

Reference #  
16372194

## Public Hearings

I am speaking/writing on (select one): / Hablo/Escribo sobre (seleccione uno):  
25-1069: A bill for an ordinance changing the zoning classification for 1675 East 35th Avenue, 3532 North Franklin Street, 3558 North Gilpin Street in Cole. / 25-1069: Un proyecto de ley para una ordenanza que cambia la clasificación de zonificación para 1675 East 35th Avenue, 3532 North Franklin Street, 3558 North Gilpin Street en Cole.

First Name / Nombre  
Jace

Last Name / Apellido  
Henwood

I am a resident of: / Soy residente del:  
District 9 / Distrito 9

I am... / Estoy...  
FOR the item / a FAVOR del artículo

My testimony: / Mi testimonio:

Good evening,

I am writing to show my support for the rezoning of the Tramway property as proposed. While change always comes with potential downsides, I believe the proposed rezoning will have a significant positive impact on the local community overall. The zoning changes do not materially affect the recent usage of the building, they merely preserve the status quo and allow the current structures to retain their impact on the community through the non-profits operating within. While there is the plan to build affordable housing on the remainder of the property, the primary complaint on that section is height related, which in my personal opinion is a moot point as the current zoning already allows for structures to be built to that height on the property and the rezoning actually does much more to limit the height in the area than the previous zoning.

This rezoning allows for continued use of the building as a centrally located point of assistance and resources for the people that need it, which is direly needed today, and I believe absolutely fits the character of the neighborhood. While the building style and size of the proposed housing structure may not match the style and size of other homes and structures in the

neighborhood, it is the spirit of community and assistance that is the real character we need to preserve here. If the area currently slated for rezoning was an empty lot and the current use of the property was proposed, I am certain that many of the opponents here would say that the current use of the property is not in line with the character of the neighborhood, as it's a much larger structure than any others in the neighborhood and there isn't anything comparable of that size or office capacity. But I say that the methods in which the Urban Land Conservancy is currently using the property and the ways in which they seek to preserve those uses regardless of future owners through this rezoning is the epitome of the character of this neighborhood, one of community and assistance, regardless of the architecture of your home.

I understand the complaints and hesitations that a lot of people have regarding the proposed future uses of the property, and there are definitely valid concerns and ways in which this zoning change could cause problems. But I truly believe that the rezoning is needed and needed now, and will overall be much better for all the people in this community, including those that have been recently pushed out or are on the brink of needing to leave. As a member of this community I would like to say that I support non-profits and I support affordable housing, I support it here, in my neighborhood and I support this rezoning effort.

Thank you,

Jace Henwood

Finish Time

2026-02-22 21:01:57

Reference #  
16374495

## Public Hearings

I am speaking/writing on (select one): / Hablo/Escribo sobre (seleccione uno):  
25-1069: A bill for an ordinance changing the zoning classification for 1675 East 35th Avenue, 3532 North Franklin Street, 3558 North Gilpin Street in Cole. / 25-1069: Un proyecto de ley para una ordenanza que cambia la clasificación de zonificación para 1675 East 35th Avenue, 3532 North Franklin Street, 3558 North Gilpin Street en Cole.

First Name / Nombre  
Stephanie

Last Name / Apellido  
Masten

I am a resident of: / Soy residente del:  
District 1 / Distrito 1

I am... / Estoy...  
AGAINST the item / en CONTRA del artículo

My testimony: / Mi testimonio:

This bill is a wolf in sheep's clothing. It presents itself as great for the community, with what it is attempting to do. However it only provides cash in the pockets of the builders who are building prison cells for the residents with no access to open space and limited parking for the residents to fight over.

Finish Time  
2026-02-23 14:48:18

Hi my name is Brian Kraft, I am an aerospace engineer living in the Cole neighborhood and live about 100 feet from the planned rezoning effort. I only mention my profession to lend credence to my capacity to read and understand government documents, and I've spent an exorbitant amount of time reviewing zoning standards, building codes, and rezoning processes.

First of all, I wanted to thank you for taking the time to meet with me and hear my concerns. It means a lot to myself and the other Cole neighbors I speak on behalf of who largely feel that their input in this process has been ignored.

I spoke at the initial public planning meeting, spent months in mediation with ULC, and spearheaded the protest petition (which we exceeded the requirement by nearly 10,000 sqft). To be 110% clear we neighbors are in no way opposed to affordable housing, we were happy to welcome Clara Brown Commons and look forward to our neighbors at Rock Drill. Our opposition is in no way based in a "Not in my Backyard" ideology.

What we do take exception to is the height of the building, the resident density of the building, and the location of a building like this relative to the layout of the Cole neighborhood. Our primary ask in mediation was to reduce the building to 3 stories, ideally townhouses, and we would actually be supporters of the project but we were told by ULC that a smaller building is not "economically feasible".

Our zoning code states "A PUD district is not intended as either a vehicle to develop a site inconsistent with the applicable neighborhood context and character, or solely as a vehicle to enhance a proposed development's economic feasibility". ULC has utilized the Wyatt academy and the tramway building as a justification that their proposed building is within the context and character of the neighborhood. Both Tramway and Wyatt academy were constructed around 1911, over a decade before the first Denver zoning code was established. ULC is utilizing buildings that were grandfathered into zoning regulations as their basis for context, rather than the 2.5 story single family or duplex homes that dominate the Cole neighborhood. In fact, the Elyria Swansea plan actually designates the block where this rezoning is taking place as an area of stability where maximum building height should "preserve the low-rise building heights characteristic of the single family, duplex character" and "encourage height transitions between areas of stability and areas of change". We see these height transitions with buildings like Clara Brown and Rock Drill on the edges of Cole, but there is not a single example of a multiunit apartment building interior to the Cole neighborhood.

Additionally, we feel as though ULC is not being transparent with how they are pursuing this rezoning effort. The PUD application requires community outreach AND it requires the results of that community outreach to be stated. ULC does not state results of outreach in their application and we are concerned that this may have been done to downplay our opposition. Additionally ULC stated in mediation that for whatever reason, neighbors within 200 ft did not get notification required as part of the rezoning process. Lastly, I believe their application fails to address a number of variances that are evidenced in the building plan they have published. U-RX-3, the base zoning is intended for townhouses not apartments. The zoning code addresses requirements for townhouses in U-RX-3 and apartments in U-RH-3A but there is no consistent set of building form requirements for apartments in U-RX-3. But applying the rules of U-RX-3, it appears ULC is missing a variance for pedestrian access ("Each Dwelling Unit Oriented to the Street shall have Dwelling Unit Entrance with Entry Feature"), setback of upper stories, and bulk plane. Both setback and bulk plane dictate residential density so it is critical that variances like this be clearly addressed by ULC in their application.

If ULC chose to pursue a Detailed PUD where the building plan is tied to the rezoning effort, the need for these variances would be apparent. But since they've pursued a General PUD, this seems almost like a "bait and switch" scenario where council members will be asked to approve a zoning that is known to be inconsistent with Medici's building plan. Additionally, council members are being asked to approve a rezoning for a family building that does not seem to meet Section 10.2.3.7 of the general site design and facility standards which requires that developments for family occupancy must have adequate amount and safe location of play areas for children and other recreational areas according to the concentration occupancy.

ULC has stated repeatedly that our opposition is pointless, since they can already build a 4-story building in Subarea B. If one were to assume this to be true, it raises the question of why ULC chose to even include Subarea B in the PUD? One potential justification is that rezoning Subarea B allows ULC to build under specialized zoning that streamlines build plan approval and removes barriers associated with former Chapter 59 zoning. This could theoretically greatly increase economic feasibility of the build site and pursuit of a PUD for economic reasons is explicitly prohibited in the Denver zoning code.

Furthermore, as I dug into Chapter 59 zoning code, it appears that Medici's published building plan **would** actually violate the bulk plane requirement for R-MU-20 zoning. Subarea B is surrounded by protected zones (U-SU-A) on both 35th and Gilpin St, driving a bulk plane requirement within the first 175 feet relative to the zone district boundary line. To be compliant with the zoning code, the majority of the third and fourth floors of the building would need to be removed, effectively addressing neighborhood building height and density concerns. Therefore it does appear ULC requires this rezoning to move forward with their building plan, regardless of the max allowable height.

I urge you, I'm practically begging you, to vote against this PUD application. I've tried to address many of these questions with the City of Denver who pointed to ULC and tried to address these questions with ULC who pointed back to the City of Denver. Councilmembers should not be asked to take responsibility for the issues associated with this application. Please vote no on the rezoning.

Thank you for your time and consideration,  
Brian Kraft



Bruce O'Donnell <bodonnell@starboardrealtygroup.com>

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## I support ULC's rezoning of the Tramway block at 35th & Gilpin

1 message

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**Urban Land Conservancy** <no-reply@urbanlandc.org>

Thu, Feb 19, 2026 at 6:57 PM

Reply-To: bbsarchitecturaldesigns@gmail.com

To: bodonnell@starboardrealtygroup.com

From: Brandon Sweeney

Email: [bbsarchitecturaldesigns@gmail.com](mailto:bbsarchitecturaldesigns@gmail.com)

Address: 3549 N.Williams St

Message:

I am a neighbor directly adjacent from the proposed project and Tramway Non-profit and fully support both the rezoning effort that encompasses tramway non-profit and allows for its continued use in perpetuity as well as the proposed 4-story affordable housing units at the east side of the lot.

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This is a notification that a contact form was submitted on your website (Urban Land Conservancy <https://urbanlandc.org>).



Bruce O'Donnell <[bodonnell@starboardrealtygroup.com](mailto:bodonnell@starboardrealtygroup.com)>

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## I support ULC's rezoning of the Tramway block at 35th & Gilpin

1 message

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**Urban Land Conservancy** <[no-reply@urbanlandc.org](mailto:no-reply@urbanlandc.org)>

Thu, Feb 19, 2026 at 7:08 PM

Reply-To: [darcy.wilson@comcast.net](mailto:darcy.wilson@comcast.net)

To: [bodonnell@starboardrealtygroup.com](mailto:bodonnell@starboardrealtygroup.com)

From: Darcy Wilson

Email: [darcy.wilson@comcast.net](mailto:darcy.wilson@comcast.net)

Address: 3446 Vine St

Message:

I am in support of the rezoning of the Tramway building that will incorporate the existing condition of the building into the new rezoning for workforce housing.

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This is a notification that a contact form was submitted on your website (Urban Land Conservancy <https://urbanlandc.org>).



Bruce O'Donnell <bodonnell@starboardrealtygroup.com>

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## I support ULC's rezoning of the Tramway block at 35th & Gilpin

1 message

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**Urban Land Conservancy** <no-reply@urbanlandc.org>

Fri, Feb 20, 2026 at 8:22 PM

Reply-To: lrdundas94@gmail.com

To: bodonnell@starboardrealtygroup.com

From: Lindsey dundas  
Email: [lrdundas94@gmail.com](mailto:lrdundas94@gmail.com)  
Address: 1731 e 35th Ave

Message:

I emphatically support the project at tramway. I love the historic building and charm it gives neighborhood and would love more housing or any development instead of the empty lot next door. Please approve as it will only make the neighborhood better!

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This is a notification that a contact form was submitted on your website (Urban Land Conservancy <https://urbanlandc.org>).



Bruce O'Donnell <bodonnell@starboardrealtygroup.com>

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## I support ULC's rezoning of the Tramway block at 35th & Gilpin

1 message

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**Urban Land Conservancy** <no-reply@urbanlandc.org>

Mon, Feb 23, 2026 at 12:21 PM

Reply-To: bryantpalmer@gmail.com

To: bodonnell@starboardrealtygroup.com

From: Bryant B Palmer

Email: [bryantpalmer@gmail.com](mailto:bryantpalmer@gmail.com)

Address: 1777 E 39TH AVE 310

Message:

I support new zoning for the Tramway Nonprofit Center block. (I own a home just a few blocks away.)

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This is a notification that a contact form was submitted on your website (Urban Land Conservancy <https://urbanlandc.org>).



Bruce O'Donnell &lt;bodonnell@starboardrealtygroup.com&gt;

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**36th and Gilpin Streets (Case number: 2024i-00122)**

1 message

**Tim Medler** <timmedler@gmail.com>

Mon, Feb 23, 2026 at 8:45 AM

To: bodonnell@starboardrealtygroup.com

Sent from my iPhone **Dear Denver City Council,**

My name is Tim Medler and I am a homeowner in the Cole neighborhood. I'm writing to support the proposed rezoning at 36th and Gilpin Streets (Case number: 2024i-00122).

As a homeowner, I care deeply about the long-term stability and character of this neighborhood. I believe this proposal supports both. It preserves the Tramway Nonprofit Center as a community asset while adding permanently affordable housing in a thoughtful way. That combination strengthens Cole rather than changing it in ways that displace people.

Homeownership has provided me stability, and I believe more families deserve that same sense of security—whether through renting or owning. Creating more affordable options near transit and community services is a responsible step forward.

Please vote yes on this rezoning and help ensure Cole remains a welcoming and inclusive place to live.

Sincerely,

Tim