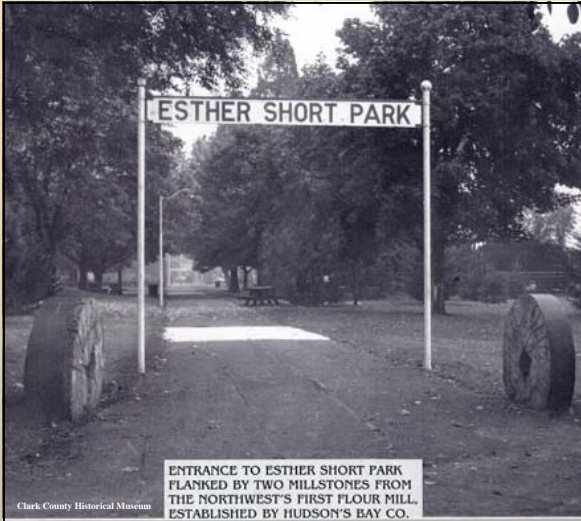


City of Vancouver

Development Review Services



2006 Annual Report

Pride. Progress. Possibilities.

I am pleased to present you with the 2006 Annual Report for Development Review Services. 2007 marks Vancouver's 150th anniversary as an incorporated City. The theme of this yearlong celebration is "Pride, Progress, Possibilities". Here at DRS, we have a lot to be proud of and have made a lot of progress as well.

In 2006, development activity in Vancouver continued at a quick pace. We remain committed to reviewing development and construction projects while balancing growth and development with improving the quality of life in our community.

Land Use Review and Building Plan Review activity also maintained its steady rate. Review timelines remained within standards and even improved in some instances. We accomplished this by improving the way we provide development services. We continue to leverage technology and use customer feedback to enhance our processes and procedures. As always, our goal is to provide professional, efficient service in a fiscally-responsible manner and to keep Vancouver, "open for business."

I am grateful to the hard-working Development Review staff for their continuing commitment to exceptional service. Thanks are also due to the Mayor, City Council and City Manager for providing the vision and leadership that keeps us focused on the possibilities that lie ahead for our community.

We look forward to working with you in the coming year.

David Scott,
Development Review Services Manager



Activity Volumes

The following charts show the volumes of permit, review and inspection activity conducted by DRS in 2006 compared to the 2005 activity volumes.

Counter Customer Volumes				
Activity	2005	2006	% Change	
Incoming Telephone Calls	23,685	20,928	-12%	
Walk-in Customers	19,543	19,671	0%	



Residential Construction-43rd ST

Planning Review Applications Received Activity			
Activity	2005	2006	% Change
Pre-Applications	257	226	-12%
Preliminary Land Divisions	62	70	13%
Final Land Divisions	40	47	18%
Preliminary Site Plans	92	67	-27%
Boundary Line Adjustments	6	6	0%
Conditional Use Permits	10	1	-90%
Floodplain Permits	16	2	-88%
Miscellaneous Zoning Review	8	7	-13%
Planned Developments	4	3	-25%
Post Decision Reviews		18	Not Reported in 2005
Shoreline Permits	18	7	-61%
Variances	20	11	-45%
Wetland Permits (Included in Critical Area Permits)	26	0*	See Critical Area Permits
Critical Area Permits		38*	New Category
Appeals	16	10	-38%
Total	575	513	-11%



Nautilus World-164th AV

We're Moving!

Development Review Services is moving from the Citizens Service Center to **4400 NE 77th Avenue**.
Map located at www.cityofvancouver.us/move

Permit Center Closed April 13 & 16

Important Move Dates:

4/13/07 Building Permit Center
Engineering Services
Plans Examiners
Building Inspectors
Code Enforcement

4/27/07 Planning Review
Administration

Planning Review/Administration Closed: April 27

Engineering Plan and Mylar Review Activity			
Activity	2005	2006	% Change
Plans Reviewed	241	240	0
Mylars Reviewed/Signed	89	64	-28%



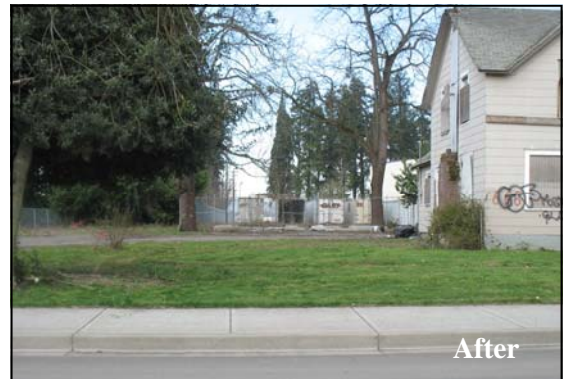
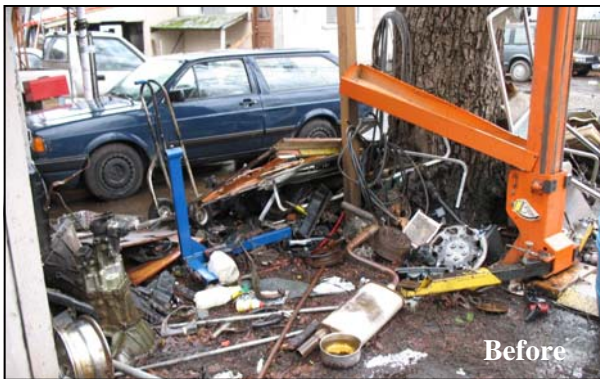
Building Permit, Plan Review & Inspection Activity			
Activity	2005	2006	% Change
Building Inspections	50,524	48,375	-4%
Site Visits/Stops	36,464	33,875	-7%
Building Plan First Review (COM, SFR, RES, MFR)	1,826	1,683	-8%
• Same Day Over the Counter Review	309	275	-11%
Total Building Permits	7,046	7,586	8%

Code Enforcement

...is responsible for enforcing the City's Property Maintenance Code, as well as portions of the newly adopted Development Code. The team also enforces provisions of the Solid Waste Management Ordinance and provisions of Title 17 of Vancouver Municipal Code and for tagging and towing Abandoned Vehicles from public property.

Code Enforcement Activity

Activity	2005	2006	% Change
All Code Enforcement Telephone Hot Line Complaints	4,287	3,965	-8%
Junk, Junk Vehicles, Solid Waste, Housing and Zoning Code Violation Inspections	5,210	5,960	14%
Abandoned Vehicle Complaints	3,995	3,289	-18%
Abandoned Vehicle Inspections	7,632	6,660	-13%
Abandoned Vehicles Tagged	3,601	2,625	-27%
Abandoned Vehicles Towed	723	472	-35%



Performance

The following charts indicate the time it takes DRS to review land-use permit applications and engineering and building plans, compared to our service standards.

Planning Review Performance (Minor & Major – Type II and III)

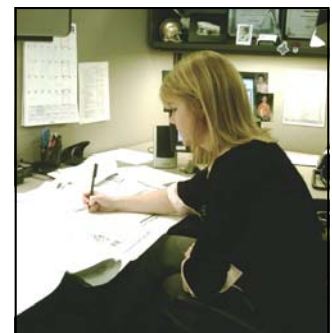
Review	Expectation	2005	2006	% Change
Average Technical Complete (1st Review)	21 days	22 days	23 days	5%
Average Technical Complete (2nd + Review)	12 days	13 days	13 days	0%
Average Time from Technical Complete to Decision	90 days	88 days	85 days	-3%
Percentage of Projects Reviewed Within 120 Day Timeline	100%	100%	100%	0%
Streamlined Projects (Not Involving Hearings. Three Civil Plan Reviews Only)	90 days	90 days	93 days	3%

Note: All projects are required to be completed within 120 days unless the applicant requests a waiver.

We are proud of our quality of life and work hard to do our part to maintain or, in some cases, improve it. Our staff is dedicated to carrying out our responsibilities related to planning, code enforcement and other regulations dealing with the environment, land use, development and the construction and alteration of buildings within Vancouver.

Engineering Review Performance

Review	2005	2006	% Change
Percentage of Plans Reviewed Within 28 days	71%	61%	-10%
Average Plan Review Time	21 days	24 days	9%
Percentage of Mylars Reviewed/Signed Within 14 Days	71%	67%	-9%
Average Mylar Review Time	14 days	13 days	-9%



Performance



Development Review Services facilitates and manages growth, development and property maintenance to enhance and maintain our livable community.



Building Plan Review Performance

(Counter receipt to end of first review, including zoning review time)

Activity	Expectation	2005	2006	% Change
New Single-Family Plans				
Percentage of Single-Family First Plan Review in 14 Days or Less <i>(Counter receipt to end of first review)</i>	100%	77%	95%	23%
Same As Plan Review in 5 Days or Less	100%	97%	100%	3%
Average Review Time	14 days	6 days	6 days	0%
Residential Alterations/Additions Plans				
Average First Review Time	7 days	5 days	3 days	-40%
Multiple-Family Plans				
Average First Review Time				
<ul style="list-style-type: none"> • High Rise • Low Rise • Alterations 	42 days 28 days 7 days		31 days 11 days 1 day	New Tracking Method in 2006
Commercial Plans				
Average First Review Time				
<ul style="list-style-type: none"> • Minor TI • Major TI • 3 Stories & Less • 4 Stories & More 	10 days 21 days 28 days 42 days		7 days 11 days 19 days 33 days	New Tracking Method in 2006

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 Development Review Services
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Mayor Royce E. Pollard
 City Manager Pat McDonnell
 Councilmembers: Pat Jollota,
 Dan Tonkovich, Jeanne Harris,
 Jeanne Stewart, Tim Leavitt,
 Larry J. Smith