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# Community Planning and Development

2020 Recap and 2021 Outlook

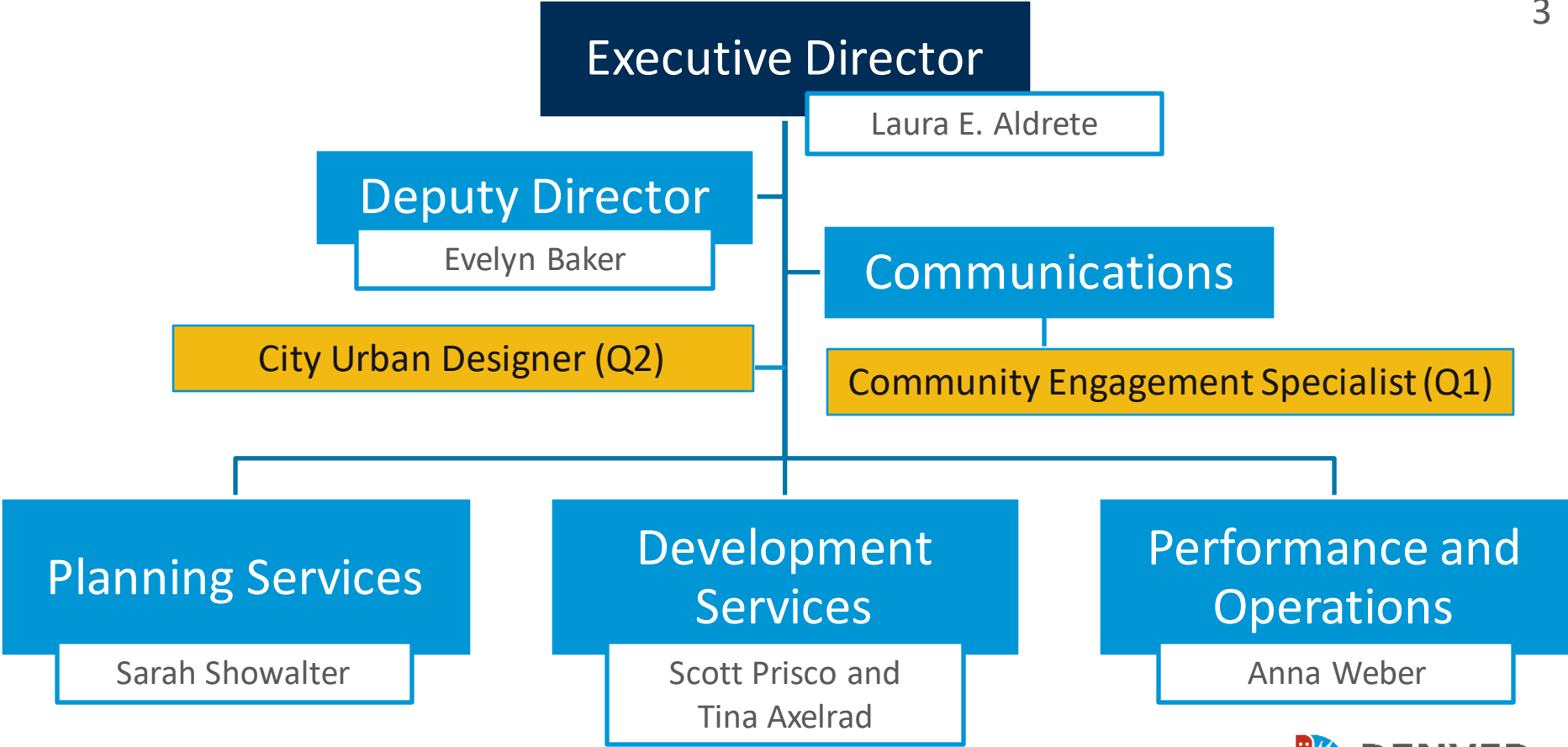
January 7, 2021

# Agenda

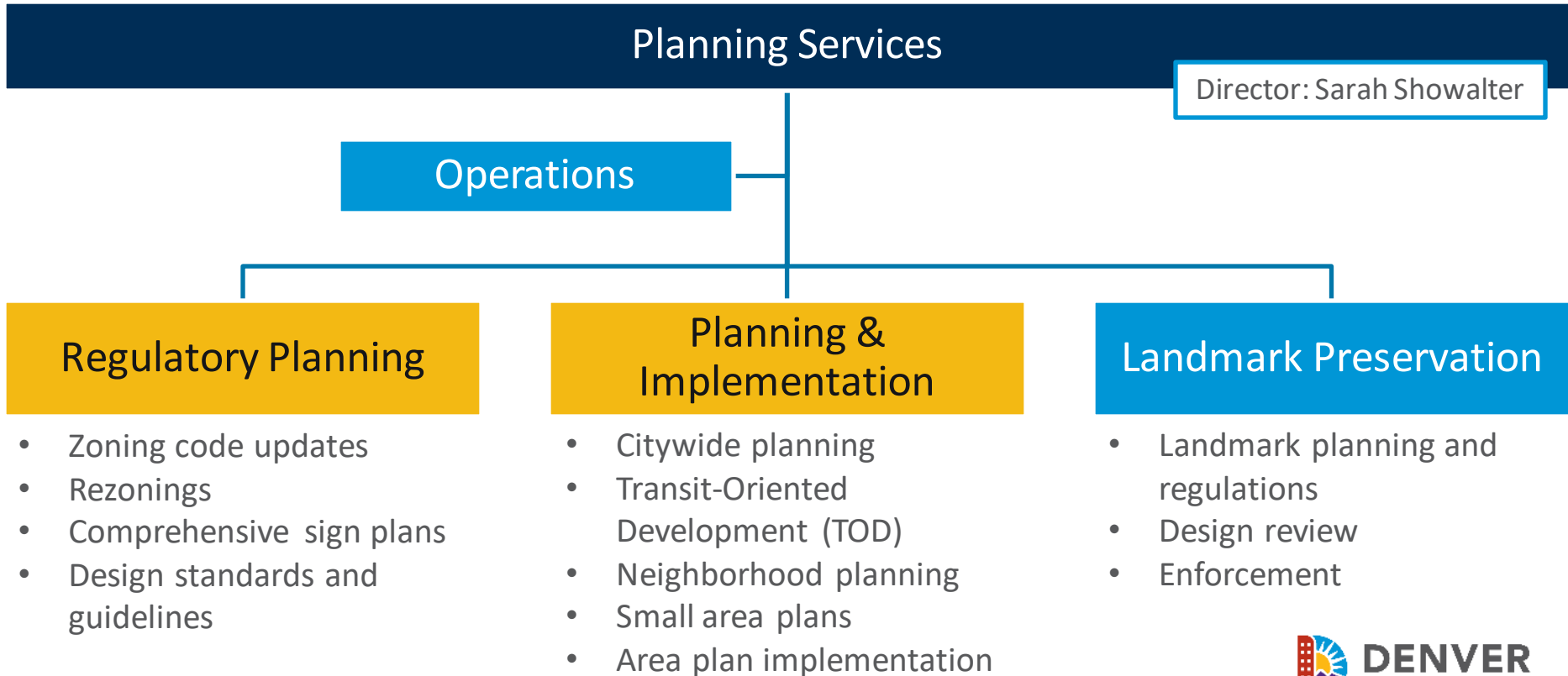
Changes to our agency structure

2020 year-end metrics

Major projects expected to be complete in 2021



# Planning Services' New Structure



# Development Services

## Development Services

Building official: Scott Prisco  
Zoning administrator: Tina Axelrad

### Development Systems Performance

Robert Peek

### Project Coordination

- All new commercial and multifamily projects
- Major additions/remodels
- Large development review (LDR)
- Concept -> Formal site plans

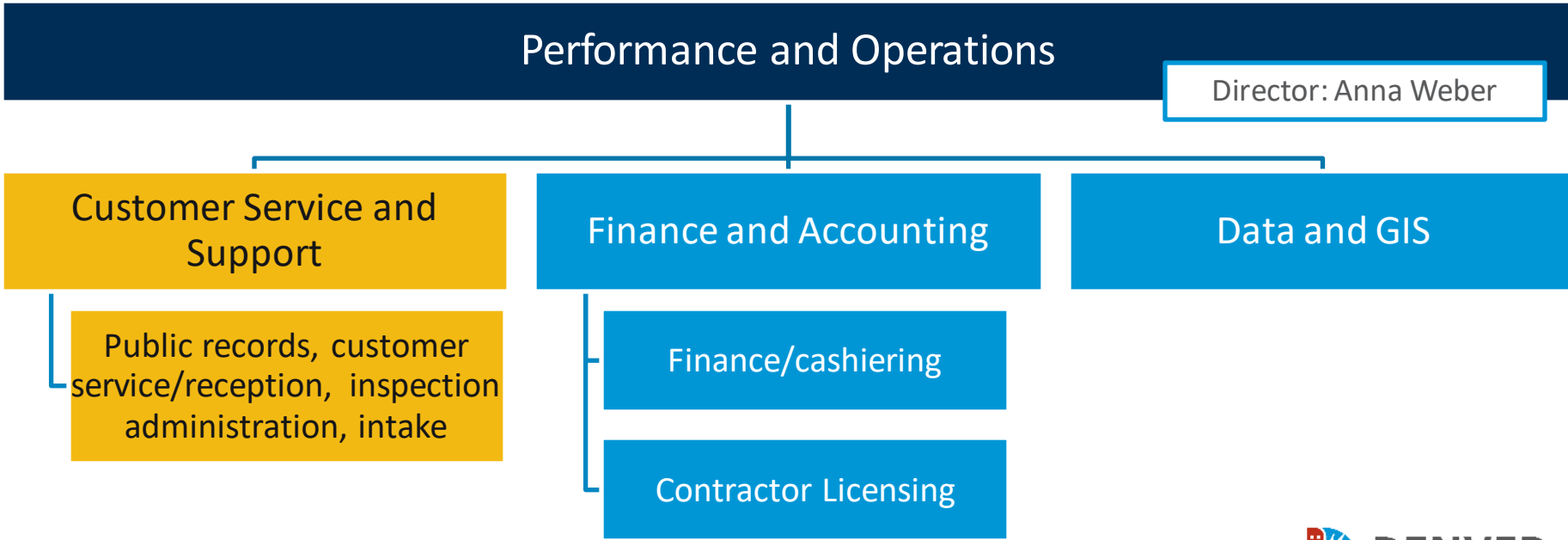
### Plan Review

- Residential (bldg. + zoning)
- Commercial zoning
- Architectural/structural
- Electrical
- Mechanical/plumbing
- Green/energy

### Inspections

- Zoning
- Neighborhood (DRMC property maint. provisions)
- Construction
- Trades

# Performance and Operations' New Structure (coming in 2021)



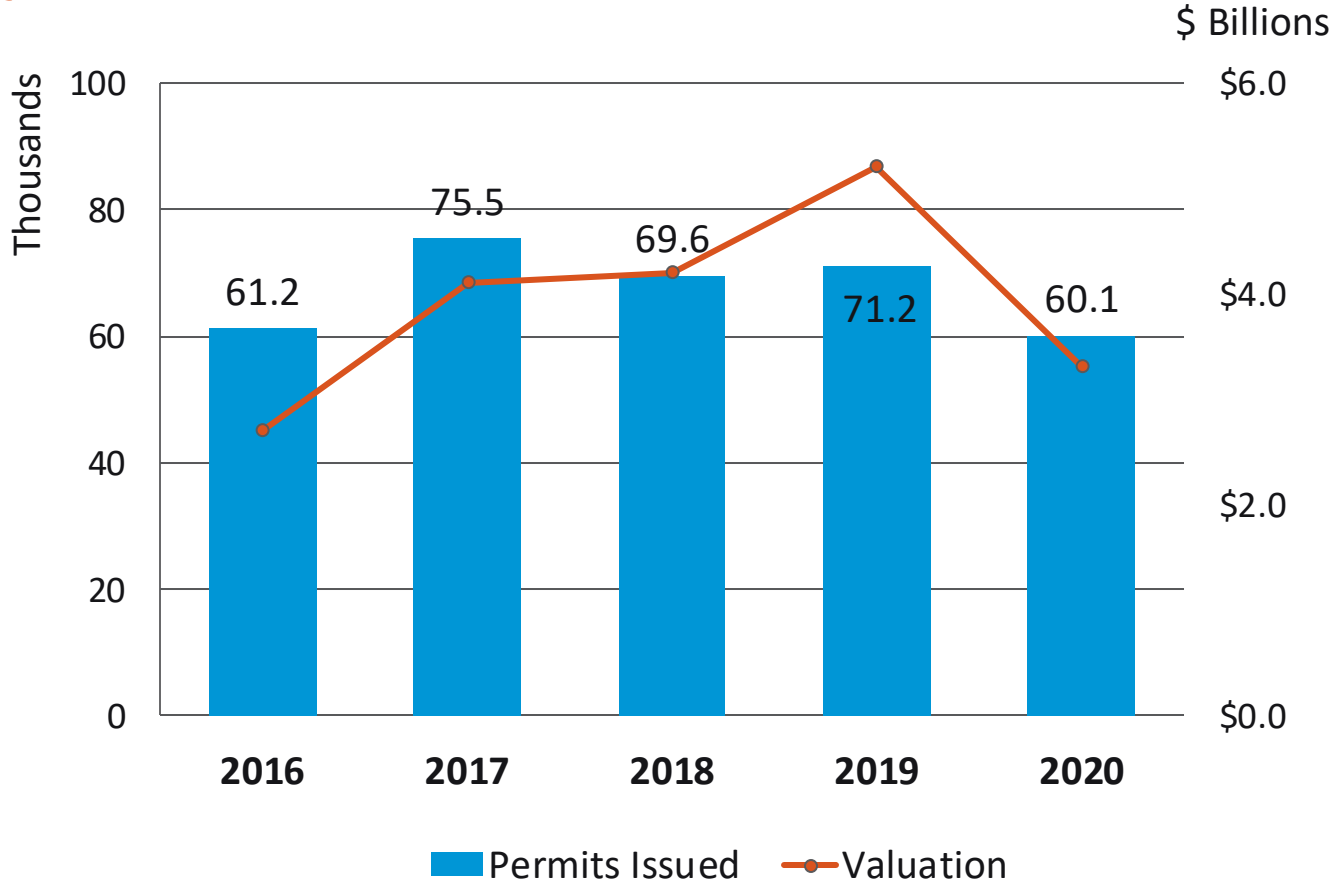
# Independent groups



# 2020 Recap



# By the numbers: Permits



Valuation is the sum of all construction materials and labor used for permitted work in Denver.

# By the numbers: Inspections



~203,000 inspections in 2020  
-15% vs. 2019

**Building Inspections**  
(construction, mechanical,  
electrical, plumbing, roofing)



~50,000 inspx. in 2020  
-21% vs. 2019

**Zoning and Neighborhood  
Inspections**

# By the numbers: Review Times

- Fences, interior remodels, windows, patios, other small residential projects: **4 days**
- New homes, additions, landmark properties: **2-5 weeks**
- Commercial construction: **2-5 weeks\***
- Commercial zoning-only: **3-5 weeks\***
- Fire: **5 weeks\***

\* Can occur simultaneously



## E-permits portal

Apply for development permits online.

# 2021 Outlook

# Group Living

Review Process Step	Timeline
City Council Land Use, Transportation and Infrastructure (LUTI) Committee	December 22, 2020
City Council first reading	January 11 (tentative)
City Council public hearing	February 8 (tentative)
Former Chapter 59 Bridge Amendment	Early 2021
Post-adoption monitoring	Annually after adoption

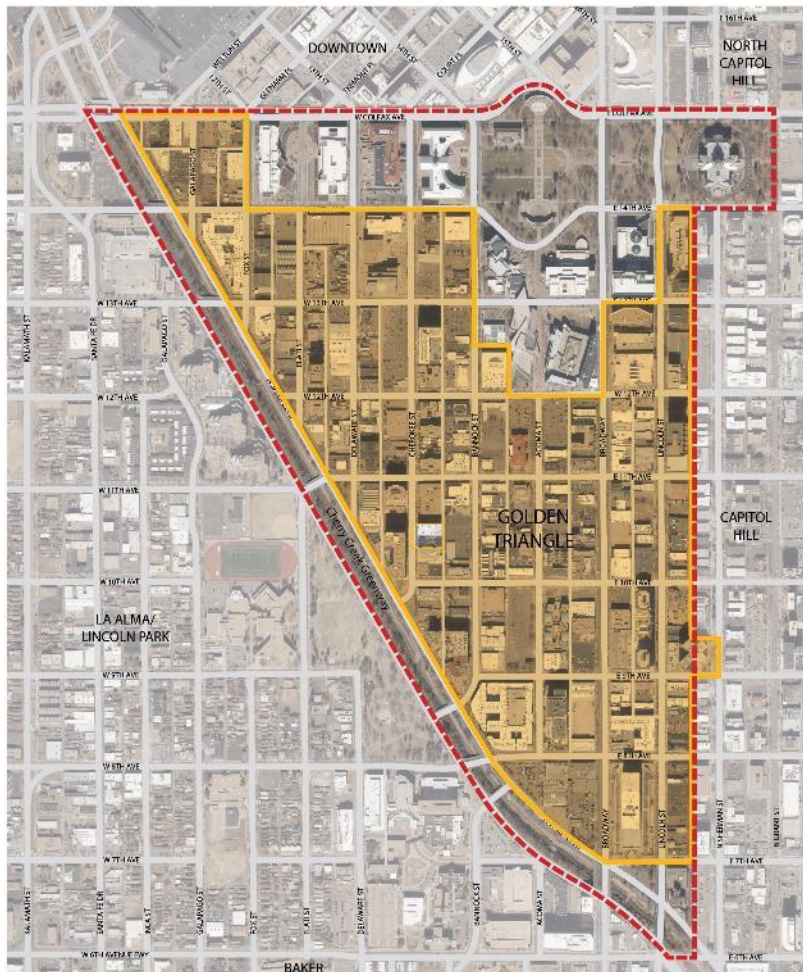
# Expanding affordable housing options

- Tools to generate the construction of affordable housing in new development
  - Linkage fee
  - Inclusionary housing (if state law changes)
  - Zoning incentives



# New zoning and design standards for the Golden Triangle

- Launched in 2019 to implement recommendations from the Golden Triangle Neighborhood Plan
- We'd like to see this area include more affordable housing and not only market rate
- Additional neighborhood goals: open space, historic preservation, public art, design quality, building shape
- Located in council district 10 - Hinds



# Park Hill Golf Course

## PARK HILL GOLF COURSE AREA VISIONING PROCESS

**What do you want to see happen with the old Park Hill Golf Course?** Starting in 2021, we're bringing residents, neighborhood organizations, and local businesses together to discuss a future for the Park Hill Golf Course property. Join us! We will have online surveys and more in early 2021.

Sign up for updates at:

[www.bit.ly/parkhillgolfcourse](http://www.bit.ly/parkhillgolfcourse)

## PROCESO DE VISIÓN PARA EL CAMPO DE GOLF PARK HILL

**¿Qué quiere que suceda con el antiguo campo de golf de Park Hill?** A partir de 2021, reuniremos a residentes, organizaciones vecinales y negocios locales para discutir el futuro de la propiedad del campo de golf Park Hill. Tendremos encuestas por internet y mas a principios de 2021.

Regístrese para recibir noticias en:













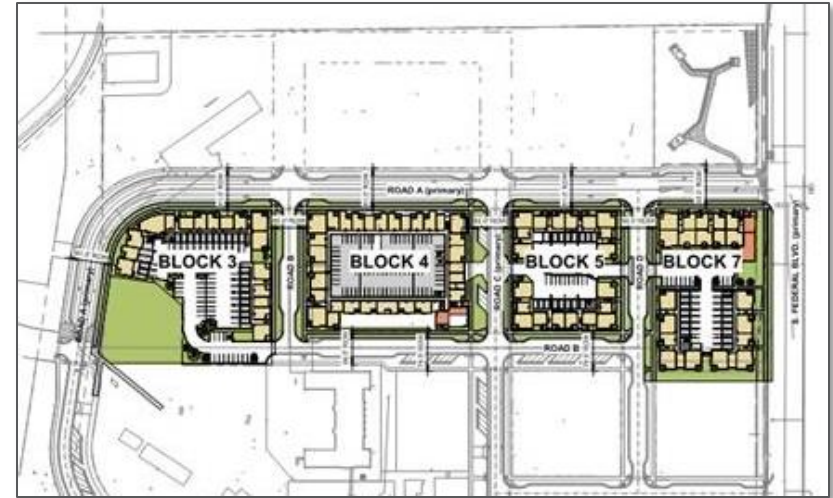

- Joint effort with Denver Parks and Recreation, Denver Metro Community Impact, and the Equity Project
- Located in council district 8 - Herndon





# Large Development Review (LDR) Refresh

- Started with a roundtable in summer 2020 that emerged from the Economic Relief and Recovery Council
- Will refresh the LDR process in 2021 using the roundtable input AND by working with Planning Board and City Council to inform changes



Draft concept plan informed by an LDR at Federal and Bates (CD 2 & 7 – Flynn and Clark)

# Landmark Preservation

## 2019

- Updated Chap. 30 of the DRMC to include “cultural significance”

## 2020

- First landmark designated using the new cultural criteria (Smith’s Chapel)

## 2021

- Partnering with the I am Denver storytelling project to capture histories of Denver’s Latino residents to serve as a community resource and a way to identify the cherished places that celebrate local Chicano history



*La Alma* (1978) by Emanuel Martinez  
Mural on La Alma Rec Center at 1325 W. 11<sup>th</sup> Ave.

# Other projects

- Landmark Preservation design guidelines update
- Loretto Heights plan implementation (CD #2 – Flynn)
- Zoning code “bundle” amendments for corrections, clarifications
- Design and conservation overlays (CD #1 – Sandoval)
- Launch of two new neighborhood planning efforts:
  - Near Northwest in CD #1 (Sandoval) – Chaffee Park, Sunnyside, Highland, Jefferson Park
  - Near Southeast in CD #6 and #4 (Kashmann and Black) – Washington Virginia Vale, Virginia Village, Indian Creek, and Goldsmith

October 2020: Groundbreaking for  
Pancratia Hall affordable housing  
renovation on the Loretto Heights campus

# 2021 Building Code Adoption



- **Q1 2021**  
Internal preparation
- **Q2 2021 (anticipated)**  
Begin allowing the public to propose and review proposed building code amendments
- **2022**  
Legislative review

# Denver Green Code



- Voluntary code that will become part of our base code
- Covers resource conservation, sustainable materials, indoor environmental quality, land use, building performance, and more
- **Pilot program** for permitting incentives:
  - 5 affordable housing projects enrolled
  - 1 green code project enrolled (more pending)

# Thank you

Questions?