



Plan Review and Permitting Updates

Community Planning and Housing Committee

July 14, 2026

Presenters: Jill Jennings Golich and Robert Peek, DPO;
Caeli Hill and Eric Browning, CPD; Darion Mayhorn, DOTI

Agenda

- Proposition 123 Fast Track process update
- StartSmart Tools
- 180 day compliance
- Residential interior only quick permit
- On-Time Review Performance
- Update on progress of the One and Done Concept Site Plan
- New Demolition Permit Process - CPD
- Grease Interceptor Policy Changes – DOTI
- Update on the Outdoor Places Program and Patios in the Right-of-Way
- Q&A

Mission of the Denver Permitting Office

- Serves as the centralized office responsible for alignment, accountability and coordination within the permitting process for development and construction projects

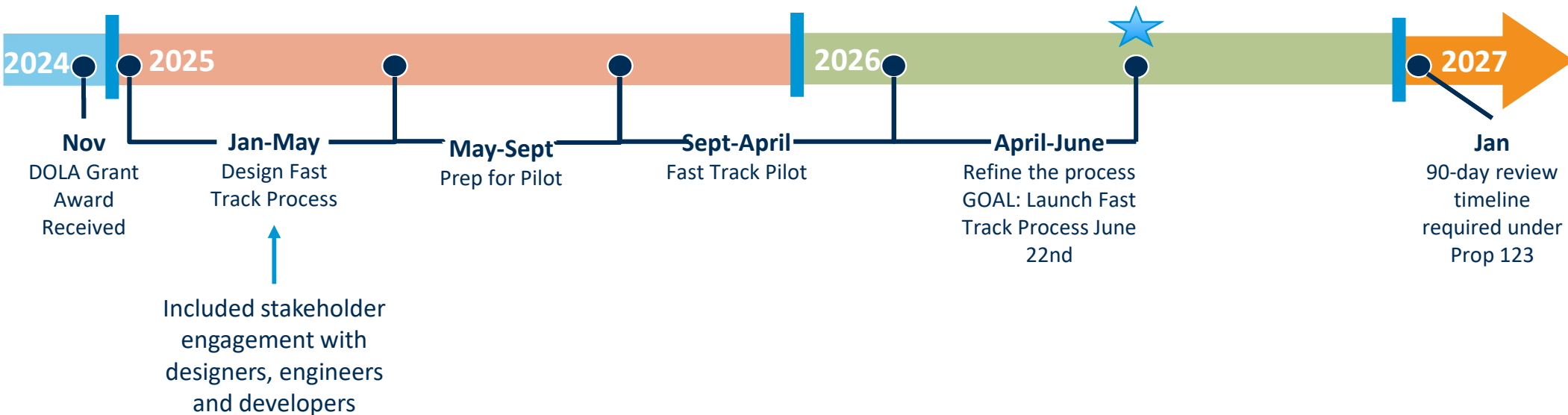


Mission

The mission of the DPO shall be to ensure that the City's development permitting process is efficient, consistent, and timely. The DPO shall establish and oversee systems and metrics to support effective city approvals; coordinate activities of all City departments and agencies involved in permitting functions (hereafter referred to as "department or agency" or "Permitting Department"); and provide strategic guidance to facilitate private development and associated improvements to public property.

Prop 123 Fast Track Timeline

This timeline highlights key milestones from the DOLA grant award through design and pilot efforts, culminating in the implementation of the 90-day review timeline required under Prop 123



Fast Track Process Eligibility

These projects types are applicable and will automatically be accepted in the process unless the Customer team opts-out.

A project **DOES NOT** have to have Prop 123 Funds to be in the Fast Track Process.

1. Proposed project has 50% or more units meeting the definition of affordable per C.R.S. § 29-32-101 (2) OR the unit is being rented or sold to households earning up to the following Area Median Income (AMI) thresholds:
 - a. Rental units: an effective average of 60% AMI or less
 - b. For sale units: an effective average of 120% AMI or less
2. Any development that is funded by HOST that meets the DZC definitions and will be permitted as such: residential care, congregate living, or temporary managed community AND that serves populations with an AMI below 60%
3. Any Denver Housing Authority (DHA) development where DHA is the property owner or intended owner of the proposed or existing building so long as the project contains deed restricted affordable housing units
4. Any deed restricted ADU
5. Any Middle-Income Housing Tax Credit (MIHTC) funded project

Fast Track Process Overview

High-level takeaway: Phased process for multi-unit, options for single-unit/two-unit/ADUs

1. Refined the process based on staff and customer feedback from the pilot
2. For multi-unit projects, the process groups applications into phases, requiring that all applications come in at the same time
3. For single-unit/two-unit/ADU projects, process is based on specific site circumstances/project
4. Projects that opt out of the process are in the regular development queue
5. Pilot success
 - a. One multi-unit project went through Phase 2 and Phase 3 and we did it!
 - i. Phase 2 – 87 total days
 - ii. Phase 3 – 64 total days

AHRT Projects

Pre-Prop123

Prop123 Fast Track Projects through End of Year

- ✓ Creekside Flats
 - ✓ 150 units
- ✓ Blue Room House One
 - ✓ 54 units
- ✓ Park Avenue Apartments
 - ✓ 60 units
- ✓ Chrysalis Apartments
 - ✓ 70 units
- ✓ Denver Veterans Village
 - ✓ 9 units
- 1001 Lincoln
 - 118 units
- 2000 Welton
 - 94 units
- York Street Apts
 - 56 units
- Link & Pin
 - 149 units

- **Ford Apartments**
 - 60 units
- **Bannock Lofts**
 - 82 units (for-sale)
- Green Valley Vistas
 - 156 units
- 1139 Delaware
 - 80 units
- Central Park Station Phase 1
 - 156 units
- Cole Train
 - 63 units
- University Lofts
 - 120 units
- Morrison Rd. Townhomes
 - 10 units
- RMC Townview Apts.
 - 160 units
- Park Place Apartments (MIHTC)
 - 80 units
- Habitat Knox Ct. Duplexes
 - 10 units
- FloCrit at Decatur Place
 - 106 units preserved
- Barth Hotel
 - 50 units
- Habitat Mariposa Duplexes
 - 4 units
- DHA/Habitat Tandem Sites
 - 10 units

Project part of Fast Track Pilot

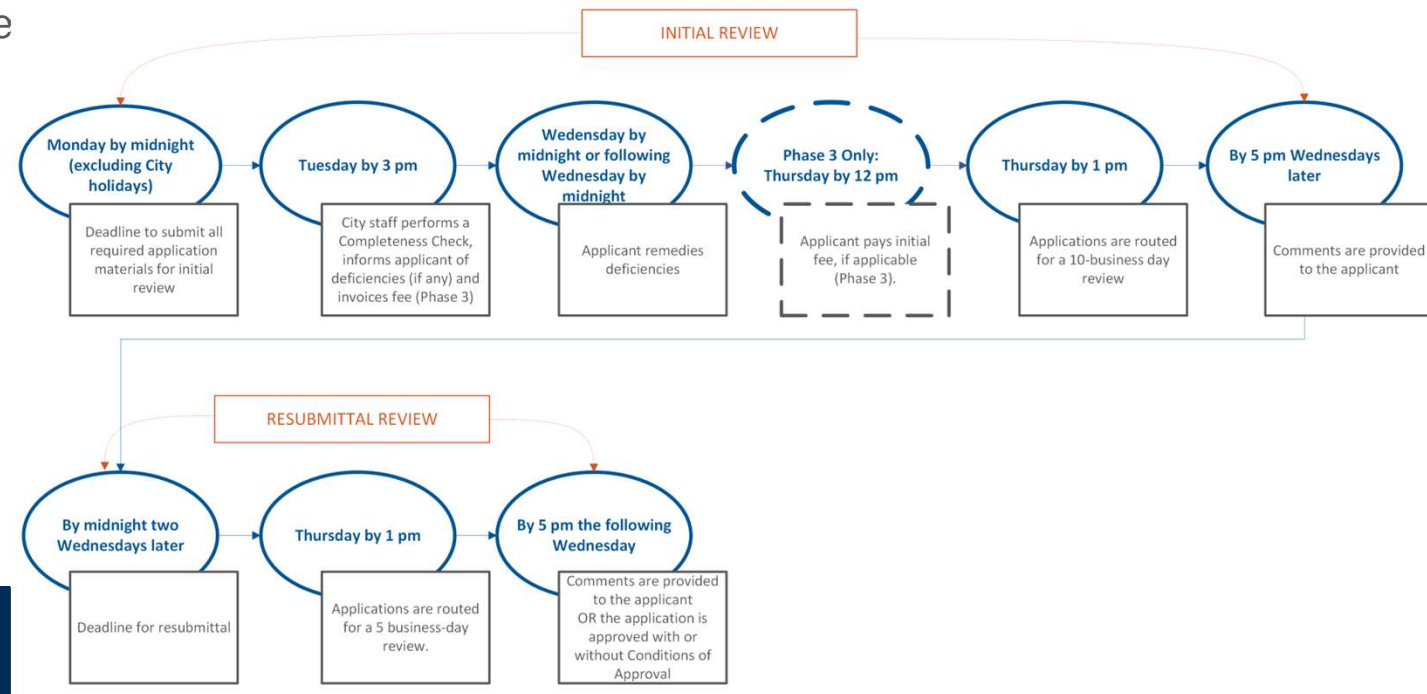
- ✓ Permits Issued (fees paid)
- Permits expected by EOY

Fast Track Project	Units
Ford Apartments	60
Bannock Lofts	82
Green Valley Vistas	156
1139 Delaware	80
Central Park Station	156
Cole Train	63
University Lofts	120
Morrison Rd. THs	10
RMC Townview Apts.	160
Park Place Apts.	80
Knox Court Duplexes	10
Barth Hotel	50
Mariposa Duplexes	4
DHA/Habitat Tandem	10
FloCrit at Decatur Pl.	106 preserved
Total	1,147 1,041 (new)
Overall AHRT 2026	1,897 (estimated)

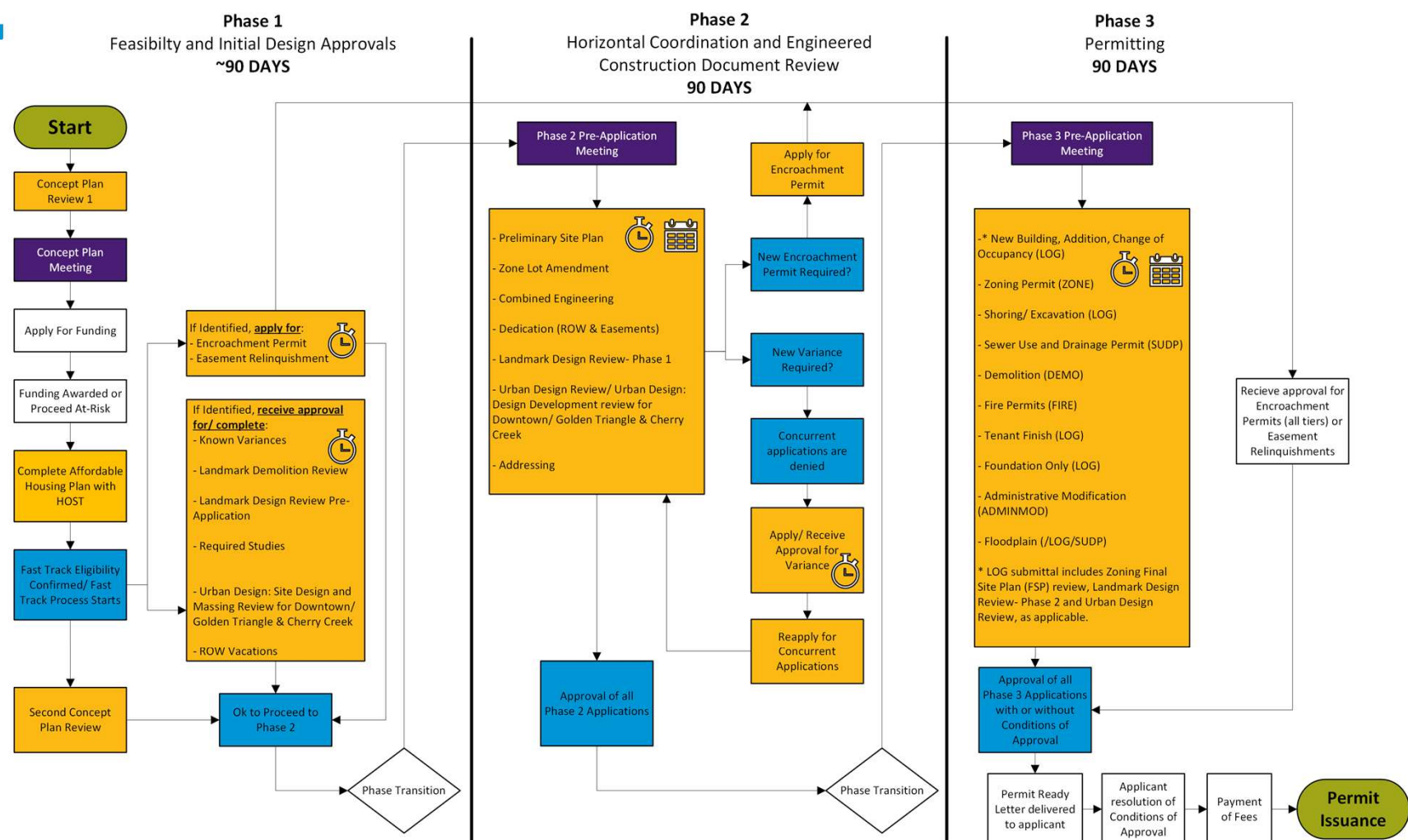
Submittal Timing

In order to standardize timing and keep track of the 90 day requirement, the process has specific days when applications will be accepted.

- Initial applications only accepted on Mondays – if the City is closed due to a holiday, initial applications will NOT be accepted (6 blackout weeks in 2026)
- Resubmittals structured for acceptance Wednesdays (consistency) – can come in sooner but that will give city more time to review



Multi-unit Process



LEGEND

Applications subject to 90-day clock

Applications must be submitted simultaneously

Application Required

Required Meeting

Prop 123 Process Decision Point

Single-unit, Two-unit and ADUs Process

Four different process options for these projects based on specific site conditions/project proposal

Option 1: Permitting

- Customer submits one application for all needed plan review/permits
- If staff find another application(s) is required, such as zoning relief, a right-of-way dedication, zone lot amendment, etc. then the permitting application will be denied and the customer directed to submit other application(s) before proceeding with Permitting

Option 2: Zone Lot Amendment, followed by Permitting

- Customer submits a zone lot amendment, if known (Phase 2)
- Once approved, customer submits for Permitting (Phase 3)
- Simultaneous review won't be allowed

Option 3: Project Includes Three or More Primary Dwelling Units

- Phase 1 concept plan review which will then determine the appropriate process moving forward which could include following the Multi-family Process or one of these other options

Option 4: Landmark Review followed by Permitting

- Projects located in a historic district or landmark structure must first complete a pre-application review with Landmark, followed by design review Phase 1
- Upon completion of the above, then the customer can submit jointly for a landmark Phase 2 design review and Permitting

Adoption and Launch Schedule

- June 3, 2026 – Executive Permitting Committee adopted the Proposition 123 Fast Track Policy to create the program
- June 22, 2026 – Official launch of the Fast Track Process
- Policy can be found at www.denvergov.org/dpo and other customer guides can be found at www.denvergov.org and search Affordable Housing Review Team



Denver Permitting Office		
Subject: Policy for Proposition 123 Fast Track Process for Affordable Housing Projects	Date: May 28, 2026 Drafted by: Jill Jennings Golich, DPO Director Approved by: Executive Permitting Committee Approved on: June 3, 2026	Pages: 10

1. Purpose

Per Executive Order 151, the Denver Permitting Office is authorized to issue policies and procedures, subject to approval by the Executive Permitting Committee. The City and County of Denver (City) commits to expediting the review of qualifying affordable housing development projects within 90 calendar days of receiving a complete application, consistent with Proposition 123 requirements and state law (C.R.S. § 29-32-105).

This policy ensures the City and any potential affordable project applicants within the city remains eligible for Proposition 123 funding administered by the Colorado Department of Local Affairs (DOLA) and the Office of Economic Development and International Trade (OEDIT) by outlining the Proposition 123 Fast Track Process which will be sponsored by the Denver Permitting Office and administered by Denver's Affordable Housing Review Team (AHRT).

This Fast Track Process shall be considered an allowable alternative process to Site Development Plan review per the Denver Zoning Code Section 12.4.3.2.B.5.

2. Eligibility

The Proposition 123 Fast Track Process created via this policy applies to all qualifying affordable residential development projects that meet at least one of these eligibility criteria:

1. Propose 50% or more units that either 1) meet the definition of "affordable housing" in C.R.S. § 29-32-101 (2) or 2) the unit is being rented or sold to households earning up to the following Area Median Income (AMI) thresholds:
 - Rental units: an effective average of 60% AMI or less
 - For sale units: an effective average of 120% AMI or less
 - Any deed restricted Accessory Dwelling Unit (ADU)
- Any development funded by Denver's Department of Housing Stability or its successor (HOST), that meets Denver Zoning Code definitions for the following uses and will be permitted as such and that serves populations with an AMI of 60% or less: Residential Care, Congregate Living, or Temporary Managed Community.
- Any Denver Housing Authority development where Denver Housing Authority is the property owner or intended owner of the proposed or existing building so long as the project contains deed restricted affordable housing units.
- Any Middle-income Housing Tax Credit (MIHTC) funded project

Projects that meet the above criteria shall be automatically enrolled in the Proposition 123 Fast Track Process once they submit an approved Affordable Housing Plan (AHP), executed by the property owner and HOST, to the City's Affordable Housing Program Administrator to confirm compliance with the



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StartSmart Tools

Restaurants

- Developed a new discovery tool to help customers identify needed permits and steps earlier
- Resource: [StartSmart Restaurant Guide](#)

Single-Family / Duplex

- Resource: [StartSmart Residential Guide](#)

Guided Intake

- Coming Q3 2026 – Introducing an interactive, step-by-step intake experience– Streamlines submission quality and reduces back-and-forth during intake review

StartSmart: Restaurants

My progress: 0%

Opening a restaurant in Denver is a team effort. Multiple city agencies contribute to ensuring that your space is safe and up to code for you, your staff and your patrons, and that your business is ready to open on your schedule. This form will ask questions about your project to help you identify the requirements that apply and steps you may need to take so you start the permitting and licensing process on the right foot.

For best results, you should have an address and the following information about your property before you fill out the form:

StartSmart Residential Projects Guide

Single-Unit / Two-Unit

- Enhancing clarity and guidance for homeowners navigating residential permitting
- Select project type and then you will answer a series of questions about the scope of work
- Will then receive specific information about what reviews and permits will be necessary based on how the questions are answered
- Resource: [StartSmart Residential Guide](#)

My progress: 13%

Project Type and Scope

Who will be responsible for the construction work and permits?

What is the scope of your project?

Project Type: Addition

Remodel

Conversion of a non-dwelling structure to a structure with living space

Deck, patio, pergola, site work

Fence or retaining wall

Replacing doors and/or windows

StartSmart: Residential Projects Guide

My progress: 0%

Denver wants to help you achieve your dream home, whether you are starting from an empty lot or only need to make some small-scale updates to the home you already live in. This form will ask questions about your project to help you identify the requirements that apply and steps you may need to take so you start the permitting process on the right foot.

For best results, you should have an address and the following information about your property before you fill out the form:

- zone district
- whether it is in a floodplain
- whether it is on a parkway
- whether it is a designated landmark or in a historic district
- whether it is in a design review district

You can find most property information by searching for your address on the [Development Services map](#). For parkway information, search by address on the [Parkway Building Restrictions map](#). To understand what your zone district allows and how to interpret its standards, review the "Using the Code" section (2.4.1) in [Article 2 of the Denver Zoning Code](#) or [watch a short video](#) (YouTube) on how to find and use district specific standards tables in the Denver Zoning Code.

Please note: This tool is for **single-unit and duplex projects** in the City and County of Denver. Projects involving three or more residential units and locations outside of Denver city limits are not covered, please refer to the [Commercial and Multifamily Projects](#) page for more information.

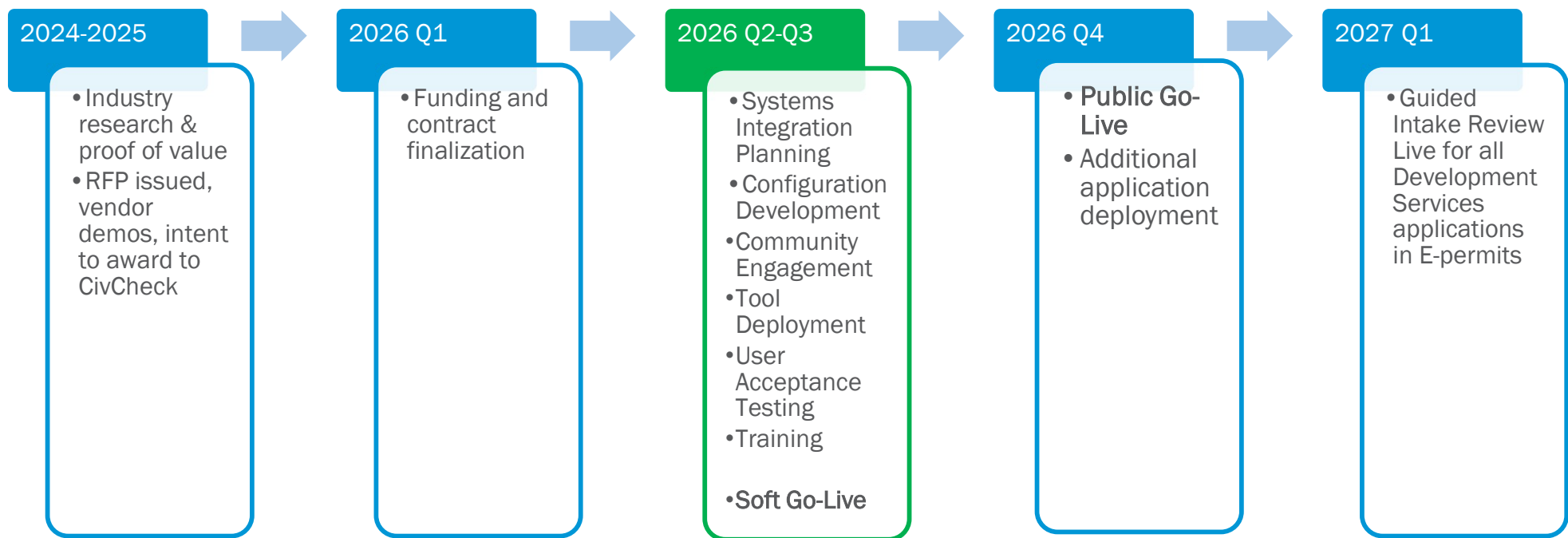
Enter the email address where your results should be sent. **Required**

Back Save Continue

StartSmart: Guided Intake Tool Timeline & Status

- Project is on schedule
- Soft go-live: September 2026
- Public go-live (Building LOG/Site Development Plan (SDP) applications): October 2026
- Remaining E-permits Development Services records: Targeting completion in Q1 2027
- Overall implementation progressing as planned
 - Systems integrations ongoing
 - Working with City SMEs to define intake checks, requirements, and deploying
 - Engaging developer and construction partners for focus groups and user acceptance testing, both activities scheduled for August 2026

StartSmart: Guided Intake Tool Project Timeline



180 Calendar Days of City Time

- Existing project submittals started counting the 180 days of city review time on the EO effective date of May 14th for any open reviews or resubmittals made after that date
- What records are being tracked
 - Building, fire, sewer use and drainage, and zoning permit submittals
 - Formal site development plans
 - Zone lot amendments
 - Transportation Engineering Plans (TEPs), Transportation Demand Management, Storm and Sanitary Plan Review (SSPR), Erosion Control
- Specific intervention points at 120 and 150 calendar days
- To date, four active projects have exceeded 180 calendar days of city time

180 Calendar Days of City Time

- You can now check city and customer time on www.denvergov.org/dpo by clicking on the 180-Day Dashboard page and then entering the record/application ID number to see city and customer time accumulated since May 14, 2025



180-Day Dashboard

Use this dashboard to see how many days city staff have spent reviewing your project and how the 180-day review limit is calculated.

Track your application's time in city possession

Enter Record ID ⓘ



Days in City Possession since May 14, 2025*

Closed or Not F...

Days in Customer Possession since May 14, 2025

-

Days when an application is jointly held by both the City and the customer are counted in both the City and Customer possession totals.

Application types eligible for 180-day review:

- Site Development Plan (SDP)
- Transportation (TRAN – TEP, TDM, TIS)
- Storm & Sanitary Plan Review (SSPR)
- Erosion Control (EC – Private Projects)
- Building, Zoning, Sewer Use, Excavation, Shoring (LOG)
- Fire Only Permits (FIRE)
- Zone Lot Amendment (ZLAM)

Application types excluded:

- Subdivision plats
- Concept plans
- Large development reviews
- Infrastructure master plans
- Quick permits (electrical, plumbing, mechanical, roofing)
- Right-of-way dedication, easement relinquishment or right-of-way vacations are captured via the city time for related TRAN and SDP records

Learn more:

- [Executive Order 151](#)
- [How 180 days is measured](#)
- [Find additional detail on your application at E-Permits](#)

Contact the Denver Permitting Office

Email us: dpo@denvergov.org

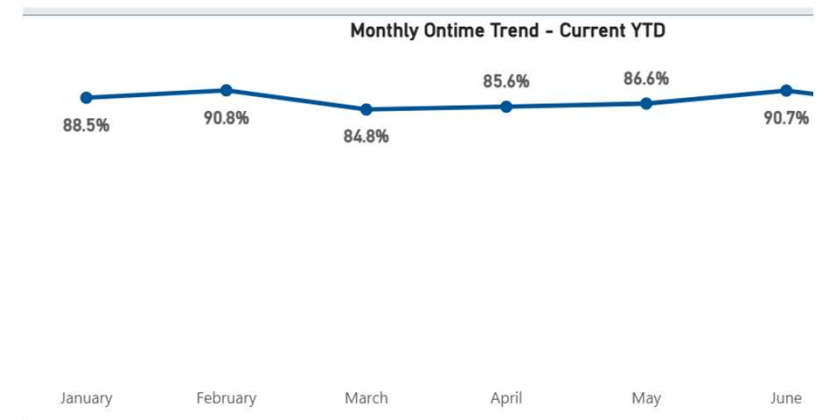
*If the record shows 180 days or more, the Denver ⓘ Permitting Office will trigger an escalation and refund review to the Executive Permitting Committee. If you have not heard from the Denver Permitting Office, email us at dpo@denvergov.org.

New Residential Interior Only Quick Permit

- Contractors and homeowners doing interior remodels on single-family homes, duplexes and townhouses (three or more side-by-side dwelling units) may be eligible to apply for a quicker permit and start work sooner.
- Requires a pre-inspection meeting with CPD's Building Inspectors to confirm scope of work before construction starts.
- This permit will cover general construction work in compliance with the Denver Residential Code (DRC). Please note that mechanical, electrical and plumbing work associated with these projects will still require individual trade permits. Application is available on E-permits.

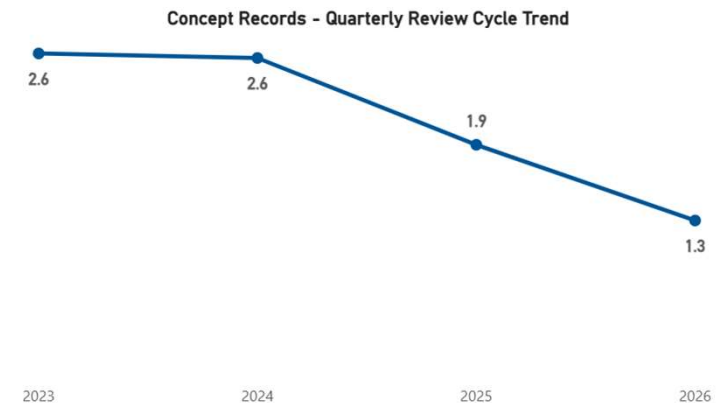
2025 and 2026 On Time Review for Intermediate, Major and Commercial Zoning LOG Reviews

- Overall 2025 On Time Reviews
 - 76.6% of reviews completed on time, 14% increase of reviews completed on time over 2024
 - Commercial/multi-family/industrial projects with a valuation of \$1.5M or more – 78% on time (7.7% increase over 2024)
 - Commercial/multi-family/industrial projects with a valuation of \$750,000-1,499,999 – 81.4% on time (5.5% increase over 2024)
 - Commercial zoning LOG submittals – 70.2% on time (19.2% increase over 2024)
- Currently completing LOG reviews 88% on time through July 8, 2026



One and Done Concept Site Plan Update

- Launched July 2025, One and Done changes the concept site plan to a report of findings, releasing projects to submit for the formal site development plan after one round of review
- If customer wants more certainty, they can request a 2nd concept site plan review
- Gone from at times over 3 rounds of review on average to 1.9 rounds of review in 2025 and currently averaging 1.3 rounds of review

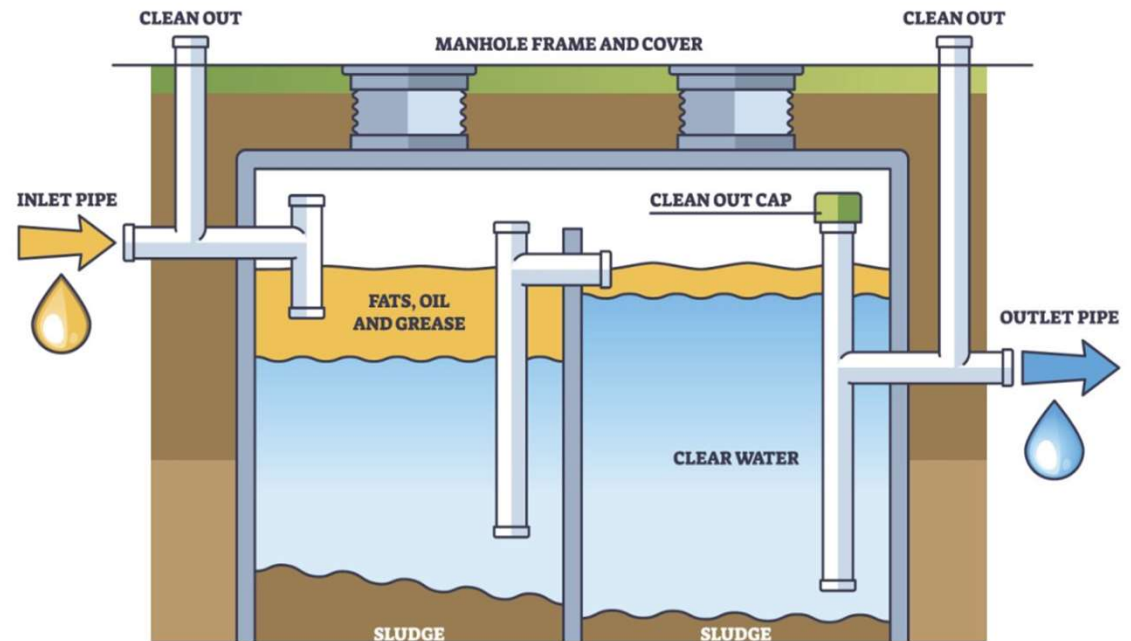


New Demolition Permit Process Now in E-Permits

- Customers can now apply for demolition permits online on our [E-permits website](#). No longer through email!
 - Sign-offs and inspections tracked on Demo record
- Submittal requirements updated
 - Insurance requirements verified when you renew your contractor license
 - Neighbor notification includes mailing (if necessary) and inspector verification of on-site signage posting
 - Interior prep demolitions can be issued quicker with minimal submittal requirements
- [Training videos and PDFs from the training](#) are available on the demolition website. If you have additional questions about the changes, email the demolition permitting team directly - demolitionpermits@denvergov.org

Grease and Sand Oil Interceptor Requirements

- Purpose of interceptors: Protect the sanitary sewer system from fats, oils, and grease
- Hydromechanical grease and sand/oil interceptors are now allowed without a variance.
- More calculation methods allowed for use for determining the size or capacity needed, providing more options to our customers and potentially allowing for smaller interceptors.



Outdoor Places and Patios in the ROW

- Problem: Multiple redundant permit reviews were conducted, often involving the same reviewers evaluating the same information repeatedly. There were too many handoffs, resulting in incomplete permits and customers being left without clear guidance.
- Solution: Leveraging the existing encroachments process, ensuring each reviewer sees the application only once. One stop shop for permits with ongoing support to help customers successfully complete the process. No annual renewals, permits are in perpetuity until removed.
- DOTI and CPD is communicating with permit holders who have active outdoor places permits to convert them to encroachment permits, with our teams taking on the lion share of the administrative/application work.
- CPD and DOTI's websites have been updated and we're including information in forums such as CPD's monthly virtual newsletter.
- Additional modifications will occur to the design guidelines document, facilitated through DPO.

Questions & Answers