



Subject: Support for Rezoning at 36th and Gilpin (2024i-00122)

Dear Councilmembers:

I am writing to express my strong support for Urban Land Conservancy's (ULC) proposed rezoning of the properties located at 36th and Gilpin Streets in the Cole neighborhood (City Council District 9) to Denver Zoning Code PUD G-38 (2024i-00122).

Archway Communities has firsthand experience with the powerful community impact that can be achieved on ULC owned land when affordable housing and affordable nonprofit space are intentionally co-located. On the Mosaic Community Campus in South Park Hill, Archway partnered closely with ULC to acquire and renovate four former dormitories. Through ULC's 99-year ground lease model, Archway transformed these buildings into 154 permanently affordable homes, now serving more than 300 low-income residents.

Just steps from these homes, ULC provides below-market space for the nonprofit Kitchen Network and its sublessees, including Work Options, DIRT Coffee, and others. This intentional proximity creates meaningful opportunities for residents and community members alike. The Mosaic Community Campus demonstrates the natural and effective synergy that emerges when affordable housing and mission-driven nonprofits are developed together by design.

The Tramway block presents an opportunity to replicate this success on a smaller scale. ULC currently provides below-market leases to more than a dozen essential nonprofits at the Tramway Nonprofit Center, supporting critical youth, health, and community services in the Cole neighborhood. The proposed rezoning would allow ULC to continue investing in the property, preserve and strengthen these services, and maintain the site's allowance for multifamily housing—while adding a requirement that new housing be affordable to households earning between \$30,000 and \$60,000 annually.

This rezoning represents a clear win for Denver. It supports affordability, strengthens community-serving nonprofits, and aligns directly with the City's adopted plans and Council priorities.

I urge you to vote **YES** on map amendment 2024i-00122.

Thank you for your leadership and consideration.

Thank you,

A handwritten signature in blue ink that reads "Laura Brudzynski".

Laura Brudzynski
President and CEO
Archway Communities