

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

Focus Group Session 1 Notes  
January 27, 2022 12:00pm-1:30pm  
Virtual Zoom Meeting

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Resources Referenced by CPD Staff:

Staff provided the following resource in response to the question about equity:  
<https://storymaps.arcgis.com/stories/ae0db4c873544b76b99401cb340b3a57>

Project webpage: [www.denvergov.org/equityinrezoning](http://www.denvergov.org/equityinrezoning)

Questions and Discussion:

**Can you tell us about your experience with rezoning - both the successes and the challenges?**

- Planning process can result in less options for affordable housing; think more broadly about what the city needs and the outcomes
- ADUs moved to “use by rights”
- Process is difficult and accessible only to those able to hire or personally have expertise
  - Difficult for homeowners and for smaller developers
  - A challenge for those who support to actively stay engaged as less motivation to participate
- Engagement with more diverse neighbors and from throughout the City is needed
- Public Health Safety and Welfare criteria is seen by neighbors as a reason to object; needs clarity
- Rethink public input, more involvement is not the same as greater equity
  - Often primarily those who are angry or scared; hard to attend when supportive changes
  - The process makes it difficult to stay consistently involved for those who might want to support

**Are there ADDITIONAL rezoning issues or questions you would like to see the Task Force address in relation to rezoning and equity within the process?**

- Process requirement that engages lower income neighborhoods and people of color and an analysis of the equity of the outcome **regardless of size**
  - Environmental justice rules require engagement **MUST** make acceptable efforts to engage people of color and low income
  - Ask if this rezoning will enhance or detract from people of lower incomes being able to live in a community

- Consider more area wide rezoning to allow greater access and more equity within the plan
- Simplify the criteria and make more quantifiable, and add equity measurements (access, income levels for resource)
- Add Tenants to notice requirements
- Use of overlay should look more carefully at affordability and the loss of affordability in relation to what is being lost

#### **How else might we engage broader communities?**

- Need for deliberate outreach - door-to-door canvassing and leveraging community outreach staff
- Door knocking and deliberate outreach has helped in some communities
- CPD keep adding videos, information and outreach for education
- Coordination of permits which may together impact an neighborhood such as closure of sidewalks on both sides of the street
- Utilize the legislative process of City Council which may increase participation.

#### **Have you personally experienced inequities in the rezoning process or heard from other community members?**

- Immigrants and new residents can find the process to understand

#### **What else would you like the Task Force to know or consider?**

- Make the process also easier for a diverse set of developers from individuals to smaller developers
- Consider the transportation needs and access to transportation for multi-modal (climate change, ozone, sidewalks)
- Planning board role should continue to think about longer-term and continue to have an important role
- Get to appoint that consultants are not necessary to get through the process
  - Market rate is dominating the field at the expense of affordability
  - Financial risk of going through the process is significant at this time
- What does equity mean for the community and for the applicant