



City Council Communication

AGENDA DATE: August 11, 2025

LEGISTAR ITEM #: 25-430

PRESENTER: Jason Rogers
Office

DEPARTMENT: City Manager's

<input type="checkbox"/> Administrative Business	<input checked="" type="checkbox"/> Noticed Council Business
<input type="checkbox"/> Informational Presentation	<input type="checkbox"/> Consensus-Building Presentation

BACKGROUND/REQUEST

At the July 28 Study Session, the City Council held a discussion on Growth and Development in the Northern Range. At this meeting a myriad of topics and items were discussed; in particular, developer relations and process improvements. The City Council discussed improving relationships and wanting to hold a follow-up meeting with developers to discuss the vision and needs in the community. The concept would be a roundtable discussion in a structured format that facilitates a collaborative, open and transparent dialogue to identify pathways to navigate development challenges and opportunities. A proposal was requested from Peak Facilitation, the City Council's facilitator, on potential exercises and or the meeting structure with an emphasis on improving collaboration and communication between the city, the City Council, and developers.

The purpose of this item is to discuss the merits of the proposal and provide consensus for staff and the facilitator on next steps.

**Commerce City
Development Roundtable #2
Process Proposal – August 2025**

OPTION 1: Plenary Discussions / Council Listens – *Facilitator Recommendation*

- **Setting the Stage (~30 minutes)**
 - Welcome and goals for the workshop (5 minutes)
 - Overview of key themes from last roundtable (10 minutes)
 - Council vision for development (10 minutes)
 - (Drawn from 7/28 meeting summary; handout available)
 - Bulleted list of things Council wants to see more of
 - Bulleted list of things Council is not interested in seeing more of
 - Overview of development areas/types identified in Comp Plan (handout available) (5 minutes)
- **Full Group Discussion (~45 minutes)**
 - ***Discussion Questions***
 - What specific policy changes could the City make to accelerate the type of development in the Council's vision?
 - How else can the City motivate or incentivize development consistent with Council's vision?
 - We heard a desire for more collaboration with the City. What would that look like?
 - ***Format***
 - Heather facilitates discussion.
 - Staff answers clarifying questions.
 - Mayor and Council listen.
- **Council Takeaways (~45 minutes)**
 - Mayor / Council Reports – What We Heard (~3 minutes each)
 - Discussion to clarify, add, reframe groups' perspectives (Heather facilitates) (~15 minutes)
- **Wrap-up and Next Steps (~15 minutes)**
 - Documentation (from Peak)
 - What Council and staff will do with this information
 - Group appetite for another roundtable – should we have one, and what would its purpose be?
- ***Consideration(s)***
 - The primary advantage is that Heather can manage the whole conversation. Heather can reframe and restate to ensure understanding. She can also ask clarifying questions to ensure that no assumptions about understanding are made that lead to subsequent confusion. Heather can also ask about specific corners or parcels as appropriate. This would be more difficult in the table discussion approach. Dominique will document this event, ensuring a single written shared memory of the conversation for future reference, including capturing the individual takeaways from the Mayor and Council.
 - Disadvantages include decreased likelihood of hearing all the voices and greater risk of groupthink and anchor bias.
 - Mayor and Council would not all need to attend, though all would be welcome. Scheduling could be easier.
 - Council and staff may want to jump in rather than giving all their energy to listening (Council) or answering clarifying questions (staff).

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OPTION 2: Table Discussions / Council Reports

- **Setting the Stage (~30 minutes)**
 - Welcome and goals for the workshop (5 minutes)
 - Overview of key themes from last roundtable (10 minutes)
 - Council vision for development (10 minutes)
 - (Drawn from 7/28 meeting summary; handout available)
 - Bulleted list of things Council wants to see more of
 - Bulleted list of things Council is not interested in seeing more of
 - Overview of development areas/types identified in Comp Plan (handout available) (5 minutes)
 - **Notes: Mayor, staff present; Heather sets ground rules.**
- **Table Discussions – 9 Groups (~30 minutes)**
 - **Discussion Questions**
 - What specific policy changes could the City make to accelerate the type of development in the Council's vision?
 - How else can the City motivate or incentivize development consistent with Council's vision?
 - We heard a desire for more collaboration with the City. What would that look like?
 - **Format**
 - Nine groups; 5-6 people per group.
 - Each group selects a facilitator to make sure they get through all their questions.
 - Mayor or Council member listens and takes notes.
 - Staff to circulate; Peak team to circulate.
 - **Notes: Mayor and Council are here to listen, not debate. Staff is here to answer clarifying questions, not present or debate.**
- **Reports and Full Group Discussion (~75 minutes)**
 - Mayor / Council Reports – What We Heard (~45 minutes, 5 minutes each)
 - Discussion to clarify, add, or reframe groups' perspectives (Heather facilitates)
- **Wrap-up and Next Steps (~15 minutes)**
 - Documentation (from Peak)
 - What Council and staff will do with this information
 - Group appetite for another roundtable – should we have one, and what would its purpose be?
- **Consideration(s) for this Option**
 - This process is similar to what was used during the first roundtable, and therefore it may feel duplicative or redundant to participants and diminish their engagement.
 - Small groups allow for better discussion, and it would be easier for all non-City folks to be heard. Some risk that tables get spicy without hands-on facilitation by Heather.
 - Mayor and Council would need to attend. Scheduling could be difficult.
 - Council and staff may want to jump in rather than giving all their energy to listening (Council) or answering clarifying questions (staff).