

**Focus Issues for DRAC**  
**April 18, 2019**

Justin Wood

I would like to have a bigger discussion about the role of DRAC in development policy related questions within the city of Portland. As I understand our mission it is truly to just examine issues within the development process at BDS and not bigger policy questions related to housing and development in Portland. Ideally, I would like to see DRAC's role to be expanded to be a body that looks at these questions. We may come to a decision that what needs to happen is that we need a different body to do that. I honestly could see a body called the Development Advisory Committee which is a body allowed to examine policy implications regarding development in Portland. Maybe within that we have a sub-committee that is DRAC now, looking specifically at BDS and permit issues.

Jennifer Marsicek

The Service Levels Subcommittee last met January 24, 2018. At that meeting SDC waivers for ADUs were discussed along with the Fast Track permitting pilot project and Review Gates. The last two along with implementing online permitting are all discussions that should continue.

The NAIOP/BOMA group seems similar to the old Service Levels group and really they both seem to be at the core of what DRAC is supposed to accomplish.

Some past comments related to service levels:

- Review service levels and time for first reviews and follow-ups for all bureaus.
- Number and detail of reviews
- Length of check sheets and number of comments
- Relevance of review comments to code requirements
- Coordination between bureaus

Sarah Radelet

1. There is little consistency between what is told at the counter and what the requirements are later during land use review and/or permit review. Only reliable way to get information is the more lengthy EA process.
2. During the new closed 20 working day permit review, some bureaus are not submitting their responses on time. This means that those responses can be received after a resubmittal, but the applicant can't address those comments until the review opens up again.
3. Explore doing building permit review concurrent with land division final plat review.

Lauren Jones (NAIOP/BOMA)

Below is an issues lists from the NAIOP/BOMA group that we'd like to see DRAC work on. The issues are organized by general topic areas and then get more specific. The issues are also prioritized. Recognizing that the ultimate goal is to develop a DRAC work plan, we'd also like to allow flexibility in the process to add issues and reprioritize as issues come up.

1. Service Levels
  - a. Review methodology and metrics for determining when budget cuts, hiring freezes, and layoffs are recommended.
  - b. Permit timing (i.e., length of time required to get building permit)
  - c. Responsiveness from multiple bureaus
2. "Right Sizing" the Facilities Permit Program
  - a. There are efficiencies with permitting some structural work and/or exterior work with the FPP. Need to develop clear guidelines that work for applicants and City.
3. Public Works Permit
  - a. Lengthy timeline (12+ months) even for simple improvements
  - b. Multi Bureau coordination on feedback to applicants
4. Specific Topics that need Multi-Bureau Coordination
  - a. Clear standards for electrical vaults (PBOT/Water Bureau/PGE)
  - b. Clear standards about loading/parking doors. (PBOT/Design Review/Design Commission/Title 33 team)
  - c. ROW Encroachment Permitting (PBOT/Design Review planner)
5. Code Changes
  - a. DOZA
  - b. Historic
6. Oregon Building Code Interpretations
  - a. Occupancy evaluation – office vs assembly, accessory use, Baseline Occupancy and Seismic triggers, etc.
7. Transparency of multiple appeals processes (Public Works, building code, plumbing, \_\_\_)