. Ryan's Office

Terry Whitehill, BDS

Beth Benton, BDS

Mark Fetters, BDS

Elshad Hajiyev, BDS

Douglas Imaralu, Budget Office

Christine Leon, PBOT

Alice Nielsen, BDS

Leesha Posey, BDS

Marty Stockton, BPS

Nancy Thorington, BDS

Bret Winkler, BES

Gabby Bruya, BDS

Ami Fitzgerald, BDS

Anne Hill, PBOT

Terry Kimmons, Fire

Doug Morgan, BDS

David O'Longaigh, Water

Daniel Ramirez-Cornejo, Parks

Dave Tebeau, BDS

Morgan Tracy, BPS

Guests Present:

Krista Bailey, Urban Renaissance Group

Ashley Fleschner, National Association of the Remodeling Industry

Nina Harrington

Dave Humber, HDG Civil

Jackie Kirouac-Fram, Rebuilding Center

Ryan Makinster, Home Builders Association of Portland

DRAC Members Absent:

Jeff Bachrach

Steve Lee

Bobby Daniels

Paul Delsman

Handouts (all handouts are available at [Development Review Advisory Committee \(DRAC\) | Portland.gov](#))

- Draft DRAC Meeting Notes 05/19/2022
- Inter-Bureau Code Change List
- Non-Cumulative Cost Recovery Report
- BDS Major Workload Parameters
- BDS Business Continuity Report Summary
- From Excess to Access Program
- From Excess to Access Flyer
- Lower Southeast Rising Area Plan
- ADU SDC Waiver Briefing
- ADU SDC Waiver Discussion Brief

DRAC Business

May 19, 2022 DRAC Meeting Notes

DRAC Members reviewed and approved notes from the May 19, 2022 DRAC meeting.

DRAC Membership Update

DRAC Liaison Mark Fetters (BDS) interviewed recent DRAC member applicants over the last couple of days. The applications will next go to the BDS Director and Commissioner Ryan for their review.

City / Bureau Updates

In-Person Services

Alice Nielsen (BDS) and Rochelle Hunter-James (BDS) gave an update on preparations for the re-opening of the Development Services Center (DSC) beginning on July 18, 2022.

- On Tuesdays and Thursdays, the DSC on the 1st floor will be open for customers who have made appointments, and walk-in customers will be able to use public kiosks to access services online. Reception staff will be present to welcome and assist customers.
- On Mondays, Wednesdays, and Fridays, walk-in customers will be able to use public kiosks in BDS Permitting Services on the 2nd floor of the 1900 Building. Reception staff will be present to welcome and assist customers, just as they will be in the DSC on Tuesdays and Thursdays.

DRAC Vice Chair Sam Miller asked about attendance at online public information sessions BDS held earlier in June regarding the re-opening of the DSC. Nielsen (BDS) said that about a dozen people attended the first session, and there were about 30 people at the second session.

Nielsen (BDS) stressed that BDS doesn't know how many people will be coming to the office for in-person services, and staff is prepared to make adjustments. Miller (DRAC) has heard excitement from people in the community about the DSC re-opening.

DRAC Member Jill Cropp asked if customers will be able to make appointments when they go into the DSC. Nielsen (BDS) said that on July 5, customers will be able to start scheduling 15-minute appointments for the week of July 18. Customers who come to the DSC and then want to set up an appointment will be able to do so from a public kiosk, but they won't be able to get an immediate appointment.

Miller (DRAC) asked members for their thoughts on the new service model planned for the DSC. Cropp (DRAC) said previously customers could go to the DSC, see someone, and get an answer, but with unpredictable wait times. Having to schedule and plan ahead for meetings results in more productive meetings and the reviewers are more ready.

More information on in-person services in the DSC can be found at <https://bit.ly/DSCJuly22>. A video from the June 2, 2022 information session is included on that webpage.

Fee Changes Effective July 1, 2022

BDS Deputy Director Elshad Hajiyev reminded DRAC members that new permit fees go into effect July 1, 2022. More information can be found at <https://bit.ly/BDS22-23fees>.

West Portland Town Center Update

Joan Frederiksen (BPS) and Eric Engstrom (BPS) gave an update on the West Portland Town Center project and shared the presentation **West Portland Town Center Plan**. They anticipate taking the plan to the City Council in early- to mid-October 2022. More information about the project is available at <https://www.portland.gov/bps/planning/wpdx-town-center>.

Miller (DRAC) asked if there will be opportunities for minority business owners and developers. Engstrom (BPS) said there are provisions for that, and they are looking at Portland Mercado as a model. Frederiksen (BPS) said they are working with the Southwest Corridor Equity Coalition (<https://swcorridorequity.org/>) which is doing on-the-ground work to plan and reach out to the community about opportunities.

Lower Southeast Rising Area Plan

Marty Stockton (BPS) and Bryan Poole (PBOT) shared the presentation **Lower Southeast Area Rising Plan**. This is a joint BPS/PBOT project launched in response to the community's request for an intentional planning effort. More information about the project can be found at <https://www.portland.gov/bps/planning/lower-se-rising>.

DRAC Member Libby Deal asked about the involvement of the neighborhood associations in the planning process. Poole (PBOT) said the neighborhood associations have been great. There are representatives from the neighborhood associations on the project advisory committee, and they've helped spread the word about the online open house and other engagement opportunities. Poole said there is a lot of support for the project and potential improvements in the neighborhood.

DRAC Member Steffeni Gray noted that the racial and ethnic makeup of the district includes a large immigrant, Eastern European population, and the area is characterized by food deserts, health inequities, and a lack of tree canopy. Stockton (BPS) said they have been focused on the Latinx community, and also want to reach out to the Chinese, Vietnamese, and Russian communities. BPS will be working on engagement with those communities this summer. Stockton said that food deserts are one of main reasons for the project – people have to leave the area to get groceries. Poole works on tree canopy issues for transportation projects, acknowledged that it's a critical issue, and said there is a commitment to addressing it in this project.

Permit Improvement Task Force Update

Terri Theisen (Comm. Ryan's Office) shared the presentation *Permit Improvement Task Force Update*. Theisen reiterated a desire to engage with DRAC members on analysis and problem solving, and said that Commissioner Ryan was interested in DRAC members' perspectives and ideas on workforce development.

DRAC Member Maurice Rahming asked if outreach regarding open staff positions had been done with the Urban League and other community organizations and pre-apprenticeship programs. Rahming suggested looking at assisting people with meeting job requirements (removing barriers to entry) and identifying career pathways.

Miller (DRAC) asked if development review work can be contracted out or must be performed by City employees. Hajiyev (BDS) said most of the vacant staff positions are union-represented, and union contracts prohibit contracting out work except for extreme circumstances. BDS has hired contractors previously, but it's prohibited for the most part.

From Excess to Access Program

Ami Fitzgerald (BDS) and Jackie Kirouac-Fram (ReBuilding Center) shared the presentation *From Excess to Access Program*. The program assists low-income BIPOC property owners with construction materials and resources through BDS's Empowered Neighborhoods Program.

DRAC Member Peggy Moretti had heard there was a glut of recovered building materials in the pipeline after the deconstruction mandate was passed several years ago, and asked if that was still the case. Kirouac-Fram (ReBuilding Center) said that when the deconstruction ordinance passed, there was an influx of deconstruction-related businesses, but the ordinance doesn't really address the salvage of materials. Deconstruction companies tend to sell high-value materials, and the rest goes to the landfill, so there currently is not a glut of materials. ReBuilding Center has been working with Metro and the City to develop incentives to salvage deconstructed building materials.

Cropp (DRAC) asked if there is data on what it would cost property owners to do their projects without the donated materials. Fitzgerald (BDS) said it's not being tracked generally, but for the project described in the presentation, the savings have been calculated at \$100,000 so far.

More information about From Excess to Access can be found at <https://www.portland.gov/bds/news/2022/4/8/city-portland-rebuilding-center-partner-provide-donated-building-materials-low>.

Accessory Dwelling Unit (ADU) Systems Development Charge (SDC) Waiver

Anne Hill (PBOT) and Adrienne Aiona (BES) shared the presentation *ADU SDC Waiver Briefing* and provided background information and a status update on the proposal. They have been meeting with stakeholders, builders, and the community.

DRAC Member Lauren Jones said the discussion should be broader, and not be limited to ADUs, duplexes, and triplexes. The waiver is a tool to create more affordable housing, as creating more housing will lower prices overall. Jones noted that DRAC Member Holloway Huntley previously said that some ADU clients aren't moving forward with projects due to cost increases and rising interest rates.

Bret Winkler (BES) said that in addition to the difference in cost between ADUs and duplex/triplex configurations, they've seen development scenarios where applicants are creating condo associations to develop separate ownership opportunities. Winkler asserted that this is an inappropriate use for something that is clearly on the surface not an "accessory", but rather a primary unit. Hill (PBOT) said they've asked whether waivers should be based on building type or linked to the City's policy goals.

Hill (PBOT) noted that SDCs pay for infrastructure impacts from development, and when they're waived, those costs are passed on to others.

Cropp (DRAC) has had several conversations with ADU activists, non-profits focused on ADUs, and developers, and said the issue is different for developers vs. homeowners who are creating ADUs. Most of Cropp's clients are moving to cottage clusters. A limited number of developers are doing profit-oriented ADU development. Cropp is less concerned for developers losing the waiver than for homeowners who may not be able to afford creating an ADU without the waiver.

Aiona (BES) said that a discussion draft will be developed based on the feedback they receive.

Open Discussion

Ken Ray (BDS) reminded attendees of a Lunch & Learn information session today on the Residential Infill Project Part 2. Information is available at <https://bit.ly/June16RIP2>.

Cropp (DRAC) said that for anyone interested in Middle Housing, there will be a multi-event celebration at the end of June. More information is at <https://www.middlehousing.org/>.

The next DRAC meeting is scheduled for Thursday, July 21, 2022.
Meeting notes prepared by Mark Feters (BDS).