Prince William County Government
Board of County Supervisors

Strategic Plan – Economic Development Work Session
June 27, 2017

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Development Services

Background

- **Commercial Development Committee (CDC)**
  - ◆ BOCS established the CDC in 1999

  - ◆ Mission – Recommend improvements to further streamline the commercial development process

  - ◆ CDC has been very active and responsible for many process improvements (handout)

Background

- **CDC Membership**
  - ◆ Prince William Chamber of Commerce
  - ◆ Northern Virginia Building Association (NVBIA)
  - ◆ National Association of Industrial and Office Properties
  - ◆ Associated Builders and Contractors
  - ◆ American Institute of Architects
  - ◆ American Society of Civil Engineers
  - ◆ Associated General Contractors of Virginia
  - ◆ County staff

- **Are we missing any groups?**
  - ● Flory Small Business Center
  - ● Small Business Owner Representative

2017 CDC Goals

- <u>Goal #1</u> - Conduct a review of the County's Design and Construction Standards Manual (DCSM)/Zoning Ordinance and identify opportunities to remove/modify standards to further promote Prince William as "Open for Business."

2017 CDC Goals

- Goal #2 - Establish an exit interview process for commercial development projects.
  - The Exit Interview Team is comprised of Industry members and County staff
  - The Team has 10 interview questions, which are sent out in advance of the meeting
  - The goal is to learn what works and what needs improvement
  - The Team has completed two (2) pilot interviews
  - The Team is looking to complete 10-12 interviews annually

2017 CDC Goals

■ <u>Goal #3</u> - Review the Building and Land Development Quality Control Plan Submission Checklists

◆ The checklists need to be clear and mirror our current review processes

◆ Will insure the quality of plan submissions and will further insure plan review times

2017 CDC Goals

■ <u>Goal #4</u> – Revise the County's requirements for placing electrical utilities underground

◆ The Committee wants the County to review the policy for requiring the existing electric utilities along the Right of Way to be placed underground

City of Phoenix

■ <u>City Created a Task Force in 2011</u>

  ◆ Co-Chaired by two City Council Members

  ◆ 125 members on the Task Force

  ◆ Goals of the Task Force

    ● Modify Policies/Codes/Regulations

    ● Enhance the Plan Review Process

    ● Streamline the Permit Process

    ● Ensure Consistent and timely Inspections Process

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Task Force Recommendations

◆ Create a self-certification program for Building Plan Review

- Allow Architects and Structural Engineers to review their own building plans to ensure they comply with City code.

- A Building Permit is guaranteed within 24 hours of the application submission.

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■ **Task Force Recommendations (Cont.)**

◆ Create a self-certification program for Building Plan Review

- The option is available to those who undergo training by the City and random plan review audits.

- Excludes some projects, including high-rises, stadiums, buildings on hillsides and hazardous occupancies such as chemical plants.

- Does not include Fire Suppression/Fire Alarm System reviews

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Task Force Recommendations (Cont.)

- ◆ Streamline Site Plan Review Process – Goal is to approve the Site Plan within five (5) days of receiving the application
  - ● Applies to specific types of projects (examples)
    - ■ Schools
    - ■ City Projects
    - ■ New building or addition less than 15,000 square feet within an existing approved Site Plan (industrial or commerce park)

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- **Lessons Learned**
  - ◆ <u>Government Oversight</u> - City still performs the inspection process
    - ● Need for some level of government oversight

  - ◆ <u>Start Small</u> – City is now working to revise the self-certification program (narrow focus)

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- **Lessons Learned**
  - **Balancing Risk** - Based on the total number of Building Plan submissions, the self-certification component only comprises about 8% of the total Building Plan submissions.
    - One – Engineers/Architects find value in the County's review process
    - Two – Owners/Engineers/Architects do not want issues found during construction

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- Lessons Learned

    - <u>Audit Findings</u> - The self-certification program requires an audit by City staff. The audits from the past seven (7) years identified the following:

        - <u>15% to 17% of projects fail the audit</u>

            - To fail an audit, the number of Code issues identified must meet the following:

                - 10 or more issues on minor projects (under 5,000 square feet and less than $350,000)

                - 20 or more issues on Major projects (over 50,000 square feet and over $5 million dollars)

Recommendations

■ <u>Immediate</u>

  ◆ Continue working closely with the County Commercial Development Committee to identify process improvements

  ◆ Implement a self-certification program for commercial parking

Recommendations

- ## Short-Term

  - ◆ Identify non-life safety processes that can be incorporated into a self-certification program

    - ● Examples:

      - ■ Buffers and landscaping strips
      - ■ Architectural Proffers

Recommendations

■ <u>Long-Term</u>

◆ Develop a recommendation for the FY2019 budget to improve the development process for the small business owner.

Questions