

00:21:04 Sarah Cawrse - Denver CPD: Page 31 and page 74 of Blueprint Denver has the recommendations for this project in it

00:21:25 Sarah Cawrse - Denver CPD: Here is the background report and the Blueprint language is on page 5

00:21:31 Sarah Cawrse - Denver CPD:  
<https://www.denvergov.org/files/assets/public/community-planning-and-development/documents/zoning/text-amendments/advancing-equity-in-rezoning/project-background-report.pdf>

00:24:56 Christine O'Connor (Co-Chair ZAP) (Lowry): Next: Ean

00:25:02 Christine O'Connor (Co-Chair ZAP) (Lowry): Then David Pardo

00:31:19 Christine O'Connor (Co-Chair ZAP) (Lowry): Adrian then Eleni

00:33:01 Ean Tafoya - ZAP CO-Chair: are the 2 different codes going to be addressed here?

00:34:24 Bruce Baskette (HH/WP): I've long thought that the 400-foot notification limit was way too short for most rezonings.

00:40:56 Lou Raders D Cherry Creek North NA: Please discuss the importance of neighborhood plans - rezoning to implement plans as opposed to changing any such plans. As you said, predictability is important and this process will not make changes to neighborhood plans.

00:46:24 Ean Tafoya - ZAP CO-Chair: lou woud you share your thoughts this far?

00:46:26 Bill Tanner: Agree that neighborhood plans should be central to rezoning

00:48:56 Sarah Cawrse - Denver CPD: To answer Ean: there are two different codes, but any rezoning request that comes in will rezone into the newer code, the Denver Zoning Code (DZC). So, the outcomes and changes for this project will be to update the DZC.

00:50:30 Eleni Sarris: Can someone please then define what equity means in this process? What are the goals of this project? So feedback is being given, but what does the city do with the feedback. Often if the feedback is in conflict with the city's desires to move forward, what then? We seldom see our feedback make any meaningful changes.

00:58:09 Bill Tanner: One issue is getting community feedback. The city refers to community meetings which because they are held at one time and place (and can be set to exclude some) are not inclusive... often include the same 10 to 20 people. Also written letters and petitions are accepted though the latter exclude renters and set very exclusive standards. Why not join the 21st Century and allow electronic surveys which reach many more people?

00:59:01 Lou Raders D Cherry Creek North NA: Joel is spot on in his response. Thank you Joel! There are real opportunities here to facilitate better processes for more equitable outcomes, including more affordable housing and perhaps an easier process for smaller projects.

00:59:44 Bill Tanner: Agree that homeowners and residents need more support since they are outgunned by developers teams of lawyers and architects.

00:59:56 Eleni Sarris: Some people like me consider the only way to advance equity in zoning is reparations, land back programs, etc.

01:02:37 Lou Raders D Cherry Creek North NA: Eleni's goal is one that cannot be addressed by this particular project on equity in the rezoning process.

01:03:32 Eleni Sarris: It could be a recommendation, Lou. IF the group doesn't want to define or suggest any solutions, that is fine, but shuts people out

and doesn't nothing for equity.

01:04:01 Eleni Sarris: \*does nothing\*

01:04:29 Ean Tafoya - ZAP CO-Chair:  
<https://cdphe.colorado.gov/environmental-justice>

01:05:09 Eleni Sarris: Thank you Ean!

01:07:11 Sarah Cawrse - Denver CPD: We encourage everyone to attend the community meeting! That's where we will get feedback on what the issues are that should be addressed, and get feedback on what goals the project should achieve. In addition to the community meeting, there will be a survey available for people to take. We also have comment forms online, you can email us to ask questions, or you can sign up to be on a focus group. After the community meeting, we will create a summary report that will summarize all the feedback we heard, how it was incorporated, and detail out the issue identification and what the project will address.

01:07:54 Eleni Sarris: Upzoning always increase land values, without protective measures and other tools, you will increase housing costs.

01:09:43 Bill Tanner: Some developers seek up zoning just to sell the upzoned property ... that is the city just hands them a big profit for using the rezoning process rather than meeting a city or community need.

01:11:58 Bill Tanner: There should be a use it or lose it requirement

01:11:59 Sarah Cawrse - Denver CPD: Thank you so much for all your feedback and for having us!

01:16:10 Ean Tafoya - ZAP CO-Chair: I am ready

01:19:48 Lou Raders D Cherry Creek North NA: I have had that issue on liquor license applications on behalf of our RNO and have had luck getting the contact information from the department of excise/licenses. even if it is the attorney processing the application for the owner. Would be happy to discuss this important issue with Gertie or others and the Department of E/L to see how this can be improved. It is not a part of the zoning process, so won't be covered by the task force.

01:35:30 Eleni Sarris: It is 8% "affordable." We like to that percentage higher.

01:40:44 Eleni Sarris: development impact fees need to be raised.

01:41:03 Eleni Sarris: beyond what is in the proposal

01:41:53 Ean Tafoya - ZAP CO-Chair: [denc@denvergov.org](mailto:denc@denvergov.org)

01:41:58 Ean Tafoya - ZAP CO-Chair: comments to council

01:42:13 Ean Tafoya - ZAP CO-Chair: [analiese.hock@denvergov.org](mailto:analiese.hock@denvergov.org)

01:42:18 Eleni Sarris: Housing costs increased due to lack of regulation in favor of investors, speculation, and private equity firms owning all of the housing. Not existing homeowners.

01:42:22 Ean Tafoya - ZAP CO-Chair: comments for staff report and planning board

01:43:33 Eleni Sarris: Protecting corporations and private equity firms and speculators is not the answer.

01:47:43 Adrian Brown: Right on, David. It's about equity. Great to hear an actual person impacted speaking out.

01:50:06 Eleni Sarris: Where do families live then, David. Who should we be building for? Extended families, grandparents, sisters, brothers, nieces, nephews, etc

01:51:54 Cindy Sestrich: Ean added a very good point. The recent zoning

change tried to educate people that groups of nonrelated people form "families". That's the trend of the Capitol Hill area. We need the larger units.

01:55:19 Cindy Sestrich: Was that related to rent control, Alan?

01:56:28 Cindy Sestrich: I think HOST would be the agency here to ask that question.

01:57:33 Cindy Sestrich: Yeah Mike Henry!

01:58:41 Ean Tafoya - ZAP CO-Chair: mike email me eanzapinc@gmail.com we have zoning resources we can share

02:01:58 Eleni Sarris: Happy early birthday Ean!

02:02:14 Eleni Sarris: Great news on Suncor!!!

02:02:36 Eleni Sarris: Why the State has bent over backwards to accommodate them is beyond me!

02:03:09 Eleni Sarris: thank you Christine and Ean!!