



Bruce O'Donnell <bodonnell@starboardrealtygroup.com>

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

1 message

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

Tue, Dec 23, 2025 at 11:22 PM

Reply-To: richard.k.zanett@gmail.com

To: bodonnell@starboardrealtygroup.com

From: Richard Zanett

Email: richard.k.zanett@gmail.com

Address: 3615 N Race St, Denver, CO 80205

Message:

I am writing in support of Urban Land Conservancy's rezoning request for the 35th and Gilpin site in the Cole neighborhood.

This project reflects the type of thoughtful, community-centered development Denver needs. By prioritizing affordable housing and nonprofit, community-serving uses, Urban Land Conservancy is advancing outcomes that align with the City's goals.

The Cole neighborhood has experienced significant change in recent years, and projects like this help ensure that longtime residents, local organizations, and essential service providers remain integral parts of the community. The proposed rezoning will enable the site to better meet community needs while respecting the surrounding neighborhood and its character.

I respectfully encourage the City to approve this rezoning request as an investment in equity, affordability, and the long-term health of the Cole neighborhood.

Thank you for your consideration.

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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>

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

1 message

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

Thu, Jan 15, 2026 at 12:01 PM

Reply-To: erin@phamaly.org

To: bodonnell@starboardrealtygroup.com

From: Erin Banthoff

Email: erin@phamaly.org

Address: 2733 E 41st Ave. Denver, CO 80216

Message:

Please support rezoning of the Tramway Nonprofit Center. I believe in the great work of the non-profits that have offices in the building. I also believe in the Cole neighborhood and creating more affordable housing for neighborhood residents.

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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>

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

1 message

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

Mon, Jan 26, 2026 at 12:55 PM

Reply-To: suewein1942@gmail.com

To: bodonnell@starboardrealtygroup.com

From: Susan Weinstein

Email: suewein1942@gmail.com

Address: 2330 Leyden St.

Message:

I am in full support of the ULC proposed custom zoning change for the Tramway block to allow for more affordable housing and to keep the Tramway Building a vital part of the Cole neighborhood.

--

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Bruce O'Donnell <bodonnell@starboardrealtygroup.com>

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

1 message

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

Mon, Jan 26, 2026 at 2:10 PM

Reply-To: danceronwheels2010@gmail.com

To: bodonnell@starboardrealtygroup.com

From: Gregory Vigil

Email: danceronwheels2010@gmail.com

Address: 55 S Lincoln St., Apt. 405, Denver, CO 80209

Message:

I wish to add my name to the supporters for the rezoning for 35th and Gilpin block in the Cole Neighborhood. Custom zone in Wood allow continued use of the tramway nonprofit center operations and also adding affordable housing to the vacant portion of that block.

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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>

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

1 message

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

Mon, Jan 26, 2026 at 5:03 PM

Reply-To: dissettemark@msn.com

To: bodonnell@starboardrealtygroup.com

From: Mark Dissette

Email: dissettemark@msn.com

Address: 14969 E. Archer Circle

Message:

I support the zoning change to the Tramway building. The need for updating the existing building and the addition of affordable housing is paramount to keeping the area accessible and preserves a historic building at the same time.

--

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Bruce O'Donnell <bodonnell@starboardrealtygroup.com>

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

1 message

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

Mon, Jan 26, 2026 at 6:37 PM

Reply-To: jessicacaouette@gmail.com

To: bodonnell@starboardrealtygroup.com

From: Jessica Caouette

Email: jessicacaouette@gmail.com

Address: 3417 Milwaukee St, 80205

Message:

Hello Councilman Watson,

I am writing in support of the Tramway Building's efforts at updating their zoning to ensure this place is a long term feature in my neighborhood. Nonprofit space is hard to come by and this effort will ensure that organizations who directly serve our neighbors can stay in their affordable spaces.

Additionally, affordable housing is always desirable.

Sincerely,

Jessica Caouette

80205 for life

--

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Bruce O'Donnell <bodonnell@starboardrealtygroup.com>

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

1 message

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

Mon, Jan 26, 2026 at 9:32 PM

Reply-To: sdangelo@phamaly.org

To: bodonnell@starboardrealtygroup.com

From: Stacey D'Angelo

Email: sdangelo@phamaly.org

Address: 1704 S. Marion Street Denver 80210

Message:

Dear Members of Denver City Council,

I am writing in strong support of the proposed rezoning for the Tramway Nonprofit Center block at 35th & Gilpin in the Cole neighborhood.

As a board member of Phamaly Theatre Company, Denver's nationally recognized professional theatre company for actors with disabilities, I have seen firsthand how vital accessible, community-centered spaces are for ensuring equity in the arts. Many of the artists Phamaly serves face barriers related to mobility, transportation, and housing affordability that directly impact their ability to participate in creative work and sustain professional careers.

The Tramway Nonprofit Center has long been a critical hub for community-serving organizations like Phamaly. The proposed rezoning not only protects this historic building and its mission-driven nonprofit ecosystem, but also creates an opportunity to bring 100% permanently affordable housing to the site—exactly the kind of integrated, forward-thinking development Denver needs.

Equally important, the proposed rehearsal and community space at Tramway is deeply significant for Phamaly's future. Rehearsal space is one of the greatest barriers facing any theatre company, and accessible rehearsal space is even more difficult to find. This project would allow many actors with disabilities to participate in rehearsal processes they have historically been excluded from due to transportation challenges and physical inaccessibility. This is essential to equitable participation in professional artistic work and integral to the long-term sustainability and legacy of Phamaly Theatre Company.

This rezoning aligns with Denver's commitments to equity, inclusion, and community-centered development. I urge City Council to approve this proposal and support a project that so clearly strengthens Denver's cultural and social fabric.

With gratitude for your leadership,

Stacey D'Angelo

Board Member, Phamaly Theatre Company

--

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Bruce O'Donnell <bodonnell@starboardrealtygroup.com>

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

1 message

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

Fri, Jan 30, 2026 at 5:32 PM

Reply-To: jollymollysfo@gmail.com

To: bodonnell@starboardrealtygroup.com

From: Molly Kirkham
Email: jollymollysfo@gmail.com
Address: 14093 west 1st drive

Message:

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Bruce O'Donnell <bodonnell@starboardrealtygroup.com>

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

1 message

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

Mon, Jan 26, 2026 at 3:22 PM

Reply-To: jeswanson13@gmail.com

To: bodonnell@starboardrealtygroup.com

From: Jessica Swanson

Email: jeswanson13@gmail.com

Address: Denver, CO

Message:

I strongly support the cause "ULC seeks rezoning for 35th & Gilpin block in Cole neighborhood
Custom zoning will allow for continued Tramway Nonprofit Center operations, new affordable housing."

--

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

Dear Denver City Council,

As a District 9 resident, I am writing in SUPPORT of Urban Land Conservancy's proposed rezoning of the properties at 36th and Gilpin in the Cole neighborhood (rezoning application 2024i-00122), which would rezone the site to PUD G-38. The proposal aligns with adopted city plans and updates outdated zoning that no longer reflects how the property is used today or what the community needs.

There is real momentum behind this project. The site has already secured Low Income Housing Tax Credits, showing strong financial backing for new homes at affordability levels Cole residents can actually reach.

This rezoning serves the public interest for several reasons:

- **It keeps the Tramway Nonprofit Center in long-term community use.** The building provides below-market space for organizations offering health care, job training, arts programming, early childhood education, and social services. Updated zoning will allow continued investment in the structure and the stability of programs residents depend on.
- **It allows new, permanently affordable housing on the vacant area.** The site is already entitled for four stories of multifamily housing. The rezoning maintains that height while requiring that new homes be permanently affordable.
- **It protects a historic neighborhood anchor.** The proposal downzones the portion of the site with the 1940s Tramway building to limit future large-scale redevelopment and preserve its current role as a nonprofit hub.

I strongly urge a YES vote on map amendment 2024i-00122.

Thank you for your consideration.

Sincerely,

Signature:



Name:

MEGAN IVY

Address:

2340 HUDSON ST

DENVER, CO 80207

Dear Denver City Council,

As a District 9 resident, I am writing in SUPPORT of Urban Land Conservancy's proposed rezoning of the properties at 36th and Gilpin in the Cole neighborhood (rezoning application 2024i-00122), which would rezone the site to PUD G-38. The proposal aligns with adopted city plans and updates outdated zoning that no longer reflects how the property is used today or what the community needs.

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I strongly urge a YES vote on map amendment 2024i-00122.

Thank you for your consideration.

Sincerely,

Signature:



Name:

Amy Ly

Address:

2340 HUDSON ST

DENVER, CO 80207

Dear Denver City Council,

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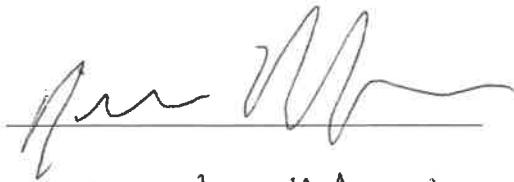
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I strongly urge a YES vote on map amendment 2024i-00122.

Thank you for your consideration.

Sincerely,

Signature:



Name:

Nicole Marshall

Address:

2216 N. Humboldt St.
Denver, CO 80205

Dear Denver City Council,

As a District 9 resident, I am writing in SUPPORT of Urban Land Conservancy's proposed rezoning of the properties at 36th and Gilpin in the Cole neighborhood (rezoning application 2024i-00122), which would rezone the site to PUD G-38. The proposal aligns with adopted city plans and updates outdated zoning that no longer reflects how the property is used today or what the community needs.

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I strongly urge a YES vote on map amendment 2024i-00122.

Thank you for your consideration.

Sincerely,

Signature:



Name:

Danny Pies

Address:

3036 CHERRY ST

DENVER, CO 80207

Dear Denver City Council,

I am writing in SUPPORT of Urban Land Conservancy's proposed rezoning of the properties at 36th and Gilpin in the Cole neighborhood (rezoning application 2024i-00122), which would rezone the site to PUD G-38. The proposal aligns with adopted city plans and updates outdated zoning that no longer reflects how the property is used today or what the community needs.

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I strongly urge a YES vote on map amendment 2024i-00122.

Thank you for your consideration.

Sincerely,

Signature: 

Name: Dana Lahoff
~~XXXXXXXXXXXXXXXXXXXX~~

Address: 3064 ~~Adams~~ Adams St.
Denver, CO 80205

Dear Denver City Council,

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I strongly urge a YES vote on map amendment 2024i-00122.

Thank you for your consideration.

Sincerely,

Signature: 

Name: Pete Gingrich

Address: 3101 Steele St.
Denver, CO 80205

Dear Denver City Council,

I am writing in SUPPORT of Urban Land Conservancy's proposed rezoning of the properties at 36th and Gilpin in the Cole neighborhood (rezoning application 2024i-00122), which would rezone the site to PUD G-38. The proposal aligns with adopted city plans and updates outdated zoning that no longer reflects how the property is used today or what the community needs.

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I strongly urge a YES vote on map amendment 2024i-00122.

Thank you for your consideration.

Sincerely,

Signature:



Name:

DAN KOBLER

Address:

2096 ONEIDA ST
DENVER, CO 80207

Dear Denver City Council,

I am writing in SUPPORT of Urban Land Conservancy's proposed rezoning of the properties at 36th and Gilpin in the Cole neighborhood (rezoning application 2024i-00122), which would rezone the site to PUD G-38. The proposal aligns with adopted city plans and updates outdated zoning that no longer reflects how the property is used today or what the community needs.

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I strongly urge a YES vote on map amendment 2024i-00122.

Thank you for your consideration.

Sincerely,

Signature: Gabriela M Bell

Name: Gabriela Maldonado Bell

Address: 799 Leyden St.

Denver, CO 80220

Dear Denver City Council,

I am writing in SUPPORT of Urban Land Conservancy's proposed rezoning of the properties at 36th and Gilpin in the Cole neighborhood (rezoning application 2024i-00122), which would rezone the site to PUD G-38. The proposal aligns with adopted city plans and updates outdated zoning that no longer reflects how the property is used today or what the community needs.

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I strongly urge a YES vote on map amendment 2024i-00122.

Thank you for your consideration.

Sincerely,

Signature:



Name:

Eleah Hamilton

Address:

5433 Winta St.

Denver, CO 80238

Dear Denver City Council,

I am writing in SUPPORT of Urban Land Conservancy's proposed rezoning of the properties at 36th and Gilpin in the Cole neighborhood (rezoning application 2024i-00122), which would rezone the site to PUD G-38. The proposal aligns with adopted city plans and updates outdated zoning that no longer reflects how the property is used today or what the community needs.

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I strongly urge a YES vote on map amendment 2024i-00122.

Thank you for your consideration.

Sincerely,

Signature:



Name:

LEAH EMERICK

Address:

2979 MONACO PKWY

DENVER CO 80207



January 12, 2026

Dear Councilwoman Lewis,

Happy New Year. I hope this message finds you well and that the year has begun positively for you and your family.

I am writing on behalf of the Northeast Park Hill Coalition (NEPHC) to formally express our full support for Urban Land Conservancy's proposed rezoning of the properties at 36th and Gilpin Streets in the Cole neighborhood, within City Council District 9.

NEPHC has long advocated for inclusive growth, equitable development, and community-driven solutions to Denver's housing challenges. We believe the Urban Land Conservancy's work at 36th and Gilpin as aligns with these values and is an important next step in the path toward meeting the housing needs of working families, seniors, and individuals who are increasingly being priced out of our neighborhoods.

We appreciate your leadership on housing and community issues and recognize the difficult decisions City Council must weigh as Denver continues to grow. Please know that NEPHC stands ready to support efforts that responsibly advance affordability, stability, and opportunity for residents across all districts.

Thank you for your service and for your continued commitment to the people of Denver.

Respectfully,

Kevin Marchman
President, Northeast Park Hill Coalition

Greetings Denver City Council,

I am writing in SUPPORT of Urban Land Conservancy's proposed rezoning of the properties at 36th & Gilpin streets in the Cole neighborhood, City Council District 9, to Denver Zoning Code PUD G-38 (2024i-00122) – a change that is consistent with the city's adopted plans. The current zoning is based on a 1950s-era code, and it does not match how the site functions today or what it needs long-term.

I work with the Center for Employment Opportunities (CEO), a nonprofit that has an established presence in the Cole neighborhood and provides workforce development and employment support services to community members across Denver. Our office is located nearby, and we see firsthand how important it is for people to be able to live close to their workplaces, supportive services, and community resources. Expanding access to permanently affordable housing in this area would strengthen the neighborhood by supporting working individuals and families who contribute to the local economy and rely on nearby services, including nonprofit organizations like ours that are deeply rooted in the community.

Here's why this rezoning is in the public interest:

To keep the Tramway in use by nonprofits long-term.

ULC provides below-market-rate space to more than a dozen local nonprofits at Tramway. Nonprofit programs include health care, after-school activities, at-risk youth intervention, senior housing supports, and much more. Changing the zoning will allow ULC to keep investing in the building and supporting the programs and services so many people rely on.

To build new, permanently affordable homes in the vacant area.

The rezoning keeps the existing allowance for multifamily housing on the vacant area, while adding a requirement that it be affordable for households earning \$30,000 - \$60,000 a year. Off-street parking will be provided. Cole residents who qualify will be given priority in leasing.

To downzone and protect the Tramway building – a cornerstone in Cole.

ULC's proposal will reduce what could be built on the west side of the block to limit future changes to the 1940s-era Tramway building.

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

Thank you,

Josh Ehrlich (He/Him)

Denver Program Manager | Center for Employment Opportunities (CEO)

3532 Franklin St., Suite S, Denver, Colorado 80205

P: (719) 399-2256 | E: jehrich@ceoworks.org | [Calendly](#)



Center for Employment Opportunities

[Instagram](#) | [X](#) | [Facebook](#) | [LinkedIn](#) | ceoworks.org

WATCH: [Bring Change Home](#)

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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 & Gilpin streets in the Cole neighborhood, City Council District 9, to Denver Zoning Code PUD G-38 (2024i-00122) – a change that is consistent with the city's adopted plans. The current zoning is based on a 1950s-era code, and it does not match how the site functions today or what it needs long-term.

As a resident of this area I strongly support keeping the existing building in place while adding MUCH NEEDED housing for our neighbors. As properties to the north of this building continue to develop at market rates, the need for this housing option for teachers, hospital workers and families in our neighborhood is becoming critical. I would like to see the families of the children my son goes to school with continue to be able to live in our neighborhood.

For nearly 20 years I have bike commuted home from work past the Tramway Building and enjoy both the building's architecture and its integration into our neighborhood. The community Nonprofits that reside there service the neighborhood and the neighboring Wyatt School. Utilizing the currently empty lot for affordable housing is a critical step to cementing this block as a community center and landmark.

Thank you,
Maggie Thompson
3630 Clayton Street
maggie.thompson@gmail.com

Dear Denver City Council:

My name is Ivana Marie Bejaran.

I work at the Tramway Nonprofit Center. The name of my organization is:

Vuela for Health.

Our organization's work is critical because we provide preventative
care for the Spanish speaking community
both in physical and emotional health.

I urge you to SUPPORT Urban Land Conservancy's proposed rezoning of the Tramway block:

- To keep Tramway in use by nonprofits, long-term.
- To build new, permanently affordable homes on the vacant area.
- To downzone and protect the Tramway building – a cornerstone in Cole.

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

Thank you,



Signature

12/15/2020

Dear Denver City Council:

My name is John Youngquist

I work at the Tramway Nonprofit Center. The name of my organization is:

Denver Youth Program

Our organization's work is critical because we serve youth and families

with a broad variety of resources to reduce

youth violence and increase life success.

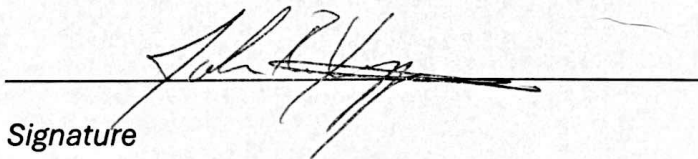
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- To downzone and protect the Tramway building – a cornerstone in Cole.

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

Thank you,

Signature



Dear Denver City Council:

My name is Cordelia Randall.

I work at the Tramway Nonprofit Center. The name of my organization is:

Esquared.

Our organization's work is critical because we provide employability
training for the State of Colorado for the underemployed.

Many resources such as ours no longer exist in this area
so we want to continue to support this neighborhood.

I urge you to SUPPORT Urban Land Conservancy's proposed rezoning of the Tramway block:

- To keep Tramway in use by nonprofits, long-term.
- To build new, permanently affordable homes on the vacant area.
- To downzone and protect the Tramway building – a cornerstone in Cole.

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

Thank you,

Cordelia Randall

Signature

Dear Denver City Council:

My name is KANUA BUENOT

I work at the Tramway Nonprofit Center. The name of my organization is:

ESQUERAO WORKS

Our organization's work is critical because we provide workforce

development training to those who are

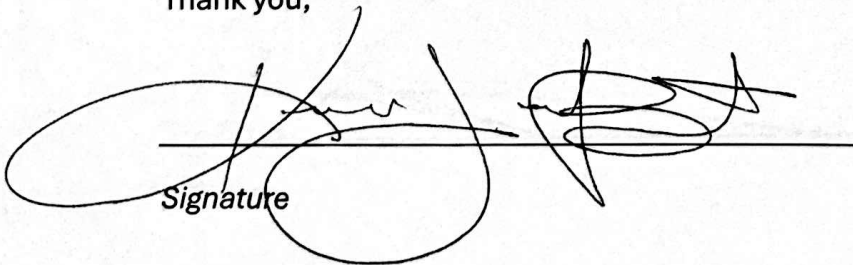
looking for a career change w/ minimal
resources.

I urge you to SUPPORT Urban Land Conservancy's proposed rezoning of the Tramway block:

- To keep Tramway in use by nonprofits, long-term.
- To build new, permanently affordable homes on the vacant area.
- To downzone and protect the Tramway building – a cornerstone in Cole.

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

Thank you,


Signature

Dear Denver City Council:

My name is Alisan L. Joucovsky

I work at the Tramway Nonprofit Center. The name of my organization is:

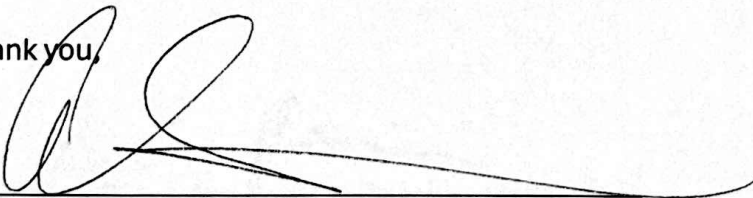
Sunshine Home Share Co

Our organization's work is critical because we support older adults
to age in place and create affordable
housing by supporting safe stable home
sharing.

I urge you to SUPPORT Urban Land Conservancy's proposed rezoning of the Tramway block:

- To keep Tramway in use by nonprofits, long-term.
- To build new, permanently affordable homes on the vacant area.
- To downzone and protect the Tramway building – a cornerstone in Cole.

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

Thank you,


Signature

Dear Denver City Council:

My name is Alexa Rimiani.

I work at the Tramway Nonprofit Center. The name of my organization is:

Sunshine Home Share.

Our organization's work is critical because we help people age in place and find affordable housing.

I urge you to SUPPORT Urban Land Conservancy's proposed rezoning of the Tramway block:

- To keep Tramway in use by nonprofits, long-term.
- To build new, permanently affordable homes on the vacant area.
- To downzone and protect the Tramway building – a cornerstone in Cole.

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

Thank you,



Signature

Dear Denver City Council:

My name is Virginia McCarthy.

I work at the Tramway Nonprofit Center. The name of my organization is:

Denver Youth Program.

Our organization's work is critical because we work with violence -

affected community members and families to

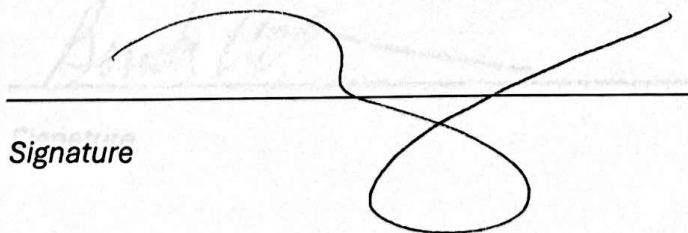
provide holistic, wraparound services to support healing
and ongoing prevention of violence

I urge you to SUPPORT Urban Land Conservancy's proposed rezoning of the Tramway block:

- To keep Tramway in use by nonprofits, long-term.
- To build new, permanently affordable homes on the vacant area.
- To downzone and protect the Tramway building - a cornerstone in Cole.

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

Thank you,



Signature

Dear Denver City Council:

My name is Benita Acker.

I work at the Tramway Nonprofit Center. The name of my organization is:

Esquared.

Our organization's work is critical because we provide training to
individuals that need employment, a second
chance in life and to improve themselves that are a
part of this neighborhood.

I urge you to SUPPORT Urban Land Conservancy's proposed rezoning of the Tramway block:

- To keep Tramway in use by nonprofits, long-term.
- To build new, permanently affordable homes on the vacant area.
- To downzone and protect the Tramway building – a cornerstone in Cole.

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

Thank you,

Benita Acker

Signature

Dear Denver City Council:

My name is Redline David.

I work at the Tramway Nonprofit Center. The name of my organization is:

Esquared Works.

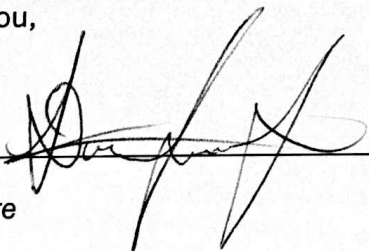
Our organization's work is critical because we provide employment training to those who are low income and lack the skills to get a job and support themselves.

I urge you to SUPPORT Urban Land Conservancy's proposed rezoning of the Tramway block:

- To keep Tramway in use by nonprofits, long-term.
- To build new, permanently affordable homes on the vacant area.
- To downzone and protect the Tramway building – a cornerstone in Cole.

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

Thank you,



Signature

Estimado Consejo Municipal de Denver:

Mi nombre es Jiana Pineda.

Trabajo en el Tramway Nonprofit Center. El nombre de mi organización es:

Voela for Health.

El trabajo de nuestra organización es fundamental porque nosotros

Recursos Salud Física y Salud Mental
acceso a programas y servicios médicos
en la comunidad Latina.

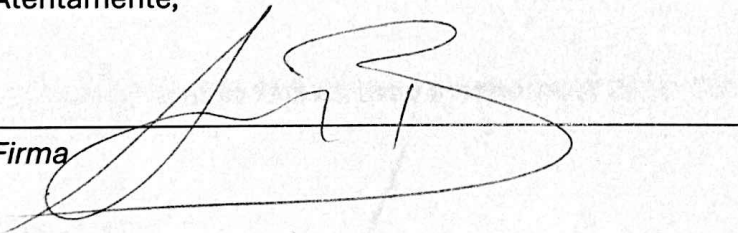
Le ruego que **APOYE** la propuesta de rezonificación de Urban Land Conservancy para la cuadra de Tramway:

- Para mantener el uso de Tramway por parte de organizaciones sin fines de lucro a largo plazo.
- Para construir viviendas nuevas y permanentemente asequibles en la disponible área.
- Para reducir la densidad permitida y proteger el edificio Tramway, es un pilar fundamental en el vecindario de Cole.

Le insto a votar **SÍ** a la enmienda del mapa **2024i-00122**.

Atentamente,

Firma



Signature

Dear Denver City Council:

My name is Yoli Casas

I work at the Tramway Nonprofit Center. The name of my organization is:

VIVE WELLNESS

Our organization's work is critical because we Serve Underserve Neighbors
and community member To adress health Equity Through
after school programs, wellness center, child care program (ECE)
room.

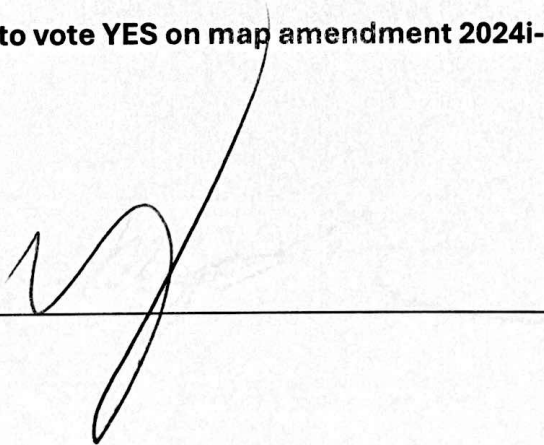
I urge you to SUPPORT Urban Land Conservancy's proposed rezoning of the Tramway block:

- To keep Tramway in use by nonprofits, long-term.
- To build new, permanently affordable homes on the vacant area.
- To downzone and protect the Tramway building – a cornerstone in Cole,

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

Thank you,

Signature



Dear Denver City Council:

My name is Shaun Magrath.

I work at the Tramway Nonprofit Center. The name of my organization is:

Center for Employment Opportunities

Our organization's work is critical because we work doing

Reentry work - w/ people returning

home for incarceration.

I urge you to SUPPORT Urban Land Conservancy's proposed rezoning of the Tramway block:

- To keep Tramway in use by nonprofits, long-term.
- To build new, permanently affordable homes on the vacant area.
- To downzone and protect the Tramway building – a cornerstone in Cole.

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

Thank you,


Signature



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



Bruce O'Donnell <bodonnell@starboardrealtygroup.com>

Message in support of map amendment 2024i-00122

1 message

Devin Stone <devstone11@gmail.com>

Wed, Feb 18, 2026 at 8:49 PM

To: bodonnell@starboardrealtygroup.com

Dear Denver City Council:

I am writing in support of Urban Land Conservancy's proposed rezoning of the properties at 36th & Gilpin streets in the Cole neighborhood, City Council District 9, to Denver Zoning Code PUD G-38 (2024i-00122).

Amid the ongoing affordable housing crisis in our city, working families need all the affordable housing options we can get. We need to increase the housing supply, especially the supply of affordable housing, and this is a clear and obvious step towards that goal.

There will always be NIMBYs ("Not In My Back Yard"ers) against development in their neighborhoods, but I urge you all to support us YIMBYs, and support more density and better affordability. I disagree with any who may bring up parking as a concern - I walk my dog past the Tramway building multiple times a week and there is always ample street parking in the surrounding blocks. The proposed development site next to the Tramway building is an empty concrete lot - an eyesore that begs to be put to good use.

Please support this healthy and exciting development in our neighborhood and vote yes on map amendment 2024i-00122.

Sincerely,

Devin Stone

Cole neighborhood resident since 2020

612-229-9854

devstone11@gmail.com



Phamaly
THEATRE COMPANY

3532 Franklin St.
Suite T2 & T3
Denver, CO 80205
303-365-0005
phamaly.org

February 8, 2026

Dear Members of Denver City Council,

On behalf of Phamaly Theatre Company, we write in strong and unequivocal support of the Urban Land Conservancy's zoning application for the Tramway Nonprofit Center and the adjacent development of a four-story permanent affordable housing community.

Phamaly Theatre Company, a home for disabled artists, has long understood that thriving arts ecosystems are inseparable from thriving communities. Artists, educators, nonprofit workers, caregivers, and service professionals must be able to live in the cities they serve. The proposed housing development, offering rental units affordable to households earning between 30% and 60% of Area Median Income, directly supports that vision. These income bands reflect the lived realities of the community we serve as well as Denver's workforce; ensuring that residents who already contribute to the cultural, educational, and economic fabric of our city are not pushed further to its margins.

We also want to explicitly acknowledge the deep and ongoing pain of gentrification in this neighborhood. Displacement has not been theoretical here. It has been personal, generational, and disruptive. This letter is written with that truth firmly in mind. It is precisely because of this history that developments like this one matter. Permanent affordable housing is not a threat to community stability; it is one of the few proven tools we have that preserves it.

Urban Land Conservancy has created space that allows many nonprofits, including Phamaly, to remain in Denver—within the very communities where our artists live and work. Without Urban Land Conservancy, Phamaly simply could not afford current rental rates in Denver. Many of our artists have already been displaced by the city's rising housing costs, and without Urban Land Conservancy's projects, they would be unable to remain in the Denver metro area or access the unique opportunities Phamaly provides for individuals with disabilities.

We must also name and firmly reject the harmful narrative being advanced by some in opposition to this project, which claims that affordable housing attracts residents who will not care for, invest in, or love this community. This rhetoric is not only unfounded but also deeply damaging. It perpetuates stigma, reinforces classist and racialized assumptions, and distracts from the real issue at hand: whether Denver will choose inclusion, dignity, and shared responsibility over fear-based exclusion. Affordable housing does not erode communities; it protects them from erasure.



Phamaly
THEATRE COMPANY

3532 Franklin St.
Suite T2 & T3
Denver, CO 80205
303-365-0005
phamaly.org

What makes this proposal especially worthy of support is the integrity with which Urban Land Conservancy has approached this vision. Their staff has demonstrated a genuine commitment to relationship-building, listening, and thoughtful engagement. They have intentionally invited community voices into the process, sought to understand concerns, and adjusted their approach to reflect the needs of the city and its residents. This is development which is done with people, not to them. That distinction matters.

Phamaly Theatre Company believes that Denver is at its best when we align policy with values and courage with compassion. Approving this zoning application affirms that our city is serious about addressing displacement, expanding access to housing, and investing in long-term community health.

We respectfully urge the City Council to approve Urban Land Conservancy's zoning application and allow this project to move forward.

With respect and resolve,

Phamaly Theater Company Board of Directors:

Kathi Grier
Mark Dissette
Joe Burger
Stacey D'Angelo
MiDian Shofner
Elizabeth Anderman
Richard Faubion
Margaret Ozaki Graves
Denise Cameron
Dale Campau

Dear Denver City Council:

My name is Michelle McDaniel

I work at the Tramway Nonprofit Center. The name of my organization is:

DNP / ARASP

Our organization's work is critical because we serve marginalized, at-risk youth and their families. We have been a staple in the East Denver community for years. This hub also houses 20+ staff that this community accesses daily.

I urge you to SUPPORT Urban Land Conservancy's proposed rezoning of the Tramway block:

- To keep Tramway in use by nonprofits, long-term.
- To build new, permanently affordable homes on the vacant area.
- To downzone and protect the Tramway building – a cornerstone in Cole.

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

Thank you,

Michelle

Signature

Dear Denver City Council:

My name is Maggie Lameli.

I work at the Tramway Nonprofit Center. The name of my organization is:

Denver Youth Program.

Our organization's work is critical because we help young people with
bringing them outdoors which leads to healthier
lifestyles, keeping them out of trouble and overall having
fun in the outdoors!

I urge you to SUPPORT Urban Land Conservancy's proposed rezoning of the Tramway block:

- To keep Tramway in use by nonprofits, long-term.
- To build new, permanently affordable homes on the vacant area.
- To downzone and protect the Tramway building – a cornerstone in Cole.

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

Thank you,

Maggie Lameli

Signature

Dear Denver City Council:

My name is Manuel Ramirez.

I work at the Tramway Nonprofit Center. The name of my organization is:

Denver Youth Program.

Our organization's work is critical because we offer services and
resources directly to youth, families and community
members through out the Denver metro Area.

I urge you to SUPPORT Urban Land Conservancy's proposed rezoning of the Tramway block:

- To keep Tramway in use by nonprofits, long-term.
- To build new, permanently affordable homes on the vacant area.
- To downzone and protect the Tramway building – a cornerstone in Cole.

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

Thank you,

Manuel Ramirez

Signature

Dear Denver City Council:

My name is Jerry Morgan.

I work at the Tramway Nonprofit Center. The name of my organization is:

Denver Youth Program.

Our organization's work is critical because we are directly involved
in the community through violence intervention
and prevention work we also do mental health outreach
work

I urge you to SUPPORT Urban Land Conservancy's proposed rezoning of the Tramway block:

- To keep Tramway in use by nonprofits, long-term.
- To build new, permanently affordable homes on the vacant area.
- To downzone and protect the Tramway building – a cornerstone in Cole.

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

Thank you,


Signature

Dear Denver City Council:

My name is Erica Gruen.

I work at the Tramway Nonprofit Center. The name of my organization is:

Denver Youth Program

Our organization's work is critical because we provide advice

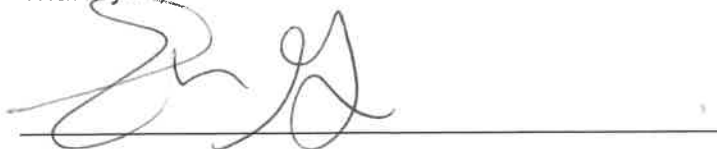
for those ~~injured~~ violently injured that
come into 5 of our local hospitals. we validate
educate and motivate our community and connect
them to services and resources through DYP or
other organizations within the tramway,

I urge you to SUPPORT Urban Land Conservancy's proposed rezoning of the Tramway block:

- To keep Tramway in use by nonprofits, long-term.
- To build new, permanently affordable homes on the vacant area.
- To downzone and protect the Tramway building – a cornerstone in Cole.

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

Thank you,



Signature



Bruce O'Donnell <bodonnell@starboardrealtygroup.com>

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

1 message

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

Wed, Feb 11, 2026 at 1:10 PM

Reply-To: olivia@housingcolorado.org

To: bodonnell@starboardrealtygroup.com

From: Olivia Czarnecki

Email: olivia@housingcolorado.org

Address: 3701 North Marion Street, Denver, 80205

Message:

Dear Denver City Council:

I am writing in SUPPORT of Urban Land Conservancy's proposed rezoning of the properties at 36th & Gilpin streets in the Cole neighborhood, City Council District 9, to Denver Zoning Code PUD G-38 (2024i-00122) – a change that is consistent with the city's adopted plans. The current zoning is based on a 1950s-era code, and it does not match how the site functions today or what it needs long-term.

As a resident of the Cole neighborhood, I can attest to the myriad ways a variety of housing and land use options benefits our community. As our neighborhood continues to grow and shift to allow more office space and other commercial uses nearby, it's imperative that we ensure that the nonprofits utilizing this space to serve our community have a secure place in Cole, as well as the residents who love calling Cole home.

Here's why this rezoning is in the public interest:

To keep Tramway in use by nonprofits, long-term.

ULC provides below-market-rate space to more than a dozen local nonprofits at Tramway. Nonprofit programs include health care, after-school activities, at-risk youth intervention, senior housing supports, and much more. Changing the zoning will allow ULC to keep investing in the building and supporting the programs and services so many people rely on. To build new, permanently affordable homes on the vacant area.

The rezoning keeps the existing allowance for multifamily housing on the vacant area, while adding a requirement that it be affordable for households earning \$30,000 - \$60,000 a year. Cole residents who qualify will be given priority in leasing.

To downzone and protect the Tramway building – a cornerstone in Cole.

ULC's proposal will reduce what could be built on the west side of the block to limit future changes to the 1940s-era Tramway building.

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

Thank you,

Olivia Czarnecki

Cole Neighborhood Resident

Community Engagement Manager, Housing Colorado

--

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>

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

1 message

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

Mon, Feb 16, 2026 at 9:41 AM

Reply-To: alexwnelson@gmail.com

To: bodonnell@starboardrealtygroup.com

From: ALEX NELSON

Email: alexwnelson@gmail.com

Address: 3423 N Milwaukee St

Message:

I am a former Cole resident and now live in the clayton neighborhood I fully support this rezoning!

--

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>

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

1 message

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

Wed, Feb 18, 2026 at 11:48 AM

Reply-To: soniarusso09@gmail.com

To: bodonnell@starboardrealtygroup.com

From: Sonia Russo
Email: soniarusso09@gmail.com
Address: 3503 N Franklin Street

Message:

Dear Denver City Council:

I am writing in SUPPORT of Urban Land Conservancy's proposed rezoning of the properties at 36th & Gilpin streets in the Cole neighborhood, City Council District 9, to Denver Zoning Code PUD G-38 (2024i-00122) – a change that is consistent with the city's adopted plans. The current zoning is based on a 1950s-era code, and it does not match how the site functions today or what it needs long-term.

My husband and I have lived in this neighborhood for 3 years across the street from the Tramway building. We love this neighborhood because there are lots of folks of color, lots of families with kids, and it isn't uncommon to hear mariachi, cumbia, and other Spanish-language music as we walk our dog in our neighborhood. In other words, this neighborhood is diverse, and it's populated with folks who cannot afford to buy a home in this neighborhood, including us.

This rezoning is in the public interest so that this neighborhood can be available to normal, hardworking people who aren't wealthy. The rezoning keeps the existing allowance for multifamily housing on the vacant area, while adding a requirement that it be affordable for households earning \$30,000 - \$60,000 a year. Off-street parking will be provided. Cole residents who qualify will be given priority in leasing.

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

Thank you,
Sonia R. Russo

--

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>

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

1 message

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

Wed, Feb 18, 2026 at 2:59 PM

Reply-To: stoyan10@msu.edu

To: bodonnell@starboardrealtygroup.com

From: Julie Stoyanova

Email: stoyan10@msu.edu

Address: 2590 Welton Street, Denver

Message:

Hi there,

I am writing in support of rezoning the 35th and Gilpin area in order to allow for the space to build affordable housing in addition to preserving the Tramway building.

Thank you!

--

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

Dear Denver City Council,

My name is Adam Sommers and I own a business at 33rd and Williams. I'm writing in support of the proposed rezoning at 36th and Gilpin (case number 2024i-00122).

As a local business owner, I rely on a strong, stable neighborhood. When residents are forced to move due to rising housing costs, small businesses feel it too. Creating permanently affordable housing nearby helps keep this community running.

I also value the role the Tramway Nonprofit Center plays in the neighborhood. The organizations housed there contribute to a healthier, more connected community—something that benefits local businesses as well.

This proposal supports stability, thoughtful growth, and long-term vitality for Cole. I encourage you to vote yes.

Sincerely,

[Adam Sommers, P.E.](#) | AquaWorks DBO, LLC – An Apex Company
3252 Williams Street | Denver, CO 80205
☎ 303.477.5915 | Cell 303.883.4613

TO: Denver City Council
1437 Bannock St. Room 451
Denver CO 80202

FROM: Terry Sullivan
1526 E. 35th Ave.
Denver CO 80205 Feb 15 2026

My Comment on Application Number 20241-00122 for the rezoning of 1620, 1625, 1675 E. 35th Ave. 3532, 3580 N Franklin St & 3558 N Gilpin St = the west side of the 3500 block of Gilpin.

The Urban Land Conservancy--owner of the Tramway Center--wants to change the zoning to allow them to build a **4 story, 60 unit apartment building** on the west side of the 3500 block of Gilpin.

It is supposed to be limited income housing--a kind of public housing built by a *nonprofit* corporation. But public housing only works well when it is limited to 2 stories--which makes it easy for parents to keep track of their kids. High rise public housing has been a disaster wherever it has been built. Like **Pruitt-Igoe** in St. Louis.

This neighborhood has always been one family houses on individual lots, most of them owner occupied. That is what has kept the neighborhood stable and livable through the years. That is what should be done with the 15 lots on the west side of the 3500 block of Gilpin. So there would be 15 owner occupied houses on individual lots, like the rest of the neighborhood.

Instead of 60 renter occupied units which would increase the population density of that block times 4 compared to the rest of the neighborhood. And it would bring in a transient population of renters who don't have the same stake in the neighborhood as people who own their own homes.

Those 15 lots could be sold to police officers, firemen and school teachers who cannot afford to buy houses in Denver now because of the runaway inflation in the housing market.

If the Urban Land Conservancy is sincere about being *non profit* and promoting *affordable housing* it could sell those 15 lots for \$ 10,000 each to qualified families. And help those families get low interest building loans. So you would have houses designed by individuals like the rest of the neighborhood, instead of the monotony and sterility which results when one developer builds the whole block as cheaply as possible.

parking: the average Colorado household has two cars. The proposed 60 unit building would bring 120 additional cars onto that block where there is already a daily competition for parking spaces. The proposed plan might provide 40-48 spaces and they also apparently intend to re-purpose the 24 space parking lot at the corner of 36th and Gilpin which is now reserved for Tramway Nonprofit Center employees. So they would park on the street ? If those 15 lots were used for individual houses, like the rest of the neighborhood, there would be room for two parking spaces at the back of each lot or room for a two car garage.

The proposed *rezoning* is being promoted as necessary to preserve an historic building. The old Tramway barn is an historic building but they tore down the eastern half of it years ago, on some pretext, instead of making whatever repairs might have been needed. They still own and operate the western half of the building as the *Tramway Nonprofit Center* and they can **preserve** it as long as they like. They put in this proposal as part of the camouflage for the proposal to build a **4 story, 60 unit** building on the site where the eastern half of the building was demolished.

I moved into this house January 1st 1975. As of January 1st 2025 I have been here 50 years. I live half a block from the Tramway Center. The neighborhood has had some turbulent times. There were two small holes in the stained glass window when I moved in, whether from bullets or a sling shot I don't know, put there some time after 1888 when the house was built. In more recent years I got a bullet hole in the side of my car after two drug dealers shot it out on 35th Avenue.

This neighborhood has had its share of rough times, like the Tramway Strike of 1920, when the National Guard was called in, but it has remained reasonably safe and livable just because it was mostly made up of individual families who owned their homes. I once heard a clergyman tell his congregation: *you people have your blood in the bricks of those houses*--in a neighborhood threatened with *re-development* by a powerful *non-profit* corporation. That describes this neighborhood also.

I was born and raised in Denver and I was happy that I was able to move back here in 1975 when I paid \$ 8500 for this house, because the FHA was **red-lining** the neighborhood. Before that, I lived for a while in semi slum neighborhoods like the south side of Chicago and inner city St. Louis where I saw what had happened to the **Pruitt-Igoe** public housing project. I also lived on the lower east side of Manhattan where a friend of mine was stabbed to death out on the street by a local teenage gang. When I first looked at this neighborhood, I knew it was basically different from those inner city neighborhoods and I also saw why: It was almost entirely one family houses. **The strength and stability of this neighborhood is preserved by one family, owner occupied houses.**

runaway inflation versus *affordable housing*

The worst thing that has happened to this neighborhood in recent years has been the runaway inflation in the housing market driven by speculators and fueled by the Federal Reserve pumping money into the financial market. They began doing it under the label of **Quantitative Easing** back in 2007-2009 to bail out the big banks from the collapse of the financial market which was due to their dishonest dealings in **bundled mortgage securities** based upon *liar's loans* to *sub prime* buyers. These **toxic assets**, which were bought by international banks, led to a spectacular near melt down of the financial industry world wide. After Bear Stearns and Lehman Brothers went belly up in 2008, the Fed rushed in to rescue the other investment banks on the verge of bankruptcy.

Then the Fed resumed doing it again in response to the economic crisis created by the Covid epidemic in 2020. They put **1.4 trillion** into the financial market in 2021. **And the housing market inflated by 18 per cent** in one year ! An all time high. The housing market is long over due for a big bust and it would happen if the Federal Reserve stopped pumping money into the market. **House prices should fall to a third of what they are now.** That would put them back in line with the over all inflation rate. And make houses affordable to all the families who are now priced out of the market in our cities, Denver especially.

The idea behind *affordable housing* is that it is up to the City of Denver to subsidize housing while the investment banks and the house-buying corporations and the speculators make windfall gains by taking advantage of all the free money, while the people trying to live and work here are pushed out by runaway inflation. But the housing market is over due for a crash. If the Federal Reserve would hold the line on interest rates, instead of rushing to pump money into the financial market whenever the banks and the investor class are threatened with sanity, it might happen.

Most people don't complain about this runaway inflation or resist it because they have the illusion that they are getting rich when the *market appraisal* of their house goes up and up. But A. they will have to pay twice the taxes for the same old house. B. If they try to sell and take advantage, they will have to pay the same inflated price for their next house or else move far, far away. C. Their kids won't be able to buy a house in the old neighborhood.

Terry Sullivan

February 12, 2026

Dear Denver City Council members,

On behalf of Habitat for Humanity of Metro Denver, I am writing in support of Urban Land Conservancy's proposed rezoning of the Tramway block in the Cole neighborhood.

As you know, Habitat builds, preserves and promotes affordable homeownership in the Denver area, and has completed two affordable developments in Cole. Habitat built 17 two-story townhomes at Clara Brown Commons, and renovated and sold 11 one-story townhomes at 35th and High Street. We have worked closely with Cole neighbors over the years, and we are so pleased that our buyers are now at home in this great Denver neighborhood.

ULC contacted Habitat after receiving feedback from some Cole neighbors who prefer the low-density affordable housing that Habitat has developed. ULC asked Habitat to analyze the feasibility of a Habitat-model development on the Tramway housing pad.

As councilmembers know, affordable housing is scarce and is quite difficult to bring to bear in Denver, especially at low densities. **Our analysis found that building affordable townhomes on the vacant Tramway site would not be financially feasible in a way that would keep the homes affordable for future buyers.** Habitat's townhome project at Clara Brown Commons shared the costs of infrastructure with the adjacent 4-story apartment building and future pad site, relieving a layer of cost burden for home buyers. While it is physically possible to build townhomes on the Tramway site, building them without this shared-infrastructure model would put affordability well out of reach.

Habitat has reviewed ULC's proposed rezoning, and we find it to be a well-thought-out plan. We appreciate ULC's attention to prioritizing displaced Cole residents, preserving a historic building, the complementary co-location of housing and nonprofit programming, and the permanent affordability ensured by a community land trust. In over 23 years as a Denver nonprofit, ULC is a reputable land steward and community partner. We are confident that ULC's affordable housing at Tramway will bring true community benefit, and that its future residents, too, will feel at home in this great neighborhood.

For these reasons, we are supportive of the Tramway rezoning and future housing development, and we urge you to vote yes on map amendment 2024i-00122.

Thank you,

Kate Hilberg
Senior Director of Real Estate Development
Habitat for Humanity of Metro Denver

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February 19, 2026

Dear Denver City Council:

YIMBY Denver strongly supports Urban Land Conservancy's proposed rezoning of the Tramway block at 36th & Gilpin (2024i-00122).

This project secures the long-term future of the Tramway building as a nonprofit hub, allowing more than a dozen organizations to continue providing essential services like childcare, health care, and youth programs at below-market rates.

It enables 100% permanently affordable housing on the vacant portion of the site for households earning \$30,000–\$60,000 per year. These homes will remain affordable for at least 99 years through ULC's community land trust—a crucial step in addressing displacement and Denver's housing shortage.

This proposal reflects years of community engagement and a collaborative approach by ULC. Allowing a small group of neighbors to obstruct a broadly beneficial project risks undermining the ability of mission-driven nonprofits to use their land to serve the wider public good. Projects like this—providing both community services and permanently affordable housing—should not be derailed by narrow opposition when they align with adopted city goals and benefit the broader community.

This is exactly the kind of thoughtful, community-centered development Denver needs. We urge you to vote YES on map amendment 2024i-00122.

Thank you for your consideration.

Regards,
Kevin Matthews

YIMBY Denver Steering Committee