

# Development Solutions Initiative – Executive Summary



Offering Vertical, Residential & Regulatory Building Support & Services

## Development Solutions Initiative (DSI) team

members collaborate with your building development firm representatives, government representatives and other key stakeholders. Our experience includes:

Coordinated building development activities of over 350 major projects (construction costs exceeded \$3.5 billion) through the building permit process, including environmental review processes, preliminary design reviews, permit reviews, construction inspections and occupancy of buildings.

## MAJOR PROJECTS

- Washington DC Convention Center
- Washington Nationals Baseball Project
- EYA/Harrison Square Project
- US Department of Transportation Headquarters
- Brentwood Shopping Center
- Gallery Place
- Metropolis Development Projects
- Various National Capitol Revitalization Corporation Projects
- New DC Public Schools and Recreational Centers

Flack Ventures' Development Solutions Initiative division assists clients in managing projects through the commercial development process by consolidating points of contact, developing connections and communication systems, conducting critical research, and managing information to ensure successful building development projects with predictable timeframes and costs.

Development Solutions draws support from various resources developed over years of experience with large-scale and complex building projects in the Washington/Baltimore region. In this capacity, team members have been instrumental in **the successful completion of over 350 development projects with combined construction costs of over \$3.5 billion.**

Services include:

## Facilitating preliminary design and planning

- Provide consultation related to acquisition of a site
- Facilitate and execute preliminary meetings with internal and external stakeholders to resolve issues
- Garner preliminary approvals

## Acquisition of preliminary permits, documents and letters of clearance

- Planning and permit acquisition to include raze and demolition, public space, sheeting and shoring, foundation to grade, utilities, and other relevant areas
- Environmental assessments of projects
- Street and alley closing applications and approvals

## Building permit acquisition

## Successful completion of construction, inspections and acquisition of occupancy approval

- Provide support to the development team to coordinate all activities to drive towards a timely issuance of the Certificate of Occupancy

## Development and implementation of industry specific outreach strategies

- Strategically work with the developer and executive leadership to implement political or outreach activities to promote the mission, goals and objectives of the firm

## Identify development opportunities of interest

- Support developer to identify future development opportunities

# Business Engagement Process



Development Solutions Initiative values the individuality of our clients. We take pride in customizing our services and solutions to meet the needs of their organizations. Our Business Engagement Process (BEP) is a comprehensive lifecycle approach with an intensive emphasis on obtaining information from all levels of the organization.

## Phase I

### Information Gathering and Business Assessment

Our assessment process, critical to ensuring quality program development, is based on business value, client requirements, planning, and accurate cost assumptions. A dedicated Engagement Manager will perform the needs assessment on three levels: organizational, task, and human capital.

## Phase II

### Program Design and Development of the Work Engagement Plan

Based on the needs assessment data we will:

- Design a comprehensive, cost-effective program that meets or exceeds the business and strategic goals;
- Customize the design of the programs, systems, and training where appropriate and recommend strategies that support sustainability;
- Develop a Work Engagement Plan that includes timeframes, costs, deliverables, roles and responsibilities, and expected outcomes.

## Phase III

### Implementation of the Work Engagement Plan

Using the information from Phase I and II we will:

- Implement the Work Engagement Plan;
- Develop success metrics over the duration of the engagement;
- Evaluate success metrics to benchmark the success of the initiative;
- Conduct an engagement review and report on lessons learned;
- Develop a plan for on-going evaluation and monitoring of the process to assist with continuous improvement.

**Cris Flack**  
**Executive Director/Chief Solutions Officer**  
**Flack Ventures Development Solutions Initiative**

P.O. Box 506  
Riviera Beach, Maryland 21123  
(443) 257-1366

[www.development-solution.com](http://www.development-solution.com)

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VENTURES

## FLACK VENTURES

We deliver innovative and complete strategies to complex business matters. We take the time to understand business needs—using information, systems, and experience to create, implement and manage valued services.

## WORKFORCE SOLUTIONS

We enable companies and organizations to focus on attracting and retaining their talent pool by developing strategies that drive and enhance organizational performance and business results.

## PHILANTHROPIC ACADEMY

We work to meet the unique needs of individuals who are interested in supporting or creating a nonprofit. We also work with nonprofit organizations to support their individual missions.

For more information on any of our services please visit us on the Web at:  
[www.flackventures.com](http://www.flackventures.com)