

Planning Department 2025 Year in Review

Board of Trustees
January 21, 2026

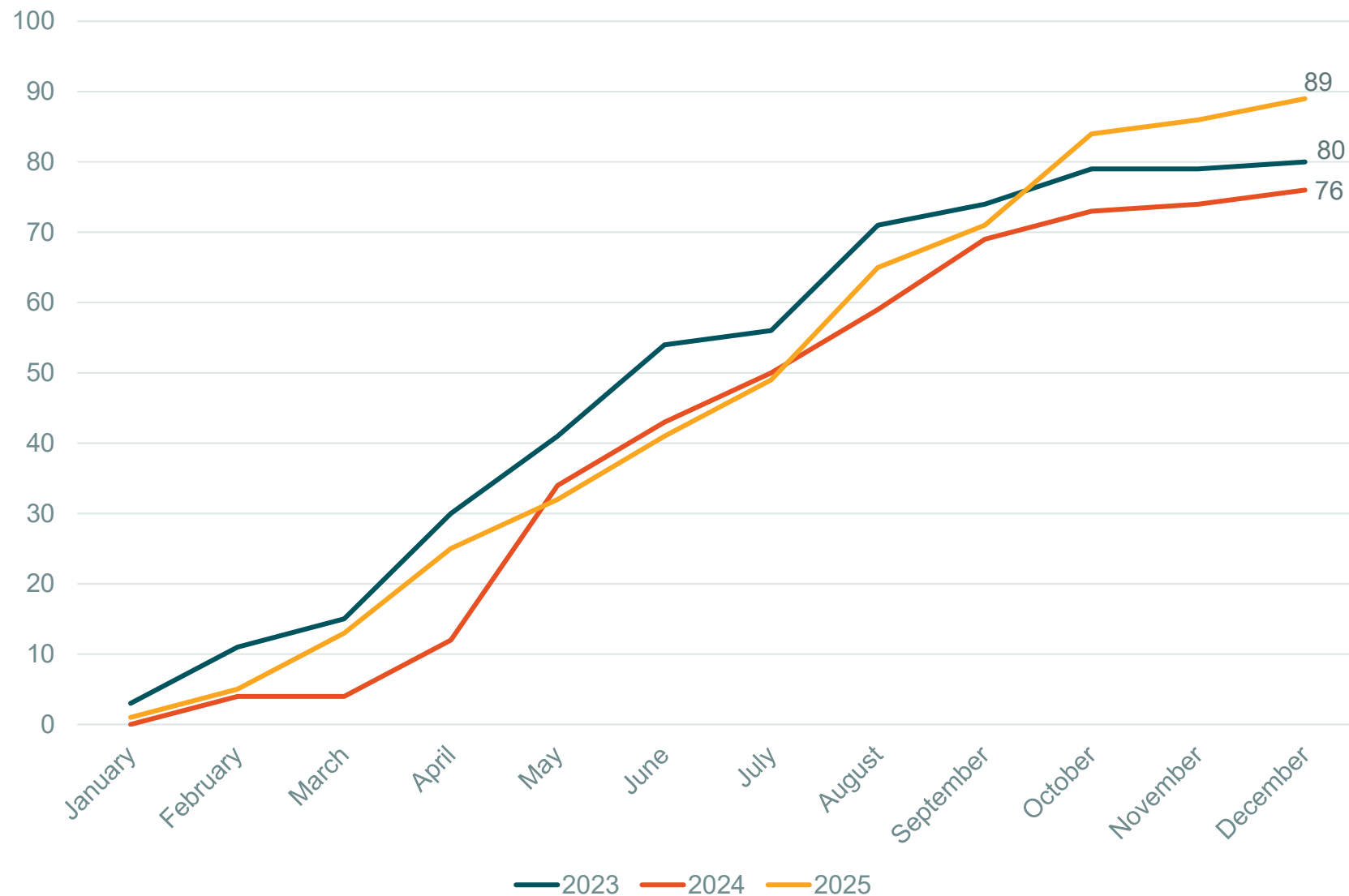


Building Permit Activity

- 89 permits
 - 76 residential
 - 13 commercial
 - 6 new construction
 - 83 alterations or additions
 - 26 reroofs
 - 26 exterior/remodel
 - 14 HVAC/utility
 - 7 additions, decks, or accessory structures
 - 5 commercial signs
 - 3 solar
 - 2 demo
- 76 in 2024
- 80 in 2023

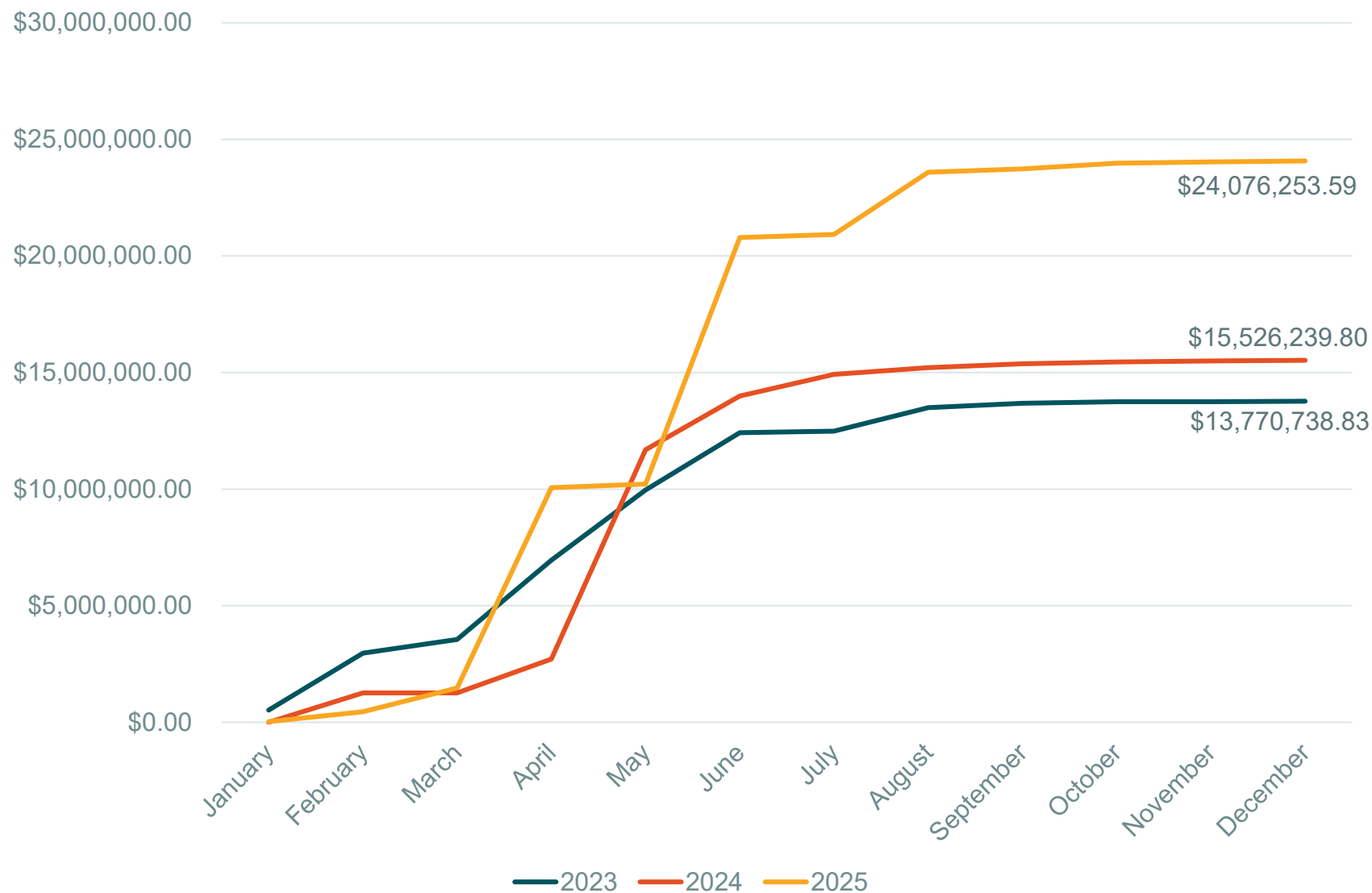


Permit Applications by Month





Permit Valuation by Month





Land Use Application Activity

- 14 development applications received in 2025
 - 6 administrative review (minor site plans for single-family residential, residential additions, trash enclosures)
 - 3 Sketch Plans brought to PC for discussion
 - 5 applications require hearings with PC/BOA
 - TF25-01: The Village at Grand Park Filing 3 - Final Plat
 - TF25-02: Centrum - Variance
 - TF25-05: Grand Park West Mountain Filing 2 - Sketch Plan
 - TF25-07: Centrum - Major Site Plan and Final Plat
 - TF25-08: Grand Park West Mountain – FPDP (6 separate FPDP areas)
 - TF25-09: Meyer Lot 1 - Sketch Plan
 - TF25-10: Grand Park 2W.3 - Sketch Plan
 - TF25-11: Grand Park West Mtn Filing 2 - Preliminary Plat



Land Use Application Activity

- 4 Sketch Plans reviewed and discussed this year
 - TF24-09: Centrum – Sketch Plan (2nd review)
 - Discussed by Planning Commission January 15
 - Major Site Plan and Final Plat submitted April 11, 2025. Recommendation of approval by Planning Commission on May 28, 2025. Continued by the Board until a resubmittal addressing staff comments and private utilities addressed
 - TF25-05: Grand Park West Mountain Filing 2 - Sketch Plan
 - Discussed by Planning Commission April 23
 - Complete FPDP application received May 21, currently awaiting resubmittal prior to bringing forward to Planning Commission
 - TF25-09: Meyer Lot 1 - Sketch Plan
 - Discussed by Planning Commission August 27
 - Major Site Plan application received October 27 (along with Meyer Lot 2), applications determined incomplete on November 3
 - TF25-10: Grand Park 2W.3 - Sketch Plan
 - Discussed by Planning Commission August 27



Land Use Application Activity

- 4 Land use applications heard by Planning Commission this year
 - TF22-10: Grand Park West Mountain Filing 1 (PA 10W & 11W), revised FPDP and Final Plat
 - Recommendation of approval January 15
 - Approved by Board January 22
 - Currently working through remaining conditions of approval and review comments
 - TF24-12: The Ascent, Major Site Plan and Final Plat
 - Recommendation of approval February 26
 - Approved by Board April 3
 - Currently working through remaining conditions of approval and review comments
 - TF25-01: The Village at Grand Park Filing 3 - Final Plat
 - Recommendation of approval February 26
 - Approved by Board April 3
 - Currently working through remaining conditions of approval and review comments
 - TF25-02: Centrum - Major Site Plan and Final Plat
 - Recommendation of approval May 28
 - Pending resubmittal prior to review by the Board



Development Construction Activity Completed / Wrapping Up

**Middle Park Health
Fraser Medical
Center:** opened to
the public in June





Development Construction Activity Completed / Wrapping Up

Strom Townhomes:
final inspections
underway; CO's
issued for the 4
townhome units



Development Construction Activity Under Construction



**Market Street
Buildings:** core &
shell estimated
completion in
early 2026



Development Construction Activity Under Construction



Springhill Suites Hotel: approved by
Board of Trustees Jan. 22, 2025;
estimated completion early 2027



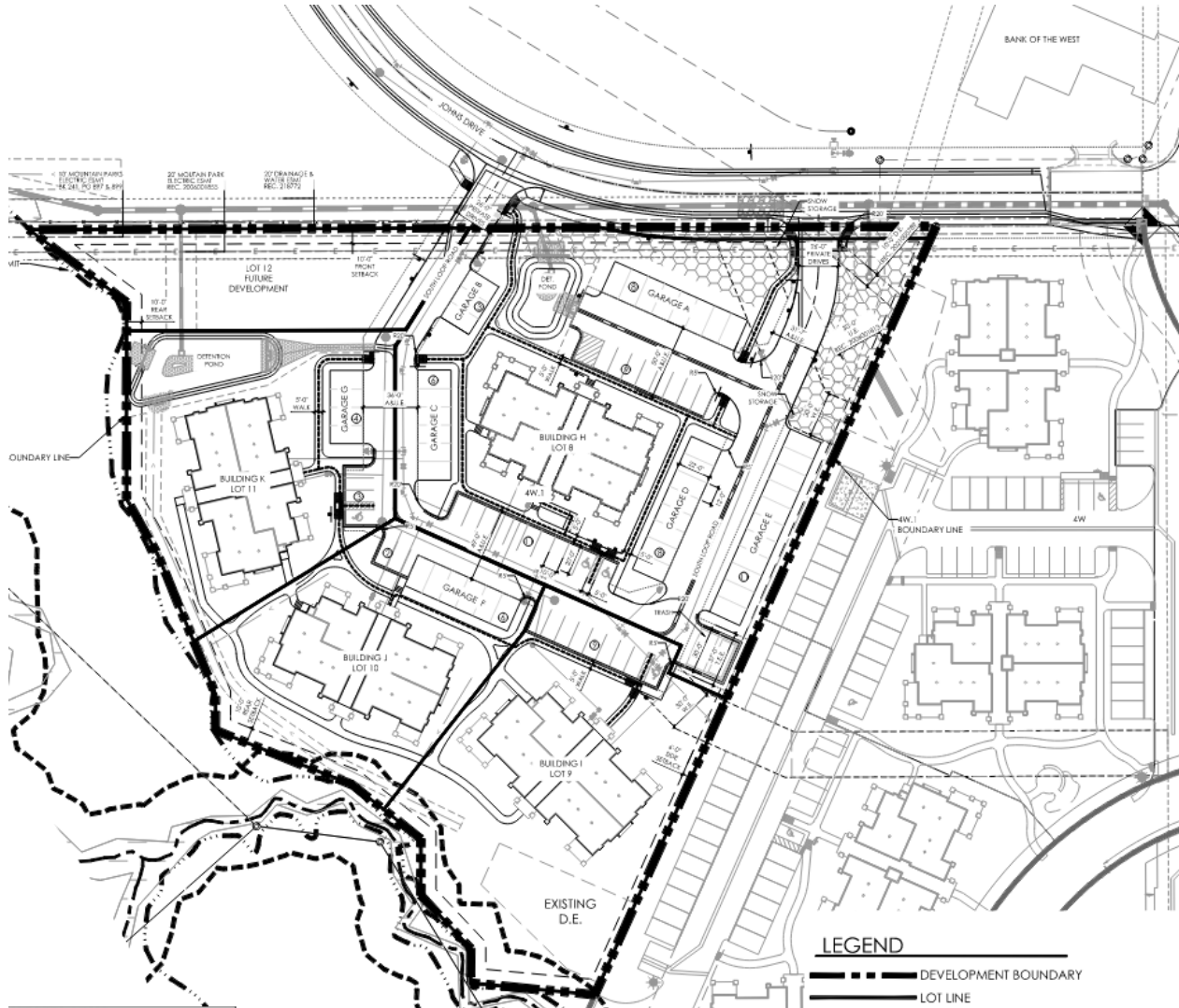
Development Construction Activity Under Construction



St. Louis Landing Phase 1: approved by Board of Trustees July 31, 2024; estimated completion late 2026 / early 2027



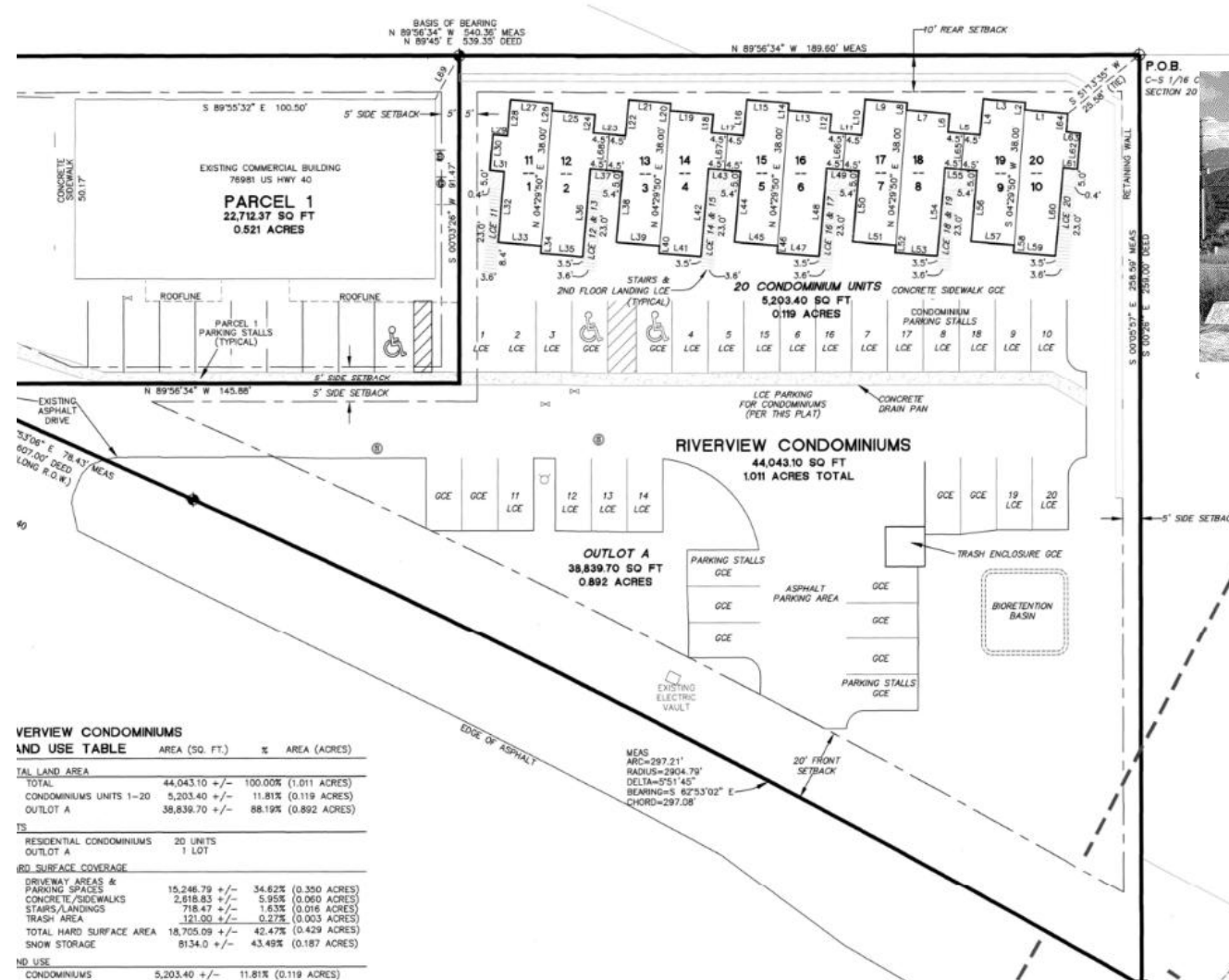
Development Construction Activity Under Construction



**Grand Park Elk Creek
Condos (4W.1): 46
residential units;
infrastructure broke
ground in December 2025**



Development Construction Activity Approved, Awaiting Construction

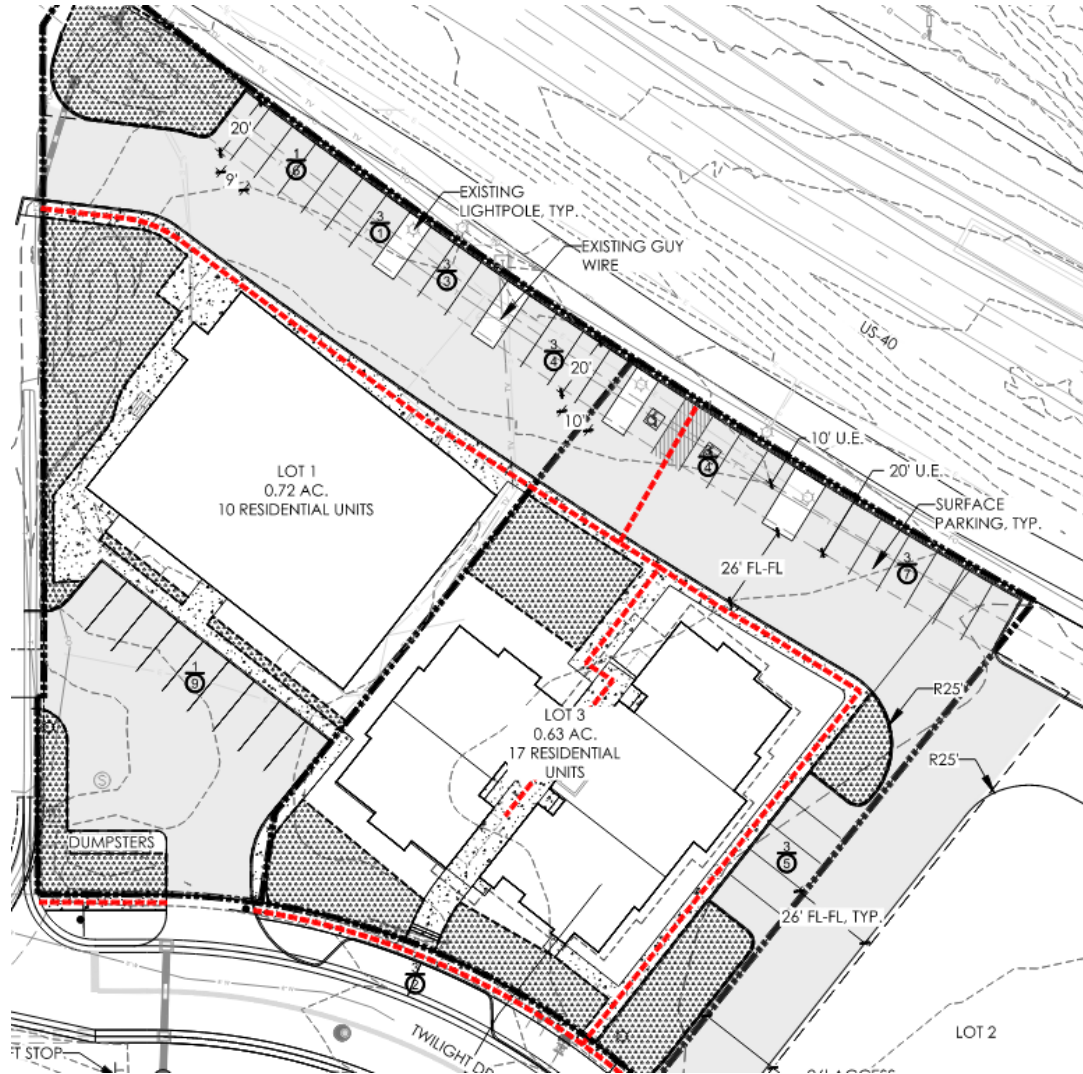


4 NORTHERN EDGE OF DEVELOPMENT

**Riverview Condos
(76991 US 40):
20 residential units**



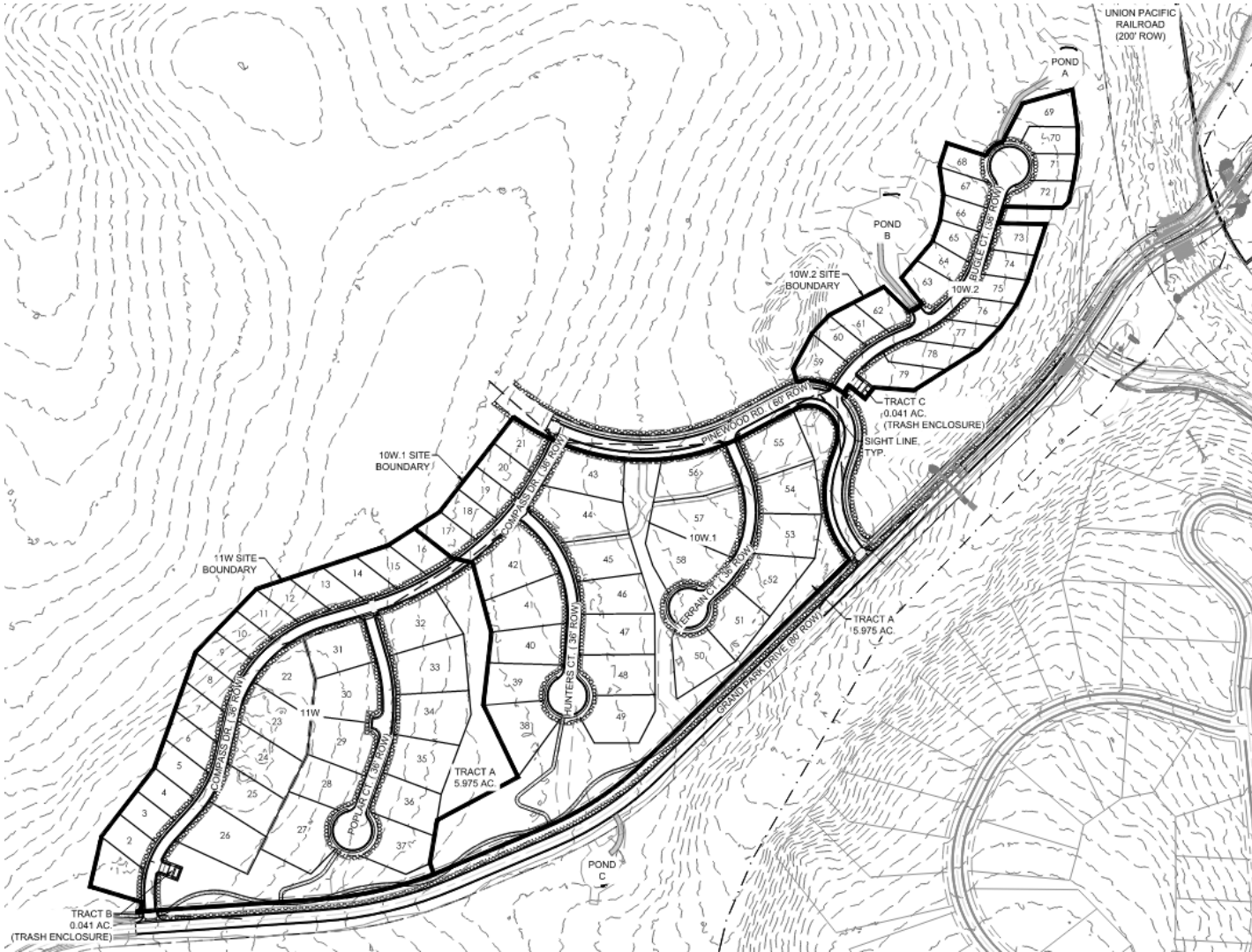
Development Construction Activity Approved, Awaiting Construction



**The Ascent
Condominiums:**
Conversion of X Sports
property to 27
residential units



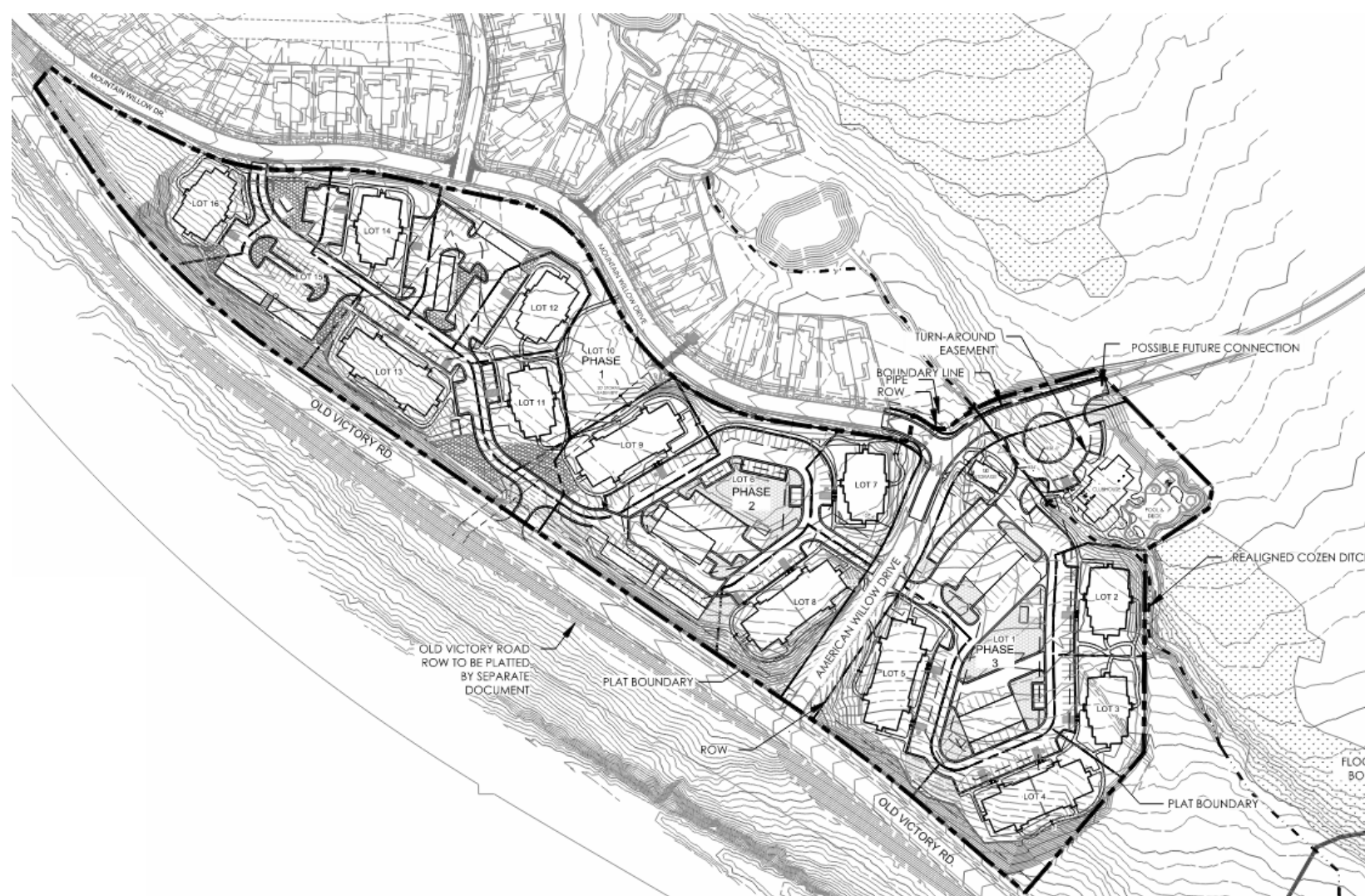
Development Construction Activity Approved, Awaiting Construction



**Grand Park West
Mountain Filing 1
(10W & 11W): 79
residential units**



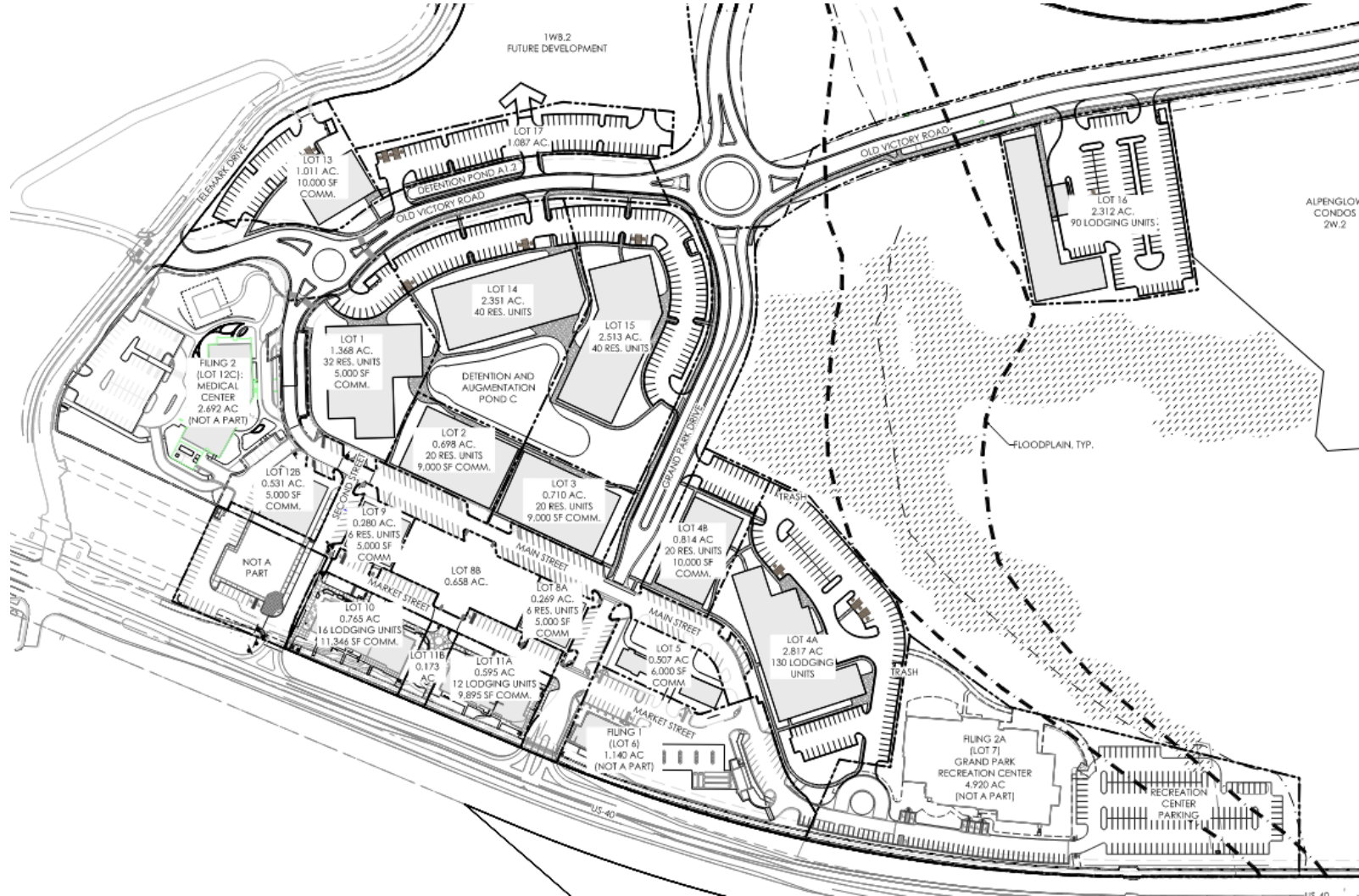
Development Construction Activity Approved, Awaiting Construction



**Grand Park
Alpenglow (2W):
204 residential units**



Development Construction Activity Approved, Awaiting Construction



**The Village at
Grand Park (1Wa):**
184 residential units
248 lodging units
123,584 SF of
commercial space





Chapter 19 Code Amendments

- 5 code amendments drafted, 2 additional discussed with PC
 - Discussion on possible Affordable Housing code amendments in March and April
 - Accessory Dwelling Units in the Low-Density Single-Family (LDSF) zone district
 - Heard by PC March 26, Approved by Board May 7
 - Affordable Housing Zoning Incentives
 - Heard by PC May 28, Approved by Board July 2
 - Short-Term Rental (STR) Regulations for ADUs
 - Heard by PC June 23, Approved by Board August 6
 - Nonfunctional Turf Prohibition
 - Heard by PC September 24, Approved by Board November 5
 - Vehicle Sales and Outdoor Storage Regulations
 - Heard by PC September 24, Scheduled with Board November 19
 - Discussion of Proposition 123 Affordable Housing Fast-Track Review Requirements and residential uses in the Business zone district in October



Comprehensive Plan Activities

- **January 15:** Discussion with PC on Downtown Concept Plan and Future Land Use Map
- **January 22:** Workshop with Board on Downtown Conceptual Plan, Future Land Use Map
- **February 11:** Discussion with DDA on survey results and desired restaurant/retail uses
- **March 6:** Open House #1
- **May 7:** Open House recap and next steps update with Board
- **May 28:** Open House recap and next steps update with PC (rescheduled from April 23)
- **June 10:** Discussion with DDA on Downtown Vision
- **June 16-17:** Discussion of Downtown Vision at Board Retreat
- **July 8:** Continued discussion with DDA on Downtown Vision
- **July 23:** Review of draft Vision, Goals, and Strategies with PC
- **July 30:** Open House #2
- **October 14:** Discussion with DDA on Downtown Vision and Economic Development draft
- **November 12:** Review of final draft plan with PC
- **January 28, 2026:** Review of public comment and revised final draft, consideration of Adoption by PC
- **February 4:** Review of final draft during a Board of Trustees workshop
- **February 4 or 18:** Board to consider final approval of Comprehensive Plan



2026 Look-Ahead

- Anticipated and potential future agenda items:
 - Comprehensive Plan recommendation and adoption (January-February)
 - Prop 123 affordable housing fast track review process code amendment (1st Quarter)
 - Business zone permitted uses discussion, possible code amendment (1st Quarter)
 - Adoption of the 2025 Colorado Wildfire Resiliency code (1st Quarter)
 - New Public Works facility land use application (1st / 2nd Quarter)
 - Comprehensive Plan implementation priorities (specifics to-be determined)
 - Additional affordable housing strategies discussion and possible code amendments
 - Quality of life issues (noise, traffic, other) discussion and possible code amendment
 - School land dedication / fee-in-lieu discussion and possible code amendment
 - Development review fee schedule discussion and possible update
 - Development review process discussion and possible amendment
 - Architectural design standards discussion and possible amendment
 - Exterior lighting standards discussion and possible amendment
 - Downtown parking garage discussion