

# Development Review Advisory Committee (DRAC)

The Development Review Advisory Committee (DRAC) is a citizen advisory body representing those with interests in the outcome of policies, budgets, and procedures that affect development review in the City of Portland.

The purpose of the committee 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.



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Bureau of  
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FROM CONCEPT TO CONSTRUCTION

Development Review Advisory Committee  
Report to City Council  
November 12, 2008 10:00am

# DRAC Membership: PCC Section 3.30.030

**1. Advocate for Individual Customers**

*Kathi Futornick, URS Corp.*

**2. Citywide Neighborhood Interest**

*Bonny McKnight, Citywide Land Use*

**3. Design Professionals**

*Alan Beard, GBD Architects*

**4. Environmental Conservation**

*Charlie Grist, NW Power Planning Council*

**5. Historic Preservation**

*Rick Michaelson, Inner City Properties*

**6. Residential Builders**

*Tom Skaar, Pacific Western Homes, Inc., LLC*

**7. Residential Remodelers**

*Steve Heiteen, Steve Heiteen Constr.*

**8. Land Use Planning Professional**

*Carrie Schilling, Works Architecture*

**9. Large Business**

*Dennis Wilde, Gerding Edlen Development*

**10. Large Construction Contractor**

*Jeff Perala, Perlo McCormack Pacific*

**11. Low-Income Housing Developer**

*Don Geddes, Walsh Construction*

**12. Major Facilities Landowners**

*Greg Theisen, Port of Portland*

**13. Minority Construction Contractor**

*John Cisneros, Cisneros Construction*

**14. Neighborhood Associations**

*Goudarz Eghtedari, Laurelhurst Assoc.*

**15. Neighborhood Businesses**

*Simon Tomkinson, Litmus Design*

**16. Portland Planning Commission**

*Michelle Rudd, Stoel Rives*



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# DRAC Functions

Review development related:

- Bureau budgets for transparency between bureaus
- Policies for impacts
- Programs for efficacy
- Fees for clear services and benefits



**BDS Major Projects Group**



**BDS Field Issuance Remodel**



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# DRAC: Key Subcommittees and Topics



- Impact Assessment
- System Development Charge (SDC)
- Green Building

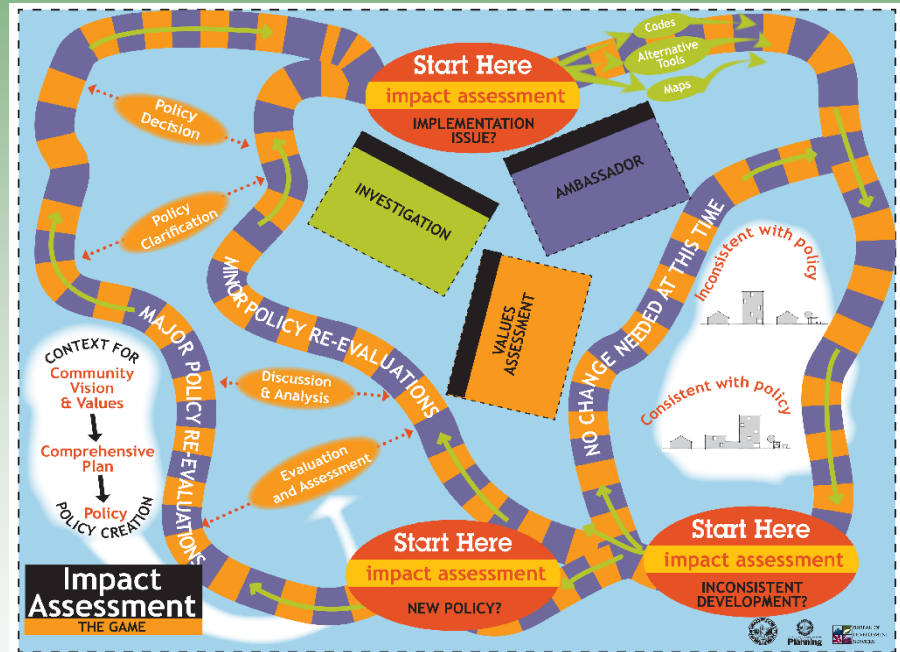


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# DRAC: Impact Assessment 2006

- Goal: Examine the Impact Assessment process and determine how DRAC could assess the regulatory impact on development review.
- Findings: The current impact assessment process may be a barrier to people using it.
- Result: Impact Assessment Final Report/ Impact Assessment Game



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# DRAC: SDC Review Subcommittee 2008

- Goal: Implement a comprehensive review of the aggregate effect of System Development Charges (SDC) that impact the development community.
- Status: Presentations have been heard from Parks, PDOT, and Water Bureaus
- Anticipated Result: The SDC Subcommittee will produce recommendations for the bureaus



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# DRAC: Green Building Report and Recommendations 2007

The DRAC Green Building Subcommittee examined:

- Reduction of the built environment's impact on global warming
- Advancing the City's sustainability goals with the development community as an active partner.
- Maintaining and furthering Oregon's competitive advantage in the sustainable development industry.

The subcommittee's recommendations support green building practices using multiple approaches:

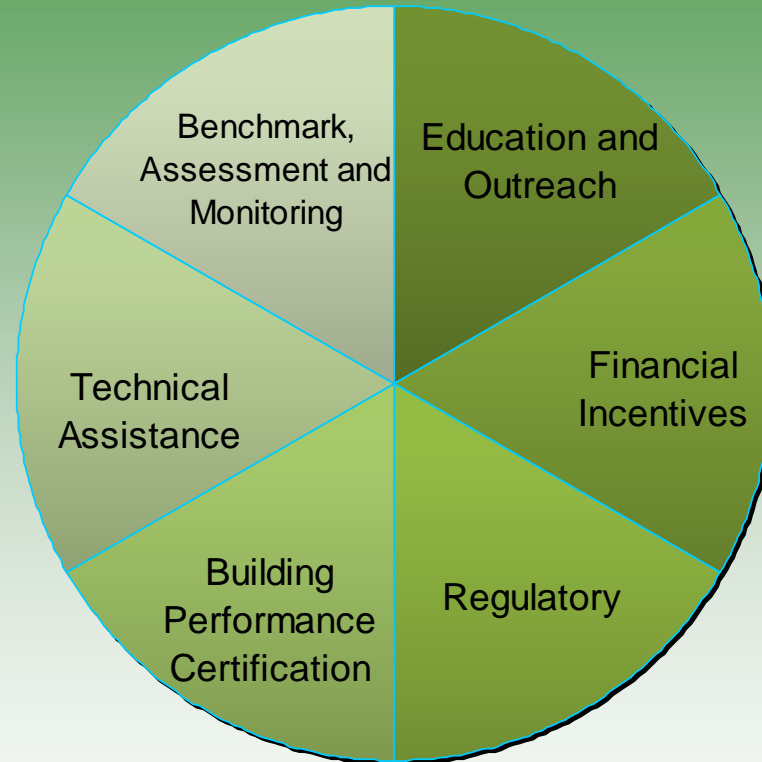
- Program design and support
- Incentives to owners, builders, and developers
- Regulatory improvements
- Requirements and policy changes



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# Green Building: Recommendations and Strategies



**6 Integrated Categories**



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# Green Building Status: Implementation of Recommendations

## Recommendation # 21

### Construction Codes Audit

- Technical Advisory Group (TAG) is developing standards to require more sustainable building practices in Portland by augmenting the existing state building code requirements.

## Recommendation # 10

### Green Building Review Committee

- Alternative Technology Advisory Committee of outside experts to consider case studies and assist in the evaluation of non-standard data.
- This review process for new sustainable products or building methods will allow technologies to be tested in place, and provide more opportunity for innovation.



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# Status: Implementation of Recommendations

## Recommendation # 11

Pre-Approved Green Plans

### Portland Energy Efficient Home Pilot

- The City of Portland, together with the National Home Builders Association, the Energy Trust of Oregon, and Portland General Electric will be awarding grants totaling over \$95,000 for the purpose of constructing 1&2 family homes that perform to 15% and 30% better than the 2008 Energy Code
- The outcome will be an understanding of the costs and feasibility of constructing high efficiency homes



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# DRAC: Next Steps

- Green Building Policy- DRAC has participated in its development, making progress toward the City's sustainability goals of reducing energy use and climate impacts
- Strong, clear, economically viable incentives
- Economic policy integration
- Cost/ benefit analysis



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