Streamlining – Concept to Occupancy
Streamlining Initiative

• County Executive, Council President, PHED Chair and MNCPPC announcement

• Cumbersome Process – Addressed implementable changes; Did not address structure of government

• Maintain attractiveness to major business prospects

• Tenant fit-outs and ability to get up and running and inconsistencies
Agency Players

- MNCPPC – bi-county state planning agency w/ planning, transportation and environmental review staff
- MCDPS -- one stop shop permitting
- MCDFRS
- MCDOT
- MCDEP
- OZAH
- Board of Appeals
- County Council
- WSSC
- MD SHA
Transparency

- Press Release announcing initiative
- Website – comments from public forum, survey, and roundtable available for public to view
- Reports (draft and final) will be posted on web site
Stakeholders

- Architects
- Attorneys
- Builders
- Civic Association Members
- Community Association Members
- Contractors
- Developers
- Engineers
- Environmental Organization Members
- Government Agency Staff Members
- Utility Staff
- Licensed Design Professionals
- Permit Expeditors
- Realtors
Information Gathering

- 2 Public Forums
- Survey
- Web Site – Stakeholder Comments
Issue Identification and Solution Development

- Issue Categories Identified by Agencies
- Roundtable – brainstormed solutions to issues
- 7 work groups discussed feasibility of roundtable recommendations, cost savings and consensus among agencies for each solution;
- Identified implementation dates for solutions
- Created table for draft report.
Draft Report

issues were sorted into 9 broad categories – 67 distinct areas and suggestions were identified

Some suggestions are already being implemented; others require approval or legislation

Structural organization changes were not pursued for discussion
Issue Categories

1. Bonds
2. Building Permits
3. Environment; Storm Water and Sediment Control Permits
4. Pre-Development Review Committee, Development Review Committee, Pre-Preliminary Plan, Preliminary Plan, Site Plan, Montgomery County Planning Board Resolutions
Issue Categories – Continued

5. Record Plats
6. Right of Way Permits
7. Special Exceptions
8. Transportation and Utilities
Areas identified for process improvements

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

- 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
Areas identified for process improvements – cont.

✓ Plats – revise general notes; allow for single general notes page for multi-page plats

✓ Public Improvement Easements – create uniform terms to be recorded in Land Records for plat reference

✓ Special Exceptions – allow project to proceed at risk; increase number of SE uses that can be determined by OZAH; eliminate PB review for more SE uses
Areas identified for process improvements cont.

✓ Transportation – complete and publish Context Sensitive Design Road Code standards; Lead agency review
✓ WSSC – increase permit releases

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