

City and County of Denver, Community Planning & Development
Advancing Equity in Rezoning project

Community Survey Notes
April 5, 2022 – May 3, 2022
Online Survey

Survey Objectives:

The community survey was created and distributed to share project's draft issues and goals, and to provide a venue for feedback on these draft issues and main themes.

Survey Distribution:

The survey was available online beginning on April 5, 2022 through May 3, 2022 and was distributed through the project newsletter, webpage, social media, City Council offices and Registered Neighborhood Organizations. The survey results include responses from 167 individuals.

Key Feedback Themes:

Do you disagree or agree that we have identified the main issues the project should address?

- 48 percent of respondents agreed that we have identified the main issues the project should address,
- 26 percent of respondents disagreed that we have identified the main issues the project should address, and
- 25 percent of respondents neither agreed or disagreed that we have identified the main issues the project should address.

Thinking about the issues to address, is there anything else we missed?

- The project should consider additional rezoning criteria to measure the impact on displacement.
- RNO revisions
- Provide notice of rezoning requests at the pre-application phase.
- Include rezonings of larger areas during the NPI area planning process.
- The project should work to ensure the most vocal community members do not sway the decision-making process away from equitable outcomes.
- Include strategies to consider equity in rezoning reviews within neighborhoods facing greater displacement pressures.
- The issue statements need to be clarified.
- There are too many issue statements.
- Ensure that residents know how their input is considered in the decision-making process.

- The issues over-emphasize the developer's point of view.

Thinking about the goals and objectives to address, is there anything we missed?

- Prioritize input from historically marginalized and underrepresented communities.
- Certain rezonings, like those from industrial to residential/mixed use, should have a distinct process.
- Help to ensure that public involvement is representative of the community.
- The project should not add more barriers to the rezoning process.
- Provide clear concise communication through several outlets to keep the community informed.
- Simplify language in public notices.
- Consider environmental impacts.
- Improve language access.

Do you have any other comments?

- There are concerns about the rezoning process becoming more cumbersome.
- Single-family neighborhoods should not be exempt from relieving Denver's housing shortage.
- Protect the character of existing Denver neighborhoods.
- Recently approved Expanding Housing Affordability requirements should not replace the equity analysis.
- A city-provided advocate would be helpful for potential applicants who cannot hire a consultant.

Is there any additional information you need to help better understand the project and process?

- The project should be evaluated by a separate, equity oriented committee.
- Provide support to registered neighborhood organizations (RNOs) to help them act more effectively and representatively.

In addition to the feedback above, there were many comments throughout the survey about issues that are not directly related to this project.