

March 31, 2026

To: Brad Buchanan, Denver Community Planning and Development

CC: Evelyn Baker, Jill Jennings, Chris Gleissner, Jeff Brasel, Robert Peek

Re: Support for SDP Extension with Recommended Modification

Dear Brad,

We are writing as a group of active Denver developers and landowners to express our strong support for the proposed Site Development Plan (SDP) validity extension. We appreciate the City's approach in recognizing current market conditions and taking action to preserve the development pipeline.

We offer the following input in the spirit of strengthening that objective. The extension is an important step toward maintaining future housing supply. With a small refinement, it can also improve the likelihood that projects actually move forward.

Today's constraint is not entitlement, it is capital. Elevated construction costs, higher interest rates, and tighter lending standards have made it difficult for otherwise viable projects to start. In this environment, how the development pipeline is perceived by capital providers matters as much as the pipeline itself.

As currently structured, the extension allows a large number of approved SDPs (150+) to remain active without any mechanism to distinguish between projects that are advancing and those that are not. This creates the appearance of a substantial, near-term supply pipeline. From a capital markets perspective, that perception can be a deterrent. Lenders and investors are less likely to deploy capital into markets that appear oversupplied or highly competitive, even when much of that pipeline is not actually moving.

The result is a dynamic where a policy intended to preserve supply may inadvertently slow new starts by making capital more cautious. This effect is further compounded by the interaction with Expanding Housing Affordability (EHA) requirements. Projects approved under prior standards may remain active for an extended period, creating the perception of a large pipeline with more favorable economics. This can make new projects, which must underwrite to current requirements, more difficult to capitalize and advance.

We believe slight refinement can address this without undermining the intent of the amendment. An annual registration requirement would provide a simple way to distinguish active projects from those that are no longer being pursued. This could include:

- A short annual form confirming that the project remains active

- An administrative fee (\$10,000/yr) that is applicable to future building permit fees

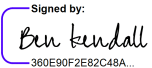
This approach is not intended as a penalty, but as a filter. It would improve transparency, better align the perceived pipeline with actual activity, and support more informed capital allocation.

A clear and credible pipeline is more attractive to capital than one that appears artificially large or uncertain. By introducing a minimal mechanism to maintain that clarity, the City can not only preserve its development pipeline, but increase the likelihood that projects move forward and deliver housing.

We appreciate the City's leadership and would welcome the opportunity to continue to be constructive partners.

Thank you for your consideration.

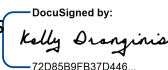
Sincerely,

Ben Kendall  Signed by: Ben Kendall
360E90F2E82C48A... Six Ridge Partners

Churchill Bunn  Signed by: Churchill Bunn
05D9F117E00F4EE... Alpine Investments


Dan Cohen  Signed by: Dan Cohen
46E1A31E1205432... D4 Urban

Isabelle Lockwood  Signed by: Isabelle Lockwood
D2B8648261FC4C3... AMLI

Kelly Dranginis  DocuSigned by: Kelly Dranginis
72D85B9FB37D446... Holland Partner Group

Laura Newman  DocuSigned by: Laura Newman
6AF22D99E8FE458... Golub & Company

Seth Berger  DocuSigned by: Seth Berger
9DF50B7341884A0... Berger Realty

Tyler Erickson  Signed by: Tyler Erickson
AB1412EFD1F64E0... Vista Residential Partners

Subject: [EXTERNAL] SDP Extension Ordinance
Sent: 4/8/2026, 4:00:00 PM
From: Roth Desko<rdesko@akarapartners.com>
To: dencc - City Council; District 1 Comments; Flynn, Kevin J. - CC Member District 2 Denver City Council; Torres, Jamie C. - CC Member District 3 Denver City Council; District 4 City Council; City Council District 5; Kashmann, Paul J. - CC Member District 6 Denver City Council; City Council District 7; City Council District 8; City Council District 10; stacie.gillmore@denvergov.org; Office of Councilwoman Serena Gonzales-Gutierrez; Office of Councilwoman Sarah Parady
Cc: Gleissner, Christopher R. - CPD CE3125 City Planning Director; Buchanan, Brad S. - CPD Executive Director, Community Planning & Development; Gregg Christiansen; Rajen Shastri; Stephen Ng

This Message Is From an External Sender

This message came from outside your organization.

[Report Suspicious](#)

Dear Members of the Denver City Council,

I am writing to express strong support for the proposed SDP Extension Ordinance.

The current development environment presents significant challenges, including elevated interest rates, ongoing uncertainty in financial markets, and an oversupply of housing units. Denver is not alone in facing these conditions. Cities across the country are navigating similar headwinds. In this context, additional time is often critical for projects to secure financing and move successfully from approval to construction.

Extending previously approved Site Development Plans will provide a necessary and practical window for projects that are already entitled and shovel-ready to remain viable. Without this extension, many projects, representing thousands of units, may be delayed or lost entirely in the near to mid-term.

Our project, Kenect Denver (SDP# 2018PM0000114), is a strong example of why this extension is so important. We are actively working through the City's HOST program approval process to transition what was originally designed as a market-rate development into a middle-income housing community. As currently envisioned, approximately 97% of the units would be deed-restricted for middle-income residents. This represents a substantial increase in attainable housing supply and aligns directly with the City's housing priorities.

However, the additional time required to complete the HOST review and approval process has created a risk that our SDP could expire before we are able to move forward. The proposed extension would ensure that projects like ours, projects that are evolving to deliver more affordable housing, are not unintentionally killed due to timing constraints outside of our control.

This policy is appropriately targeted, applying only to projects with approved SDPs prior to December 31, 2025, and ensuring that developments already aligned with the City's planning framework have a fair opportunity to proceed.

For these reasons, I respectfully urge City Council to approve the SDP Extension Ordinance.

Thank you for your consideration and continued leadership on housing and development issues in Denver.

Sincerely,
Roth Desko

Roth Desko
Senior Vice President of Development



Subject: [EXTERNAL] Letter of Support for Site Development Permit Extension
Sent: 4/8/2026, 2:38:41 PM
From: Will Krenger<will.krenger@sable-partners.com>
To: Buchanan, Brad S. - CPD Executive Director, Community Planning & Development; dencc - City Council; Gleissner, Christopher R. - CPD CE3125 City Planning Director
Cc: Chase Hill

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

[Report Suspicious](#)

Dear Members of the Denver City Council,

I am writing to express my strong support for the proposed ordinance to extend Site Development Plan (SDP) approvals by an additional 36 months, bringing the total allowable extension to 66 months for SDPs approved prior to December 31, 2025. I urge you to pass this measure at your May 4th meeting for numerous reasons.

The current development marketplace presents multifaceted headwinds — elevated interest rates, economic uncertainty, and deteriorating property fundamentals across the market are just a few of the major factors. Denver is not alone in this; many cities across the country are navigating the same conditions. In Denver specifically, multiple policies were instituted simultaneously that further hinder multifamily developments from viability in current market conditions, including increased costs associated with modified energy codes and EV charger requirements, in addition to required inclusionary housing. These expensive and restrictive policies were likely not budgeted in most projects with SDPs approved prior to 12/31/2025. If these SDP's are allowed to expire and developers are required to adhere to these code changes in a very challenging market, many projects will be unable to proceed entirely. These are not indicators of poor planning on behalf of developers, but rather reflect a market, economy and project-level financials that have shifted significantly since many of these SDPs were first submitted and/or approved.

For developers who have invested substantial time, capital, and resources into projects that are shovel-ready, the ability to secure construction financing within the current approval window has become increasingly difficult. The struggles highlighted above have also lead to extreme difficulty for developers to source equity partners. This extension provides a realistic runway for viable projects to close their construction loans, find capital partners and move forward, while not lowering the bar by changing any building permitting or code requirements.

Without this extension, thousands of housing units risk stalling or even termination in the near and midterm. At a time when Denver and Colorado are actively working to address housing availability and affordability, allowing these ready-to-build projects to expire would be a significant setback for the affordability goals our city is working toward.

I respectfully ask for your support of this ordinance. Thank you for your continued commitment to Denver's growth and housing future.

Best,
Will
Will Krenger
Associate



SABLE

PARTNERS

1550 Wewatta St, Suite 200 | Denver, CO 80202

Mobile: 210.317.6337

will.krenger@sable-partners.com | sable-partners.com

Subject: [EXTERNAL] Support Site Development Plan Validity Extension
Sent: 4/29/2026, 1:02:07 PM
From: Dennis McGillicuddy<dmcsnook@hotmail.com>
To: Sandoval, Amanda P. - CC President Denver City Council; Flynn, Kevin J. - CC Member District 2 Denver City Council; Torres, Jamie C. - CC Member District 3 Denver City Council; Romero Campbell, Diana - CC Member District 4 Denver City Council; Sawyer, Amanda - CC Member District 5 Denver City Council; Kashmann, Paul J. - CC Member District 6 Denver City Council; Alvidrez, Flor C. - CC Member District 7 Denver City Council; Lewis, Shontel M. - CC Member District 8 Denver City Council; Watson, Darrell - CC Member District 9 Denver City Council; Hinds, Chris - CC Member District 10 Denver City Council; Gilmore, Stacie M. - CC Member District 11 Denver City Council; Parady, Sarah - CC Member District 13 Denver City Council; Gonzales-Gutierrez, Serena - CC Member District 12 Denver City Council
Cc: Buchanan, Brad S. - CPD Executive Director, Community Planning & Development; Gleissner, Christopher R. - CPD CE3125 City Planning Director

This Message Is From an External Sender

This message came from outside your organization.

[Report Suspicious](#)

Dear Denver City Council Members:

I am writing in support of the proposed amendment to extend Site Development Plan (SDP) validity periods by an additional three years.

I am one of the owners of the parking lot at the corner of 17th street and California Ave. The address is 650 17th Street and is in district 10. We have owned the property since 2019 with the intent to develop a significant project on this parcel. Last April, we received SDP approval for a 38 story, 655,000 square foot, mixed use building with 273 hotel rooms and 150 condominiums. With the dramatic increase in construction costs, the significant constraints in the capital markets and the current low demand for housing in downtown, we have not been able to move forward. We are hopeful City Council will approve this request as we believe that this development will materially add to the vibrancy and vitality of our downtown for visitors and residents alike.

As it stands, this amendment impacts 156 approved SDPs, or ~22,600 approved housing units, across Denver. A 36-month extension reflects current market realities in today's environment and provides necessary flexibility without adding administrative burden. The proposed SDP extension is critical to ensure that projects like this are not lost due to short-term economic factors.

This is a targeted, common-sense adjustment that aligns with the goals of Comprehensive Plan 2040 and Blueprint Denver, and supports public health, safety, and welfare by helping ensure that entitled projects can move forward as conditions stabilize.

For these reasons, I respectfully request City Council to approve the proposed SDP validity extension.


Thank you for your consideration and for your commitment to this great city.

Sincerely,

Dennis McGillicuddy

Subject: RE: [EXTERNAL] Re: Notice of Planning Board Hearing - Text Amendment - Site Development Plan Validity Extension
Sent: 3/5/2026, 8:26:04 AM
From: Gleissner, Christopher R. - CPD CE3125 City Planning Director<Chris.Gleissner@denvergov.org>
To: 'Westwood Community Action Team'
Cc: Rezoning - CPD; Showalter, Sarah K. - CPD CA2951 Deputy Manager; Penafiel, Fran F. - CPD CE2159 City Planner Principal; Weigle, Elizabeth K. - CPD Rezoning Planning Supervisor

Moriah –
I've added addresses below, however it does not look like any affected projects are within the Westwood Neighborhood.
Chris



Chris Gleissner | Director, Site Design and Neighborhood Development
Community Planning and Development | City and County of Denver
[Pronouns](#) | He/Him
phone: (720) 865-2938 | chris.gleissner@denvergov.org
[311 | pocketgov.com](http://311.pocketgov.com) | denvergov.org/DS | [Take Our Survey](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)

From: Westwood Community Action Team <westwoodcommunityactionteam@gmail.com>
Sent: Wednesday, March 4, 2026 5:35 PM
To: Gleissner, Christopher R. - CPD CE3125 City Planning Director <Chris.Gleissner@denvergov.org>
Cc: Rezoning - CPD <Rezoning@denvergov.org>; Showalter, Sarah K. - CPD CA2951 Deputy Manager <Sarah.Showalter@denvergov.org>; Penafiel, Fran F. - CPD CE2159 City Planner Principal <Francisca.Penafiel@denvergov.org>; Weigle, Elizabeth K. - CPD Rezoning Planning Supervisor <Elizabeth.Weigle@denvergov.org>
Subject: Re: [EXTERNAL] Re: Notice of Planning Board Hearing - Text Amendment - Site Development Plan Validity Extension

This Message Is From an External Sender
This message came from outside your organization. [Report Suspicious](#)

Hi Chris,
Thank you for the detailed information you shared — it was very helpful. As WCAT is still learning the RNO process, we want to make sure we understand which of the listed SDPs are located within Westwood so we can determine whether any of these projects have direct community impact.
Could you please provide the addresses or project names for each of the SDPs listed below, along with a note indicating which ones fall within Westwood boundaries?

- 2024-SDP-0000063 1815 N Federal
- 2023-SDP-0000274 621 W 8th
- 2023-SDP-0000177 1243 Utica
- 2022-SDP-0000389 1188 Santa Fe
- 2022-SDP-0000369 1381-1395 Knox Ct
- 2022-SDP-0000364 5035 W 10th
- 2022-SDP-0000325 4910 W 13th
- 2022-SDP-0000311 3434 W Conejos
- 2022-SDP-0000261 4843 W 10th
- 2022-SDP-0000235 1398 N King
- 2022-SDP-0000143 1393 N Meade
- 2022-SDP-0000070 815 N Inca
- 2021-SDP-0000159 4190 W Colfax
- 2020-SDP-0000354 1244 N Stewart
- 2020-SDP-0000078 1225 N Xavier
- 2023-SDP-0000190 817 W 8th

2023-SDP-0000212 1322 N Yates
2024-SDP-0000040 1700 N Julian
2024-SDP-0000166 4901 W 10th
2024-SDP-0000203 1600 N Zenobia
2024-SDP-0000252 4438 W 10th
2025-SDP-0000227 890 N Grove

This information will help us understand whether WCAT should prepare an RNO Position Statement and whether any community outreach is needed.

Thank you again for your support as we learn this process.

Sincerely,
Moriah Rodriguez
President, Westwood Community Action Team (WCAT)

On Wed, Mar 4, 2026 at 2:50 PM Gleissner, Christopher R. - CPD CE3125 City Planning Director
<Chris.Gleissner@denvergov.org> wrote:

Moriah –

Thanks for reaching out with questions about the proposed text amendment for Site Development Plan Validity Extension.

I've tried to summarize answers to your questions, so please let me know if you have any follow up questions. Our data is broken down by Council District rather than neighborhood, so I can tell you that this would affect 21 projects across all of Council District 3 including about 873 residential units. The proposed text amendment applies to all projects, however, all of the projects in District 3 are residential. The proposal to extend site development plan approval period of validity means that projects with an approved Site Development Plan would not have to comply with future zoning updates while that approval remains valid. Those plans would still be subject to other regulatory updates, such as building code updates, and would follow those rules in place at the time of building permit issuance. If those previously approved Site Development Plans seek to change their approvals, those proposed changes would be subject to the modification or amendment provisions included in DZC Sections 12.3.7.1 and 12.3.7.2., including any public noticing provisions. CPD has presented this proposal to the INC Zoning and Planning Committee meeting and will be presenting this at upcoming Public Hearings for the Denver Planning Board and City Council. We do not have a separate equity analysis that relates directly to this proposal, but overall we see this effort as consistent with advancing our adopted citywide goals for equity by promoting the construction of a variety of housing types throughout Denver.


District 3 Site Development Plans affected by this proposed text amendment:

2024-SDP-
0000063
2023-SDP-
0000274
2023-SDP-
0000177
2022-SDP-
0000389
2022-SDP-
0000369
2022-SDP-
0000364
2022-SDP-
0000325

2022-SDP-0000311
2022-SDP-0000261
2022-SDP-0000235
2022-SDP-0000143
2022-SDP-0000070
2021-SDP-0000159
2020-SDP-0000354
2020-SDP-0000078
2023-SDP-0000190
2023-SDP-0000212
2024-SDP-0000040
2024-SDP-0000166
2024-SDP-0000203
2024-SDP-0000252
2025-SDP-0000227

Thanks,

Chris

	<p>Chris Gleissner Director, Site Design and Neighborhood Development Community Planning and Development City and County of Denver Pronouns He/Him phone: (720) 865-2938 chris.gleissner@denvergov.org 311 pocketgov.com denvergov.org/DS Take Our Survey Facebook Twitter Instagram</p>
--	--

From: Westwood Community Action Team <westwoodcommunityactionteam@gmail.com>

Sent: Tuesday, March 3, 2026 2:08 PM

To: Rezoning - CPD <Rezoning@denvergov.org>

Cc: Showalter, Sarah K. - CPD CA2951 Deputy Manager <Sarah.Showalter@denvergov.org>; Gleissner, Christopher R. - CPD CE3125 City Planning Director <Chris.Gleissner@denvergov.org>; Penafiel, Fran F. - CPD CE2159 City Planner Principal <Francisca.Penafiel@denvergov.org>; Weigle, Elizabeth K. - CPD Rezoning Planning Supervisor <Elizabeth.Weigle@denvergov.org>

Subject: [EXTERNAL] Re: Notice of Planning Board Hearing - Text Amendment - Site Development Plan Validity Extension

Dear Chris Gleissner,

My name is Moriah Rodriguez, and I am writing on behalf of the Westwood Community Action Team (WCAT), a Registered Neighborhood Organization in Denver. We received the notice regarding the proposed zoning code text amendment for the Site Development Plan (SDP) Validity Extension and would like to request clarification so we can provide an informed RNO Position Statement.

Because we are still learning the full responsibilities of an RNO, we want to make sure we are asking the right

questions and understand how this amendment may impact our neighborhood. We respectfully request the following information:

1. Can you provide a list of all Site Development Plans (SDPs) in the Westwood neighborhood that would be affected by this extension?
2. Would any of these SDPs avoid updated zoning standards or Expanding Housing Affordability (EHA) requirements because of the extension?
3. Are there any SDPs in Westwood that were expected to expire soon and would now remain valid under this amendment?
4. Does this extension apply equally to all types of projects (residential, commercial, mixed-use), or are there distinctions we should be aware of?
5. How does this amendment interact with community engagement requirements? For example, if an older SDP moves forward under extended validity, is the developer required to re-engage with the neighborhood or update their plans?
6. Are there any citywide equity considerations or impact analyses available that explain how this extension may affect neighborhoods like Westwood that experience higher development pressure and displacement risk?
7. Is CPD planning any additional outreach or informational sessions for RNOs to better understand the implications of this amendment?

We want to ensure our residents are informed and that our RNO fulfills its responsibilities in a transparent and accurate way. Any guidance or additional context you can provide would be greatly appreciated.

Thank you for your time and support.

Sincerely,
 Moriah Rodriguez
 President, Westwood Community Action Team (WCAT)
 Registered Neighborhood Organization

On Tue, Mar 3, 2026 at 1:49 PM Rezoning - CPD <Rezoning@denvergov.org> wrote:

DENVER ZONING CODE TEXT AMENDMENT			
PLANNING BOARD PUBLIC HEARING NOTIFICATION			
NAME	Site Development Plan Validity Extension		
SPONSOR	City Council President Amanda Sandoval		
SUMMARY OF CONTENTS	This proposed zoning code text amendment would provide all site development plans (SDPs) approved on or before December 31, 2025 an additional three years to obtain building permits. Currently, once city staff approve an SDP, the project team has 30 months to obtain its building permits. Because of the various factors that can affect project timelines and financing, many recently approved SDPs have not been able to begin construction within that window. This change would ensure that approved SDPs do not expire due to current market conditions.		
CASE MANAGER	Chris Gleissner Site Design and Neighborhood Development Director	EMAIL	chris.gleissner@denvergov.org
PLANNING BOARD PUBLIC HEARING INFORMATION			
DATE	Wednesday, March 18, 2026		
TIME	3:00pm		
PLACE	Wellington E. Webb Municipal Building at 201 W. Colfax Avenue		
ROOM	4th floor conference room #4.F.6/4.G.2		
** NOTICE IS PROVIDED TO ALL REGISTERED NEIGHBORHOOD ORGANIZATIONS **			
** NOTICE IS PROVIDED TO ALL CITY COUNCIL MEMBERS **			

A draft of the above-referenced proposed Text Amendment to the Denver Zoning Code and other related information can be found here: <https://denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directory/Community-Planning-and-Development/Denver-Zoning-Code/Text-Amendments#section-1>

Any questions regarding this amendment may be directed to the Case Manager above.

RNOs are encouraged to submit the "RNO Position Statement.pdf" located at <http://www.denvergov.org/Rezoning/> by email to Community Planning and Development at PlanningServices@denvergov.org prior to the Planning Board Public Hearing.

WRITTEN COMMENTS WILL BE DISPERSED AS FOLLOWS:

Written comments received by 5 p.m. 9 days prior to the Planning Board Public Hearing will be attached to the staff report that is provided to the Board. Written comments received after that time and prior to 12 p.m. (noon) on the day before the Hearing will be emailed regularly to the Board; hard copies of these comments also will be distributed to the Board at the Hearing. Written comments received after 12 p.m. (noon) on the day before the Hearing will not be distributed to the Board; to ensure these comments are considered by the Board, please submit them to the Board during the Hearing.

ALL INTERESTED PERSONS AND ORGANIZATIONS SHOULD EXPRESS THEIR SUPPORT OR CONCERNS AT THE PLANNING BOARD HEARING AND AT THE PUBLIC HEARING BEFORE CITY COUNCIL.




[311](tel:311) | denvergov.org/CPD | [Denver 8 TV](http://Denver8TV.com) | [Facebook](https://www.facebook.com/denvergov) | [Twitter](https://twitter.com/denvergov) | [Instagram](https://www.instagram.com/denvergov)

Subject: RE: [EXTERNAL] Re: Text amendment proposal: SDP approval extension
Sent: 2/24/2026, 6:22:59 PM
From: Gleissner, Christopher R. - CPD CE3125 City Planning Director<Chris.Gleissner@denvergov.org>
To: 'Thomas Topero'
Cc: dencc - City Council

Thomas -

Thank you for your comments below. To your questions, this is proposed as a text amendment to the Denver Zoning Code as that is where application expiration dates are currently codified. As a text amendment, this will proceed through the public process, including a City Council public hearing. This amendment is being proposed by CPD based on feedback from customers concerned about the current market trends and is sponsored by Councilwoman Sandoval.

Chris

 DENVER THE MILE HIGH CITY	Chris Gleissner Director, Site Design and Neighborhood Development Community Planning and Development City and County of Denver Pronouns He/Him phone: (720) 865-2938 chris.gleissner@denvergov.org 311 pocketgov.com denvergov.org/DS Take Our Survey Facebook Twitter Instagram
---	---

From: Thomas Topero <thomas.topero@gmail.com>
Sent: Monday, February 23, 2026 11:57 AM
To: Gleissner, Christopher R. - CPD CE3125 City Planning Director <Chris.Gleissner@denvergov.org>
Cc: dencc - City Council <dencc@denvergov.org>
Subject: [EXTERNAL] Re: Text amendment proposal: SDP approval extension

This Message Is From an External Sender
This message came from outside your organization.

[Report Suspicious](#)

Chris,

This looks like a permanent addition for a temporary solution. Why are we muddling a permanent document with temporary & time limited statements, without any provision to erase this after the date which it reverts to the original condition? I do see potential for allowing of annual extensions when minimum maintenance & enhancing conditions of vacant or unused property are ensured, creating a public benefit for a private benefit. Right now we are giving everything for a private benefit with no direct public benefit in the interim. I'm concerned about this corporatism/Big Developer mindset and the expense of our residents & neighborhoods.

This seems like a policy adjustment that should be executed by the mayor with the approval of the council, with the transparency of the projects & developers who would benefit from this gift. BTW, who initiated this & where was the impetus coming from?

Civically,
Thomas Topero
c/txt: 720.468.0022
Thomas.Topero@gmail.com
LinkedIn/Bluesky: topero

On Feb 23, 2026, at 11:05, Foster, Alexandra O. - CPD CM3053 Marketing and Communications Director <Alexandra.Foster@denvergov.org> wrote:

RNO Contacts,

This email is to let you know that a new zoning code text amendment proposal related to site development plans is available for public review.

Community Planning and Development is proposing a text amendment to the Denver Zoning Code that would provide all site development plans (SDPs) approved on or before December 31, 2025 an additional three years to obtain building permits. Currently, once city staff approve an SDP, the project team has 30 months to obtain its building permits. Because of the various factors that can affect project timelines and financing, many recently approved SDPs have not been able to begin construction within that window. This change would ensure that approved SDPs do not expire due to current market conditions.

Learn more and get involved:

1. [A draft of the proposed amendment](#) is available for public review until Tuesday, March 17, 2026.
2. [Read overview of proposal](#)
3. A Planning Board public hearing is scheduled for Wednesday, March 18.
4. Submit comments or questions to Site Design and Neighborhood Development Director Chris Gleissner (chris.gleissner@denvergov.org).



Alexandra Foster | Communications Director
Community Planning and Development | City and County of Denver
[Pronouns](#) | She/Her/Hers
cell: (720) 948-6009

[311](tel:311) | denvergov.org/CPD | [Denver 8 TV](#) | [Facebook](#) | [X](#) | [Instagram](#)


Subject: RE: [EXTERNAL] Re: Official Council Sponsored Denver Zoning Code Text Amendment for Site Development Plan Validity Extension
Sent: 3/4/2026, 2:45:26 PM
From: Gleissner, Christopher R. - CPD CE3125 City Planning Director<Chris.Gleissner@denvergov.org>
To: 'South City Park Neighborhood Association'; Planning Services - CPD
Cc: Showalter, Sarah K. - CPD CA2951 Deputy Manager; Weigle, Elizabeth K. - CPD Rezoning Planning Supervisor; Penafiel, Fran F. - CPD CE2159 City Planner Principal; Barge, Abe M. - CPD CE1566 City Planner Supervisor; Hinds, Chris - CC Member District 10 Denver City Council

Ellen -

Thanks for reaching out with questions about the proposed text amendment for Site Development Plan Validity Extension.

An extended site development plan approval period of validity means that projects with an approved Site Development Plan would not have to comply with future zoning updates while their approval remains valid. Those plans would still be subject to other regulatory updates, such as building code updates, and would follow those rules in place at the time of building permit issuance. If those previously approved Site Development Plans seek to change their approvals, those proposed changes would be subject to the modification or amendment provisions included in DZC Sections 12.3.7.1 and 12.3.7.2. For clarity, single family and duplex projects would not be subject to this extension as those projects are not approved through the Site Development Plan process.

Chris

 DENVER THE MILE HIGH CITY	Chris Gleissner Director, Site Design and Neighborhood Development Community Planning and Development City and County of Denver Pronouns He/Him phone: (720) 865-2938 chris.gleissner@denvergov.org 311 pocketgov.com denvergov.org/DS Take Our Survey Facebook Twitter Instagram
---	--

From: South City Park Neighborhood Association <southcitypark@gmail.com>
Sent: Tuesday, March 3, 2026 10:57 AM
To: Planning Services - CPD <PlanningServices@denvergov.org>
Cc: Showalter, Sarah K. - CPD CA2951 Deputy Manager <Sarah.Showalter@denvergov.org>; Gleissner, Christopher R. - CPD CE3125 City Planning Director <Chris.Gleissner@denvergov.org>; Weigle, Elizabeth K. - CPD Rezoning Planning Supervisor <Elizabeth.Weigle@denvergov.org>; Penafiel, Fran F. - CPD CE2159 City Planner Principal <Francisca.Penafiel@denvergov.org>; Barge, Abe M. - CPD CE1566 City Planner Supervisor <Abe.Barge@denvergov.org>; Hinds, Chris - CC Member District 10 Denver City Council <Chris.Hinds@denvergov.org>
Subject: [EXTERNAL] Re: Official Council Sponsored Denver Zoning Code Text Amendment for Site Development Plan Validity Extension

This Message Is From an External Sender This message came from outside your organization.	Report Suspicious
---	-----------------------------------

Hello CPD Team!

We had a question come up about this rezoning proposal. How would this extended period impact compliance with new legislation that is passed around affordable housing, environmental regulations, etc. for approved plans - would they still be required to conform or would they be grandfathered in under their approval? It seems that extending this approval another three years without this required compliance would take some teeth out of council or voter-approved requirements, but perhaps there is a provision that would require their compliance within this?

Thank you for any clarity you can provide!

Ellen

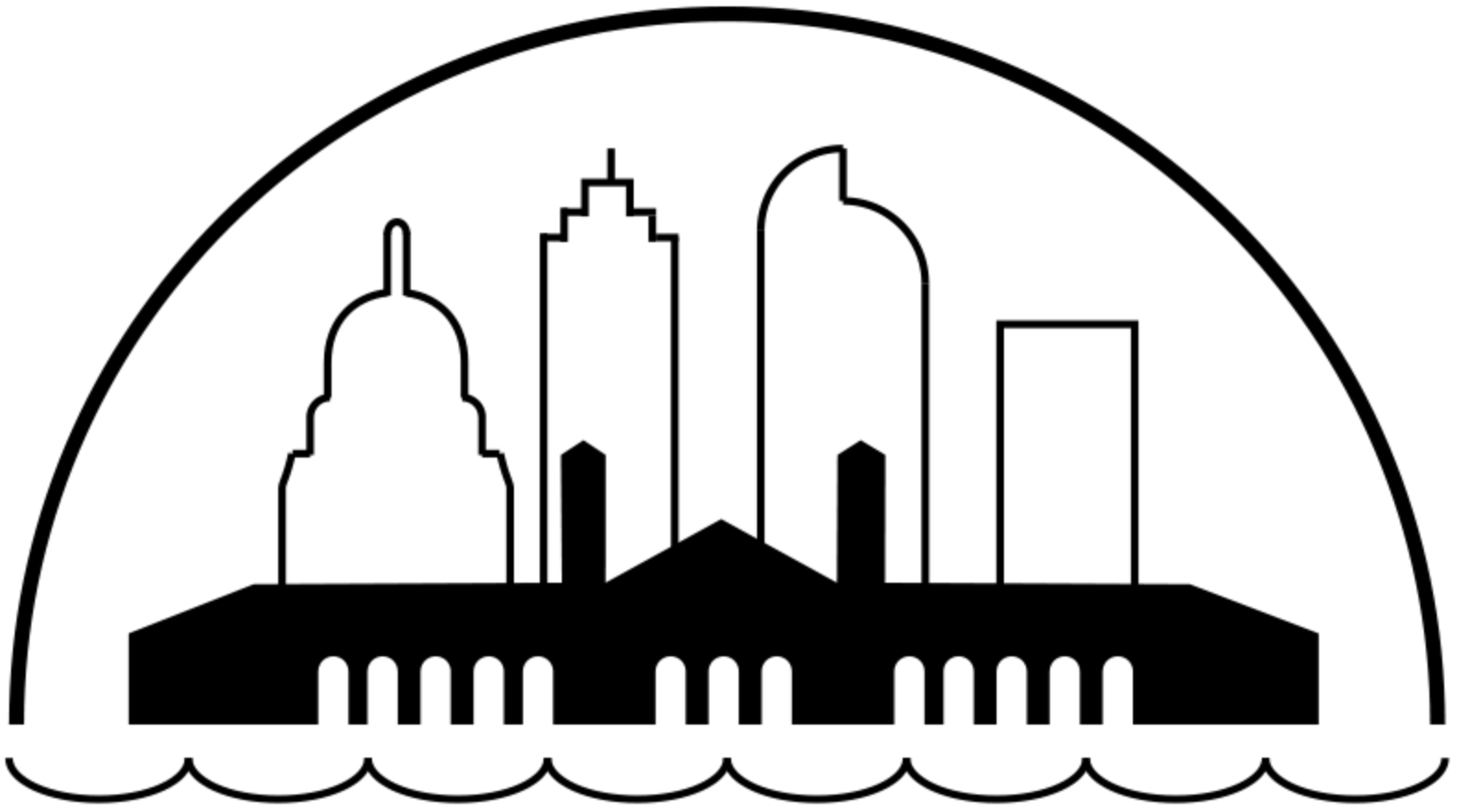
Ellen Roth (she/her)

President

South City Park Neighborhood Association

www.scpna.org

We honor and acknowledge that the land on which we reside is the traditional territory of the Ute, Cheyenne, and Arapaho Peoples. We also recognize the 48 contemporary tribal nations that are historically tied to the lands that make up the state of Colorado.



SOUTH CITY PARK

NEIGHBORHOOD ASSOCIATION

On Tue, Mar 3, 2026 at 10:28 AM Rezoning - CPD <Rezoning@denvergov.org> wrote:

DENVER ZONING CODE TEXT AMENDMENT PLANNING BOARD PUBLIC HEARING NOTIFICATION			
NAME	Site Development Plan Validity Extension		
SPONSOR	City Council President Amanda Sandoval		
SUMMARY OF CONTENTS	This proposed zoning code text amendment would provide all site development plans (SDPs) , approved on or before December 31, 2025 an additional three years to obtain building permits. Currently, once city staff approve an SDP, the project team has 30 months to obtain its building permits. Because of the various factors that can affect project timelines and financing, many recently approved SDPs have not been able to begin construction within that window. This change would ensure that approved SDPs do not expire due to current market conditions.		
CASE MANAGER	Chris Gleissner Site Design and Neighborhood Development Director	EMAIL	chris.gleissner@denvergov.org
PLANNING BOARD PUBLIC HEARING INFORMATION			

DATE	Wednesday, March 18, 2026
TIME	3:00pm
PLACE	Wellington E. Webb Municipal Building at 201 W. Colfax Avenue
ROOM	4 th floor conference room #4.F.6/4.G.2
** NOTICE IS PROVIDED TO ALL REGISTERED NEIGHBORHOOD ORGANIZATIONS **	
** NOTICE IS PROVIDED TO ALL CITY COUNCIL MEMBERS **	

A draft of the above-referenced proposed Text Amendment to the Denver Zoning Code and other related information can be found here: <https://denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directory/Community-Planning-and-Development/Denver-Zoning-Code/Text-Amendments#section-1>

Any questions regarding this amendment may be directed to the Case Manager above.

RNOs are encouraged to submit the "RNO Position Statement.pdf" located at <http://www.denvergov.org/Rezoning/> by email to Community Planning and Development at PlanningServices@denvergov.org prior to the Planning Board Public Hearing.

WRITTEN COMMENTS WILL BE DISPERSED AS FOLLOWS:

Written comments received by 5 p.m. 9 days prior to the Planning Board Public Hearing will be attached to the staff report that is provided to the Board. Written comments received after that time and prior to 12 p.m. (noon) on the day before the Hearing will be emailed regularly to the Board; hard copies of these comments also will be distributed to the Board at the Hearing. Written comments received after 12 p.m. (noon) on the day before the Hearing will not be distributed to the Board; to ensure these comments are considered by the Board, please submit them to the Board during the Hearing.

ALL INTERESTED PERSONS AND ORGANIZATIONS SHOULD EXPRESS THEIR SUPPORT OR CONCERNS AT THE PLANNING BOARD HEARING AND AT THE PUBLIC HEARING BEFORE CITY COUNCIL.

