



# Development Solutions Initiative

Solving your Development Challenges



# Summary



- Development Solutions Initiative (DSI) team members collaborate with your building development firm representatives, government representatives and other key stakeholders by:
  - Creating internal and external processes that are transparent and predictable translating to savings in time, money and human capital expenditures
  - Being proactive and aggressive in methods to approach a project from beginning stages through completion
  - Warehousing knowledge, experience and creativity together to identify and resolve issues, achieve milestones, and realize project completion
  - Completing projects within specified time-frames and budget requirements
  - Implementing seamless means of communication
  - Identifying future development opportunities in the market place

# The DSI Process



**Task 1- Facilitating preliminary design and planning**



**Task 2 – Acquisition of preliminary permits, documents and letters of clearance**



**Task 3 - Building permit acquisition**



**Task 4 – Successful completion of construction, inspections and acquisition of occupancy approval**



**Task 5 - Development and implementation of industry specific outreach strategies**



**Task 6 – Identify development opportunities of interest**

# Task 1- Facilitating preliminary design and planning



- Provide due diligence consultation related to acquisition of a site
- Interface with land-use council and other consultants on matters related to design and planning
- Facilitate and execute preliminary meetings with internal and external stakeholders to resolve issues related to conceptual and final designs
- Garner preliminary approvals, where possible, with regulatory agencies instrumental in the approval process to include:
  - Department of Consumer and Regulatory Affairs (DCRA)
  - District Department of Transportation (DDOT)
  - District Department of the Environment (DDOE)
  - Historic Preservation Division (HPD)
  - Office of Planning (OP)
  - PEPCO, Verizon, Washington Gas and others.

# Task 2 – Acquisition of preliminary permits, documents and letters of clearance



- Raze or demolition planning and permit acquisition
- Environmental assessments of projects to include:
  - Consultation on Phase 1 studies
  - The District's environmental review process and coordinating with DDOE
  - Other District agencies for clearance of particular projects (i.e., lead abatement, USTs)
- Public space permits
- Sheeting and shoring planning and permit acquisition
- Foundation to grade planning and permit acquisition
- Utility clearances
- Street and alley closing applications and approvals
- Other relevant processes as a prelude to the building permit process

# Task 3 - Building permit acquisition



- Approving agencies will include:
  - Department of Consumer and Regulatory Affairs (DCRA)
  - District Department of Transportation (DDOT)
  - District Department of the Environment (DDOE)
  - Historic Preservation Division (HPD)
  - Office of Planning (OP)
  - Others defined as relevant reviewing agencies

## Task 4 – Successful completion of construction, inspections and acquisition of occupancy approval



- DSI supports your development team to:
  - Engage in preliminary discussions with team representatives and inspection representatives
  - Develop, maintain and drive inspection timelines
  - Ensure the completion and submittal of required applications (preoccupancy data sheets, inspection reports, etc.)
  - Forecast inspection obstacles
  - Submit for revisions to the original building permit
  - Coordinate the timely issuance of the Certificate of Occupancy

# Task 5 - Development and implementation of industry specific outreach strategies



- DSI will partner with the development firm and executive leadership to strategically implement any necessary political or outreach activities to promote the mission, goals, and objectives of the firm.
- DSI's strategy is based on the following principles:
  - Building sustainable, productive relationships with individuals and organizations to further drive the mission, goals and projects.
  - Navigating these relationships through changing political landscapes
  - Actively managing these relationships to stay ahead of the curve related to changes, opportunities and threats
  - Further representing the mission and interests of the development firm and their projects in the market place

# Task 6 – Identify development opportunities of interest



- DSI will support development firms in identifying future development opportunities.
- Support includes gathering intelligence and conducting due diligence on prospective opportunities.



Offering Vertical, Residential & Regulatory Building Support & Services

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