

DRAC ROLE & MEMBERSHIP DISCUSSION – FOR FEB. 21ST DRAC MEETING

1. DRAC’s Role

	What are the issues related to DRAC’s role and how they currently function?	Ideas to consider
A	DRAC is currently in a somewhat reactive/passive role. They respond to what is brought to them by different City bureaus, but generally don’t initiate topics, and don’t have a work plan to take on systemic issues. More ownership, and initiative about topics/issues would be helpful.	<ol style="list-style-type: none"> 1) Develop a work plan: Each DRAC member consults with the groups they represent, to identify systemic issues related to development review, and brings those issues back to DRAC, and then DRAC prioritizes those topics and uses that list to develop a DRAC Work Plan for 2019. 2) More ownership of agenda setting: On a rotational basis, one member each month puts an item on the agenda. It can be an update about their particular industry, or an issue they wish to discuss, or a project they think the group should take on.
B	DRAC’s desire for more visibility/influence with City Council.	<ol style="list-style-type: none"> 1) Develop a Work Plan, and then report back to City Council annually on progress made. This will raise visibility and earn credibility in the eyes of City Council, and help the group be seen as engaged and effective. 2) Add DRAC liaisons to other committees that are involved in policy development.

2. DRAC Membership

	What are the issues related to DRAC’s membership?	Ideas to consider
A	It’s challenging to fill some vacancies. We’re limited by current membership structure in Code (Title 3?) We can’t always match applicants up to vacant positions, so miss out on individuals who might be good for the committee.	<ol style="list-style-type: none"> 1) No change – stay with the 17 member positions defined in City Code Title 3.30.030 2) Change the member positions <ul style="list-style-type: none"> • Add positions for categories not currently represented; or • Expand existing categories to be more broad, inclusive, and flexible. • Who is not at the table but should be? Where do we need greater flexibility with membership? 3) Take the member positions out of City Code – give discretion to fill positions as desired with just a goal of broad, inclusion from different segments of the development community and neighborhood interests. This could be worded however you propose.

3. Relationship to NAIOP/BOMA Group

	What should the relationship be between DRAC and NAIOP/BOMA?	Ideas to consider
A	NAIOP/BOMA Group is doing what DRAC was originally intended to do: identify and work through development review issues.	<ol style="list-style-type: none"> 1) DRAC members are encouraged to add items to the DRAC agenda for discussion at DRAC. 2) NAIOP/BOMA DRAC members: help DRAC create a work plan to work through the issues that concern your members.
B	Two-way communication is needed between DRAC and the groups each member represents. NAIOP/BOMA is particularly active. There needs to be a formalized liaison between DRAC and NAIOP/BOMA for two-way communication between the groups, to help avoid duplication of efforts, and inefficient use of member and City staff time.	<ol style="list-style-type: none"> 1) Incorporate NAIOP/BOMA as a DRAC Subcommittee, focused on commercial projects. This would allow regular reporting back to the full DRAC. 2) Create one or more DRAC positions and add NAIOP/BOMA member(s) to represent those groups.

Portland City Code 3.30.030 Development Review Advisory Committee

B. Membership. The Development Review Advisory Committee shall consist of seventeen members. The members shall be appointed by the Commissioner-in-Charge of the Bureau of Development Services and confirmed by the City Council. The members shall be selected to provide representation of those persons concerned about planning, design and development. The areas of interest of members shall include, but not be limited to, development, planning, construction contracting, public works, design professions, neighborhood interests, business interests, historic preservation, environmental organizations, and institutional properties. Members shall be appointed so that the Committee consists of one member from organizations representing each of the following groups, or if organizations do not exist, an individual advocate for the representative group will be appointed:

1. Frequent development review customers
2. Citywide neighborhood interests
3. Design professionals
4. Environmental conservation and green building
5. Historic preservation
6. Home builders
7. Home remodelers
8. Land use planning professions
9. Large developers
10. Large construction contractors
11. Low-income housing developers
12. Major facilities landowners
13. Minority construction contractors and development professionals
14. Neighborhood Coalition Land Use Committees
15. Small businesses
16. Planning and Sustainability Commission, as designated by the Planning and Sustainability Commission President, and serves as an ex officio member of the Committee.
17. Public works permit customers

Development Review Stakeholder Groups
February 21, 2019

1. Public Utilities
2. Building Maintenance (i.e., Building Owners & Managers Association)
3. Large Commercial / Mixed Use
4. Small Commercial
 - Small Business
 - New Construction
 - Tenant Improvement
5. Residential (1 & 2 Family)
 - New Construction
 - Remodeling
6. Professional Development Services
 - Design Professionals
 - Land Use Planning Professionals
7. Neighborhoods & Public Interest
 - Neighborhood Coalitions
 - At-Large
8. Advocacy Groups
 - Environmental Conservation
 - Green Building
 - Historic Preservation
 - Affordable Housing
9. Planning & Sustainability Commission
10. Major Facilities Landowners
11. Public Works Permitting

Considerations

- DRAC membership should broadly represent the stakeholder groups with interest in development
- DRAC membership should reflect Portland demographics as closely as possible