



CPD Workplan - 2025

City Council Budget & Policy Committee March 17, 2025

Agenda

1. Department Overview
2. Current Focus Areas
3. Major Projects Coming to Council
4. Q&A

CPD – What Do We Do?

Community Planning and Development is responsible for visionary city planning and ensuring safe and sustainable buildings.



Plan

- Neighborhood
- Small areas
- Citywide



Implement

- Zoning codes
- Building codes
- Design standards



Preserve

- Culture
- History
- Demolition review



Review/Permit

- All construction
- New land uses



Inspect/Enforce

- Construction
- Zoning & neighborhood inspections

By the Numbers

Community Planning and Development

Budget Year 2025



\$42.3 M
Annual Budget



317
Budgeted Positions

53-Performance/Ops/Other

51-Planning Services

213-Development Services



2024 KPIs



213,627 Building inspections completed



48,706 ZNIS inspections



75,024 Building Permits Issued,
valuation of ~ \$3.5 Billion

CPD Has Already Made a Lot of Progress...



Advancing Equity in Rezoning



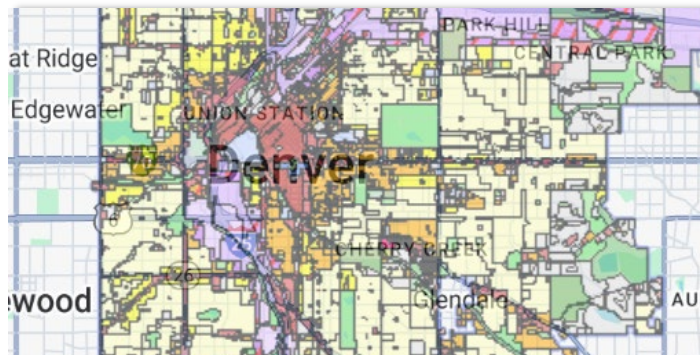
Ball Arena Rezoning



Downtown Express Permit Pilot



Second Cycle People's Budget



Adoption Large Leg. Rezoning

Current Status = 32.3%
Goal = 30.0%

Permit Review Improvements

CPD – Mission and 2025 Goals

Mission



2025 Agency Goals



Operations Enhancements



Workflow Streamlining



Policies and Procedures Improvements



Plan & Plan Implementation



Customer Experience and Outcome Improvements



Regulatory Overhaul

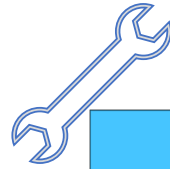
Large Projects

CPD Projects by Type



Long Range Planning

- Downtown Area Plan
- Phase 3 NPI - SW/Far SW
- Burnham Yard Small Area Plan
- American Indian/Indigenous People Historic Context



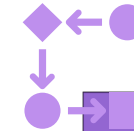
Plan Implementation

- Modernizing Parking Requirements
- Resilient Landscape Code
- Unlocking Housing Choices
- People's Budget - Cycle 3



Regulatory Improvements

- Regulatory Diagnostic
- Waste No More Changes-Construction & Demo
- **Building Code Adoption Light Process**
- Neglected and Derelict Buildings (NADB)
- Landmark Design Guideline Updates



Process Improvements

- Proposition 123 Fast Track Process
- Site Development Process Innovation
- Permitting Improvements

Bold = Coming to Council in 2025 for action

Major Projects Coming to Council

Long Range Planning

Downtown Area Plan

Goal

Build upon downtown's assets and guide future development and public investment to reflect the community's vision for a livable, healthy, sustainable and vibrant downtown.

Neighborhoods

Riverfront/Union Station, LoDo, Ballpark/Arapahoe Square, Central Business District, Auraria, Golden Triangle

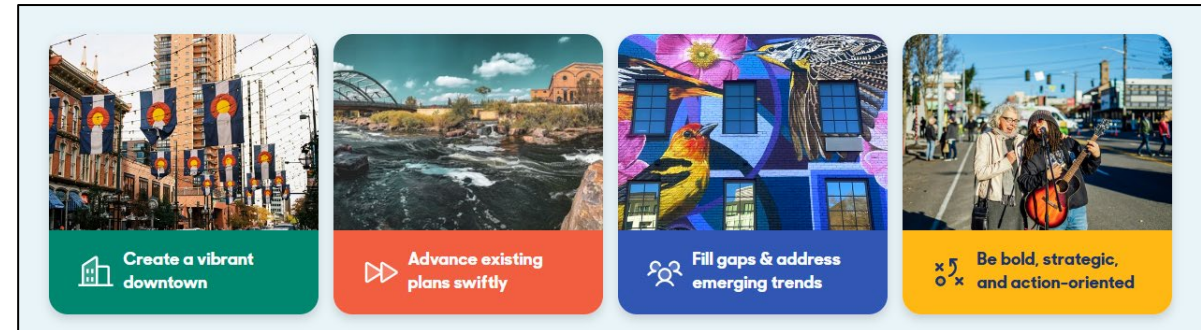
What's Next

Currently in Phase 2: Big Ideas & Concept Direction

Next up – Phase 3: Implementation Strategy

Timeline

Public Review & Plan Adoption – Summer/Fall 2025



Major Projects Coming to Council

Long Range Planning

Far Southwest Plan

Goal

Engage stakeholders to capture the vision for how the area will evolve over time.

Neighborhoods

Bear Valley, College View, Fort Logan, Harvey Park, Harvey Park South and Marston.

What's Next

First public review of Draft Plan

Timeline

To City Council for adoption in Q4 2025. Proactive legislative rezonings adopted shortly after.



Major Projects Coming to Council

Long Range Planning

Southwest Plan

Goal

Engage stakeholders to capture the vision for how the area will evolve over time.

Neighborhoods

Westwood, Athmar Park, Mar Lee, Ruby Hill, and Overland

What's Next

First public review of Draft Plan

Timeline

To City Council for adoption in Q4 2025. Proactive legislative rezonings adopted shortly after.



Major Projects Coming to Council

Long Range Planning



Publicly launch Burnham
Yard Small Area Plan

Burnham Yard Small Area Plan

Geography

Burnham Yard site and surrounding area

What's Next

Public launch of the planning process spring 2025

Major Projects Coming to Council

Regulatory Planning and Implementation



Modernizing Parking Requirements

Goal

Remove minimum parking requirements from zoning regulations, which now require a minimum number of parking spaces based on the proposed use and zone district of each project. Comply with state law taking effect in June.

Geography

Citywide

What's Next

Community engagement

Timeline

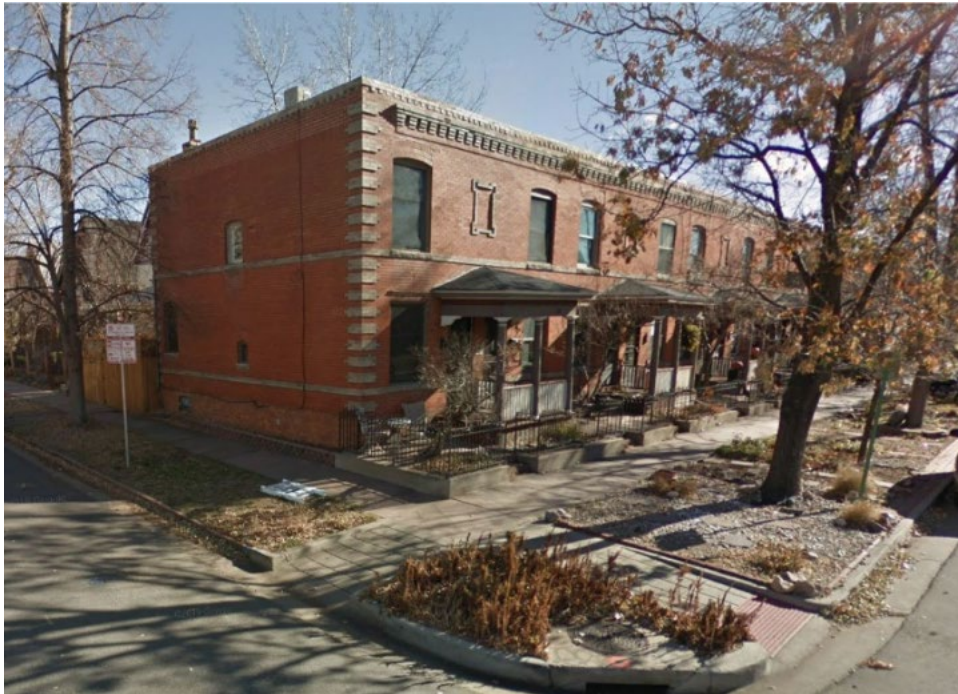
January-March: community engagement, code drafting and review

April-June: legislative review process

June: council adoption and implementation

Major Projects Coming to Council

Regulatory Planning and Implementation



Unlocking Housing Choices

Goal

Update the zoning code to allow for smaller-scale housing (2+ units) options in single-unit neighborhoods throughout the city. This includes addressing ways to incentivize and/or require (a) affordability and (b) reuse of existing structures where more units are allowed.

Geography

Citywide

What's Next

Spring: recruiting for advisory committee

Mid-Q2 2025: Public kick-off

Timeline

2026: Draft text amendments with adoption in late 2026 or early 2027

Major Projects Coming to Council

Regulatory Planning and Implementation



Denver Resilient Landscape

Goal: Update landscaping regulations in Denver to create climate friendly landscaping standards and streamlines requirements. Aligns the city with state requirements of no longer allowing installation of non-functional turf (bluegrass) in certain areas.

Geography

Citywide

What's Next

Launching summer 2025

Timeline

2025-Q2 2026

Denver in Context

Landmark Planning

American Indian and Indigenous People Historic Context Study

Goal

To tell the story of Denver's American Indian, Indigenous Peoples, and Native American communities and identify historic resources associated with their history.

Geography

Citywide

What's Coming in 2025

- Final study is underway
- Denver Indian Center on National Register of Historic Places by Q4 2025
- November 2025: complete study and host community event



Major Projects Coming to Council

Regulatory Improvements

Neglected and Derelict Building (NADB) Ordinance Update

Goal

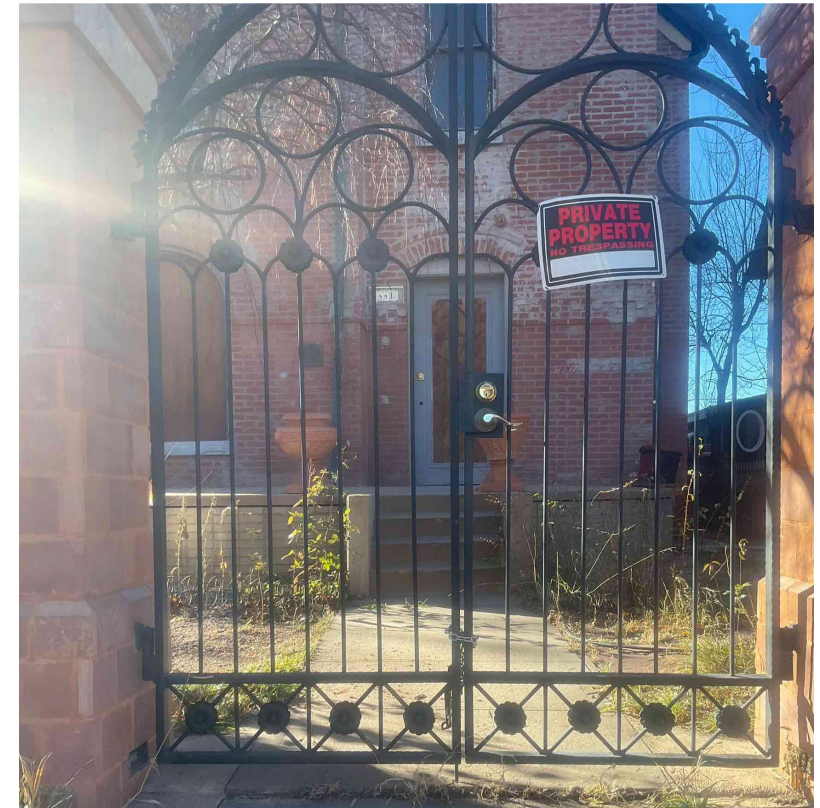
Collaborating with City Council on legislative updates to improve effectiveness of NADB program while implementing operational innovations.

Geography

Citywide

What's Next

- Working with CC staff to recommend ordinance language changes.
- CC staff plans to bring language to CC committee in May 2025.



Major Projects Going to Council

Regulatory Improvements

Building Code Amendments

Goal

Update Denver's building and fire code requirements to the 2024 International Codes (except Energy) with a goal to reduce local amendments.

Geography

Citywide

What's Next

- Currently in public review comment period.
- Final 2025 Building and Fire Code will go to City Council for adoption in Summer 2025.



Regulatory Diagnostic Project

Assessing Our Zoning Code



Denver's Zoning Code

Goal

Comprehensively assess Denver's zoning code and urban design standards and guidelines to ensure it is setting Denver up for its 21st Century goals and objectives. Assess conflicts with Denver Building Code and related regulations.

Geography

Citywide

What's Next

CPD staff are working closely with the consultant team to identify code barriers to current policy objectives, as well as areas to streamline regulations.

Timeline

CPD will use the 2025 diagnostic report as a foundation for scoping and resourcing departmental efforts in 2026, and beyond to revise Denver's zoning codes, urban design standards, and related regulations.

Proposition 123

Improving Review Times



Proposition 123

Goal

Voters passed the Statewide Initiative Proposition 123 in November 2022 to put additional funding into affordable housing, with a requirement for cities/counties to opt in and provide a fast track 90-day approval process for affordable housing projects.

Geography

Citywide

What's Next

Consultant is assisting in developing the fast-track review process. Goal is to finalize in May, pilot in fall and make any changes in early 2026.

Timeline

Pilot 2025, finalized for 2026

Resources

- ➔ **See details of major development projects:**
denvergov.org/Maps/map/sitedevelopmentplans
- ➔ **Search for permit records by address:**
denvergov.org/epermits
- ➔ **Find a property's inspector, zoning, and more:**
denvergov.org/Maps/map/developmentservices



Council Questions & Answers



Q U E S T I O N S & A N S W E R S

Thank You



Community Planning and Development www.denvergov.org/cpd