



Cross-agency Streamlining Development Initiative

Concept to Occupancy

Purpose and Plan

- Make meaningful changes to the development application process
- Did NOT look at structural reforms
 - that would require direction from elected officials
- Transparency
 - ❖ Public forums, website, surveys, comments
 - ❖ Issues Identification
 - ❖ Develop, assess, quantify options
 - ❖ Identify areas of agreement among agencies and establish timeline for implementation
 - ❖ Prepare report



Categories

Environment, Stormwater, and
Sediment Control



Building Construction



Bonds



Record Plat

Pre-DRC, DRC, Preliminary
Plan, Site Plan



Special Exceptions &
Rezoning



Transportation & Utilities

Next Steps

- Brief County Executive, County Council, Planning Board and WSSC (if they desire)
- Meet with stakeholders to go over draft report
- Finalize report
- Establish Streamlining Oversight Group to oversee implementation of changes to processes and to evaluate additional process improvements
 - Meet monthly or bi-monthly to track implementation
- Many points of improvements identified with time and money savings, some of which may be concurrent



Areas identified for process improvements

- ✓ Process metrics for all agencies with shortened review times – permits, record plats, bond releases
- ✓ Revamp development review process to provide for better communication and proactive v. reactive issue resolution
- ✓ Accountability
- ✓ Consolidation and/or elimination of certain reviews
 - ✓ SF residential small lots
 - ✓ Historic preservation
 - ✓ SPA post-completion monitoring with fee-in-lieu

Areas identified for process improvements

- ✓ Increase staffing
- ✓ Update environmental guidelines to distinguish urban v. suburban
- ✓ Publish approved ESD technologies
- ✓ Adopt guidelines for use of ESD techniques in ROW
- ✓ Adopt commonly approved deviations from road design standards
- ✓ Convene certain workgroups – evaluate Special Protection Areas
- ✓ Create process for Field Supervisor to approve minor field changes
- ✓ Transportation – complete and publish Context Sensitive Design Road Code standards
- ✓ WSSC – increase permit releases for phased projects

Pre-DRC, DRC, Preliminary and Site Plan Process Recommendations

DRC process is unwieldy and inefficient; not all agencies participate fully or effectively; issues are not resolved -- several process improvements including:

1. MNCPPC to circulate package to agencies w/checklist
2. Traffic Impact Studies based on MNCPPC approved scope proposed to be part of packet
3. Agencies to submit written comment by Friday before Pre-DRC and MNCPPC to provide full set of comments to agencies Monday before Pre-DRC
4. DRC agenda will be set at Pre-DRC and complicated projects will be provided more time for discussion and issue resolution
5. Applicants will be provided agencies comments and pre-DRC notes with agenda and are to come to DRC prepared to discuss comments
6. Planning Board date will be set at DRC for projects that are ready for Planning Board review
7. MNCPPC will establish issue resolution timelines at DRC for projects not ready for Planning Board
8. Agency lead (following conflict resolution model) to resolve outstanding issues will be set at DRC (proactive vs. reactive approach)
9. MNCPPC to provide quarterly report to agency department heads and CAO on agencies compliance with process

Continuing challenges

- ❑ Government structure
- ❑ Disconnect between master plans and current laws and processes

Game Changers

- ❖ Electronic plans reviews
- ❖ Zoning Code rewrite

Next Steps

- ❖ Quantify savings with industry through CPM schedules and cost estimates
- ❖ Brief stakeholders and public officials
- ❖ Finalize Report and obtain authorization and sponsorship of items requiring legislation
- ❖ Oversight

Streamlining Initiatives Implemented

- ❖ As of April 2011, consolidated permit inspections for fire alarm and fire protection systems currently being done by the Department of Permitting Services (DPS) and Montgomery County Fire and Rescue Services (MCFRS) which is a savings of approximately **2 weeks to schedule an inspection.**
- ❖ As of December 2011 MNCPPC no longer requires the Forest Conservation pre-construction meeting prior to issuance of Building Permit which is a time savings of approximately **2 weeks to issue a permit.**
- ❖ As of 3/31/2012 MNCPPC modified their Bond approval process resulting in elimination of a maximum of **2 weeks of lag time**
- ❖ As of 9/1/12 DPS created a weekly report of DPS expedited/green tape applications which is now provided weekly to DPS Land Development, MNCPPC and WSSC.

❖ Agency comments for Pre-DRC, DRC, and Site Plan and other information related to reviews are not universally available to all. MNCPPC is launching ProjectDox Fall 2012 which will allow comments to be available to all.

❖ As of August 2012 the Department of Transportation Design Standards website was modified to include the Context Sensitive Road Design Standards.

<http://www2.montgomerycountymd.gov/DOT-DTE/Common/Standards.aspx>

❖ On August 23rd, the Department of Transportation approved revisions to four existing design standards for cul-de-sacs and temporary turnarounds, to accommodate emergency vehicle access concerns from the Fire & Rescue Service.

❖ Since May 2012 the Planning Board, in many cases, is approving the resolution the same day as the development application. This can save as much **as 4 to 6 months of time.**

❖ WSSC has begun pilot program to allow special requested releases of more than 50% of a project where entire water and sewer system is incomplete for project but is in place for units being released.

Streamlining Development Roundtable
October 30, 2012
7:00 – 9:00 pm
Executive Office Building Cafeteria
101 Monroe Street

<http://permittingservices.montgomerycountymd.gov/DPS/streamlinedevelopment/StreamliningDevelopment.aspx>

