

Community Planning and Development

2024 City Council Presentation

Agenda

- Department Overview
- FY 2024 Budget
- Key Initiatives
- Q&A



Department Overview

Department Overview

Community Planning and Development is responsible for visionary city building and ensuring safe and sustainable buildings. Our mission is building community.



Plan and Vision

- Urban design
- Neighborhood
- Small areas
- Citywide

Implement

- Design standards
- Zoning codes
- Building codes

Preserve

- Culture
- History
- Demolition review

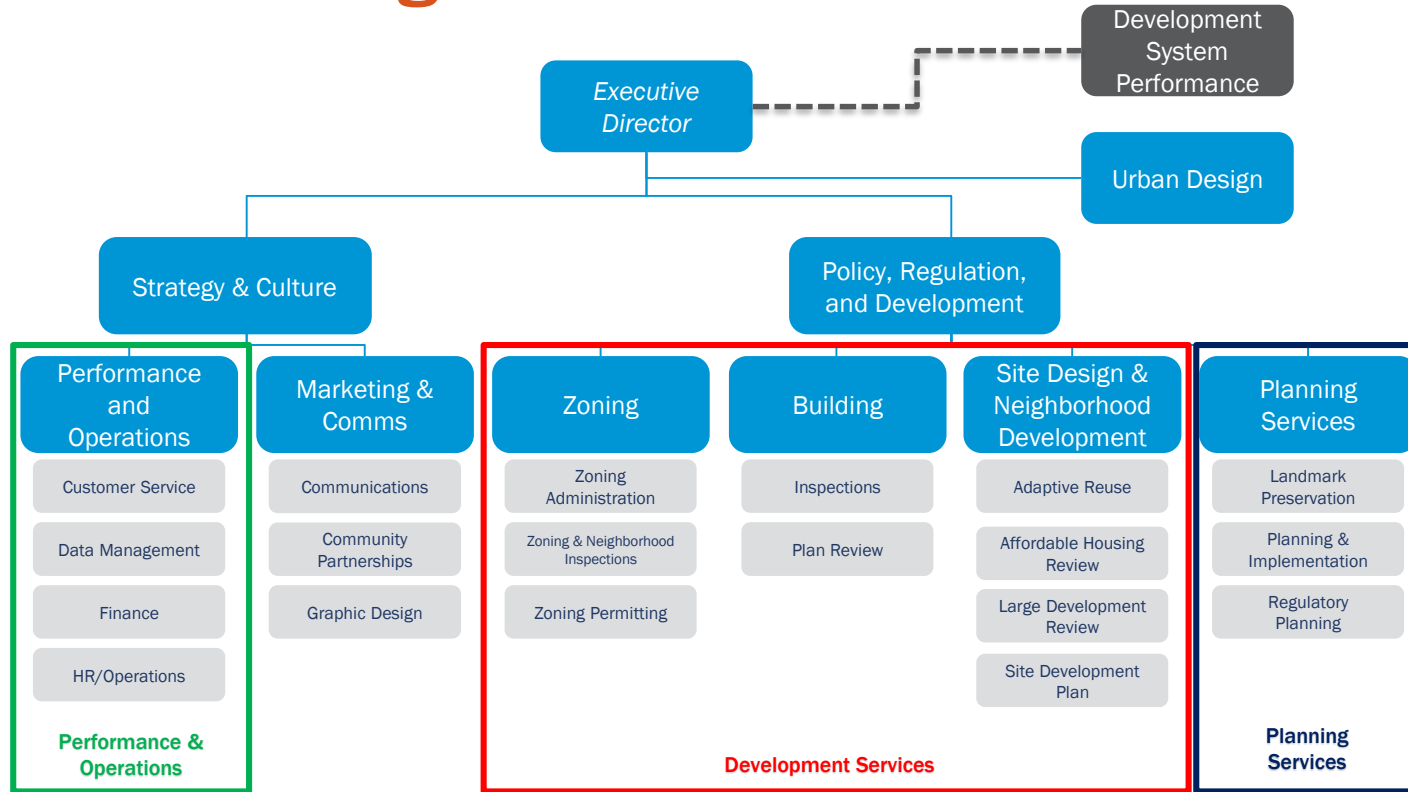
Facilitate Placemaking

- Transformative projects
- Construction review
- New land uses

Inspect and Enforce

- Construction
- Zoning & neighborhood inspections

Programmatic Organizational Chart



Agency Mission/Vision and Strategic Plan

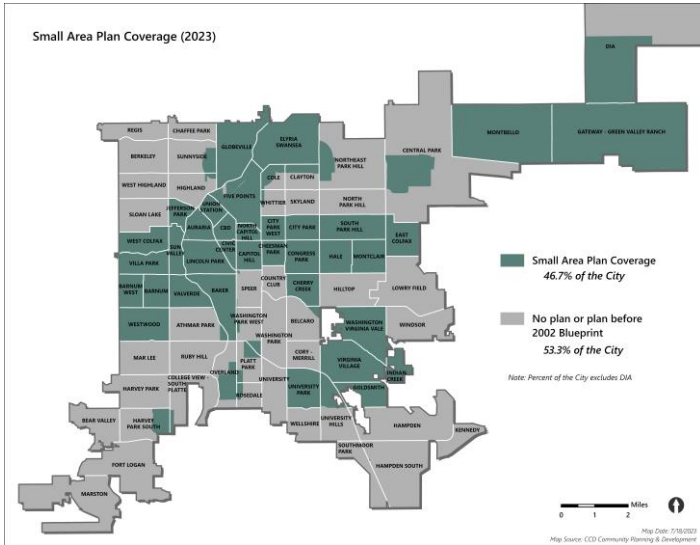
BUILDING COMMUNITY:

- Create a thriving, equitable workplace culture
- Make great, inclusive places
- Build trust with stakeholders



Key Strategic Plan Metrics

1 Make great, inclusive places



Small Area & Neighborhood Plan Coverage

2 Build trust with stakeholders

Select Task from Drop Down to Filter the Page

All

Current Plan Review Times

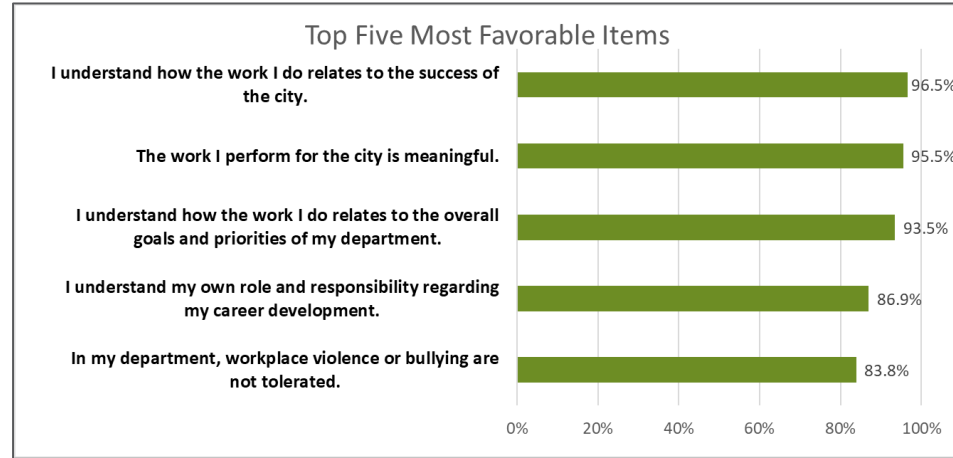
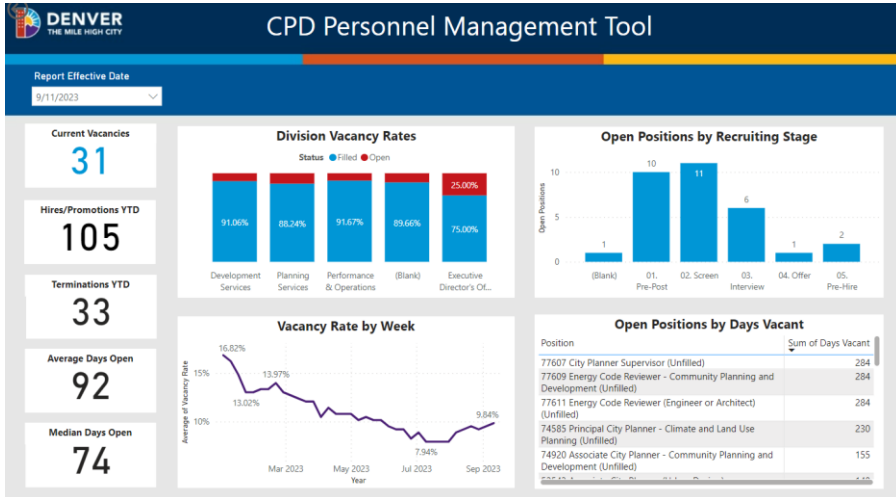
Rolling 90-Days

	Average Weeks	INITIAL REVIEW 90th Percentile Weeks	Volume (90-Day)	Average Weeks	RESUBMITTAL REVIEW 90th Percentile Weeks	Volume (90-Day)
Major Residential Projects Ex: new homes, additions 400 square feet or larger, landmark projects	6.81	8.71	397	3.55	7.14	841
Major Commercial Projects Ex: new commercial and multifamily buildings, large additions, change of occupancy & projects with a valuation \$1 million or more	4.44	6.14	687	1.94	3.43	652
Intermediate Residential Projects Ex: type approved submittals, additions of 400 square feet or smaller	5.43	8.00	839	3.49	7.70	560
Intermediate Commercial Projects Ex: small additions and projects with a valuation between \$500,000 - \$1 million	2.28	3.94	2243	0.93	2.00	1293
Minor Residential Projects Ex: small interior remodels, window or area wells, ground-level patios and decks, sheds	2.08	5.29	1423	1.41	3.43	472
Minor Commercial Projects Ex: solar/PV systems under 10KW, temporary offices, sign installation, preparatory demolition	1.00	2.43	1321	0.73	2.14	274
Zoning Permits Ex: Commercial Logged-in Zoning Permits	1.84	4.14	398	0.59	1.57	371
Zoning Code Interpretations, Use Determinations Zone Lot Amendments				7.40	19.09	128
				2.09	9.86	13

[Link to online dashboard](#)

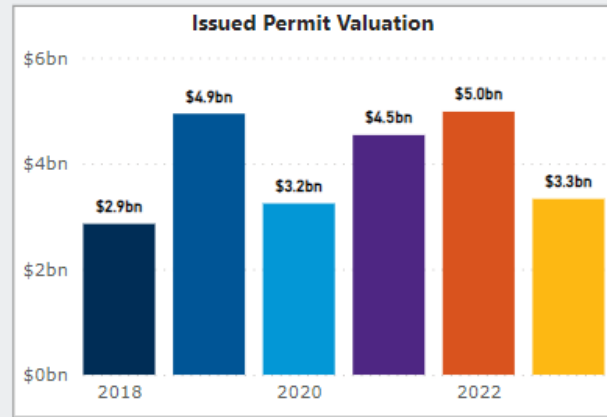
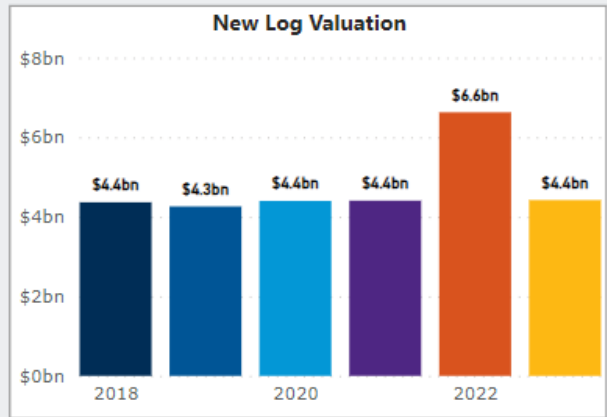
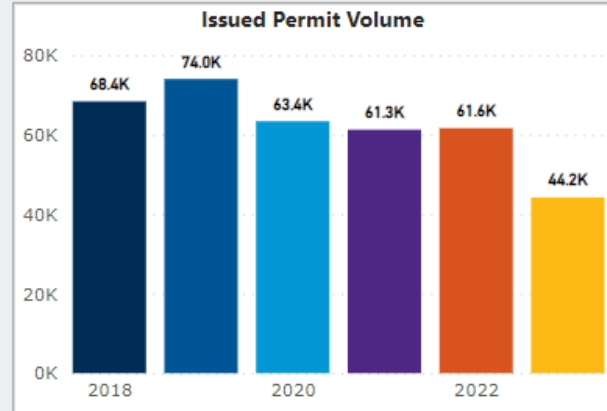
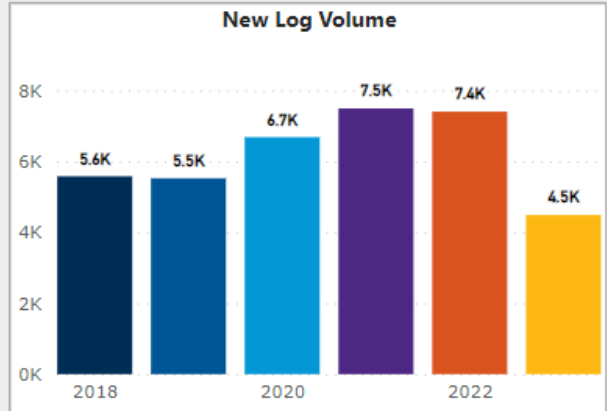
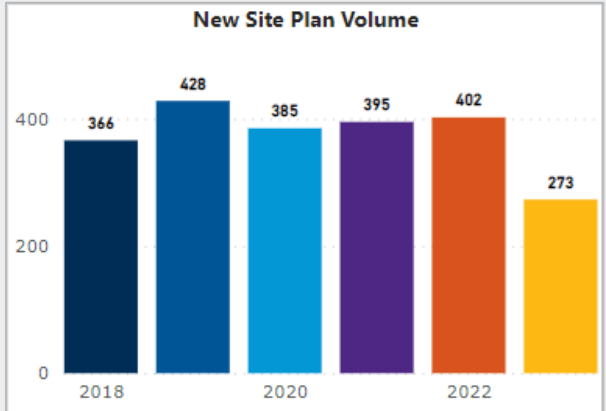
Key Strategic Plan Metrics

3 Create a thriving, equitable workplace culture



2022 CPD Employee Engagement Survey

Entitlement and Permitting Volume



Data as of 9/13/2023

FY 2024 Budget

Budget Philosophy - Equity

Equity Strategy

We serve more small business owners, residents and homeowners than large developers. We know our service delivery from planning to permitting impacts multiple equity indicators:

- Cost burden
- Homeownership
- Unemployment
- Vulnerability to involuntary displacement

Permitting and regulatory delays translate into costs that impact everyone and those who are least able to afford the costs suffer the most.

Delays in planning can negatively impact lower-income neighborhoods, which may experience growth and change without guidance on what supports and regulations are needed.

Equity in Action: AIIP Historic Context

- Second project in the “Denver in Context” series
- Launched in February 2023
- Work done in partnership with local and regional American Indian communities and tribal leaders
- Project goals:
 - Develop relationships
 - Identify places of significance
 - Produce a collaborative context to inform the city’s preservation work and provide a basis for future projects and designations



2024 Budget Considerations



Focus on Long-term Strategies to Improve Efficiency and Systems Resiliency

- Undertake a comprehensive regulatory reform effort to address the complexity of layered city codes and regulations
- Complete Customer Guides for Residential and Commercial Permitting



Address Immediate Needs for Core Services

- Ensure appropriate staffing for core functions including neighborhood planning



Continue Focus on Affordable Housing

- Continue the phased implementation for the Affordable Housing Review Team to help bring new, affordable homes to market faster

2024 Budget Alignment with City Council Priorities



Community Engagement and
Customer Service



Affordable Housing and
Support for People
Experiencing Homelessness



Community Safety and
Wellness



Workforce, Small Business,
and Non-profit Support



Climate Action



Multi-Modal
Transportation

Improve Regulation & Process Outcomes



Community Engagement and Customer Service



Affordable Housing and Support for People Experiencing Homelessness

Expenditures	Revenues	FTE	Duration
\$200,000	—	0	Temporary

Professional service dollars for regulatory/process reform. Consultant will assess permitting regulatory landscape, determine if resulting development is meeting desired outcomes, and identify regulations in the zoning and building codes that can be simplified, removed, or improved to achieve specific outcomes.

Budget Equity Framework Summary

This effort, followed by subsequent regulatory changes, will reduce development costs, which is expected to make it easier for projects to comply with the Expanding Housing Affordability requirements and build affordable units onsite. This effort will also look at how well city codes are achieving desired equitable development outcomes per the city’s adopted plans.

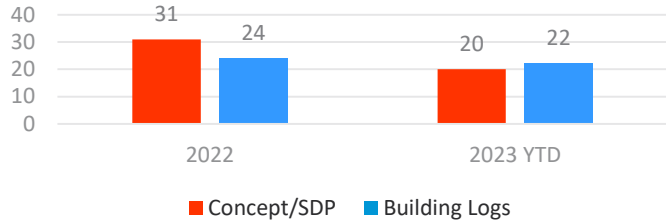
Strengthen Affordable Housing Review Team



Affordable Housing and Support for People Experiencing Homelessness

Expenditures	Revenues	FTE	Duration
\$233,574	—	Ltd: 2.0	Temporary/Permanent
\$149,008	—	Ltd: 1.0	Temporary/Permanent

Affordable Housing Review Projects



Two Combination Inspector I positions
One Electrical Plans Review Engineer position

Budget Equity Framework Summary

Managing the increased volume of affordable housing submissions without delays is vital to advancing both the city’s equity goals, and the priorities of the Mayor and City Council.

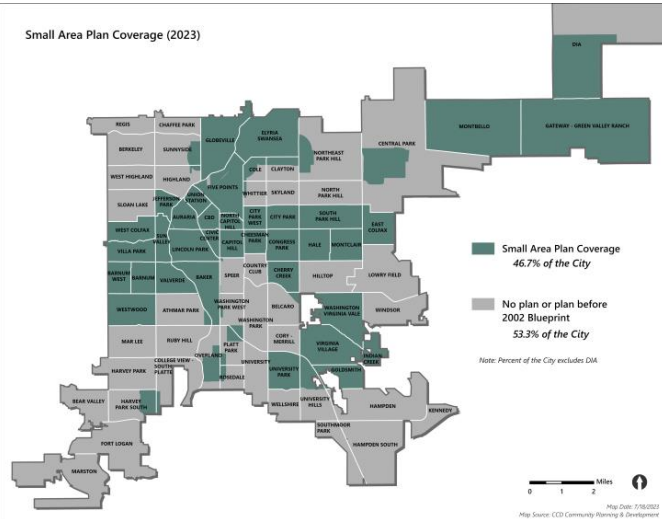
Maintain Neighborhood Planning Timelines



Community Engagement and Customer Service

Expenditures	Revenues	FTE	Duration
\$0	—	Perm: 1.0	Permanent

Small Area Plan Coverage (2023)



Convert a limited Senior City Planner to unlimited to support Neighborhood Planning Initiative (NPI)

Budget Equity Framework Summary

Converting this position will enable CPD to launch the next phase of NPI. NPI planning indicators are focused on equity and prioritizing plans for areas of Denver that face equity-related challenges. Our plans prioritize policies to help historically marginalized communities address issues such as gentrification and displacement, affordability challenges, and reduced access to services, jobs, transit and higher education.

Customer Permit Guides



Community Engagement and Customer Service

Expenditures	Revenues	FTE	Duration
\$80,000	—	0	Temporary

BUILDING PERMIT PROCESS:

- Submit Building Permit Application**
The Permit Technician will process the application and let you know your required plan check fees. Pay your fees online or at the Permit Center.
- Plan Review**
Plan Reviewers will review your plans and indicate if you need to make any adjustments for building code compliance.
- Permit Approval**
Your Project Coordinator will alert you that your building permits have been approved or need to be resubmitted.
- Issuance**
The Permit Technician will let you know what your required permit fees and any pending documents required. Pay fees and provide required documentation to be issued your newly approved building permits.
- Construction & Inspection, Final Approval, and Certificate of Occupancy**
See Step 5: Construction, on the following pages 30-31.

This is funding already programmed for 2024 to complete the Customer Permit Guide effort that began in 2023.

- Will guide residential permit customers through process with goal to reduce number of resubmittals prior to permit issuance
- Will also be used for new hire/staff training and to increase consistency across residential plan review team.
- 2024 effort will focus on creating materials for commercial projects

Summary of 2024 Budget Expansions

Account Category	Permanent	One-Time	Total 2024
Personnel	\$365,094	\$0	\$365,094
Services and Supplies	\$10,450	\$200,000	\$290,450
Capital Equipment	\$0	\$0	\$0
Internal Services	\$6,339	\$0	\$6,339
Total	\$381,883	\$280,000	\$661,883

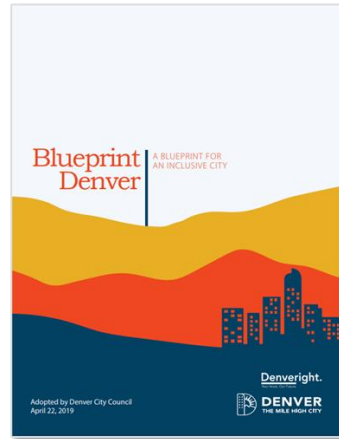
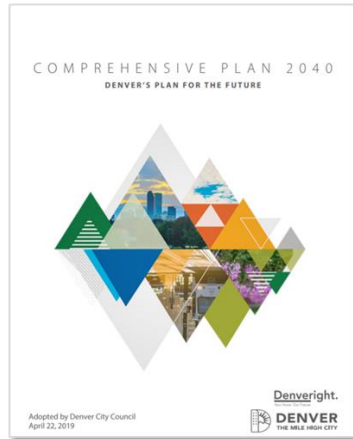
Permanent FTE	On-Call/Limited FTE	Total 2024 FTE
0.00	3.00	3.00



Key Initiatives

Implementing Adopted Plans

In 2040, Denver is an equitable, inclusive community with a high quality of life for all residents, regardless of income level, race, ethnicity, gender, ability or age. – *Blueprint Denver*

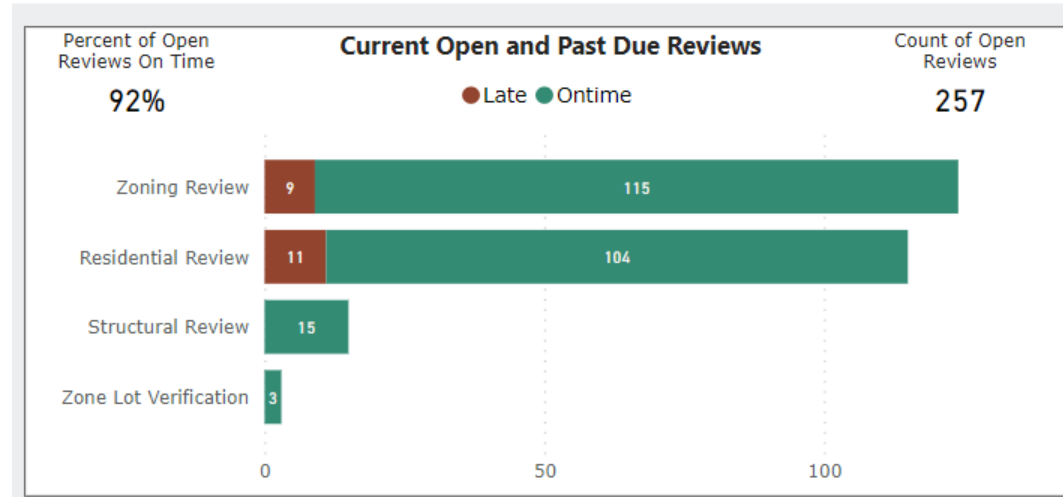


Plan Implementation Work

- Zoning overlays to implement neighborhood plans in Sunnyside, Cherry Creek East, and Santa Fe corridor – **Complete**
- Updates to zoning standards for Accessory Dwelling Units – **Complete**
- Updating the rezoning process for more equitable outcomes: Advancing Equity in Rezoning – **Underway**
- Zoning update to allow for unit replacement of mobile homes – **Phase 1 Complete**
- Adaptive reuse program starting in East Colfax and Downtown – **Open for applications**
- Modernizing zoning exceptions (BOA variances) - **Complete**
- Outdoor Places zoning code changes - **Complete**
- Integrating equity considerations in Landmark Preservation – **Underway**
- Crafting urban design guiding principles for Denver - **Underway**

Addressing Plan Review Backlogs

- CPD has deployed a three-pronged approach to address backlogs in both commercial and residential plan review
 - Focus on staffing
 - Implementing process improvements
 - Proactive and transparent customer service



Residential Reviews – as of 9/13/2023

Ongoing CPD Work Program Alignment with City Council Priorities



Community Engagement and Customer Service



Affordable Housing and Support for People Experiencing Homelessness



Community Safety and Wellness



Workforce, Small Business, and Non-profit Support



Climate Action



Multi-Modal Transportation



Community Engagement and Customer Service

- Implement Customer Experience Strategic Plan
- Participatory Budgeting Cycle 2 – 2023 to 2024
- Neighborhood Planning Initiative Community Engagement





Affordable Housing and Support for People Experiencing Homelessness

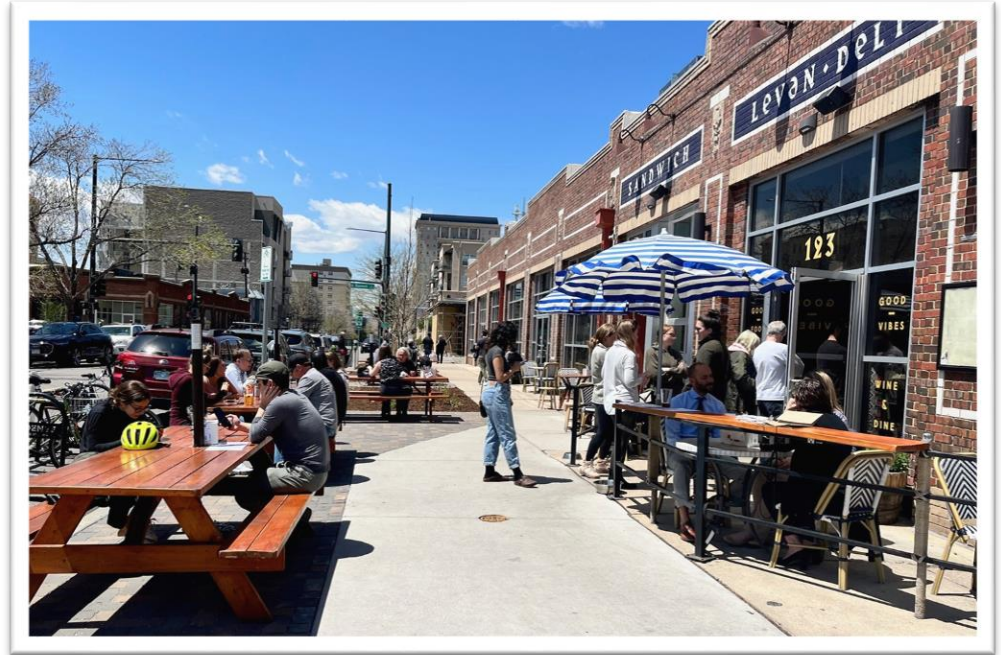
- Continued implementation of Expanding Housing Affordability requirements
- Advancing Equity in Rezoning zoning code amendment
- Mobile Home Parks Phase 2 Regulatory Work





Workforce, Small Business, and Non-profit Support

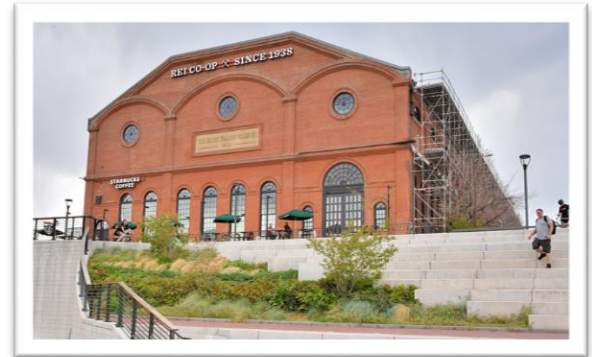
- Outdoor Places Program
- Downtown activation efforts
- East Colfax Adaptive Reuse Pilot





Climate Action

- Downtown Adaptive Reuse Pilot Program
- Implementing 2022 Denver Building Code
- Preparing for 2025 Energize Denver Phase 2 requirements for existing building partial electrification requirements





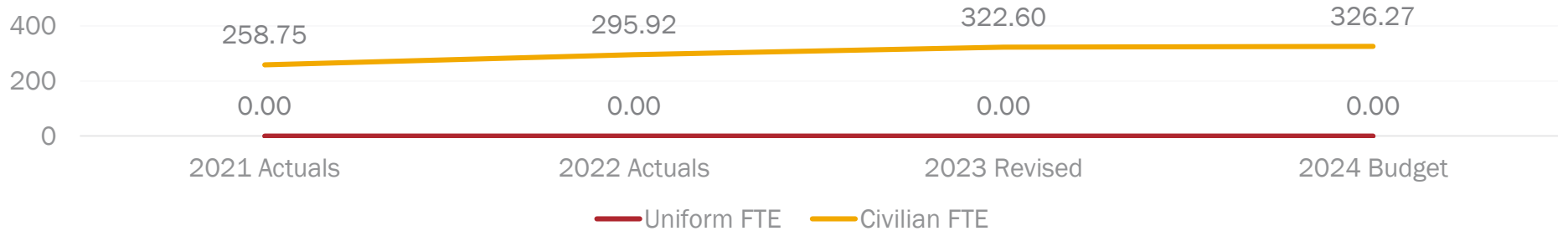
Multi-Modal Transportation

- Neighborhood Planning Initiative (NPI)
- Completion of the Cherry Creek and Speer Boulevard Vision Study
- Burnham Yard Small Area Plan
- Plan Implementation Activities

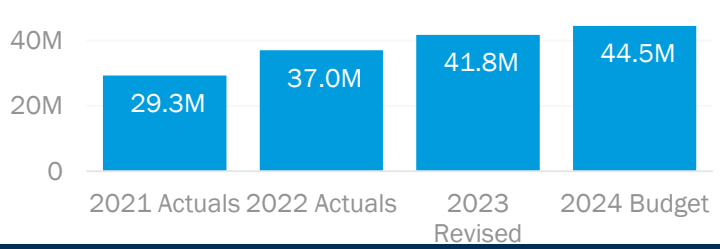


General Fund Expenses, Revenues, and FTEs

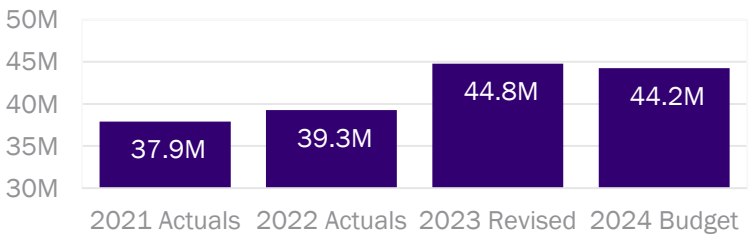
Total FTE



Total Expenses



Total Revenues

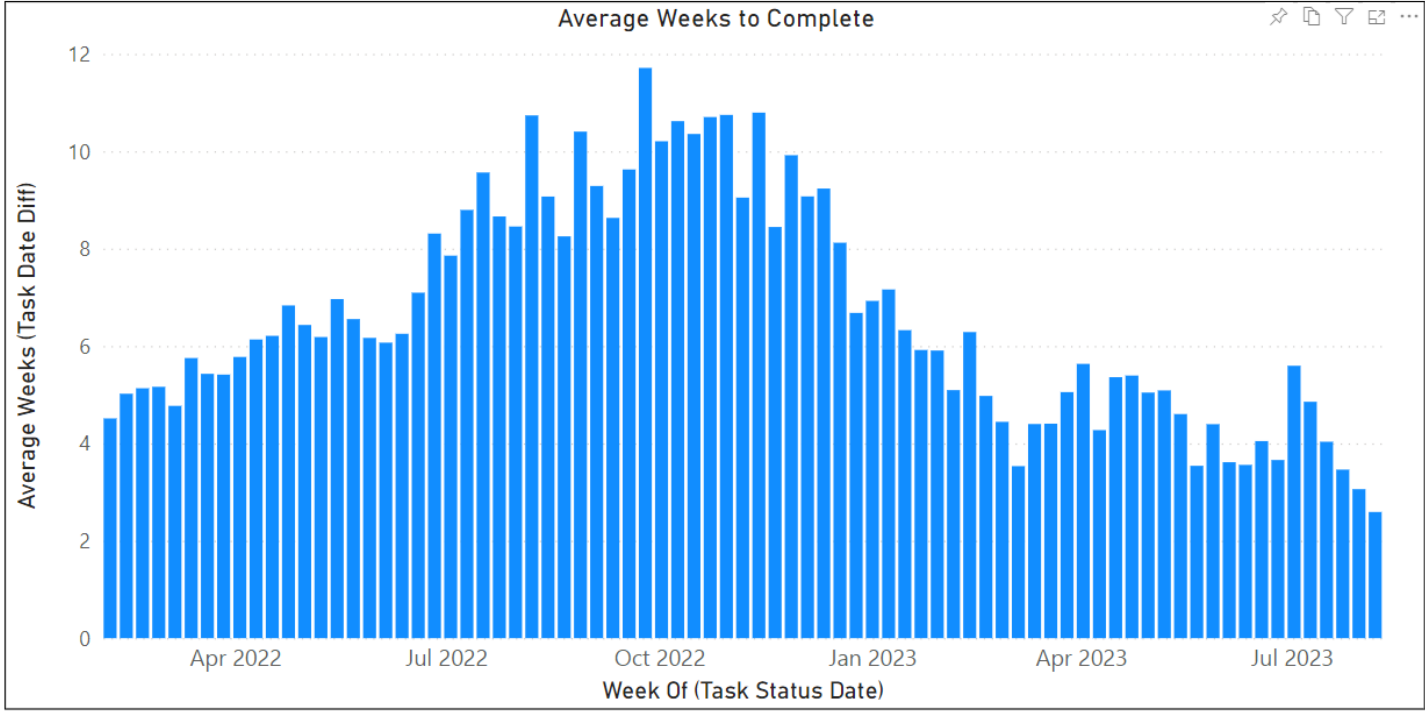


Thank you!

Questions?

Appendix

Significant Gains in Residential Plan Review Turnaround



Includes major and intermediate residential projects.

Current Site Development Plan Timelines

414
Site Plans Currently in Active Status

43 ▼
Site Plans Opened (Prior 90 days)

36 ▼
Site Plans Completed (Prior 90 days)

