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MEDIATION, CONFLICT RESOLUTION AND FACILITATION SERVICES
FOR THE CITY OF DENVER

September 20, 2024

Edson Ibañez
Senior City Planner
Community Planning and Development
City and County of Denver

Dear Edson,

Thank you for referring the rezoning for 4050 North Colorado Boulevard to mediation. I'm a bit uncertain if mediation is completed or still a possibility. I do think an update will be helpful.

- In early August, just after your referral, I reached out to the rezoning applicant team and the neighboring property owner team. I explained that I'd like to meet with both groups to better understand the context and their perspective going into the rezoning request.
- From your office and both teams I received background information, proposed ideas, the PGB, and other documents.
- Due to travel schedules and other deadlines, the teams weren't able to give this their attention for a couple weeks.
- On August 15th, I met virtually with the rezoning applicant team (Urban Land Conservancy, Shopworks Architecture and Elmington Capital)
- I met with the Delwest team on August 22nd.
- Everyone is willing to mediate. However, in my meetings I discovered there are a lot of moving pieces that need resolution, and there didn't seem to be much clarity around what really constituted the list, what has been done, where there is agreement, where there isn't agreement, and what needs to be discussed and resolved. I worked with both teams to come up with a list of about twenty points. Some required Conservancy response, some Delwest response and some City response.
- The Conservancy responded to about fourteen, the City to about four.
- At this point Delwest said they'd like to wait and see what City Council decides and then address the existing PGB and easements.

Edson, everyone was very cooperative and willing to work toward answers and solutions that will work. Please let me know if I need to pick this back up or if it gets resolved through Council.

Thank you,

Steve Charbonneau