What innovations and best practices in noticing could be changed in Denver? Are there examples of cities that have done this?

Practice Language Justice! Make sure notices are easy to read/understand and are available in multiple languages.

Agree with the sticky note on the top 5 language translations.

Utilize text messaging.

Great idea, leveraging social media would be great.

Could social media like NextDoor be utilized to assist with noticing?

Survey monkey is a pretty cheap tool that could be used to get input.

How can rezoning applicants build relationships with the community vs enacting changes that benefit them and potentially contribute to the displacement of current residents?

Survey monkey is a pretty cheap tool that could be used to get input.

How can rezoning applicants build relationships with the community vs enacting changes that benefit them and potentially contribute to the displacement of current residents?

Requirements that Notification be translated in top 5 identified languages in the neighborhood.

Use clear language, not zoning language on all mailers, signs, and on the website.

Agree here.

Simple language in the notice and clear process to provide input.

Require that RENTERS also be notified, not just property owners.

Expand noticing to 1000 feet & for all occupants.

Everyone needs to be notified; include rental occupied households among those who get notified.

not only should people be able to register for future notifications for an area, they should have easy tools for looking at past notifications by area; filtering by type of app etc. also helpful (this is not social media).

Given the more robust web options, could the City have a web page for each property for which a rezoning is proceeding? Then that website could be shared easily with RNOs and other notification promoters.

Cafecitos, small intimate meetings with residents to discuss ideas for rezoning and gain buy-in from community.

Leveraging existing community meetings, events and communication vehicles to get input and buy-in.

The community will never say, “thank you for making decisions for us”. We want to co-create and co-design potential changes.

Most of the current noticing methods are limited to the reach of the RNOs, City website traffic, etc.

I would like to see Denver examine outside of the US. How are countries with low rent/mortgage rates completing rezonings?

Adopt Lakewood’s practice of pre-recording video of staff presenting the rezoning info, because it’s SO. MUCH. EASIER to understand than trying to read an application or report.

I ditto the idea of adopting the City of Lakewood’s practice of pre-recording a video of the staff planner presenting the application and zoning information.
What innovations and best practices in noticing could be changed in Denver? Are there examples of cities that have done this?

- Applicant and the community are left to figure out their own process and sometimes that is helpful and has all the right voices at the table and sometimes not. If the city facilitated that process, perhaps that
- Engage the community in applying zoning to match new area plans along with any other tools (e.g., anti-displacement tools) for a whole area. Other cities do this
- Notify city council when pre-applications come in so they can have a heads up when the applicant reaches out or doesn’t reach out. I feel that is the job of a County Commissioner which is what a City Councilmember is in Denver.
- Mailing improvement: include a built-in feedback process to measure how many recipients are reading the postcards, plus demographics, including how many adults live at the address
- Increase the use of “navigators” who can help communities grapple with rezoning; currently I understand there are some cases where these are used in certain target neighborhoods
- Allow anyone to sign-up for notices they want to get. E.g., within a given geography they want notices on rezonings, alley vacations, liquor licenses.
- After a neighborhood plan is approved, maybe the City should consider pursuing one or more legislative rezonings consistent with it. That would cut down on the number of individual rezonings needed, and would engage conversations between CPD and Developers where community is not given the opportunity to participate, or even know these conversations are occurring. Notification at Pre-application is essential to providing
- Prioritize legislatively rezoning pieces of area plans that address displacement first so that protections of the local community are in place 1st before additional rezoning or area plan recommendations move forward
- A community to see its vision outlined in the plan be fulfilled.
- Inform community/neighborhoods of applications at the Pre-Application phase to allow the community to engage as early as possible
- Adding a criterion on the application requiring a narrative on what type of community outreach has taken place.
- If pre-application is seen as pre-approval, that’s the problem to address – either make it clear that there is no pre-approval, or, if there is an informal approval process happening, stop that
- Implement INC’s recommendations for reforming the RNO position statement
- I don’t have the data to provide examples of cities that have done this. I believe this is a challenge answering these questions.
- Move responsibility to notify from applicant/HOA to city. HOA seems to only notify its members. Renters are often left out to what extent can improving RNOs overall (e.g., Kassmann’s proposal) improve community engagement?
What rezoning practices should Denver not change?

- Don't modify the pre-app process. Keep it simple and accessible as it is today. This facilitates conversation and brainstorming for a potential applicant to really think through an application before proceeding.

- Don't take away the mailing to the property owners within 200 feet. It works!

- Mailings within 200 feet was a great addition in the last handful of years.

- Keep in the forefront that we want the success of rezonings to be based on if it's consistent with our neighborhood plans.

- Do not make the criteria more arbitrary.

- Do not make the process longer.

- Staff does a very good job of vetting applications, but unfortunately the broader community doesn't see that work. Applications that aren't consistent with comprehensive plan or neighborhood plans are rarely supported.

- Ditto other yellow note above.

- Changed its rezoning application to include blanks to detail outreach to the neighborhood and a meeting with the City Council person. Think this is a good addition. It prompts applicants who haven't realized they should do that, to do.
What rezoning practices could Denver change?

- Prioritize legislatively rezoning pieces of area plans that address displacement first so that protections of the local community are in place before additional rezoning or area plan recommendations move forward.

- How can we do rezoning with updates to area plans and any other legislative changes?

- Can we have CPD review and look at a rezoning season or session similar to what other jurisdictions and cities implement?

- Can we review if this would have an impact on any proposed affordable housing related rezonings? - if applicable.

- Everyone needs to be notified. Include rental occupied households among those who get notified.

- More sharing of data that is available to the City. Database public and searchable.

- Doing an audit of neighborhood plans which align with the 2019 blue print denver but put a criteria the age of the adopted plan which is relevant to our newest adopted plans.

- We could implement a "season" or "session" dependent on the amount of density being requested by the applicant. For example industrial to 18 stories would require a shorter...

- Everyone needs to be notified: Include rental occupied households among those who get notified.

- Agreement. Everyone needs to be notified: Include rental occupied households among those who get notified.

- The supermajority is inequitable and is adverse to the City implementing its adopted plans. It should be revamped or eliminated.

- If super majority hasn't been abolished yet, it should be. They give power to homeowners over renters/occupants.

- AGreed. The whole protest-supermajority thing is terrible. Rezoning should succeed or fail based on if it meets the neighborhood plan. Protests are used by NIMBY groups to keep "them" out. Terrible.

- Rezonings in the past could call for a 'super majority' from council. Super majorities were required if enough homeOWNERS surrounding the site signed the required doc.

- ADUs should be done much more simply. That would remove a large number of the rezonings slowing the process.

- I worry community input varies in each neighborhood. Neighborhoods with mostly large, single-family homes receive significantly fewer rezonings.

- Therefore they are well attended and filled with vitriol.

- Rezonings should be treated differently (easier to 'pass through') in neighborhoods with mostly single-family homes.