

00:34:36 Kimberly Morse: Are you planning to cover the Triangle today?

00:36:42 Robert Schmid: There may be some clarifying questions about the maps prior to going on to other parts of the presentation.

00:43:02 Luchia Brown: Plans for the old bus barn? Seems like a great place for higher density transit oriented development.

00:43:50 Robert Schmid: Who has title to all the Triangle property? If not the City, who owns what?

00:44:27 Robert Schmid: For parcels that are marked as "Future Development Parcel" on various maps, will these parcels be sold to a private entity or will it be a long-term lease?

00:45:26 Robert Schmid: There are numerous maps of the National Western Center, which includes the Triangle property. Some maps identify the Denver Coliseum and associated parcels as being part of The Triangle - other maps don't. Please clarify what is included in The Triangle and provide maps used today.

00:45:54 Luchia Brown: How about something like Seattle's Pike Place Market? More of a destination than just serving the locals...

00:46:31 Trupti Suthar: Who at the city can be consulted for "tools to memorialize commitments"

00:48:42 Emmett Hobley: I there more than one coalition involved?

00:49:08 Cen Vec: Hi Lucia, AE here, Pike Place Market was put on the map in the discussion by a Globeville resident during an INCZAP meeting when Rocky Piro was in CPD, years ago, and visited INCZAP. That did continue as a leading model in the discussions at the NWC. Eventually, consultants from Pike Place Market were retained for an initial planning effort.

00:49:20 Darcy Wilson: Tours will be great and I look forward to them.¶

00:50:25 Luchia Brown: thanks, AE!

00:50:31 Ean Tafoya ZAP Co-Chair: can we stop the sharing please

00:50:36 Ean Tafoya ZAP Co-Chair: of the screen

00:52:13 Christine O'Connor -- Co-Chair ZAP: Trupti – We will submit that question and have Laura Aldrete answer your question when she speaks Feb. 26th to ZAP

00:52:17 Emmett Hobley: Would, this amendment have to be endoesred by the community?

00:54:10 Harmony Cummings: To confirm, has Blue Print Denver been applied to this project?

00:55:30 Stella Yu: Will this create job opportunities for the GES community similar to the Community Campus Partnership of Anschultz campus?

01:02:12 Robert Schmid: Were the property owners compensated for their property in the eminent domain?

01:04:13 David Pardo: Turn off your video to save bandwidth

01:08:00 Cen Vec: To Robert Schmid: The NWC project complied with Federal and State compensation requirements in the eminent domain process. However, the discussion must deeper regarding the impacts of ED on the neighborhoods and the imperfections in the Eminent Domain process. That is part of contextualizing the impacts in the discussions that bring all those impacted to the table. This is one aspect of why INCZAP assisting in broadening the discussion is of great value.

01:08:50 Cen Vec: ..correction to word drop: .*discussion mut go deeper.....

01:12:37 Jane Potts: Picture worth 1,000 words

01:12:55 Jennifer Qualteri: If the community were to take the land back

in your vision would it be or real land ownership? Like affordable single-family housing going back to the dispossessed. or would it go to a development that was a trick and the affordable ownership would only be temporary and eventually go back to the developer?

01:15:42 Luchia Brown: What does the community want?

01:16:49 Jennifer Qualteri: It should be what is the right thing. Development in Denver has been one dispossession after another. It is a crime scene.

01:17:52 Cindy Sestrich: I do not want to see the Disneyland isolation syndrome continue for the GES area. It creates more blight and devaluing the surrounding neighborhoods, taking away their homes and power to control their future. The tunnel is narrowing for them to have other options. They take pride in their community and have been active members for a long time.

01:18:42 Cindy Sestrich: How can a land trust be developed to protect them and help elevate their value? Or are there other helpful tools to elevate this community in the conversation?

01:19:29 Ean Tafoya ZAP Co-Chair: <https://www.gescoalition.com/>

01:25:05 Robert Schmid: If GES intends to develop the Triangle without private developers, how is GES intending to finance both the land acquisition and construction of infrastructure and buildings?

01:25:37 Lou Raders: This is the type of 'land trust' that facilitates continued affordability. Very different than the concepts delivered at the last general INC meeting, which focused on individuals protecting their own assets. Nonprofit land trusts are a great way to deliver affordable housing over time.

01:26:03 Emmett Hobley: Who is the director of the Land trust?

01:27:31 Loretta Koehler, she her we: Is there an active VCAB or other discussions regarding environmental cleanup?

01:31:17 Harmony Cummings: Right now the families in the mobile home parks in Elyria and Swansea are in danger of losing their homes I believe due to zoning. Where are these families going to go? It's so hard to make it in Denver

01:31:51 Trupti Suthar: I'd love to hear more about Community Land Trusts as a possible solution to the city's housing and affordability crisis.

01:32:25 Nola Miguel: Robert--the CLT hires developers to do the development the community directs

01:32:28 David Wise: Mobile homes are at risk in may places and should be protected more effectively as a housing policy. There are examples of how this can and has been done.

01:33:07 Nola Miguel: Some CLTs do their own development, especially as they build their capacity over time

01:33:21 Alfonso Espino: We are currently organizing with the mobile home park residents Harmony mentioned to protect them from displacement

01:34:25 Cindy Sestrich: Hooray! This is a real land trust and the time is perfect to initiate this to keep diversity of the population in Denver.

01:34:32 Cindy Sestrich: And equity

01:35:12 Cindy Sestrich: Let's hear more.

01:35:40 Harmony Cummings: Great idea Christine! We would love to learn more about land trusts, equity and helping there be real involvement from the GES community

01:36:07 Brad Buchanan: b.buchanan@nationalwesterncenter.com

01:36:10 Nola Miguel: Emmet--The CLT is under the GES Coalition and the land itself is incubated under the Colorado Community Land Trust/H4H until there are

enough parcels/capacity to move it over

01:37:10 Alfonso Espino: Link to original Documentary:

01:37:11 Alfonso Espino:

<https://www.youtube.com/watch?v=bZL8Ad5vI84&list=PLgx1lpydImKBMJYQ5WQ65c3USbkC5AcoB&index=1&t=1534s>

01:37:39 Ean Tafoya ZAP Co-Chair:

<https://www.denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directory/Board-of-Adjustment-for-Zoning>

01:37:44 Alfonso Espino: Thank you all

01:38:41 Laura Aldrete: laura.aldrete@denvergov.org

01:39:11 Loretta Koehler, she her we: INC discussion of land trust and pathway to prosperity:

<https://www.denverinc.org/january-8-2022-delegate-meeting-video-the-path-to-prosperity/>

01:39:21 Nola Miguel: nola@gescoalition.com,

<https://www.wedecidethefuture.net/>

01:41:17 Lou Raders: The INC land trust presentation just posted by Loretta are very different than the land trusts discussed today. Just so everyone is aware of that. Today's discussion involved nonprofit land trusts for a specific purpose of providing affordable housing and addressing displacement.

01:42:20 David Wise: In practice Zoning staff can choose to keep a request from reaching the Administrator.

01:42:53 Trupti Suthar: Appeals cost \$400. How is this accessible to neighborhood orgs or residents? This allows only people with power and money to actually appeal.

01:44:35 Christine O'Connor -- Co-Chair ZAP: Why is "modernization" so critical that you are prompted to do this now?

01:45:27 Trupti Suthar: Can fee structure for BOA appeals be considered as an equity piece?

01:45:48 Paige Burkeholder : What brought making these changes at this time? It appears this happening due to the SOS appeals?

01:45:54 Darcy Wilson: With all of the 1500 pages of stuff, Denver is one of the hardest and most time consuming building departments in Colorado, adding to the cost to build making home less affordable. This process needs to be more streamlined and less cumbersome to get through.

01:46:26 Loretta Koehler, she her we: yes Lou - comparison and other ways for folks to look at building wealth, etc.

01:49:21 Christine O'Connor -- Co-Chair ZAP: Why short timeline?

01:49:48 Nola Miguel: Thanks for your work on this--Sorry if I missed but would affordable housing be considered as a criteria in this new scenario (as it most certainly is not now)

01:50:03 Ean Tafoya ZAP Co-Chair: like the mayor/ council balance of appointments

01:50:37 Loretta Koehler, she her we: Robin- I think the biggest issue that we have in a landmark area is the inconsistency. over the 20 years that I've lived in Baker, the mark is changed constantly and we never know if there will be new requirements

01:51:04 Robert Schmid: Qualifications

01:51:30 Loretta Koehler, she her we: Thanks for adding the qualifications

01:52:29 Jennifer Qualteri: Unfortunately word is this effort is a

trick to justify poor development as acceptable, like SOS campsites being a good solution This effort is timely to dissenters of SOS. The ordinance is a wordy smoke screening for Council's poor development decisions. Many homeless people are now forced into subpar options like urban camping, no matter how cold or dangerous or permanently damaging to the neighborhoods and the inability to break the homeless cycle.

01:52:39 Jane Potts: Are these volunteer positions? I would think the needed training and time needed to participate might be impossible for this board to be equitable. How would you address this?

01:53:26 Robert Schmid: Qualifications should also include Landscape Architects, Historic Preservationists, real estate developers, and those RNO members that have been involved with zoning and planning issues

01:53:34 Ean Tafoya ZAP Co-Chair: jane - compensation is coming to many boards at the state level to make it possible for equitable participation

01:55:39 Bridget Walsh: Was do our taxes pay for?

01:55:53 Robert Schmid: Modernization of the BOA function should not include the broadening of ability/power of CPD staff to resolve any issue that is currently under the purview of the existing BOA.

01:56:12 D-Wende Reoch Cranmer Park/Hilltop: Our RNO protested a BOA decision that a BOA board member acknowledged was improperly decided. The board did not appear to understand the rules of the public hearing, appeared to be swayed by the number of people attending the hearing and emotions. This experience (of mine) has been repeated two additional times. I strongly support modernizing the BOA.

01:56:23 Cindy Sestrich: I didn't hear what's broken with outcomes of the current board?

01:58:28 Cindy Sestrich: What about residency requirement for living in Denver?

01:59:06 Trupti Suthar: I applaud this effort!

01:59:12 David Wise: Potential improvement: Delete the block sensitive setback. Enforce front setbacks as written to be fair to property owners. Reduce variance requests related to this.

01:59:48 Cindy Sestrich: Wouldn't it be better that board members would understand neighborhood character and issues. Professionals concentrate on rules only and not the subjective issues too - tree lined streets, historic areas not in a specified district, sidewalks, etc.

01:59:55 Paige Burkeholder : The appearance of placing this on Legistar on 1/13 and approved with no questions on LUTI on 1/18. Where was the community input?

02:00:18 Rosemary Stoffel: Thank you for doing this first phase and putting it on a fast track.

02:00:26 Cindy Sestrich: Where's the neighborhood input on the board?

02:01:27 Sarah: why not train the existing board?

02:02:26 Bridget Walsh: Professionals often have vested interests maybe far removed but there nonetheless... in outcomes in these issues.

02:03:26 Bridget Walsh: If mayor Hancock appointed a Brownstein lawyer to the board can you guess the outcome?

02:03:40 Robert Schmid: To my previous comment on qualifications, would you consider expanding membership beyond 5 to account for broadening expertise?

02:04:11 Cindy Sestrich: Please slow down the process as taking something out of the charter needs due process with the community to understand and vet before it

goes onto a ballot.

02:04:34 Trupti Suthar: I hope conflict of interest issues are addressed in future revisions.

02:06:19 Loretta Koehler, she her we: we appreciate architects on Landmark

02:07:03 Robert Schmid: Is the point of Phase 1 basically to change from Charter to Ordinance and nothing else?

02:07:15 Loretta Koehler, she her we: The diversification for fewer appointments by Mayor good

02:07:32 Bridget Walsh: The City Council often rubber stamps whatever Hancock wants. Just a thought.

02:07:38 David Wise: Also neighborhood input at the hearings.

02:07:39 Luchia Brown: Neighborhood input is that we elect our government... who represent us... :-)

02:08:09 D-Wende Reoch Cranmer Park/Hilltop: Thank you Luchia!

02:08:16 Paige Burkeholder : It is disappointing that this came to INC after approval at LUTI on 1/18.

02:09:41 Ean Tafoya ZAP Co-Chair:
<https://denver.legistar.com/LegislationDetail.aspx?ID=5380875&GUID=1B333AEA-5605-4C31-B4B4-4A412CA430CE&Options=&Search=>

02:10:01 Trupti Suthar: Yes on training video!!

02:10:06 Ean Tafoya ZAP Co-Chair: that is the legistar link to the bill

02:10:10 Cindy Sestrich: Training video is a very good idea!

02:10:31 D-Wende Reoch Cranmer Park/Hilltop: CW Kniech - a training video for citizens is a good idea.

02:10:32 Jennifer Qualteri: @Paige Burkeholder, but not surprising.

02:10:36 Loretta Koehler, she her we: would love step by step for what can testify about. so much irrelevant issues brought up

02:10:37 Trupti Suthar: Training videos for Planning board hearings as well.

02:12:23 Rosemary Stoffel: Great idea on training neighborhoods regarding what is/is not relevant info.

02:15:00 Cindy Sestrich: The original intent of the BOA was stated in the charter to uphold safety, health and morals and general welfare.. Is this still valuable?

02:16:50 Robin Kniech: robin.kniech@denvergov.org for any follow-up feedback

02:17:09 CW Amanda Sandoval: Amanda.sandoval@denvergov.org

02:17:19 CW Amanda Sandoval: Thank you for allowing us to present today.

02:17:22 Trupti Suthar: When will this recording be available to share with my RNO?

02:17:46 CW Amanda Sandoval: @Cindy - yes that is still valuable.

02:18:56 Ean Tafoya ZAP Co-Chair: Please note that we will also be hosting a few different opportunities to connect with stakeholders including office hours (Feb 3, 25, and 28) and an open house (Feb 17). Details regarding the time along with zoom registration are found on the project website:
www.denvergov.org/affordabilityincentive

02:19:06 Robin Kniech: Couple answer to earlier questions we missed: BOA members ARE compensated and will continue to be. \$7500/year. The highest board compensation in the city

02:19:17 Ean Tafoya ZAP Co-Chair: Next Advisory Committee Meeting:

Thursday February 10, 4 - 6pm (calendar invitation to follow)

https://denvergov-org.zoom.us/webinar/register/WN_XpLxTCQ2RiCrfnZUTuxrGw - As always, if you are unable to attend, please let Catherine Morris (and myself know in advance)

02:19:46 Robin Kniech: To “rushing the charter amendment” this bill includes NO change to charter. That would be one year from now, a separate measure, after lots of work by Zoning Admin and stakeholder input on the feedback you’ve discussed

02:21:59 Luchia Brown: Finally!

02:22:19 Loretta Koehler, she her we: need even smaller bins as I only put my out every 3 weeks or so

02:22:35 Cindy Sestrich: I have a whole list of issues on trash fees that need to be discussed in relationship to the issues - zoning issues with DOTI policies, etc.

02:23:17 Cindy Sestrich: That would be a great idea to have a robust discussion.

02:23:25 David Pardo: The fees seem much too low to properly modify the behavior of city residents

02:23:39 Loretta Koehler, she her we: agree David