

Dear Denver City Council:

I am writing in support of Urban Land Conservancy's proposed rezoning of the properties at 36th and Gilpin streets in the Cole neighborhood to Denver Zoning Code PUD G-38 (zoning map amendment 2024i-00122).

My name is Mario Giardiello and I have lived in East Denver for over 30 years. I started my teaching career at Manual High School the year after busing ended in 1997. As a young teacher, I fell in love with the neighborhood and bought some properties that I fixed up and started renting. I take pride in renting to local neighbors and providing them a home that is clean, safe and at under market rents. I take great pride in our Cole neighborhood.

Last year I stepped down as the President of The Denver Youth Program, the umbrella organization of the Gang Rescue and Support Project (GRASP) and Metro Denver Partners. The Denver Youth Program has been a tenant of the Tramway Building for over two decades. Denver Partners brought me here 35 years ago as a VISTA Volunteer and I then worked for them through the 90s for five years. My roots go deep with the East Side and with its local nonprofits and I appreciate the work of the Urban Land Conservancy of being good neighbors, especially to our non-profit businesses.

**Supporting Local Nonprofits.** The rezoning of this unique site from Former Chapter 59 zoning into a Denver Zoning Code PUD will allow ULC to continue the uses and operations of the Tramway Nonprofit Center, which has been an affordable home base for local nonprofits since 1994. Today, more than a dozen nonprofits take advantage of ULC's low-cost office leasing at Tramway, where they provide critical services and programs to the Cole community and beyond. Programs include: health care, preschool, after-school activities, at-risk youth intervention, senior housing supports, LGBTQ2S+ advocacy, STEM workshops, a theatre company for actors with disabilities, and more. The solar-powered Tramway Building itself has been a cornerstone of Cole since it stored Denver streetcars generations ago. The new zoning will ensure it continues to serve the community for generations to come.

**New, Affordable Housing.** In the midst of an affordable-housing crisis, Denver has a unique opportunity to see new homes co-located with these community services, as well as with Wyatt Academy next door. The rezoning will open the door to the development of four stories of 100% affordable apartments on the vacant, east side of the block, a 13-minute walk from the 38th & Blake Station. The housing will be held in ULC's community land trust to ensure permanent affordability.

**Consistent with Adopted Plans.** ULC's request meets all rezoning criteria by being consistent with the city's adopted plans, the neighborhood context, and the zone district's purpose and intent; and by furthering the public interest.

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

Thank you,

*Mario Giardiello*  
3346 Gilpin Street  
720-666-1032



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**TO: Planning And Development**

**201 West Colfax Ave., Dept. 205**

**Denver, CO 80203**

**FROM: Brenda J Mosley  
3536 N. Gilpin Street  
Denver, CO 80205**

**JUNE 26, 2025**

**MY COMMENT to Planning Zone proposal Application #20241-00122 for the rezoning of 1620, 1625, 1675 E. 35<sup>th</sup> Avenue, 3532, 3580 N. Gilpin Street = the WESTSIDE of the 3500 Block of GILPIN STREET area code 80205.**

**The Urban Land Conservancy – Owner o the Tramway Center wants to change the zoning to allow them to build a 4 Story, 60 unit apartment building on the Westside of the 3500 Block of GILPIN STREET this is unacceptable.**

**This neighborhood has always been one family houses on individual lots, most of which are Owner occupied. There's no way 60 renter units @ 4 Story high could fit on this block, this would increase the population density of the block time X4 compared to the rest of the neighborhood. The City has already allowed for some 2 ½ Story high Condominiums be build on the Eastside corner of the 3500 Block of Gilpin Street this is so much!!!**

**I have lived in my house since November 1974 for 51 years, and I also grew up in this neighborhood and 1534 E. 35<sup>th</sup> Ave with my mother & father and 12 siblings. So this so-called improvement to the neighborhood would be a total disaster and disgrace to this COMMUNITY.**

**This neighborhood has had its of rough times, like I have had my truck broken into a few times. A drunken driver has ran into my vehicle forcing it up on the curb and nearly driving into my front yard. There's very little parking available for anyone to park, so and increase of people and cars will absolutely cause chaos, disagreements and issues with neighbors and may others. THE CITY and COUNTY of DENVER PLANNING AND REZONING SHOULD NOT ALLOW THIS APPLICATION#20241-00122 PROPSAL TO BE APPROVED BUT DEINED BY THE MEANS NECESARRY.**

**I SINCERELY HOPE THIS LETTER FALLS IN THE HANDS OF STATE AND CITY MEMEBERS to DENY THIS PROPOSAL TODAY.**

**Thank you,**

**Brenda M.**



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Dear Denver City Council:

I am writing in support of Urban Land Conservancy's proposed rezoning of the properties at 36th and Gilpin streets in the Cole neighborhood to Denver Zoning Code PUD G-38 (zoning map amendment 2024i-00122).

My name is Maria Estrada, and I have been a dedicated member of Wyatt Academy, located across the street from the Tramway, since 2010. Throughout my time here, I have taken on numerous roles, and for the past seven years, I have directly observed the significant changes in our neighborhood and the urgent need for affordable housing. Many families have been compelled to leave our community in search of lower rent, which is simply unacceptable.

As the Director of Enrollment, I take my responsibility seriously in helping families find new schools as they relocate. It is distressing to see them facing such limited options. The news about the Tramway's upcoming project is a welcome development; it represents a crucial opportunity for families to secure affordable housing and remain in their neighborhood. This commitment to our community is not just needed—it is essential.

**Supporting Local Nonprofits.** The rezoning of this unique site from Former Chapter 59 zoning into a Denver Zoning Code PUD will allow ULC to continue the uses and operations of the Tramway Nonprofit Center, which has been an affordable home base for local nonprofits since 1994. Today, more than a dozen nonprofits take advantage of ULC's low-cost office leasing at Tramway, where they provide critical services and programs to the Cole community and beyond. Programs include: health care, preschool, after-school activities, at-risk youth intervention, senior housing supports, LGBTQ2S+ advocacy, STEM workshops, a theatre company for actors with disabilities, and more. The solar-powered Tramway Building itself has been a cornerstone of Cole since it stored Denver streetcars generations ago. The new zoning will ensure it continues to serve the community for generations to come.

**New, Affordable Housing.** In the midst of an affordable-housing crisis, Denver has a unique opportunity to see new homes co-located with these community services, as well as with Wyatt Academy next door. The rezoning will open the door to the development of four stories of 100% affordable apartments on the vacant, east side of the block, a 13-minute walk from the 38th & Blake Station. The housing will be held in ULC's community land trust to ensure permanent affordability.

**Consistent with Adopted Plans.** ULC's request meets all rezoning criteria by being consistent with the city's adopted plans, the neighborhood context, and the zone district's purpose and intent; and by furthering the public interest.

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

Thank you,

Maria Estrada  
Wyatt Academy  
3620 Franklin St.  
Denver, CO 80205



July 1<sup>st</sup>, 2025

Dear Denver City Council:

On behalf of the Colorado Nonprofit Association, I write in support of Urban Land Conservancy's (ULC) effort to rezone the Tramway Nonprofit Center block, between 36<sup>th</sup> and Gilpin Streets in the Cole neighborhood, to Denver Zoning Code PUD G-38.

The Colorado Nonprofit Association is a proud partner to Urban Land Conservancy, whose work providing affordable workspace to community-serving nonprofits not only helps us deliver our mission, but helps so many other nonprofits serve their communities. We are grateful to be a tenant of a ULC property, and are delighted to be part of the nonprofit community working from ULC's Mountain View nonprofit tower in Denver's Uptown neighborhood.

We commend ULC's effort to rezone this site from Former Chapter 59 zoning into Denver Zoning Code PUD. This change will ensure that ULC can continue to provide affordable workspace to as many as 15 community nonprofits long into the future. The nonprofits residing within the Tramway campus serve issues such as at-risk youth intervention, preschool and afterschool activities, senior housing support, and STEM workshops, among a number of other missions. These nonprofits are boots-on-the-ground in solving some of Denver's toughest and most urgent issues, and we are fortunate to have ULC bringing forth this solution to ensure that these nonprofits will be able to continue serving our city.

This proposal goes beyond housing our community-serving nonprofits. This rezoning effort also addresses Denver's ongoing housing crisis by permitting the transformation of a vacant parcel into affordable housing. As many as four stories of 100% affordable housing will be co-located with the existing community-serving nonprofits, all with easy access to the public transportation opportunities provided by the nearby 38<sup>th</sup> and Blake Station.

Again, we are proud to support ULC's effort to rezone the Tramway Nonprofit Center block. This proposal both ensures that our local nonprofits will have the tools necessary to continue supporting our city through their missions, all while working to mitigate Denver's affordable housing crisis.

This is a needed and commonsense proposal, and we urge you to vote YES on Map Amendment 2024i-00122. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul Lhevine".

Paul Lhevine  
President & CEO  
Colorado Nonprofit Association

Dear Denver City Council:

I am writing in support of Urban Land Conservancy's proposed rezoning of the properties at 36th and Gilpin streets in the Cole neighborhood to Denver Zoning Code PUD G-38 (zoning map amendment 2024i-00122).

As the Director of Economic and Community Development at the Montbello Organizing Committee, I have firsthand experience with the positive impact that 100% affordable housing can bring to a community. We recently developed an affordable apartment building with 97 units that now houses 210 local residents. While this was a significant change in density for our neighborhood, the building has since become a vibrant community hub, fostering strong connections among residents and contributing substantially to the local economy. I believe ULC's proposed project will have a similar transformative impact on the Cole community, providing much-needed affordable homes and creating a new center for community life. **I also want to note that I personally flyered the neighboring residents of the project to invite them to one ULC's community meetings on the project.** ULC's commitment to keeping neighbors informed on the project speaks to the trust that should be given to them to develop in this community.

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

Thank you,  
*Kwon Atlas*  
80205

Mark S. Marshall  
2572 Elm Street  
Denver, CO 80207  
August 19, 2025

City of Denver City Council  
Attn: Council President Amanda Sandoval  
1437 Bannock St., Suite 451  
Denver, Colorado 80202

**Subject: Rezoning of Urban Land Conservancy properties located at 36<sup>th</sup> and Gilpin Streets in the Cole Neighborhood**

Dear Denver City Council:

I am writing in support of Urban Land Conservancy's proposed rezoning of the properties at 36th and Gilpin streets in the Cole neighborhood to Denver Zoning Code PUD G-38 (zoning map amendment 2024i-00122).

At a time when newspaper articles, television segments and radio reports all regularly feature stories on the lack of affordable housing across the City of Denver and the metro area, the rezoning of this site to allow for more affordable housing should be an easy decision – YES! My son attends Manual High School. My wife's small business is just on the other side of York in the Whitter neighborhood. As a family, we support businesses and restaurants in Cole and the neighborhoods surrounding the Tramway Nonprofit Center. We are invested in these neighborhoods and value the many resources and amenities that are provided. Families and individuals across all income levels should be able to access and enjoy the vast benefits offered in this neighborhood. However, in recent years, I've witnessed many families in the area being displaced because of the high costs of housing. It would be wonderful to once again see the neighborhood offer new, affordable housing options for families and individuals with limited financial resources, and rezoning this site would offer exactly that opportunity.

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

Thank you,

A handwritten signature in blue ink, appearing to read "Mark S. Marshall".

Mark S. Marshall  
Park Hill Neighborhood

July 30, 2025

Dear Members of the Denver City Council:

I am writing to ask you to please approve Urban Land Conservancy's proposed rezoning of the properties at 36th and Gilpin streets in the Cole neighborhood to Denver Zoning Code PUD G-38 (zoning map amendment 2024i-00122).

This property has particular significance to me as a former Cole resident who lived for many years at 3424 Marion Street and also when I worked for Sam Gary and the Piton Foundation from 2004-2008. I made a request that Urban Land Conservancy utilize this property to include a much-needed childcare center, Early Excellence. Please note that Early Excellence is one of the few five-star rated programs in the State. I also advocated for other early childhood nonprofits to be housed there over the years: Denver Early Childhood Council, Focus Points Family Resource Center, and Civic Canopy. This building has been unique within the Cole neighborhood in that it offered affordable rent to these critical organizations.

Now there is an opportunity to utilize this space to meet the growing needs of the community and Denver through the continued support of local nonprofit organizations (preschool, health care, after-school and STEM activities, a theatre company for actors with disabilities, senior housing supports, LGBTQ2S plus advocacy, and youth intervention) that will be paired with new, affordable housing that is close to schools and mass transit, and .

It is my understanding that this request is complementary with the City and County of Denver's adopted plans, along with furthering public interest, neighborhood context, and the zone district's intent and purpose.

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

Thank you,

Lisa R. Roy, Ed.D

955 Eudora Street, Unit 202  
Denver, Colorado 80220  
303-815-7373

Also, co-owner of 2366 Stout Street  
Denver, Colorado 80205

Dear Community Stakeholders,

I'm writing to offer my wholehearted support for ULC and their project at the Tramway building in Denver's Cole neighborhood. As a long-standing admirer of ULC's mission—and as a former member of the Holly Area Redevelopment Plan (H.A.R.P.)—I've witnessed firsthand the positive impact ULC has made across our city.

ULC's stewardship of the Tramway Nonprofit Center at 3532 N. Franklin Street is a powerful example of what community-first development looks like. By converting a historic facility into a nonprofit hub and offering below-market leases to organizations serving families, youth and workforce programs, they are safeguarding essential services in an increasingly expensive neighborhood.

Through my community work, I've seen ULC support more than 50 nonprofits in the Denver region, generating millions of dollars in rent savings that go directly into program outcomes. Their model doesn't just provide space—it preserves stability, ensures access and anchors the neighborhood for the long run.

What stands out is ULC's dual vision: preserving the Tramway building's nonprofit core while planning for additional affordable housing on the same block. This kind of inclusive, multi-use approach ensures that services, jobs and housing grow together, not in competition.

Supporting ULC today means supporting a proven steward for our neighborhoods—one that values people over profit, permanence over speculation, and community over convenience. I urge you to approve and collaborate on their ongoing work at the Tramway site. Our city, our families and our future will benefit.

Thank you for considering this vital investment in community infrastructure.

Warm regards,

David Hallman

July 27, 2025

Denver City Council

Re: Support for Zoning Map Amendment 2024i-00122

Dear Members of Denver City Council,

As a Cole neighbor, I write to express my strong support for the proposed rezoning (map amendment 2024i-00122) of the Tramway block at 35th and Gilpin in Cole.

I am thrilled that this area is being considered for affordable housing, and I fully support the rezoning to allow the Urban Land Conservancy to build the planned apartments and allow more families to be part of this vibrant neighborhood.

This request is consistent with adopted plans, including the Comprehensive Plan and Blueprint Denver. It aligns with the vision in the Comprehensive Plan for Denver to be equitable, affordable and inclusive. And it aligns with the first goal of Blueprint Denver, to serve all Denver residents with a diverse range of affordable housing options.

Building more affordable housing in Denver is in the public interest, especially when it replaces a vacant lot such as this.

I urge you to support this rezoning.

Sincerely,



Katie Bonomo  
3749 N Gilpin St