



City of
PORTLAND, OREGON
Development Review Advisory Committee

The mission of the DRAC is to foster a timely, predictable and accountable development review process that implements the City's goals for land use, transportation, housing, economic development, neighborhood livability and the environment; and advocates for and supports consistent and fair application and implementation of regulations.

DRAC SDC Subcommittee Meeting

Wednesday, August 27th, 2008
8:00 – 9:30 a.m. 1900 SW 4th Avenue Building
Location: 5th Floor, Conference Room 5A

Notes

1. 8:00 a.m.	Convene meeting:	Don Geddes
2. 8:10 a.m.	Review Parks and PDOT Bureau SDC Presentations. <ul style="list-style-type: none">• Questions• Recommendations	Group
3. 8:50- a.m.	Draft questions for PURB	Ross Turkus

Attendees: Suzanne Vara(BDS), Don Geddes(DRAC), Simon Tomkinson(DRAC), Ken Turner(SBAC), Alan Beard(DRAC), Anne Hill(BDS), Ross Turkus(BDS)

Subcommittee discussion regarding: PARKS SDC Program on June 4, 2008

Subcommittee members reviewed materials prepared by Parks staff and discussed the following:

- Acquisitions and projects ability to be tied to planning and economic development.
- Inclusion of Commercial and Industrial development in calculations for open space needs are not working because the Parks SDCs are charged based on the number of people in an area. In warehouses, the number of people is disproportionately lower than the square footage would imply.
- How sophisticated is the calculation to determine the need for acquisitions? Are acquisition matrixes based on actual or potential growth. Is there an overlay that examines potential growth from URA's, Economic Development, and Planning Projects?
- The opportunity for Parks to be more strategic and to plan acquisitions based on use patterns. The subcommittee identified the need to calculate acquisitions that would focus on location and need, rather than quantity, to maximize existing assets, like a

golf course with public trails. Projects tied to joint funding from Metro do not necessarily focus energy where it is needed.

The Subcommittee recommended:

1. Developing a new criteria for funding parks. Include open spaces utilized by the public, but not owned or maintained by the Parks Bureau, in per capita calculations used to determine open space requirements.
2. Record and report on commercial/ industrial properties over a two year period to assess the ratio of staff to square footage.

Subcommittee discussion regarding: PDOT TSDC Program on August 6, 2008

Subcommittee members reviewed materials prepared by PDOT staff and discussed the following:

- Bureau SDC rates appear to be disconnected from City-wide strategic planning. Could this disconnect be related to each bureaus development of their own strategic plan?

The Subcommittee recommended:

1. Establishing a Test Case: Bureau's can work together to achieve infrastructure for private development of a new home for the Beavers.
2. Planning and PDOT should work together to support each-others goals related to economic development, to enable infrastructure to keep pace with development.
3. Cross reference the TSDC project list with the comprehensive plan and other initiatives that address zoning and future development.
4. Develop a communication plan to ensure public awareness about the TOD phase out.
5. Create public awareness about the lack of funding for projects on the TSDC list. Let the public know that PDOT is not charging the highest fees. Make sure to charge the median fees.
6. Consider establishing new standards that would require funds to be spent in the areas they are generated.
7. Use overlay's (*Economic Development, URA's, Planning's Main Street Program, and Zoning*) to identify specific zones where SDC funds can be aggregated to achieve mutually beneficial projects in a "hold back" situation for various zones, allowing infrastructure, like a sidewalk, to be constructed when and where it is needed. This suggestion was in response to orphaned sidewalk sections in established neighborhoods.

(Note: PDOT is proposing overlays with an additional fee as a way to help fund improvements in fast growing areas. Going to Council in December)

The Subcommittee identified these additional questions to send to Parks and PDOT, and to be included in future discussions with bureaus.

1. How are SDC funded projects selected, prioritized, and allocated funds.
2. Does your bureau's selection/ prioritization process include references to other City

plans including Urban Renewal Areas and the Comprehensive Plan?

It was noted that the questions submitted to the Portland Utility Review Board (PURB) by the SDC Subcommittee were not relevant to the role of PURB. Alternative questions were developed by the Subcommittee for the Portland Utility Review Board:

1. What is the PURB's relationship to the Water and Environmental Services SDC programs?
2. Does PURB guide or review each bureau's plan as it relates to:
 - A. City goals for economic development, urban renewal, and planning
 - B. Revenue and project goals as determined by each bureau
3. How do PURB's policy decisions impact SDCs?
4. How do PURB's financial plan decisions impact SDC's.
5. What is the scope of your general policy review?
6. When the PURB prioritizes and plans infrastructure projects, how are discretionary projects, projects mandated by state or federal law (covering reservoirs), and projects guided by policy (such as Watershed Review) prioritized?

Action Items:

BDS Staff will forward questions to the Portland Utility Review Board for their consideration prior to their presentation at the next scheduled meeting September 17th.

BDS Staff will also request responses to the follow up questions for the Parks Bureau and PDOT.

Meeting minutes and links to SDC rate comparisons across the metro area will be posted to a link on the DRAC website. <http://www.portlandonline.com/bds/index.cfm?c=47887&>

Ross Turkus will send hard copy and digital versions of materials to Suzanne Vara and Ken Turner.

Next DRAC SDC Subcommittee meeting will be Wednesday, Sept. 17, 8:00-9:30 am.