

00:11:31 Stacy Liles: Hey folks Stacy here from BRUN neighborhood  
00:16:26 Carla McConnell LUN: What are the boundaries of this site?  
00:18:51 Luchia Brown-Baker: Is the development a use by right?  
00:19:56 Shaina Rasmussen: @Lucia - yes  
00:22:15 steve & Loretta harley & Koehler (Baker): [steve] what would the  
specific trigger for a hearing be? who would preside over the hearings?  
00:22:36 Bruce Baskette (Hutchinson Hills): City Council has no input on this  
either.  
00:23:47 Ean Tafoya -ZAP Co-Chair - Bear Valley: Up next Emmett, Chris,  
Jonathon, Steve  
00:25:25 Ean Tafoya -ZAP Co-Chair - Bear Valley: Up next Emmett, Chris,  
Jonathon, Steve, kevin  
00:26:10 Christine O'Connor -- Co-chair ZAP: Ean, can you put me in line,  
thanks.  
00:26:39 Luchia Brown-Baker: How will this impact the ability to build more  
housing in this city?  
00:26:58 Ean Tafoya -ZAP Co-Chair - Bear Valley: Up next Emmett, Chris,  
Jonathon, Steve, kevin, Christine  
00:27:30 Adam Estroff: This is just more anti housing prejudice. We should  
motion to stop discussing this right now.  
00:29:37 Stacy Liles: This will grind new housing stock to a halt  
00:31:30 Luchia Brown-Baker: Maybe neighbors should not have such a powerful  
new tool?  
00:31:32 Adam Estroff: You mean rich white people with time on their hands  
like you Ryan!  
00:32:15 Wende Reoch: They can already use the public comment prior to  
council meetings to express their concerns.  
00:32:17 Ean Tafoya -ZAP Co-Chair - Bear Valley: Up next Jonathon, Steve,  
kevin, Christine, Ean, Adam  
00:32:49 Luchia Brown-Baker: Good point, Wende  
00:34:02 Bill Tanner (CCE): Shutting off comments seems undemocratic.  
However, it should be understood that the law of "use by right" would remain.  
00:34:29 Wende Reoch: More roadblocks to development. If this has no  
teeth, then this is just theatre.  
00:34:50 Eleni Sarris: How are the developers gambling if it is use by  
right?  
00:34:53 Adam Estroff: I mean I think we don't need to play pretend here  
00:35:23 Ean Tafoya -ZAP Co-Chair - Bear Valley: Up next Steve, kevin,  
Christine, Ean, Adam  
00:36:14 Adam Estroff: Ryan is offering this to give existing property  
owners more tools to keep people out. It's not actually about input, it's about  
another tool for a subset of folks to get their way.  
00:37:12 Adrian Brown: It's the "powerful new tool" piece of this that is  
worrysome. It does not sound like this will impose no new burden. And it is  
duplicative: we routinely in Baker meet with developers and join in their  
development plans, regardless of we have a right to do so. And it works.  
00:37:57 Ean Tafoya -ZAP Co-Chair - Bear Valley: Up next kevin, Christine,  
Ean, Adam  
00:38:25 Leslie Twarogowski, Park Hill: Given how many developments are  
taking place in Denver, it seems like this proposal would add significant cost in  
terms of CPD employee hours  
00:39:25 Ean Tafoya -ZAP Co-Chair - Bear Valley: Up next Christine, Ean, Adam  
00:39:39 Jonathan Pitocco: @Leslie that is a primary concern of mine here. We  
already spend unbelievable hours of staff and council time on plan-aligned ADU  
approvals. This would multiple that impact on staff time, adding cost to the  
taxpayers who need to hire more staff.  
00:40:19 Chris Miller: We support rights and the constitution  
00:40:24 Adam Estroff: Christine, community is more than housing secure  
property owners

00:40:47 Ean Tafoya -ZAP Co-Chair - Bear Valley: Up next Ean, Adam. Mardi, Eleni

00:40:50 Stacy Liles: This is support for building more housing not for developers per se

00:41:32 Kevin Matthews-Congress Park: This has zero to do with density, Itâ€™s all about an infringement on private property rights

00:42:08 Leslie Twarogowski, Park Hill: But thereâ€™s no oversight or power to the commenter in this proposal

00:43:07 Wende Reoch: Ryanâ€™s message is not clear - heâ€™s saying there is no oversight and on the same hand declares it a "powerful tool" I wonâ€™t support without know what the legal point is (among other reasons).

00:43:48 Jonathan Pitocco: Three things that were not true in that last statement: (1) evidence that supply hasnâ€™t helped in Denver when it clearly has and there is ample evidence supply does help. And there was a massive downzoning in 2010 in Denver, not an increase. (2) Developers are largely unregulated. (3) this would help with affordability, when it is clear the opposite is true.

00:45:25 Ean Tafoya -ZAP Co-Chair - Bear Valley: Up next - Adam. Mardi, Eleni

00:46:19 Chris Miller: So, rather than using discussion in the general sphere to influence someone, weâ€™re creating a process to register input by the government when someone has rights? How does this not get uncomfortably close to violating the spirit of the 1st amendment?

00:46:28 steve & Loretta harley & Koehler (Baker): [steve] a hearing implies evidence to be heard for a decision-making process "if there is no actual decision (use by right), this seems like wheel spinning

00:47:02 Avant Mediation: This seems to just placate neighbors just to allow comment - no teeth. As steve commented -it seems appropriate to go through the earlier Zoning process.

00:47:46 Avant Mediation: It would be more productive to have the attorney present to answer questions.

00:48:12 Stacy Liles: Well said Adam.

00:48:29 Adrian Brown: Join

00:48:57 Ean Tafoya -ZAP Co-Chair - Bear Valley: Up next - Mardi, Eleni, kevin

00:50:15 Stacy Liles: Seconded by this BRUN resident.

00:50:31 Avant Mediation: This proposal seems to pit neighbors against neighbors. Commenting on all projects - especially if you donâ€™t like what a neighbor is putting on their property

00:50:47 Christine O'Connor -- Co-chair ZAP: Robert I hear your points, but perhaps this effort will lead to changes in Chapter 12 rezoning process as well.

00:50:50 Adam Estroff: Ryan, strongly suggest you read this book - [https://www.amazon.com/Neighborhood-Defenders-Participatory-Politics-Americas/dp/110870851X/ref=asc\\_df\\_110870851X\\_nodl/?tag=hyprod-20&linkCode=df0&hvadid=393825472060&hvpos=&hvnetw=g&hvrnd=12082006943494461984&hvpone=&hvtwo=&hvqmt=&hvdev=m&hvdvcmld=&hvlocint=&hvlocphy=9032762&hvtargid=pla-848048488269&psc=1&tag=&ref=&adgrpid=81158899345&hvpon=&hvptwo=&hvadid=393825472060&hvpos=&hvnetw=g&hvrnd=12082006943494461984&hvqmt=&hvdev=m&hvdvcmld=&hvlocint=&hvlocphy=9032762&hvtargid=pla-848048488269](https://www.amazon.com/Neighborhood-Defenders-Participatory-Politics-Americas/dp/110870851X/ref=asc_df_110870851X_nodl/?tag=hyprod-20&linkCode=df0&hvadid=393825472060&hvpos=&hvnetw=g&hvrnd=12082006943494461984&hvpone=&hvtwo=&hvqmt=&hvdev=m&hvdvcmld=&hvlocint=&hvlocphy=9032762&hvtargid=pla-848048488269&psc=1&tag=&ref=&adgrpid=81158899345&hvpon=&hvptwo=&hvadid=393825472060&hvpos=&hvnetw=g&hvrnd=12082006943494461984&hvqmt=&hvdev=m&hvdvcmld=&hvlocint=&hvlocphy=9032762&hvtargid=pla-848048488269)

00:52:09 Kevin Matthews-Congress Park: I live in luxury housing in Denver. Itâ€™s a detached single family home

00:52:35 Stacy Liles: Do away with parking minimums then. Parking adds to housing costs.

00:52:44 Chris Miller: ~75% of the city of denver can only be single-family housing. A super-majority of the land of the city is dedicated to never having more housing

00:52:45 Jonathan Pitocco: It is the emergency problem we have: due to (again, well-studied) housing filtering, if we donâ€™t build homes at the high end of the market, those people outbid people on lower-quality housing, increasing displacement of long-term residents. Also, qualifying our current state of development as "unfettered" is categorically untrue. There is definitely more we can do for affordable and attainable housing, but making it take longer to build

new homes and making those homes more expensive through review processes (and taxes for city staff) is not the route.

00:52:51 Adam Estroff: Completely untrue Eleni

00:53:02 Ean Tafoya -ZAP Co-Chair - Bear Valley: avant

00:53:05 Stacy Liles: Work on changing the zoning laws.

00:53:10 Ean Tafoya -ZAP Co-Chair - Bear Valley: up next - avant

00:54:52 Ean Tafoya -ZAP Co-Chair - Bear Valley: up next travis

00:55:10 Bill Tanner (CCE): Loretta, you shouldn't shut off others and then jump in with an extended comment of your own.

00:55:57 Christine O'Connor -- Co-chair ZAP: Interesting to see the support for developers.

00:56:23 Chris Miller: Developers build houses. We need more houses. I support houses.

00:57:37 Wende Reoch: I live in a neighborhood developed by developers . I am so over the developers are bad trope.

00:57:44 Eleni Sarris: But developers don't have to do good neighbor agreements unless it is required or somehow suggested

00:58:36 Leslie Twarogowski, Park Hill: Can I make a motion for a formal vote to support or oppose

00:59:16 steve harley (Baker): i'd be interested in a proposal for better information systems so that people know more about the development process

00:59:17 Adam Estroff: Thanks Ryan

00:59:33 loretta koehler: thank you for presenting Ryan

00:59:37 Stacy Liles: Thanks folks.

00:59:41 steve harley (Baker): thank you, Ryan, please let us know when you have more details

00:59:49 Adam Estroff: Yeah a proposal to make development announcements go direct to people instead of through RNOs would be awesome.

00:59:52 Travis Leiker, CHUN: Thanks all for their comments and feedback.

01:00:04 Travis Leiker, CHUN: I appreciate the vigorous discussion.

01:00:15 loretta koehler: agree with steve: i'd be interested in a proposal for better information systems so that people know more about the development process

01:04:57 Ean Tafoya -ZAP Co-Chair - Bear Valley:  
<https://www.denvergov.org/Government/Departments/Community-Planning-and-Development/Denver-Zoning-Code/Text-Amendments/Affordable-Housing-Project#section-7>

01:05:13 Ean Tafoya -ZAP Co-Chair - Bear Valley:  
[https://www.denvergov.org/content/dam/denvergov/Portals/646/documents/Zoning/text\\_amendments/affordable-housing-zoning-incentive/AHZI\\_Advisory\\_Committee\\_Meeting3-4\\_summary.pdf](https://www.denvergov.org/content/dam/denvergov/Portals/646/documents/Zoning/text_amendments/affordable-housing-zoning-incentive/AHZI_Advisory_Committee_Meeting3-4_summary.pdf)

01:07:15 Jane Potts: Getting the message sooner really helps

01:08:32 Christine O'Connor -- Co-chair ZAP: Question for Ean: Has Denver asked what type of housing people need and want, and not just based this discussion on anecdotes from those present?

01:09:59 Eleni Sarris: Good point Ean.

01:10:06 Christine O'Connor -- Co-chair ZAP: Ean: Are you saying that City will still continue with incentives even though the state changed the law?

01:12:41 Adrian Brown: Christine: They want housing.

01:13:02 Cindy Sestrich: Capitol Hill's neighborhood plans demands more affordable housing. What does this bill allow us to require of developers to meet the Neighborhood Plan?

01:13:36 Caroline Schomp: Even people with low incomes have preferences and desires for what they would like

01:14:05 Cindy Sestrich: Thank you.

01:14:27 Jonathan Pitocco: hey Ean, sorry I am behind on this, but is the workgroup looking for written comments in advance of your meetings? or comment live during the meeting?

01:14:59 Eleni Sarris: Low income developers are often not at the table for these discussions

01:15:11 Jonathan Pitocco: thank you!

01:15:18 Cindy Sestrich: Do social supplement programs take up the slack for 30%AMI vs 60% AMI?

01:16:47 Eleni Sarris: No there isn't enough

01:17:00 Eleni Sarris: huge waitlist

01:17:11 Adrian Brown: Here's the deal on creation of truly new affordable housing: it is done by slum lords and cheap developers.

01:17:48 Eleni Sarris: That is not true. There are great low-income housing developers that are nonprofits and don't build slum housing.

01:18:13 Eleni Sarris: Sad that folks think affordable housing is slum housing.

01:20:43 Ean Tafoya -ZAP Co-Chair - Bear Valley: Up next for questions - David, Ean

01:21:27 loretta koehler: what has been deemed affordable housing in Denver and has been built in the last few years has been 80% AMI - or \$54,000 for an individual. The majority of folks in Denver make less than this and it is even higher \$\$ if you have children. So really only very few really affordable housing being built.

01:22:05 loretta koehler:  
<https://www.denvergov.org/content/dam/denvergov/Portals/housing-resources/documents/2020AMI.pdf>

01:23:06 Jonathan Pitocco: that's the Espadini development, fyi

01:23:48 Leslie Twarogowski, Park Hill: I have a question

01:26:31 Cindy Sestrich: Joel can speak to that question.

01:27:41 loretta koehler:  
<https://www.denvergov.org/content/denvergov/en/housing-information/news/2020/FusionStudios.html>

01:27:46 Cindy Sestrich: It would be great for B,C and below grade commercial buildings to be converted to residential that might be more in the residential setting.

01:29:25 loretta koehler: no INC Delegate meeting in July

01:33:27 Luchia Brown-Baker: Perhaps we should be advocating for more Safe Outdoor Spaces

01:34:13 loretta koehler: Legally (civil), we can't force anyone to accept services.

01:35:31 steve harley (Baker): porta-potties, a safe space to shoot up " that would reduce the impact somewhat and improve basic health of the campers, stabilizing somewhat

01:36:55 Jonathan Pitocco: yes, Safe outdoor spaces in every neighborhood seems to be the fastest and most successful solution to the issue health and safety hazard in the short term

01:40:44 loretta koehler: Thanks Ean - you have a lot of knowledge and I think everyone would benefit from your presentation.

01:42:07 loretta koehler: Ean- unsure if we have looked at other large cities in the Country for what they are doing. We are the 19th largest city in the Country and all other major cities (and smaller cities) have seen this same issue.

01:49:48 steve harley (Baker): BHNA has voted to support SOS in our neighborhood (as part of a resolution on the challenge to zoning authorization)

01:51:03 steve harley (Baker): sounds like the police are getting misinformation

01:54:48 Cindy Sestrich: I think so too. We replied that we don't know of any legislation that prevents law enforcement.

01:56:47 Cindy Sestrich: The Denver Parks and Rec employees also have to clean camps and cannot empty trash frequently enough to keep up on the huge amount of health hazards.

01:57:10 loretta koehler: the tree lawn is not owned by the home owner, so how is it enforced?

01:57:57 steve harley (Baker): @loretta there's an ordinance against public camping

01:58:13 Cindy Sestrich: But the city doesn't uphold their due diligence of the tree lawn, so do they lose their ability to enforce?

01:58:41 Cindy Sestrich: Thanks to all .

01:58:42 loretta koehler: That is why I raise that question also.

01:59:48 Robert Schmid - BRUN Delegate: Thanks Ean and Christine for all you do.

01:59:54 Cindy Sestrich: The sooner the better because the neighborhoods are bad. The "Travelers" are here for the summer and a big part of the problem.