LUTI - EHA SDP Grace Period Update

February 20, 2024

Agenda

- Background
- Key Dates
- Grace Period Volume & Distribution
- Staffing
- Review Timeframes
- Time in Process
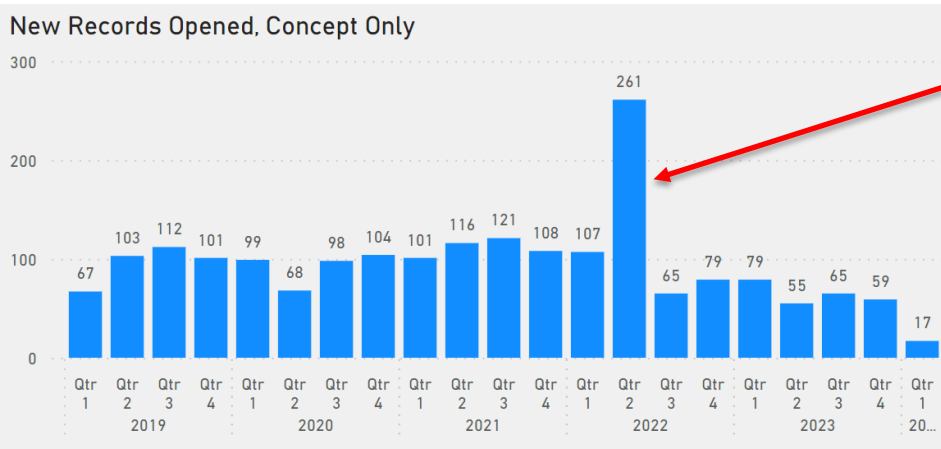- Review Strategies
- Status of Grace Period Projects

Background

- Regular report outs mandated in Section 4(b) of Ordinance 22-0426 which followed CPD's commitment via memo dated April 21, 2022
  - Outlined report outs dates and metrics: summary of grace period project #s, status (approved, in review, and # in each review cycle), staffing, and review times.

- July 26, 2022 memo (1st)

- January 23, 2023 memo (2nd)

- May 22, 2023 presentation at City Council with SDP approval deadline change request (included a report out on all required items from the memo, 3rd)

- October 2, 2023 presentation at Budget and Policy (4th)

- January 12, 2024 memo (5th)

Key Dates for the Grace Period

- Submitted concept prior to June 30, 2022

- SDP approval by May 17, 2024 or August 31st (if 4th+ review required)

- SDP approval by September 13, 2024 or December 31st (if 4th+ review required) if the project had to do LDR or Subdivision
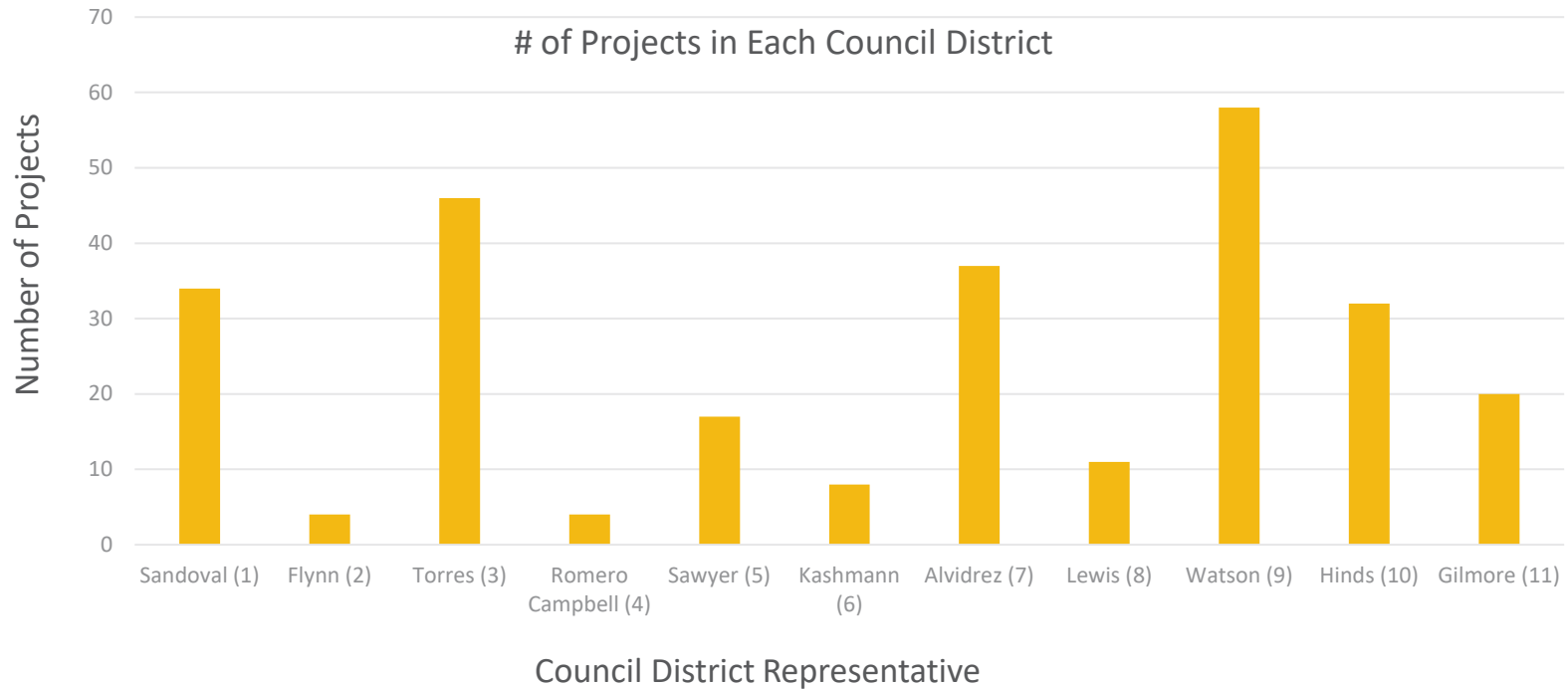
Grace Period Volume

New Records Opened, Concept Only

June 30th deadline

| Qtr | 67 | 103 | 112 | 101 | 99 | 68 | 98 | 104 | 101 | 116 | 121 | 108 | 107 | 261 | 65 | 79 | 79 | 55 | 65 | 59 | 17 |

2019 | 2020 | 2021 | 2022 | 2023 | 20...

New Records Opened, Project Coordination

● Concept Review

2019	2020	2021	2022	2023	2024
383	369	446	512	258	17

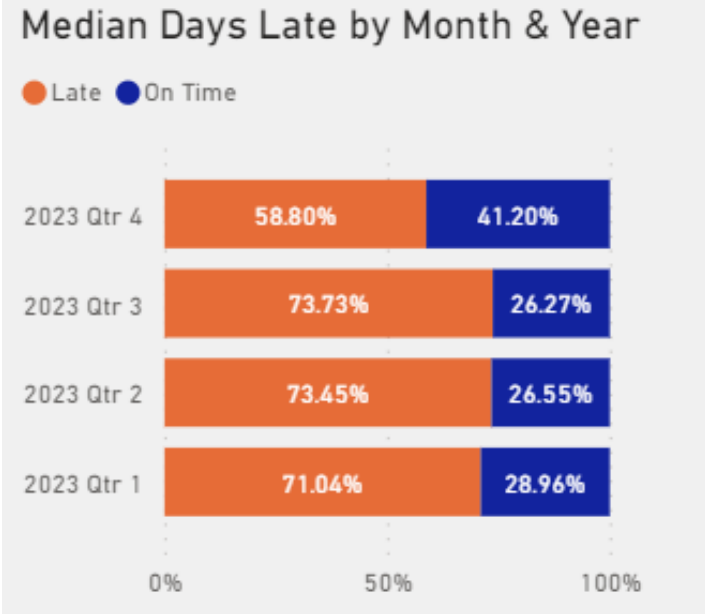# Distribution of Remaining Grace Period Projects

Staffing

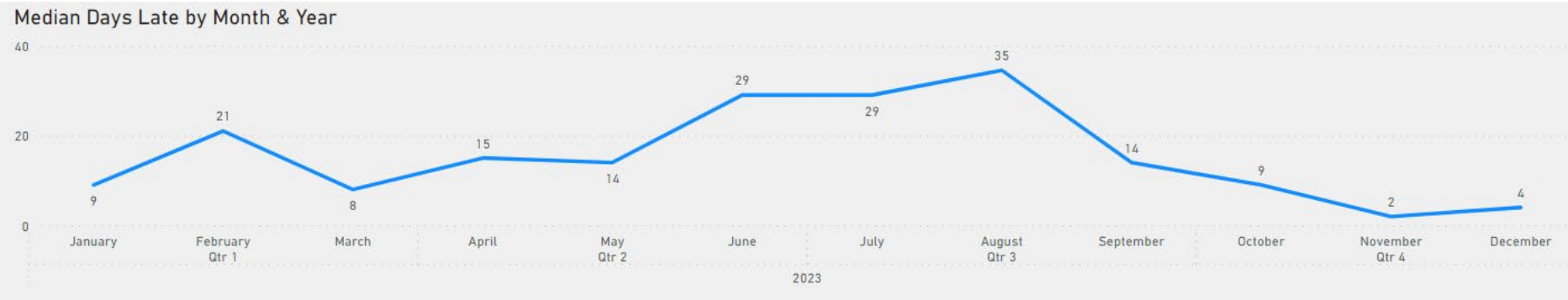Filled 11 vacancies in 2023.

Currently, fully staffed:
- **Intake**- 4 positions
- **Associate**- 4 positions
- **Senior (Project Coordinator)**- 6 positions
- **Urban Design Architect**- 1 position
- **Supervisor**- 2 positions

- SDND team also includes staff for these programs: Adaptive Reuse, LDR, and AHRT

Review Timeframes

Application Type	2022 Max	2023 Max
SDP	267	91
SDP Amendment	91	42
SDP Modification	111	50
Concept SDP	274	63

Median Days Late by Month & Year

● Late ● On Time

	Late	On Time
2023 Qtr 4	58.80%	41.20%
2023 Qtr 3	73.73%	26.27%
2023 Qtr 2	73.45%	26.55%
2023 Qtr 1	71.04%	28.96%

0%   50%   100%

Review Timeframes

Median Days Late by Month & Year

Month	Median Days Late
January	9
February (Qtr 1)	21
March	8
April	15
May (Qtr 2)	14
June	29
July	29
August (Qtr 3)	35
September	14
October	9
November (Qtr 4)	2
December	4

2023

Time in Process (Active Projects)

Time In Process (Days) for Intake, City Possession, and Customer Possession

File Open to Intake Accepted
12.3 (2.33%)

City Review Possession
195.2 (36.96%)

528.3
Total Record Time
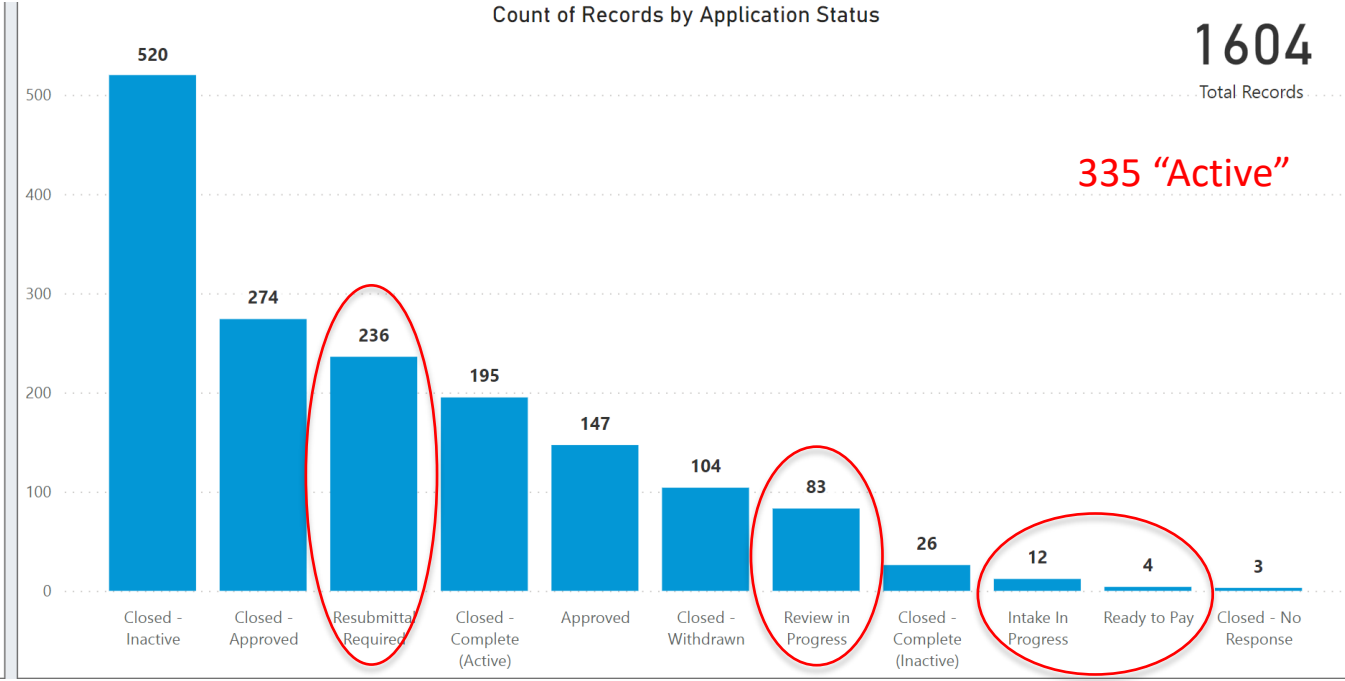
Customer Possession 320.7 (60.71%)
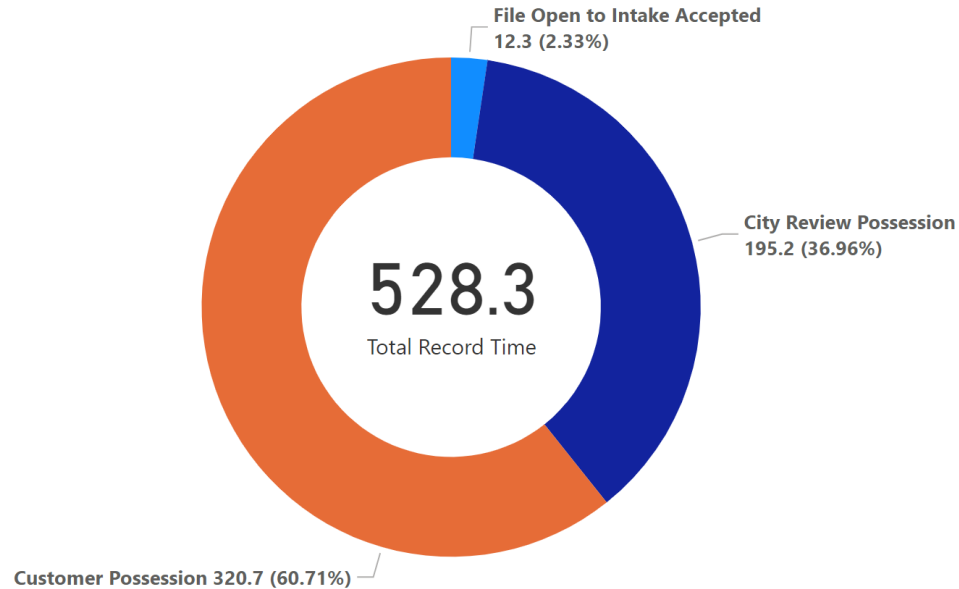
Review Strategies

- Re-balanced workload in summer 2023. Consolidated geographic review into 3 areas with multiple reviewers

- SDND monthly "focus" weeks with grace period prioritized reviews

- Median days late continues to decline

Status of Grace Period Projects

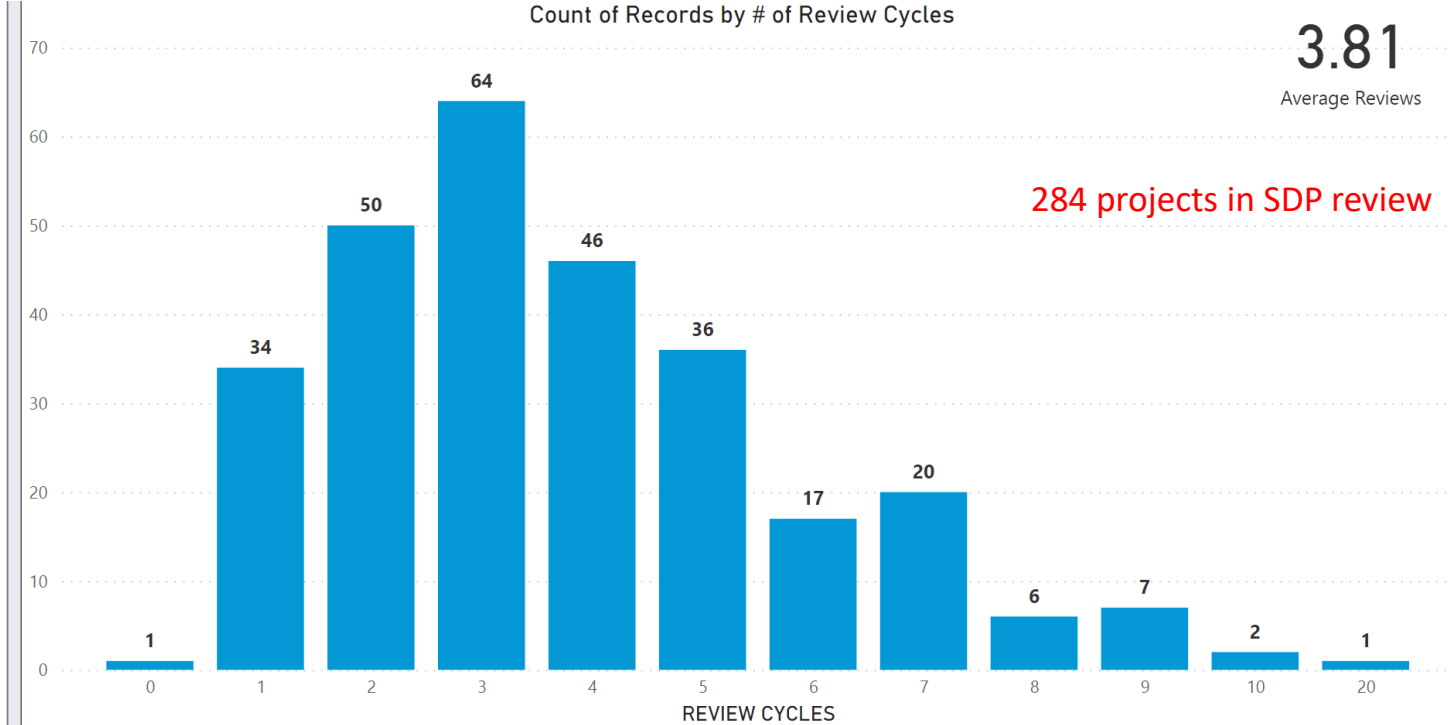# Status of Grace Period Projects

Count of Records by # of Review Cycles

3.81
Average Reviews

284 projects in SDP review

*2.12 snapshot

APPLICATION TYPES
- ☑ Select all
- ☐ Concept
  - ☐ Concept
- ☑ Formal SDP
  - ☑ SDP Amendment
  - ☐ SDP Modification
  - ☑ Standard SDP

Bar chart data (Review Cycles):
- 0: 1
- 1: 34
- 2: 50
- 3: 64
- 4: 46
- 5: 36
- 6: 17
- 7: 20
- 8: 6
- 9: 7
- 10: 2
- 20: 1

REVIEW CYCLES

DENVER THE MILE HIGH CITY

CONNECT WITH US | 311 | DENVERGOV.ORG | DENVER 8 TV

Status of Grace Period Projects

Count of Records by # of Review Cycles

3.69 Average Reviews

74 projects
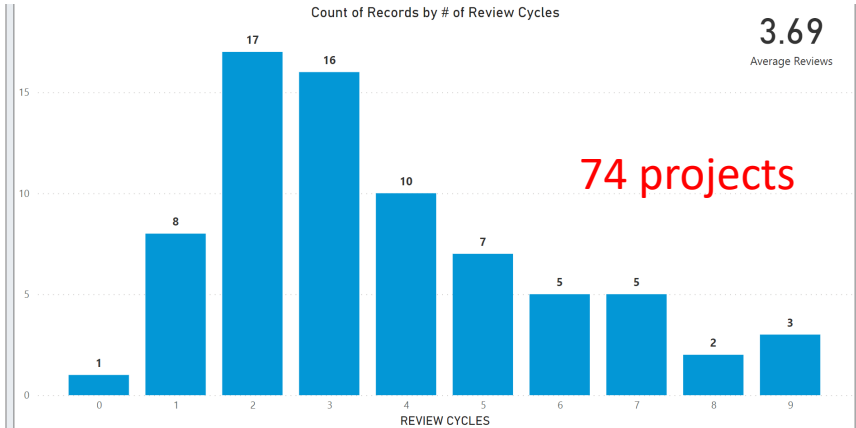
2.12.24 "Review in Progress"

Count of Records by # of Review Cycles

3.86 Average Reviews

210 projects

2.12.24 "Re-submittal Required"
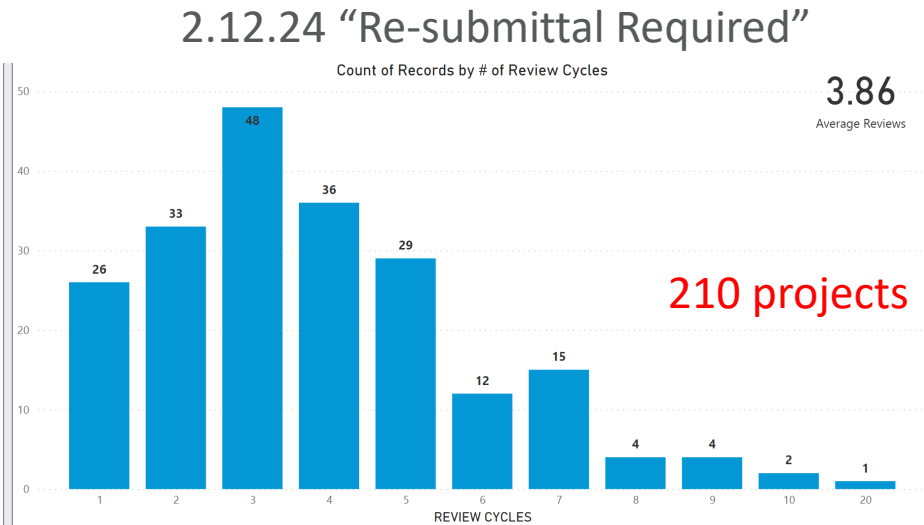
Next Steps and Questions

- Reviewing the data to determine what a final change to the approve by dates could be and if it is necessary

- Questions?