

**From:** Christine O'Connor <[mitz\\_4@mac.com](mailto:mitz_4@mac.com)>  
**Subject:** INC Zoning & Planning Letter re Aug. 19, 2020 hearing  
**Date:** August 19, 2020 at 10:44:53 AM MDT  
**To:** [planningboard@denvergov.org](mailto:planningboard@denvergov.org)  
**Cc:** Ean Tafoya <[eanzapinc@gmail.com](mailto:eanzapinc@gmail.com)>, "Webb, Andrew - CPD City Planner Senior" <[andrew.webb@denvergov.org](mailto:andrew.webb@denvergov.org)>

Members of the Planning Board:

As co-chairs of InterNeighborhood Cooperation's Zoning and Planning Committee, we worked hard to get the word out about this Citywide change to Denver's Zoning change and collect feedback. ZAP's strives to:

***ensure that: (a) residents of Denver be fully informed of proposals, policies and actions of the city government that affect the quality of life in all neighborhoods, and (b) all city departments and agencies solicit and consider opinions and ideas from citizens and neighborhood organizations.***

ZAP work on this (in addition to extensive research) includes:

- Oct. 2019— Andrew Webb presented at ZAP. (Previously he and CW Kniech had spoken mostly about Tiny Homes)
- Nov. 2010--Stephen Polk about shared ownership possibilities in Queen City Coop
- Feb. 8, 2020, Andrew Webb presented to the full INC Delegate meeting
- Feb. 29, 2010 -- ZAP collected questions and concern for letter to CPD attached below
- March 27th — ZAP submitted letter (attached) to CPD
- April 1 — CPD response
- May 2020 — Neighbors presented about persistent problem properties and difficulties getting things done through Denver's complaint process
- June 27, 2020— Neighborhood Inspection Services presented current practices and staffing, advised that no new staff would be added to address increased calls that residents felt likely would accompany a citywide change in occupancy
- June 27, 2020— ZAP discussion and adoption of Resolution to de-bundle, move forward on household definition concurrently with rental registry....[See Link at 57 minutes](#)
- July 18, 2020 — INC Delegate Meeting discuss and approve ZAP Resolution
- July 25, 2020 — Additional [discussion](#) (~minute 32) and [Additional Resolution by ZAP](#)
- Aug. 8, 2020 — [Second ZAP Resolution Approved](#)

Those appointed were obligated by #5 in the [GLAC Charter Agreement](#) to reach out to all affected populations including neighbors who live work play in Denver. What evidence was gathered by CPD or the members of GLAC from our 700,000 Denver neighbors? There was no specific engagement among Latinx residents and other communities of color. In fact, it was ZAP who brought this proposal to its members and to the attention of the public. While recently people became aware of the GLAC work, GLAC outreach did not meet the goals of Blueprint Denver or the GLAC's own Charter obligations.

We have lots of specific concerns with the amendment itself, including the definitions, lack of specificity, and difficulty of finding the removed portions of 11.2 (which became new sections of the code) when reviewing, and provisions for bicycle parking. We hope to have the time to address the countless unresolved issues before this moves forward.

We hope you look at our March 27th letter attached; unfortunately, the links fell off during posting by CPD, and we feel those links are important. We understand that the number 8 mentioned in the letter is no longer relevant, but we continue to hear many of these issues even today. We also attach Andrew Webb's response to our letter.

Thank you,

Christine O'Connor  
303 906-6627

Ean Thomas Tafoya  
720621-8985