

Project: Advancing Equity in Rezoning
Subject: Task Force Meeting #8
Meeting Date: Wednesday, September 14, 2022
Meeting Time: 3:00pm - 5:00pm
Meeting Location: Virtual Zoom Meeting

Meeting Notes

Meeting Objective:

- Discuss potential ideas to achieve equitable outcomes through rezoning

Welcome and Introductions

- Task Force members introduced themselves
- Staff and Consultant Team introduced themselves

Follow-Up and Today's Meeting Goals

- Updates by Brandon Shaver and Rox White

Presentation & Discussion on Equitable Outcomes

- Brandon Shaver presented the Equity Analysis that city staff has been conducting for some rezonings cases
- Liz Weigle presented common types of agreements and custom zoning that have been used to achieve more specific commitments associated with rezonings
- Rob Haigh presented peer city comparisons on equitable outcomes
- Presentation on GES Equitable Development Principles by Alfonso Espino
- Questions and discussion
 - Content and scoring of the equity analysis can seem vague
 - Is there a way to get to specific measurements?
 - Challenging to obtain site-specific measurements as the data is collected at various scales, ranging from the neighborhood/census tract level to parcel level.
 - City Council receives an equity response (attached to the rezoning application) and it is evaluated against criterion #1 – Consistency with Adopted Plans
 - Speculative rezonings are proposed for a variety of reasons, which makes it difficult to make commitments regarding a specific project
 - This project's solutions should avoid reinventing custom zoning – desired uses can change over time and could require another rezoning in the future

Questions and Discussion

- Discussion of Equity Analysis and Jamboards
- Summary of themes from Jamboards
 - Added value in having applicants consider equity metrics
 - Structured conversations around equity should occur early in the rezoning process
 - Large projects should have a percentage of commercial space dedicated to local businesses, perhaps at below market rate
 - Rezoning should help add amenities that create complete neighborhoods and reduce driving

- Rezoning should be paired with anti-displacement strategies
- It is challenging to force equitable outcomes when rezoning is not a large area or going through Large Development Review (LDR) process
- Rezoning process should require more outreach in vulnerable/underserved communities
- Desired outcomes should be addressed through the Site Development Plan (SDP) process, not rezonings
- Rezoning should not exacerbate Denver's housing crisis
- Rezoning should not be project-specific

Public Comment

- Questions for Task Force members

Closing Statements

- Next Task Force Meeting is Wednesday, September 28th from 3:00-5:00pm
- Moving into recommendations and identifying a preferred approach

Attendees:

Task Force Members:

Flor Alvidrez, Geraldine Castillo, Alfonso Espino, Claudia Folska, CM Stacie Gilmore, Brendan Greene, Steve Harley, Londell Jackson, Brittany Katalenas, Maggie Lea, Lindsay Miller, Joel Noble, Bruce O'Donnell, Caitlin Quander, Lou Raders, CM Amanda Sandoval

Project Team:

Brandon Shaver, Liz Weigle, Andrew Webb, Rob Haigh

Also in attendance:

Jessica Zender and Liz Stalnaker, CD9; Loretta Koehler; Robin Adams