



Community Mediation Concepts

A NONPROFIT ORGANIZATION PROVIDING
CONFLICT RESOLUTION, MEDIATION AND FACILITATION SERVICES FOR
THE CITY OF DENVER

February 20, 2015

Dear Councilman Brown,

I spent a number of hours over the past two days talking and working with John Sturtz and Paul Naftel regarding the proposed zone change for 6200 Leetsdale. In the end, my efforts and mediation were not successful.

The neighbors represented by Mr. Sturtz feel very strongly that any change in the zoning will cause an intolerable increase in traffic, as well as drive-through issues in the neighborhood. They are also concerned about noise and light pollution. They don't believe any "conditions" can or will be enforced.

Mr. Naftel agreed to speed bumps, a dip, and additional signage at the property's exit onto Exhibition. He agreed that no "food related" drive-through will be allowed; but in the end, these concessions were not seen to provide adequate solutions by the neighbors.

Very specifically, the neighbors expressed their complete opposition to anything other than the zoning remaining as it is, PUD-584. They believe there are ample development opportunities without a zoning change. Without a willingness to consider alternatives to the current zoning, there isn't much I can accomplish in mediation.

Thank you for sending this to mediation. I'm sorry we didn't find some common ground.

Steve Charbonneau