

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

Focus Group Session 3 Notes – Challenges and Barriers as a Community

April 12, 2022 5:00pm - 6:30pm

Virtual Zoom Meeting

Discussion Questions:

- What are your general experiences with rezonings? Both successes and challenges.
- What were the biggest barriers you experienced navigating the rezoning process?
- What were the challenges you faced working with the various entities, including city staff and the community?
- What issues would you like to see the project address?
- What goals would you like to see the project achieve?

Discussion Notes:

- Potential for unintended consequences
- Development without on-site parking
- Predictability of height vs stories
- Long wait for City Council hearing only to be turned down
 - Inequitable process
 - Density and walkability are lacking, non-environmentally friendly
 - Process should have less approvals and thus more equitable/streamlined
- CPD and City Council moving forward with opposition from communities
 - Lack of transparency
 - Lack of equity
 - Not hearing community voice
- Lack of oversight from the city post-approval
- City believes it's making "better" decision on behalf of the constituents despite opposition
- Developers swaying the vote in their favor
- If increasing density, city needs to ensure grocery stores and services in that area
- Not all density is equitable, luxury apartments are causing displacement
 - Must be intentional density to avoid increase of property taxes and displacement
- Incentivizing black and brown and native communities back to Denver via reparations to come back to public housing/low to no interest loans for these communities
 - Teachers, nurses, essential workers of the city
- The process is complicated and difficult to navigate, how do we make it less complicated?
- Is current rezoning still redlining?
 - Rezoning is a commodification for investors and developers

- Developers should not be allowed to not comply with rezoning criteria using their required affordable housing units.