



## **Best Practices: Parallel Development Process**

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### **Program Description: Parallel Development Process (PDP)**

The City of Los Angeles, Department of Building and Safety, now has a Parallel Development Process. The Parallel Development Process is constructed to save everyone's money and most importantly time. A major development project must go through 4 phases: Entitlement, Design, Permitting, and Construction. Traditionally, each phase ran in series and required a lengthy period of time to complete. Construction can now start within months after conceptual plans have been submitted to the City for review, shortening the entire process by as much as 2 years.

One-on-one assistance through Case Management is provided to ensure projects are built well, safe, and fast. Case Managers carefully advise, guide, and assist projects through the development processes.



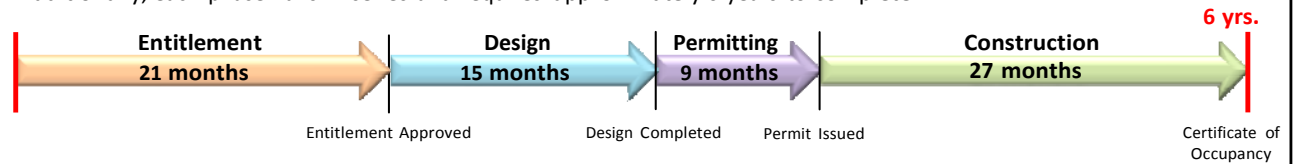
# Parallel Development Process (PDP)

*Assists and Guide Projects to Build Safe, Well, and Fast*



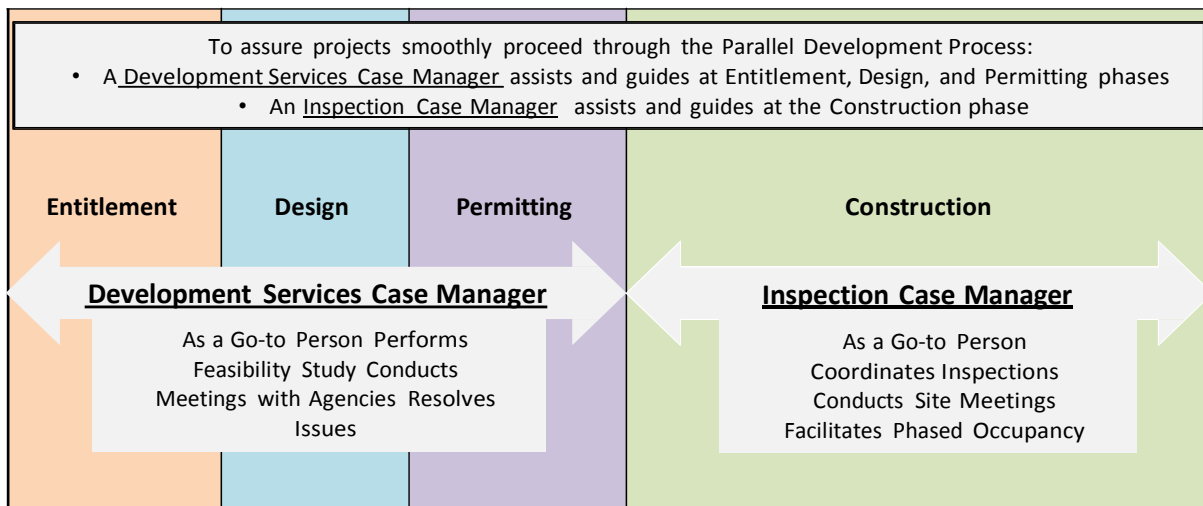
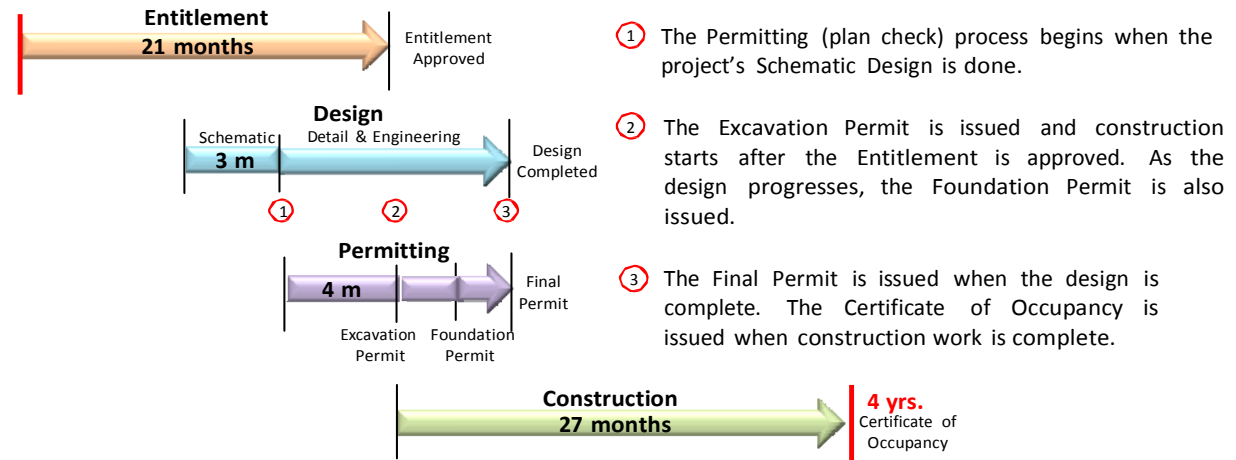
## Traditional Series Development Process (6 years)

A major development project has to go through 4 phases: Entitlement, Design, Permitting and Construction phases. Traditionally, each phase runs in series and requires approximately 6 years to complete.



## New Parallel Development Process (4 years) *Save 2 years Time!!!*

Entitlement, Design, Permitting and Construction phases now proceed in Parallel and shorten the process to 4 years.



These special assistances further reduce development time and help projects to build Safe, Well, and FAST.

**Costs / Benefits:**

The Parallel Development Process (PDP) Program of the City of Los Angeles is designed to benefit both the construction industry and the Building Department. Its purpose is to allow applicants to complete their projects at a faster rate, so that the building may begin creating revenue and employment opportunities at an earlier time. Most of these major projects are hotels and residential apartment buildings, some with commercial retail use at the lower level, which creates revenue for the city. It offers homes to Los Angeles natives, a place to stay for visitors and opportunities for business owners to open stores at the street level. These major projects are creating job opportunities for people in said hotels or in the retail spaces provided. An increase of citywide jobs will allow for greater individual disposable income. This in turn will boost the city economy, allowing Los Angeles to grow and thrive.

The table below shows major projects that have gone through the PDP Program. It indicates the name of the project, the project valuation, what the project consisted of and how many months the project was in Plan Review before construction began. As demonstrated on the table, all these major projects were able to start the construction phase, soon after the Plan Review Process began. Based on these projects, the average wait time to start construction after submitting for Plan Review is a little over 5 months. Making the process faster and easier for all involved was exactly the PDP Program’s purpose.

This means that developers can finish projects quicker, allowing them to start on the next project. For example, the Metropolis project valuation is at \$148 million. The average estimated time for a project of that size is about six years. Thanks to the PDP Program, this project saved two years time. The PDP Program is thus successful in assisting faster project completion, encouraging the succession of new projects.

<b>Some Parallel Development Process (PDP) Projects</b>			<b>Conceptual Plans Submittal to Construction</b>
<b>Metropolis</b>	\$148 million	18-story Hotel 38-story Condo	<b>3 months</b>
<b>801 S. Olive</b>	\$76 million	33-story Residential	<b>7 months</b>
<b>Alameda Square</b>	\$54 million	10-story Parking	<b>2 months</b>
<b>Oceanwide Plaza</b>	\$1 billion	49-story Hotel Two 33-story Condo	<b>5 months</b>
<b>Columbia Square</b>	\$154 million	20-story Residential	<b>4 months</b>
<b>Wilshire Grand</b>	\$1.2 billion	73-story Hotel/Office	<b>10 months</b>

**Attached Documents:**

- Document A – Metropolis
- Document B – 801 Olive
- Document C – Alameda Square
- Document D – Oceanwide Plaza
- Document E – Columbia Square
- Document F – Wilshire Grand

**Categories –**

These categories apply to this Best Practice: Plan Review, Permitting, Inspection, and Customer Service.



Parallel Development Process (PDP) Guides and Assists Development Projects to Build Safe, well, and Fast

**METROPOLIS** 811 - 899 S Francisco St - Greenland USA

**Construction Started 3 Months after the submittal of conceptual plans!!!**



The entire Metropolis project, with a total of four towers, is being designed, plan checked and constructed in two phases. It will feature three separate residential towers at 38, 40, and 52-stories, as well as a separate 350-room hotel, retail and fine dining tower. Projects highlights of Phase 1 include:

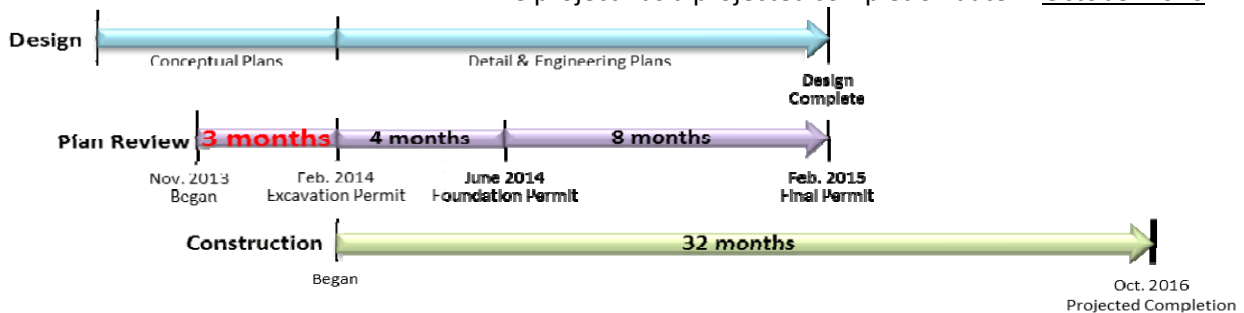
- \$148 million construction valuation
- 1.17 million sq. ft.
- 1 18-story hotel tower
- 1 38-story residential tower
- 2-level subterranean parking

In November 2013, design conceptual plans were submitted and reviewed through the Parallel Development Process.

In February 2014, the Excavation/Shoring Permit was issued and construction commenced.

An Inspection Case Manager is assisting the project to resolve construction issues and coordinate inspection.

The project has a projected completion date in October 2016.



**I-Fei Chang, President & CEO, Greenland USA**

"It has been a great experience working with LADBS and utilizing Case Management Services for our fast track project. Greenland USA has saved significant time and money by utilizing the Parallel Development Process to identify and resolve many potential construction and code issues. Using PDP, excavation and shoring construction was able to start in record time while the design was still being finalized. It has really enhanced Los Angeles' image as a development friendly City."

**Joe Wang, Vice President & Project Director, Greenland USA**

"By utilizing the PDP, Greenland USA was able to obtain the shoring permit within 3 months. To be able to cut the permitting time in half through the PDP process is a tremendous market advantage to Greenland USA."



# Parallel Development Process (PDP) Guides and Assists Development Projects to Build Safe, well, and Fast



## 801 OLIVE 801 N Olive St - Carmel Partners

**Construction Started 7 Months after the submittal of conceptual plans!!!**



With 10,000 square feet of retail and restaurant space, it is said to complement nearby future developments. The tower offers many amenities for its residents such as an outdoor pool, fire pit, and enclosed lounge with incredible views of the city from the rooftop, outdoor sky decks on the 6<sup>th</sup> and 20<sup>th</sup> floor, and fitness room:

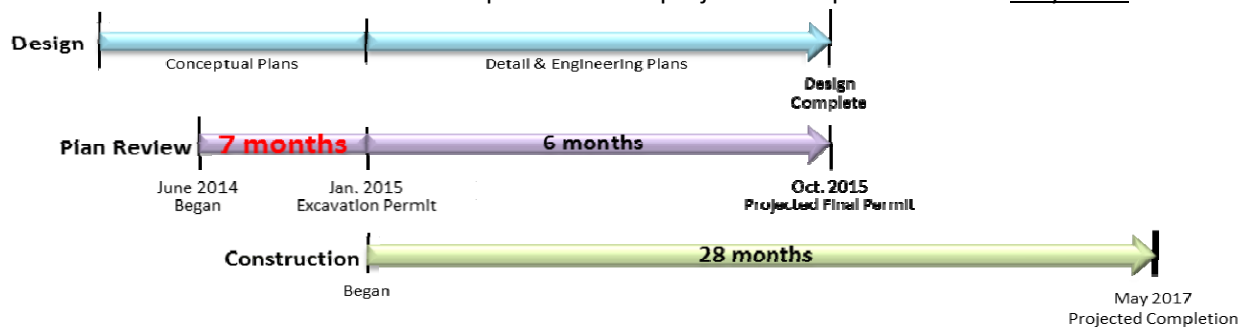
- \$76 million construction valuation
  - 590,000 sq. ft.
  - **33-story Residential tower**
  - Retail / Restaurant buildings (up to 4 stories)
  - 1-level subterranean parking

In June 2014, conceptual plans were submitted and reviewed through the Parallel Development Process.

In January 2015, the Excavation/Shoring Permit was issued and construction commenced.

An Inspection Case Manager is assisting the project to resolve construction issues and coordinate inspection.

Currently, the design, plan review, and construction are proceeding in parallel with a projected completion date in May 2017.



### Apriano Meola, Project Manager, Onni Group

*"The Parallel Development Process is one of the best programs for developers in the City of Los Angeles. The challenge is no longer how long it will take to get a permit but more of how long it will take the design team to get the construction drawings done."*





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**ALAMEDA SQUARE** 777 S Alameda St – Atlas Capital

**Construction Started 2 Months after the submittal of conceptual plans!!!**



Alameda Square is a 32-acre property that is home to a wholesale produce market consisting of 7 buildings built in the early 1900s. The site also houses fashion retailers and a specialty coffee shop. The parking structure was designed to fit with the historical and architectural context of the existing buildings while bringing a modern artistic flare that incorporates the spirit of the Arts District nearby:

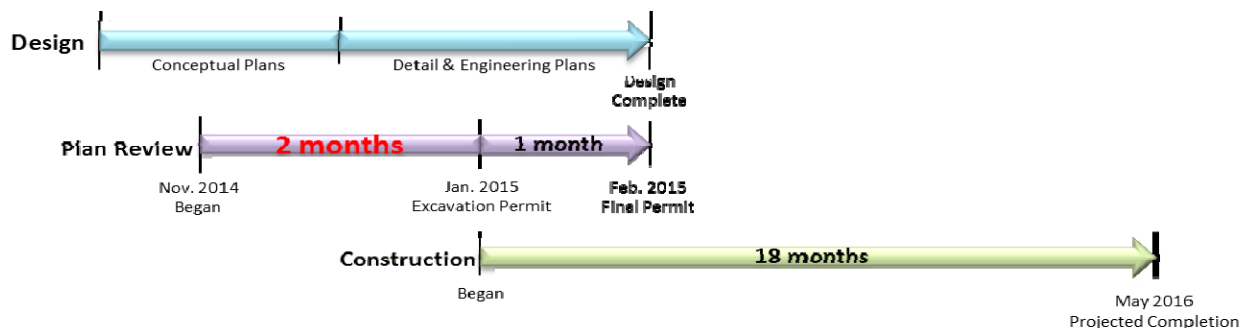
- \$54 million construction valuation
- 10-story parking structure
- 3,884 parking spaces
- 1.4 million square feet

In November 2014, conceptual plans were submitted and reviewed through the Parallel Development Process.

In January 2015, the Excavation/Shoring Permit was issued and construction commenced.

An Inspection Case Manager is assisting the project to resolve construction issues and coordinate inspection.

The project has a projected completion date in May 2016.



**Scott Denham, Director of Real Estate Operations, Atlas Capital**

*“Case Management staff provided clear and accurate feedback about the status and schedule of our submittal throughout the plan check process. With this information, our design and engineering teams were able to prioritize their efforts and schedule meetings with the key personnel in each department to rapidly obtain all necessary clearances. The level of communication with our team was exceptional. It simplified the process and saved time for everyone involved.”*



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OCEANWIDE PLAZA 1101 S Flower St – Tohigh Construction Investment, LLC

**Construction Started 5 Months after the submittal of conceptual plans!!!**



Fig Central, in the heart of downtown opposite to LA Live and Staples Center, is set to have three high-rise towers. There are plans for a five-star hotel, luxury condos, a covered, open-air shopping mall, a dog park, playground and jogging track. The complex will also be wrapped in a 32,000 sq. ft. LED ribbon sign.

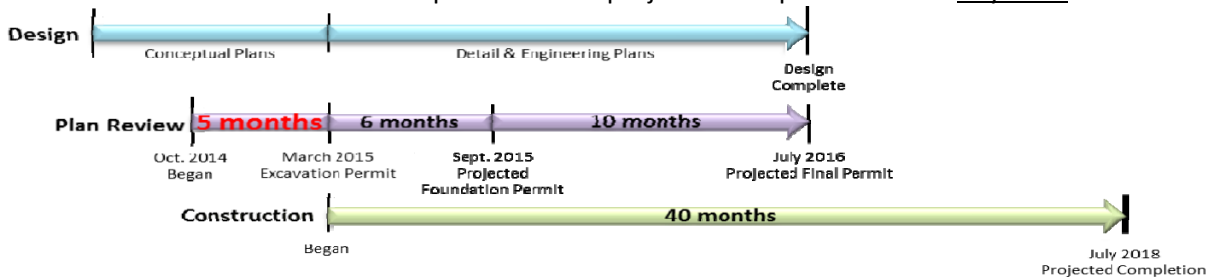
- \$1 billion construction valuation
- 1 49-story hotel/residential tower
- 2 40-story residential towers
  - 2-level open-air mall
- 2-level subterranean parking

In October 2014, conceptual plans were submitted and reviewed through the Parallel Development Process.

In March 2015, the Excavation/Shoring Permit was issued and construction commenced.

An Inspection Case Manager is assisting the project to resolve construction issues and coordinate inspection.

Currently, the design, plan review, and construction are proceeding in parallel with a projected completion date in July 2018.



**Thomas Feng, CEO, Oceanwide Holdings Co, USA**

*"Working with LADBS and using Parallel Development Process is an encouraging and efficient experience. We have saved time in the duration of shoring as well as excavation, and expect to complete the project construction more quickly. We acknowledge and appreciate the contribution of the LADBS staffs, which have been supportive and helpful to us during the development of this project."*

**Mark R. Nay, Senior Associate Vice President, RTKL Associates, Inc.**

*"It is no understatement when I saw that we could not have achieved our schedule and would be delayed commencing construction by at least 4 months if not more without the PDP and Case Management processes."*





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**COLUMBIA SQUARE** 1550 N El Centro Ave - Kilroy Realty Corp.

**Construction Started 4 Months after the submittal of conceptual plans!!!**



Columbia Square will be a home to innovative companies from around the world. Built on the fabled grounds of CBS, it will be a media village that heralds historic and contemporary workspaces with walkable shopping and classic urban living environment:

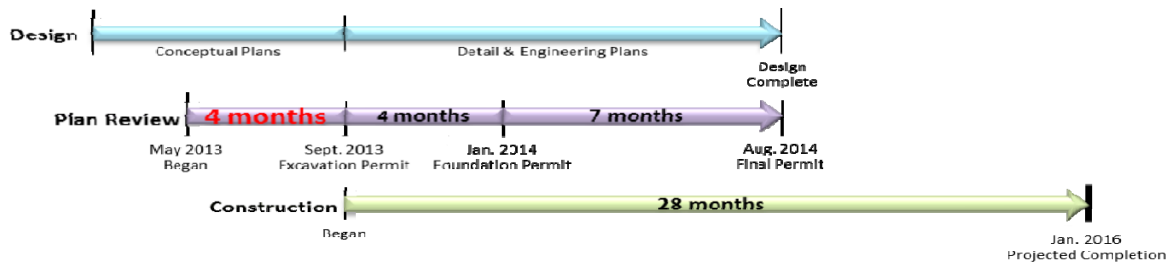
- \$154 million construction valuation
  - 1.37 million sq. ft.
  - 1 20-story Residential tower
  - 4 office/retail buildings (up to 6 stories)
  - 5-level subterranean parking

In May 2013, conceptual plans were submitted and reviewed through the Parallel Development Process.

In September 2013, the Excavation/Shoring Permit was issued and construction commenced.

An Inspection Case Manager is assisting the project to resolve construction issues and coordinate inspection.

The project has a projected completion date in January 2016.



**Jim House, Principal, Architect of Record, House & Robertson Architects, Inc.**

*"Inspection Case Management services have contributed significant savings in construction duration for the Columbia Square project. PDP has allowed the owner to have all of the core and shell components under the same codes, which has saved both time and money for the owner and also the design team. Having early discussions and continuity with a broad range of LADBS and LAFD staff has contributed greatly to a successful process!"*

**Rick Garrido, Sr. Project Coordinator, Kimberlina Whettam & Assoc.**

*"The DBS Engineers and their Supervisors were readily available to help address the various complications with the project. Without their assistance and direction, we could not have obtained the many permits needed to start construction early."*



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WILSHIRE GRAND 900 Wilshire Blvd – Hanjin International

**Construction Started 10 Months after the submittal of conceptual plans!!!**



The Wilshire Grand Skyscraper, tallest structure west of the Mississippi, is unlike any other building in Los Angeles. The building's unique features consist of its slender profile, warped glass façade, sky lounge, observation deck and many of the component systems, such as double-deck elevators:

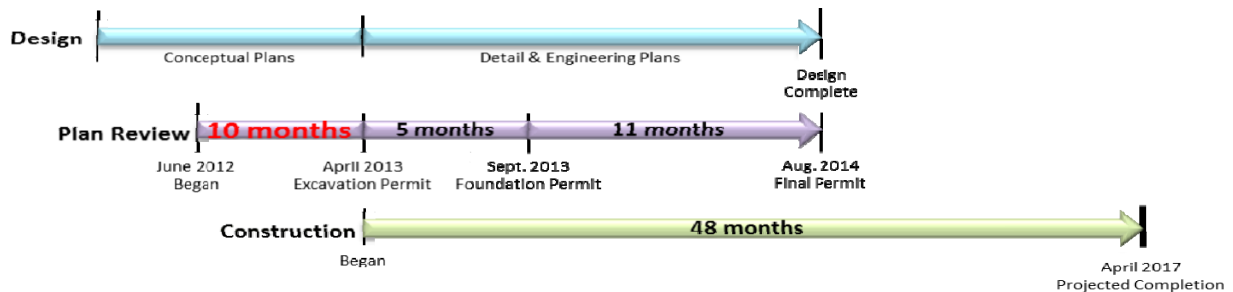
- \$1.2 Billion construction valuation
  - 2.01 million sq. ft.
- 73-story hotel tower
- office/retail buildings (up to 6 stories)
- 5-level subterranean parking

In June 2012, conceptual plans were submitted and reviewed through the Parallel Development Process.

In April 2013, the Excavation /Shoring Permit was issued and construction commenced.

An Inspection Case Manager is assisting the project to resolve construction issues and coordinate inspection.

The project has a projected completion date in April 2017.



**Carey McLeod, Principal, AC Martin Partners, Inc.**

"PDP has enabled the Architectural & Engineering team to develop concepts, engineering solutions and construction documents while, at the same time, enabling the contractor to pre-plan its work and pull multiple permits for fast-tracked construction. It has facilitated an early start, thus reducing the construction schedule and related costs."

**Casey McCormick, General Manager, Burnham Nationwide Inc.**

"Wilshire Grand is a great example of the Inspection Case Management (ICM) program. The ICM program allows us to get the answers we need in order to stay on schedule. It has been a great help for scheduling off-hours inspections and in general keeping a great 'flow' between construction and inspection."