



LDS Update FY2017 into FY2018

Development Process Committee

March 28, 2017

Today's Discussion

- **No Action** by BOS/DPC during today's meeting.
- **Update on Development Process Investments** made with the 2015 Booster Shot and improvements coming out of Fairfax First.
- **FY 2018 Budget** identifies LDS as a stand-alone agency, separate from DPWES, and reporting directly to the Deputy County Executive for Planning and Development.
- Anticipates a broader discussion at the Development Process meeting on May 7th regarding additional **development process investments** tied to workload during the FY 2017 Carryover Review.



Four Key Points

- Fairfax First and LDS have made some measurable improvements.
- Workload, especially in the residential sector, is increasing.
 - \$1B in Construction Value in 2011 to \$2B in FY 2016.
 - FY 2017 revenues continue to show strong growth.
 - Construction activity and workload volume and complexity have been sustained at higher levels.
- FY 2018 Budget there are some key items to note:
 - Two positions to support the Zoning Ordinance Modernization project.
 - LDS is shown as a separate agency reflecting the prominence of its role in the County's Economic Success Strategies.
- LDS is working with DMB to monitor the stability of the current increased revenue trends. Further discussion at the next DPC meeting in May.

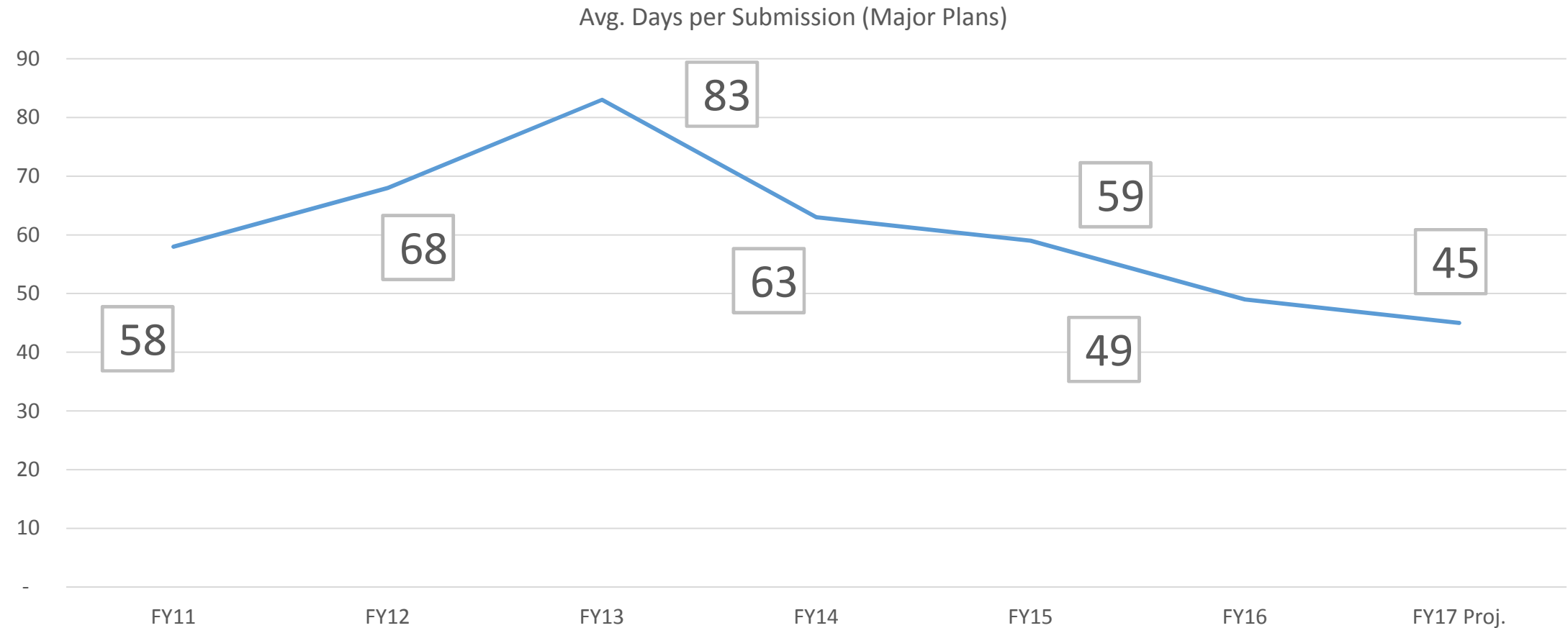
Measurable Improvements

- Average Site Plan review times cut nearly in half from a high of 83 days in FY2013.
- Residential Architectural Plans review time improved by 50% to just 9 days.
- Project Management Team launched.
- Dedicated two additional FTEs supported by fee revenue to Urban Forestry to focus on infill single family home projects.



Measurable Improvements

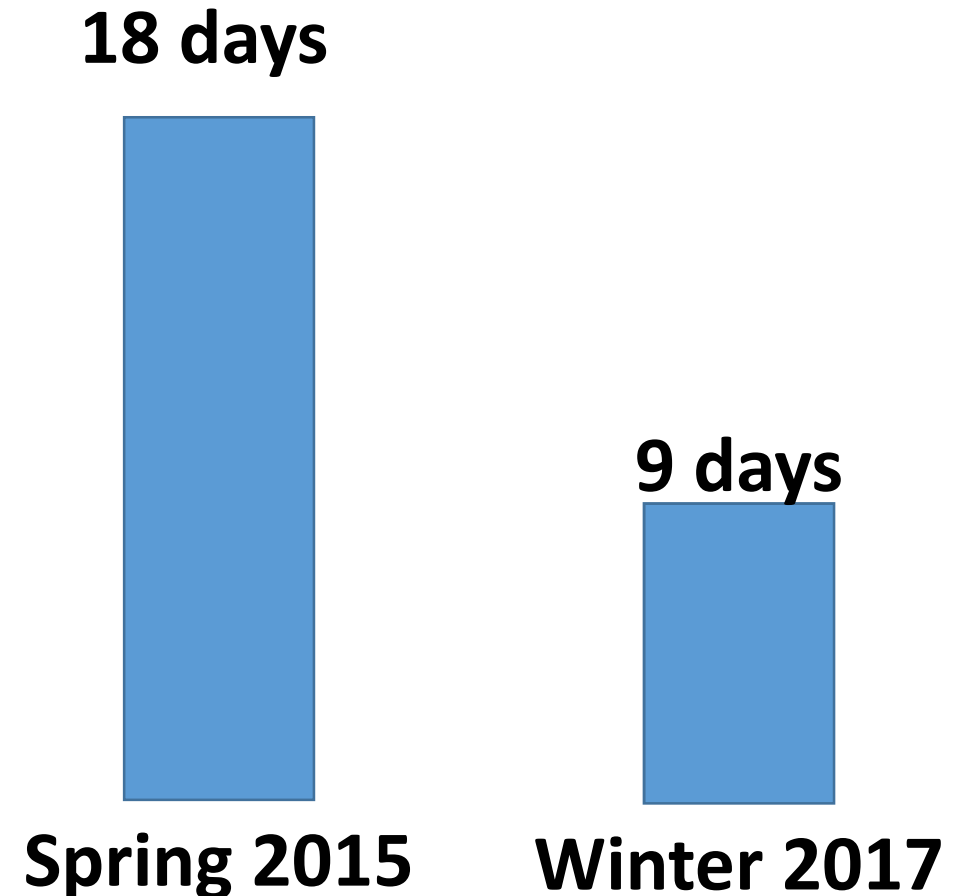
Average Days to Process Major Site Plans



Measurable Improvements

Residential Plan Review Times

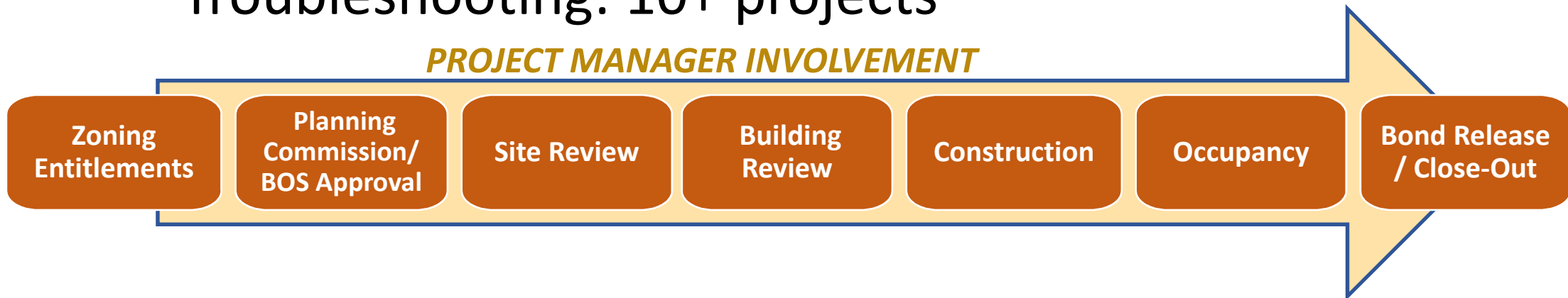
- Architectural Plan Review times now performed in half the time



Measurable Improvements

Project Management Team

- Pilot projects since June 2016
 - “Cradle to Grave”: 8 projects^a
 - Troubleshooting: 10+ projects^b



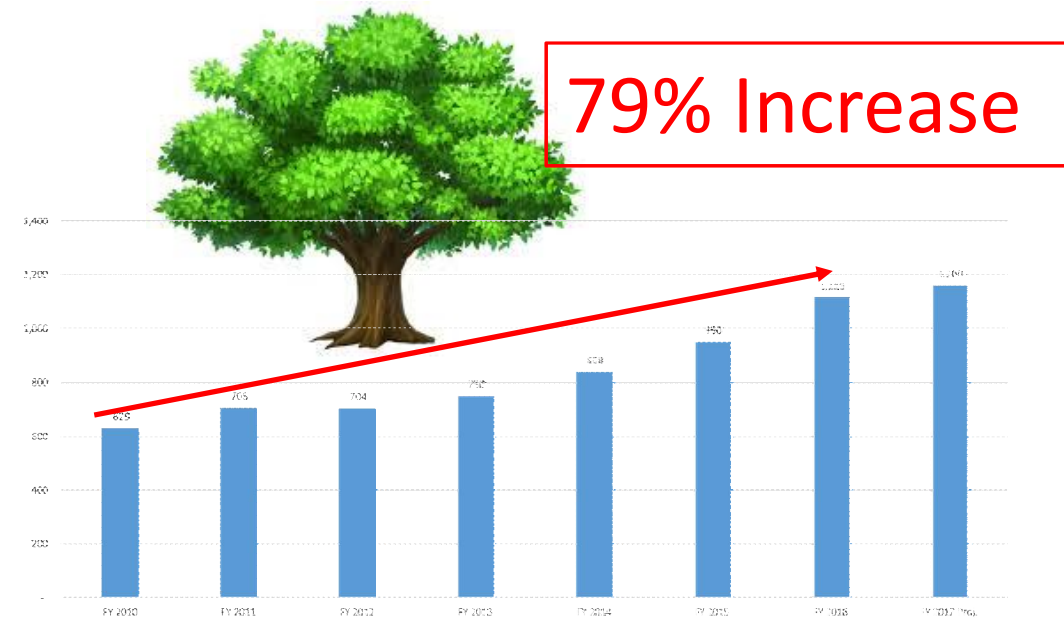
a. Projects include: Capital One Block C; Capital One Block A; General Dynamics; CoreSite Data Center; CoreSite Data Center (Phases 3&4); Arrowbrook Centre- Land Bays B1&C1; Arrowbrook Centre- Land Bays D2 & D3; Riverside Apartments; Reston Town Center West; 8800 Richmond Highway

b. Projects include: Founding Farms at Reston Station; Capital One Block B; 1900 Metro Reston Plaza; River Towers; Mosaic Building F; Hana Plaza; Palace Plaza; 5600 Columbia Pike

Measurable Improvements

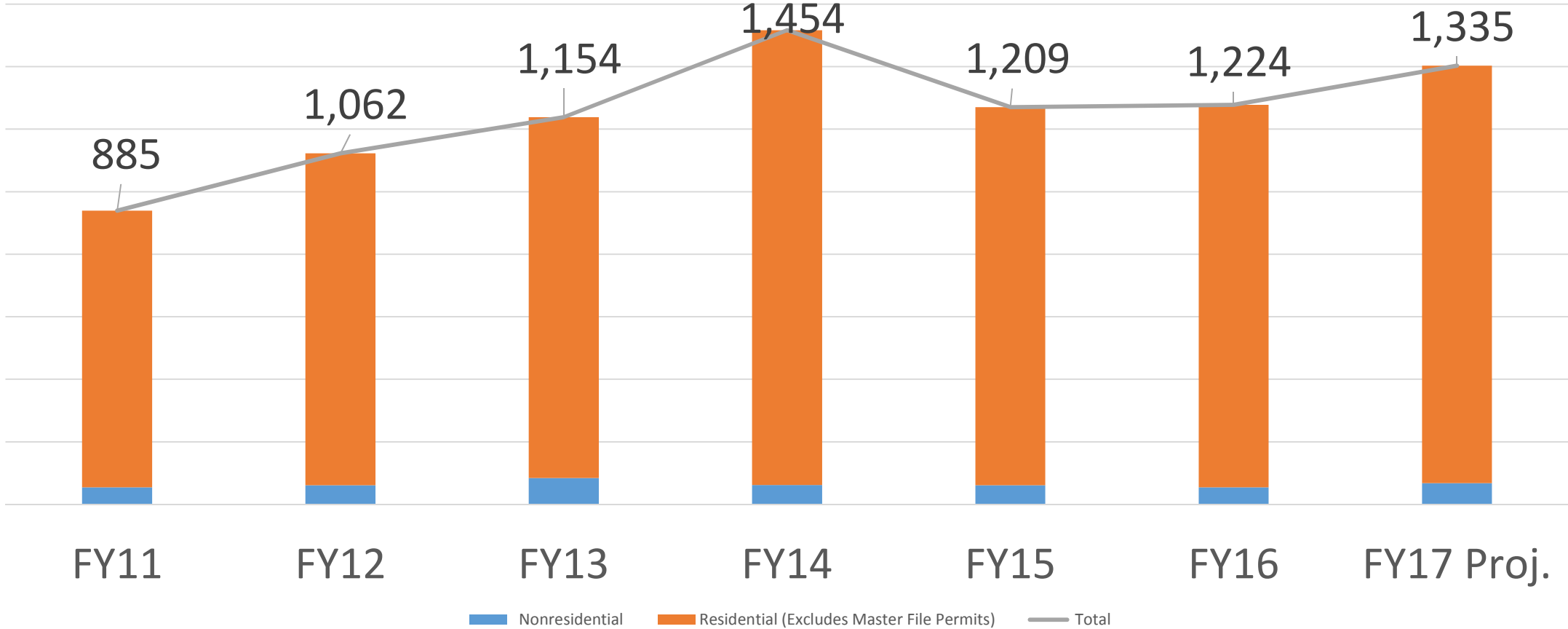
Urban Forestry & Single Family Home Construction

- Assigned two additional FTEs to Urban Forestry Management Division to focus solely on Single Family Home Infill Projects.
- SFH Infill Lot Grading Plans have increased by 79% since FY2010.



Workload Increase

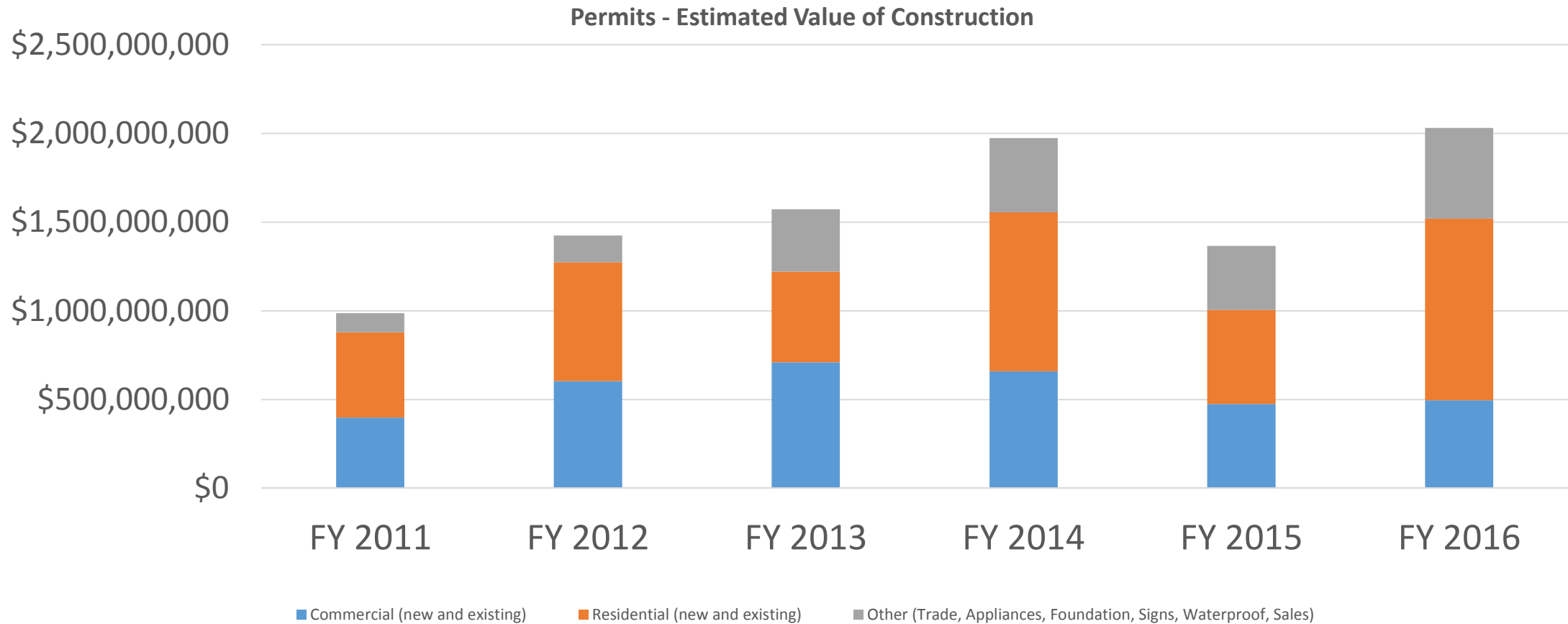
New Building Permits Issued



Workload Increase

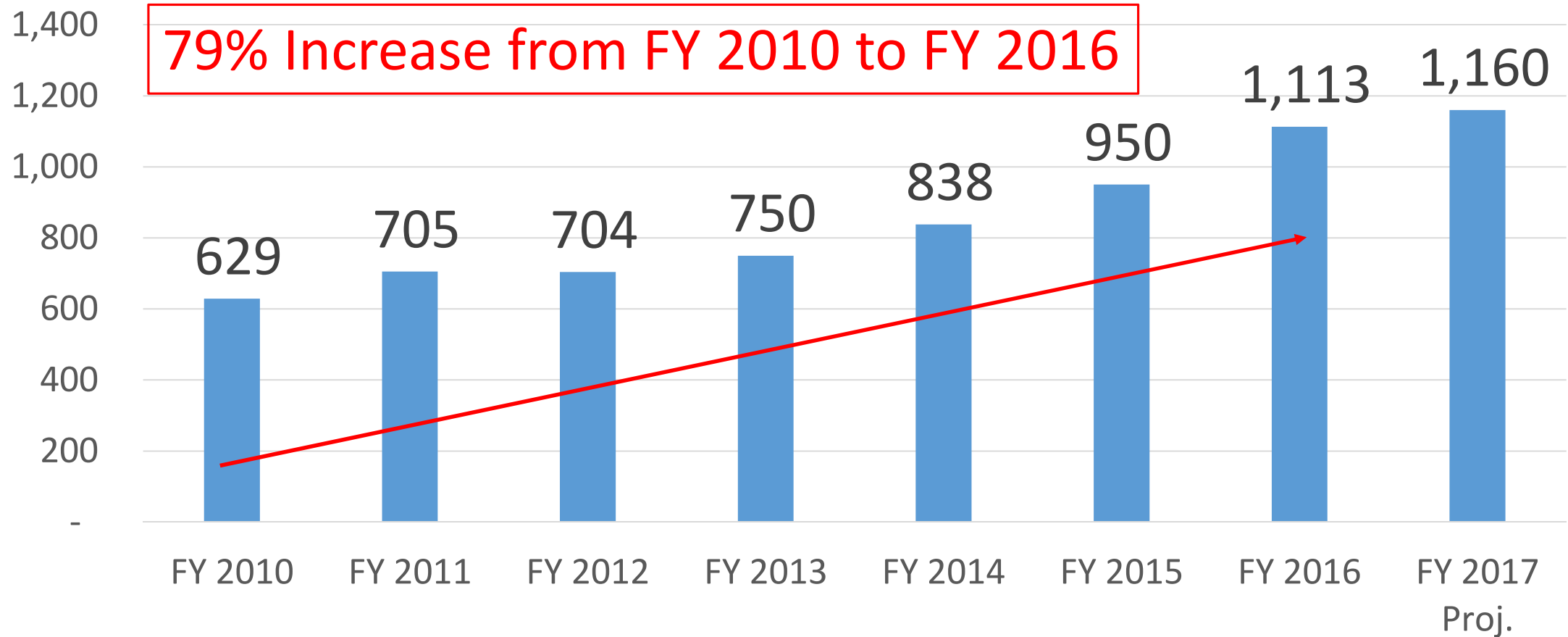
Value of Construction (from Permits)

- Up nearly 50% in FY 2016



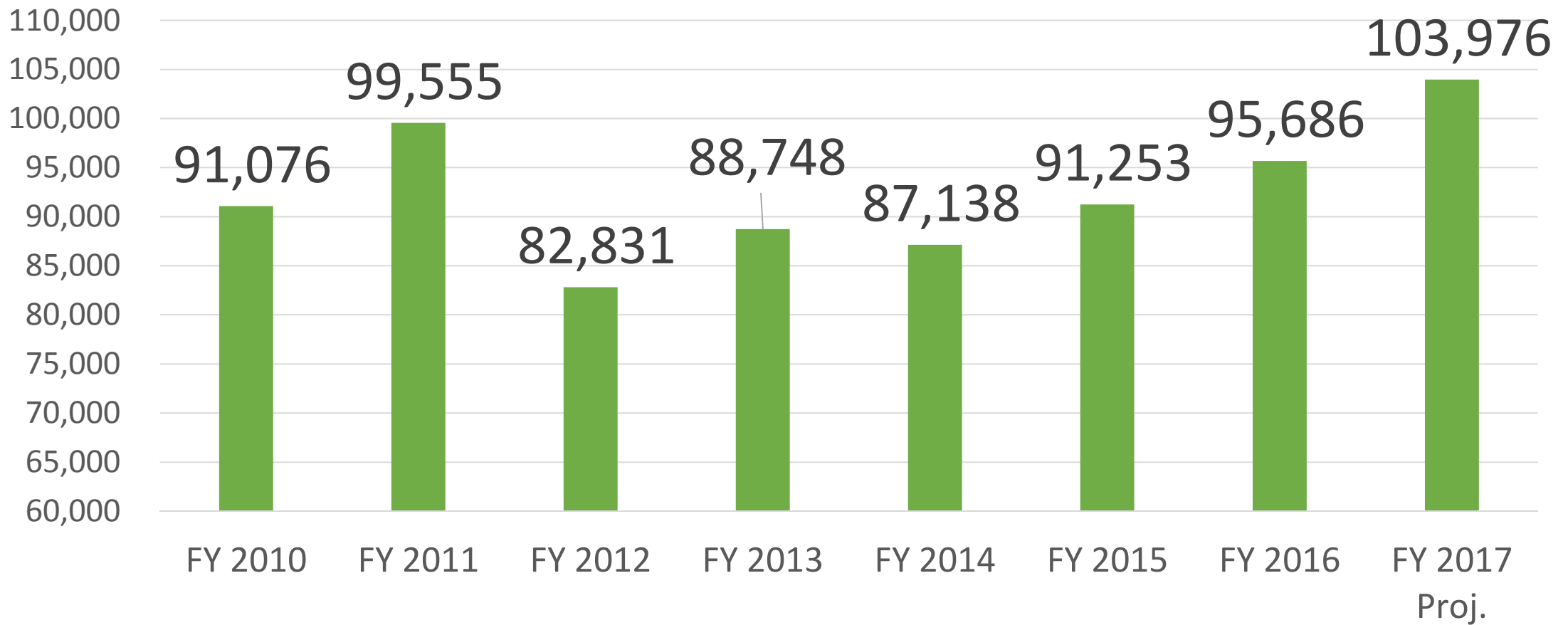
Workload Increase

Infill Lot Grading Plans



Workload Increase

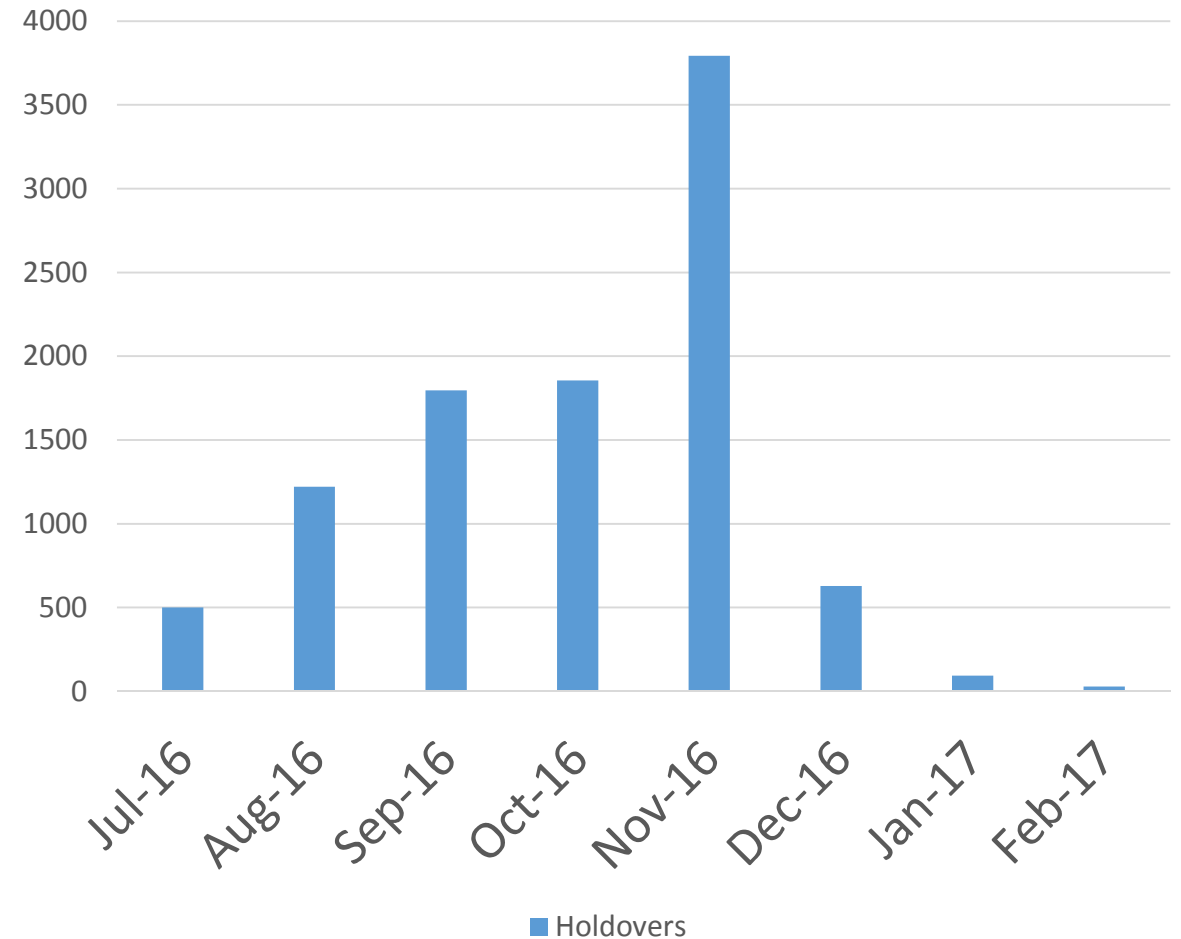
Residential Building Inspections



Workload Increase

Residential Building Inspections Holdovers

- FY 2016 totaled 3,726.
- FY 2017 totaled 9,797 by February
- Augmented Resourcing
 - Overtime
 - Commercial Inspectors
 - Plan Reviewers
 - Temp/Part Time Employees
 - Dual Encumbering Inspector Positions
 - Self-certification for gas appliance installations



FY2018 Budget

Development Process Agencies

- LDS as a separate Agency (From DPWES) – Revenue Neutral
 - Clearly raises the prominence of LDS's role in successful development.
- Two DPZ positions to support the Zoning Ordinance Modernization Project
- May 7th DPC Discussion
 - Revenue trending upward
 - Resource needs associated with workload / meeting commitments made to industry / community



Discussion

