Community Planning and Development
Development Services

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March 11, 2024
Derrick Vaughns, Chief Director of Operations
1101 W. 7th Ave.
Denver, CO 80204

Re: 700 Mariposa-Haven of Hope Rezone-AHRT Accepted

As the City of Denver continues to face a crisis in the lack of affordable housing, a dedicated Affordable Housing Review Team ("AHRT") was created to prioritize these much-needed housing projects and reduce the overall time it takes to permit them.

This letter is to inform you that your rezone application for 700 Mariposa has been accepted into the Affordable Housing Review Team.

Please note, this team does not guarantee expedited reviews. While our intent is to work through projects as efficiently as possible, the review times for affordable housing developments may be similar to typical review times overall for comparable new commercial and multifamily developments.

By being accepted to the AHRT, your project team will receive a coordinated review by a dedicated team of staff across Community Planning and Development (CPD), Denver Fire Department (DFD), Department of Transportation and Infrastructure (DOTI), and Department of Parks and Recreation (DPR). This interagency team will provide an enhanced review for accepted project applications with dedicated staff to help your project navigate complex situations and resolve plan review comments, whether through the aid of staff expertise or from collaborative meetings with all parties available. Our objective through the AHRT process is to reduce the number of plan resubmittal cycles your project requires, which we anticipate will result in a shorter overall review period in most cases, bringing much needed affordable housing to market sooner.

During the review process, your team will be asked to provide prompt responses to all comments and re-submittal requests. To assist, the city will schedule meetings after review comments are complete so your team can ask questions prior to re-submittal. We expect that these collaborative meetings will start after your first formal Site Development Plan is submitted and continue, at your request, through building permitting.

Sincerely,

Emily Collins

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Expanding Housing Affordability Administrator
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