



City of
PORTLAND, OREGON

Development Review Advisory Committee

Development Review Advisory Committee
MINUTES
Thursday, December 18, 2014

DRAC Members Present:

Claire Carder
Jeff Fish
Maryhelen Kincaid
Joe Schneider

Hermann Colas
Steve Heiteen
Chris Kopca
Kristin Wells

Phil Damiano
Rob Humphrey
Kirk Olsen

City Staff Present:

Fred Deis, BDS
Mitch Nickolds, BDS
Deborah Sievert Morris, BDS
Riley Whitcomb, Parks

Mark Feters, BDS
Andy Peterson, BDS
Nancy Thorington, BDS

Kurt Krueger, PBOT
Paul Scarlett, BDS
Morgan Tracy, PBOT

DRAC Members Absent:

Maxine Fitzpatrick
Dana Krawczuk

Dave Humber
Michelle Rudd

Keith Jones

Guests Present:

Jennifer Marsicek, Scott Edwards Architecture
Ben Gates, Redside
John Hasenberg, Oregon Remodelers Association
Elliot Njus, The Oregonian
Mitch Powell, The Powell Group

Handouts

- Inter-Bureau Code Change List
- Non-Cumulative Cost Recovery Report
- BDS Major Workload Parameters
- BDS 2014 Customer Survey Results Summary
- Ordinance Amending Building Demolition 12/17/14
- Update on Tree Project Implementation Activities
- RICAP 7 Table

Convene Meeting

DRAC Chair Jeff Fish convened the meeting and welcomed DRAC members and guests. Minutes from the November DRAC meeting were not ready for review by DRAC members prior to the meeting, so they will be reviewed at the January DRAC meeting.

Mr. Fish reminded DRAC members of the need to elect a new Chair and Vice Chair in the January meeting, and he encouraged DRAC members to let him or Mark Feters (BDS) know if they are interested.

It was noted that Jeff Fish, Steve Heiteen, and Michelle Rudd will complete their second terms as DRAC members in January 2015.

Director's Report

BDS Director Paul Scarlett reviewed the handouts *Non-Cumulative Cost Recovery Report* and *BDS Major Workload Parameters* and provided an update on the bureau. Activity levels remain high; both the number and valuation of permits continue to increase.

Mr. Scarlett noted that the Development Services Center and BDS Permitting Services will be closed next Friday, December 26th, but they will be open on Friday, January 2nd. The rest of the bureau, including inspections, will be open on both dates.

Budget Update

BDS has had two meetings with its Budget Advisory Committee (BAC). The meeting last week focused on General Fund-supported programs. The Mayor has designated the FY 2015-16 budget as a stabilization budget; bureaus will not be asked to make budget cuts. However, if bureaus request additional ongoing General Fund support, they will be required to make cuts in the same amount to other General Fund programs. Bureau budget requests are due on Monday, February 2nd.

Information Technology Advancement Project (ITAP) Update

Rebecca Sponsel (BDS) gave a brief update on ITAP. She has been pleased with the project's progress to this point. BDS has intentionally been conservative and underspent the ITAP budget to this point. Staff has been added over the last 2-3 months to keep the project on schedule.

Customer Survey Update

Greg Supriano (BDS) distributed and reviewed the handout *BDS 2014 Customer Survey Results Summary*. The key area identified for improvement is customer wait times. Mr. Scarlett stressed the survey's importance in helping BDS stay in touch with customers and in directing decisions regarding bureau programs and services. This was the bureau's first customer survey since 2008, and Mr. Scarlett said he was pleased with the relatively high overall satisfaction levels.

Mr. Fish asked if there is a "realistic" satisfaction level the bureau is aiming for. Mr. Scarlett said that the bureau has performance goals, but not satisfaction level goals. Satisfaction is based on individual experiences, which vary. He said the bureau can explore this more.

DRAC members discussed the survey methodology and ideas for future years. Hermann Colas suggested breaking out the responses based on respondent identification and frequency of use of bureau services. John Hasenberg (Oregon Remodelers Association) encouraged continued annual surveys so that trends can be identified and tracked. Riley Whitcomb (Parks) suggested it would be good to identify which respondents used permit runners.

DRAC Member Claire Carder said that for the community survey, it makes sense that satisfaction levels are lower because more respondents will not be using BDS's services by choice. Kurt Krueger (PBOT) said that he would like questions related to infrastructure bureaus added to next year's survey. He also suggested that BDS think about the questions with the coming of ITAP, since the way BDS interacts with customers will change.

Mr. Fish suggested that the bureau come to the DRAC to get input on survey questions before next year's survey. Mr. Scarlett agreed.

DRAC Member Check-In / Updates

Mr. Fish said that residential construction continues to be strong. Steve Heiteen said that remodeling is improving, but to watch for inexperienced people taking on jobs and taking out permits. Phil Damiano said that commercial development is looking at 15-20% growth for each of the next 2-3 years, and then a slowdown.

Andy Peterson (BDS) said that the bureau has been approached by developer wanting to use alternative performance-based design for a project. A Request for Proposals (RFP) has gone out to create list of peer reviewers, which should start work in March. Peer review will be a limited performance review on the seismic aspects of the building; other elements will be reviewed by BDS staff, as normal. This will be the first formal alternative design requiring peer review. The cost savings for the applicant will be significant, and he predicts that more applicants will choose this method for taller buildings going forward. Mr. Scarlett clarified that the fee for the alternative process is not a new permit fee; it covers the cost of the process for BDS.

DRAC members requested that alternative performance-based design be put on the DRAC agenda for January, in order to continue the discussion.

Demolition Subcommittee Update

The Demolition Subcommittee's proposal was presented to the City Council yesterday (December 17th). Nancy Thorington (BDS) reviewed the handout *Ordinance Amending Building Demolition 12/17/14*. Neighbors who testified at the Council hearing focused on the loss of the 120-day delay. Commissioner Fritz amended the ordinance by adding an assessment of the changes, to take place in June 2016. City Council put off further testimony and a vote until Tuesday, January 20th at 9:30 a.m. (time tentative). Ms. Thorington thanked Mr. Fish, Ms. Kincaid, and Ms. Carder for their testimony at the hearing. An OSHA representative also testified. About 20 other people testified, with 14 more scheduled to testify in January.

Ms. Kincaid said that representatives from Restore Oregon shared alternative ideas that may be worth looking at. She encouraged members to send other thoughts/ideas to her or Mr. Fish. She said that the process of developing the proposal was very good, and that the City Council heard them.

DRAC Member Kristin Wells said that it sounds like there is a contingent focused not so much on what is being demolished, but on what is replacing it, and she asked whether the Subcommittee has looked at the land use code. Mr. Scarlett said that Commissioner Fritz feels this is an issue for the Bureau of Planning and Sustainability and the City's Comprehensive Plan, and should be de-coupled from the demolition process.

Mr. Fish and Mr. Heiteen pointed out that Metro is projecting that Portland can add another 700,000 living units, but the community may not be aware of it. Mr. Heiteen said the numbers cannot be achieved without high-rise construction.

Mr. Heiteen mentioned that many developers will be at the International Builders Show on January 20th, and thus will not be available for the second hearing on the demolition proposal. Ms. Thorington said she will pass that information on to the City Council.

Mr. Fish said that Commissioner Fritz asked him to put together a subcommittee to look at deconstruction, and Mr. Scarlett suggested the demolition committee take this up. Ms. Thorington will coordinate this.

Citywide Tree Code Update & Discussion

Mike Hayakawa (BDS) distributed and reviewed the handout *Update on Tree Project Implementation Activities*. He noted that the Tree Code implementation is a joint project between BDS and Urban Forestry, and he pointed out the importance of tree preservation inspections taking place before construction work begins.

A consultant has been hired to work with Tree Code staff and the oversight committee on community outreach and education around the new code. January 2, 2015 will be first day of implementation.

Mr. Humphrey asked who applicants can go to today with questions about trees on sites, and who they should go to if there are implementation issues with the new code. Mr. Hayakawa said that for now, questions should go to Mieke Keenan (BDS) at (503) 823-5779. After implementation, questions should go to BDS Planning & Zoning at (503) 823-7526. Tree technicians will also be available in the Development Services Center to help applicants with questions.

Regulatory Improvement Code Amendment Package (RICAP) 7 Update

Morgan Tracy (BPS) reviewed the handout *RICAP 7 Table* and gave an update on the status of RICAP 7. RICAPs are done to address inconsistencies and make technical corrections to the code. On January 5th, a discussion draft will be published; Mr. Tracy will send this to Mr. Feters for distribution to DRAC members. A 7-week comment period will run through February 27th, and a proposed draft will go to the Planning and Sustainability Commission in April.

Next DRAC Meeting: Thursday, January 15, 2015, 8:00 a.m. - 9:30 a.m.

Minutes prepared by Mark Feters, BDS