



# Community Planning & Development

City Council Budget & Policy Committee

August 8, 2022

# Agenda

- Expanding Housing Affordability Reporting
- Affordable Housing Review Team Status
- Adaptive Reuse Program
- Wrap-up and Q&A

# Expanding Housing Affordability: Effective Date Reporting

CPD commitment to report on the following:

- **July 2022:** Number of formal and concept site development plans submitted by June 30
- **January 2023:** Status update for projects under review and update on staffing and review times
- **April-May 2023:** Update for projects under review, review times, and projected approval times
  - This analysis will specifically examine whether projects in process can be completed by the deadline and whether there is a need for a proposal for Council consideration to change the effective date. If proposed, this would require final Council action no later than August 28, 2023.
- **Fall 2023:** Update on project status and ability to be approved under current regulations. Report will depend on March discussion/outcomes.

# Site Development Plans

Entails a coordinated review of commercial and multifamily projects to manage the external effects of new development and ensure compliance with a variety of regulations. Includes review of supplemental documents such as transportation engineering plans, sanitary and storm sewer construction plans, etc.

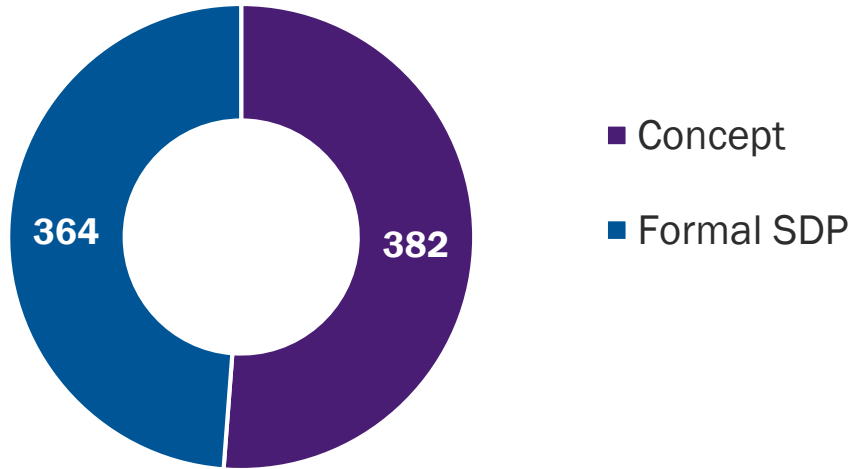
Most projects will receive up to 26 core reviews by different local agencies:

- Zoning
- Transportation
- Fire
- Utilities – wastewater, Denver Water, Xcel, etc.
- DPS, RTD, CDOT



# Number of Site Development Plans Under Review

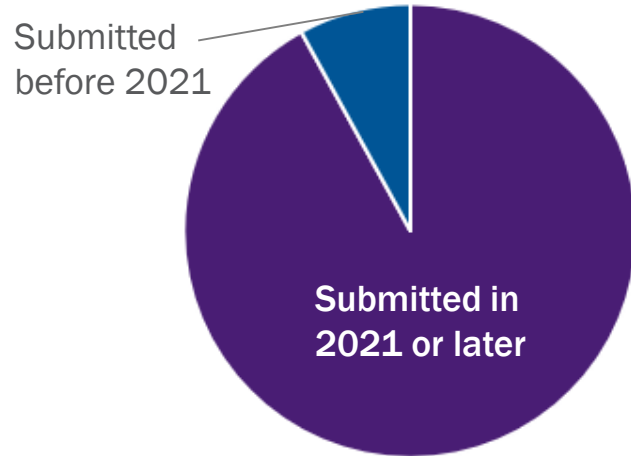
Site Development Plans (SDP) Under Review



As of June 30, 2022, there were **746** site development plans under review.

# Site Development Plans, by Year Submitted

Site Development Plans Under Review,  
by when they were first submitted

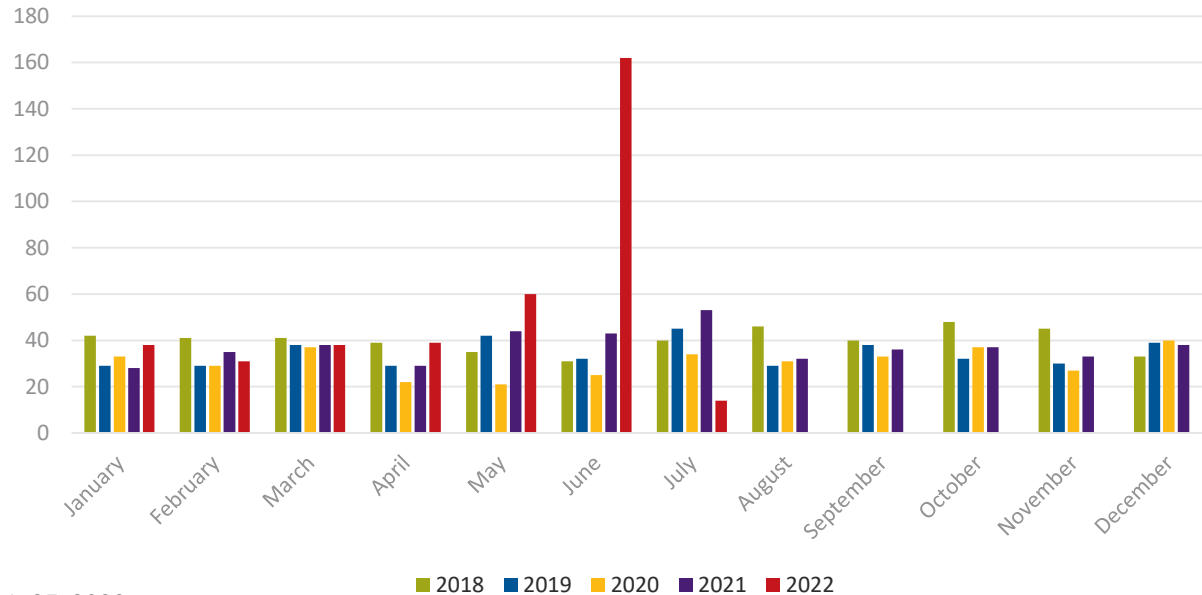


The vast majority of the 746 site development plans in progress, **92%**, were submitted in 2021 or 2022.

Some older plans, which previously paused for a variety of reasons, are also again actively under review.

# New Concept Applications, by Month

Concept Submittals by Month, 2018 - 2022



Typically, we see ~**35** concept submittals per month.

In June 2022, **162** new concept plans were submitted.

Data as of July 25, 2022

# Deadlines to Continue under Existing Rules

For **Site Development Plan (SDP) projects** assigned a record number by June 30, 2022:

- SDP approved by August 30, 2023 (14-month window)
- LDR or subdivision approved by December 31, 2023 (18-month window)

For **single-family and duplex projects** with review fees paid by June 30, 2022:

- building permit approved by December 31, 2022 (6-month window)



# Average Review Cycles

- Based on data from the last 30 days, concept plans take an average of two review cycles to be cleared to submit a formal site development plan (SDP). Formal SDPs are taking an average of four review cycles to be approved.
  - Past-due projects are an average of **25 days late** at present.
- CPD's Average Plan Review Times Dashboard provides real-time updates.
- [View dashboard](#)

# Strategies for Managing SDP Review Times

- **Staffing**

- Aggressive focus on hiring in 2022 to ensure positions are filled
- Affordable Housing Review Team will be able to pull affordable housing projects out of the queue, adding overall capacity

- **Concept and SDP Reviews**

- Limiting projects to two concept review cycles and emphasizing for customers that well-developed submittals will move through formal SDP review more efficiently
- Will be asking customers for very clear comment response information on their plan resubmittals to help our staff move through reviews faster
- If a project is going past 4 review cycles, we will require an issue resolution meeting with them

# Affordable Housing Review Team

# Affordable Housing Review Team Status

The city has created a dedicated Affordable Housing Review Team to prioritize these projects and reduce the overall time it takes to permit them.

## Departments overseeing this program include:

- Community Planning and Development (CPD),
- Denver Fire Department (DFD),
- Department of Transportation and Infrastructure (DOTI),
- Department of Parks and Recreation (DPR), and
- Department of Housing Stability (HOST).



*La Tela Condos pictured as construction was being completed; affordable housing and 2021 Mayor's Design Award winner*

# Eligibility Criteria

Projects must meet at least **one** of the following:

- Colorado Housing and Finance Authority funded affordable housing projects
- Have a funding commitment from HOST
- Denver Housing Authority projects
- Deed-restricted ADU used for affordable housing
- Projects restricted by a legally enforceable instrument to provide affordable housing and developed by a community land trust or other non-profit developer (e.g., Habitat)
- Project that has dedicated at least 20% of units for households earning 80% or less of the area median income and has a term affordability commitment per HOST requirements
- Projects complying with the *enhanced* build on-site requirement of the Expanding Housing Affordability Ordinance

# Affordable Housing Review Team Services

Services provided to these projects will include:

- Dedicated staffing for project review
- Comment review meeting after the first formal SDP review
- Comment review meeting with any outstanding reviewers before submittal of a 4th formal SDP
- If requested, a meeting following review of the first building permit submittal

# Pause for Questions

Up next: Adaptive Reuse Program

# Adaptive Reuse Program





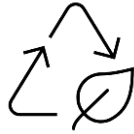
## Adaptive Reuse:

the modification of an existing building for a new use or purpose

# Adaptive Reuse Benefits



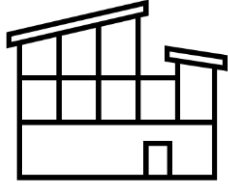
**Economic**



**Environmental**



**Community**



175,000 buildings in the City and County of Denver

66%

Over 50 years old

76%

Over 30 years old



Over the last five years,  
roughly 700 buildings  
demolished per year



Construction and demolition  
debris equals 40% of Denver's  
landfill waste

**49%**

**Total carbon emissions from global new construction between now and 2050  
will come from material production and acquisition**

*Architecture 2030*

**10 to 80 years**

**Time it will take to recoup the carbon debt from replacing an existing structure  
with demolition and new construction, even if the new building is highly  
energy efficient**

*National Trust for Historic Preservation*

# Denver Examples



*Industrial Powerhouse to Retail*



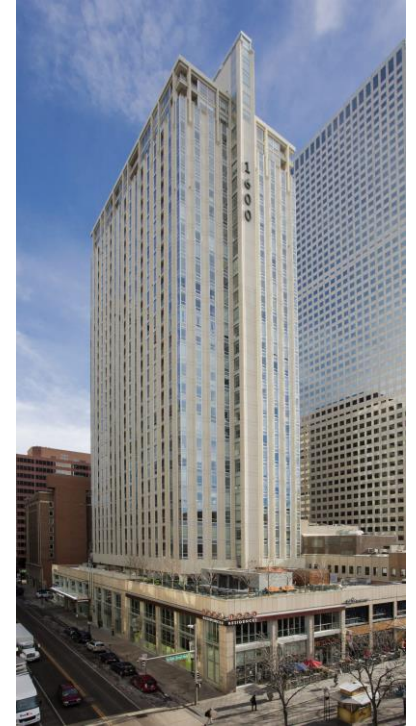
*Train Station to Hotel/Mixed Use*



*Motel to Retail*



*Muffler Shop to Restaurant*



*Office to Residential*

# Plan Support



# Downtown Office Vacancy



**Work from  
Home**

**5%** → **25-30%**  
pre-pandemic      projected

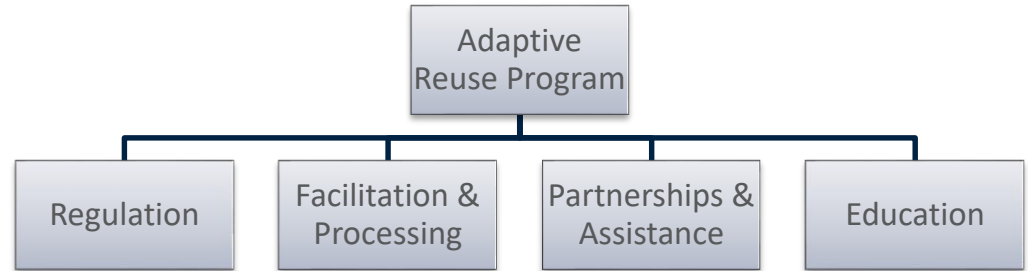


**Hybrid**

2-3 times/week

**70%**  
projected

# Adaptive Reuse Program Strategy





# Program Goals

- Ensure strong, authentic neighborhoods
- Retain community identity
- Assist minority-owned, small businesses
- Strengthen local economies
- Provide housing/affordable housing
- Support environmental sustainability and climate action



# Program Assistance

## Two focus areas:

1. East Colfax Corridor
2. Downtown (Office to Residential/Mixed Use)

## Will provide applicants with:

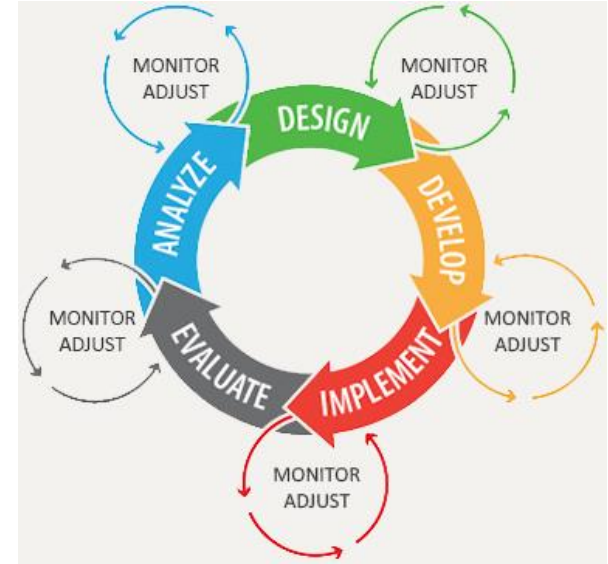
- Dedicated project coordinator to assist projects through development review and permitting from start to finish
- Regulatory guidance for the most common roadblocks experienced by adaptive reuse projects
- Potential other incentives to lessen project time and cost

# Program Development

## Program Development Phase – 2022/2023

- Refining Problem Identification
- Identifying & Enabling Solutions
- Building Capacity & Partnerships

## Program Implementation, Testing & Evaluation Phase – 2023/2024



Older and existing buildings are assets that we cannot afford to waste.



# Thank you

Community Planning and Development  
[denvergov.org/cpd](https://denvergov.org/cpd)