

EXHIBIT F
Community Outreach Summary

Community Outreach Log

**Tramway Non-Profit Center, 35th & Franklin
Chapter 59 R-MU-20 & PUD 534 to PUD - G 38**

Case Number: 2024I-00043

DATE	ACTIVITY
11/15/2024	Met with District 9 Councilman Darrell Watson to brief him on PUD rezoning for the property and to discuss: (i), appropriate community outreach and public engagement efforts and, (ii), briefing other members of City Council.
December	Met individually with Tramway Nonprofit Center tenants.
1/2/2025	Met with Cole Registered Neighborhood Association leadership.
1/13/2025	Contacted Sandy Douglas via email.
1/16/2025	Presented in person at Cole RNO's general meeting.
1/17/2025	Launched web page with rezoning info and ULC contact information: urbanlandc.org/Cole-tramway-rezoning .
1/22/2025	Flyered the eight blocks of homes immediately surrounding the Tramway block with info about rezoning proposal, web page and rezoning open house. Provided in English and Spanish.
1/22/2025	Sent direct mail to occupants as well as listed owners of 3500 block of N. Gilpin St. (immediate neighbors to vacant parcel) with info about rezoning proposal, web page and
1/22/2025	Sent details for Cole RNO social media/newsletter about rezoning proposal, web page and rezoning open house.
1/22/2025	Provided details for Wyatt Academy's family newsletter about rezoning proposal, web page and rezoning open house. Provided in English and Spanish.
1/17/2025 - ONGOING	Responded to community members' inquiries stemming from flyers and other outreach.
1/29/2025	Hosted community open house at Tramway Nonprofit Center. Live Spanish translation was offered and used.
4/17/2025	Made presentation and provided updates at the Cole RNO general meeting. Responded to questions. Straw Pole Vote taken, positive feedback on PUD rezoning request received.
5/15/2025	ULC meets with Cole RNO board in person to discuss details of the rezoning, gather input and address questions.
5/17/2025	ULC hosts a booth at the Cole neighborhood festival at the St. Charles Recreation Center to share rezoning information, gather input and answer questions.
Jun-25	ULC interviewed for Denverite story: "Historic Tramway building could get an affordable housing neighbor."
Jun-25	ULC posts public notification signage at the property.
Jun-25	ULC hosts Cole RNO board members for a tour of the Tramway building.
Jun-25	ULC interviewed by BusinessDen/Denver Post for story: "Local affordable developers seek rezoning for Cole apartment project."



July 1, 2025

Denver City Council
c/o Bruce O'Donnell
Starboard Realty Group
bodonnell@starboardrealtygroup.com

RE: Support for Zoning Map Amendment 2024i-00122 – Tramway Nonprofit Center Block

Dear Members of Denver City Council,

On behalf of Historic Denver, I write to express our support for the proposed rezoning (map amendment 2024i-00122) of the Tramway Nonprofit Center block at 35th and Gilpin in the Cole neighborhood.

Historic Denver is committed to ensuring that Denver's unique historic places continue to serve the needs of our evolving city. This rezoning proposal aligns with that vision by using zoning as a preservation tool. We are especially encouraged by the thoughtful measures included in the PUD to prohibit demolition, limit height to the current 35-foot form of the existing structure and preserve defining features such as original window and door openings. These custom provisions provide meaningful protection for a site listed on both the State and National Registers of Historic Places — protections that go beyond what current zoning allows.

We also support this proposal because it advances equitable development. By allowing Urban Land Conservancy to build permanently affordable housing on the vacant portion of the block while maintaining long-term nonprofit occupancy at below-market lease rates, this project offers a model of responsible, community-centered land use. The new housing—developed in partnership with Medici Communities—will expand housing options in a vulnerable area without sacrificing architectural character or community history.

We appreciate ULC's transparent and extensive engagement with the neighborhood and city staff, including close collaboration with Landmark Preservation to integrate conservation principles directly into the zoning language. Their approach honors both the past and the future of the Cole neighborhood, and we believe it reflects Denver's highest aspirations for equitable, preservation-minded growth.

We urge City Council to support this rezoning.

Sincerely,

A handwritten signature in blue ink, appearing to read "John Deffenbaugh". The signature is fluid and stylized, with a long, sweeping horizontal stroke at the end.

John Deffenbaugh
President & CEO, Historic Denver

Cole Registered Neighborhood Organization

cna.denver@gmail.com

Denver Planning Board
Denver City Council
City and County of Denver
1437 Bannock St.
Denver, CO 80202

RE: Urban Land Conservancy Proposed Rezoning – Cole Neighborhood

Dear Members of the Planning Board and City Council,

On behalf of the Cole Registered Neighborhood Organization (RNO), we write to share community feedback on the Urban Land Conservancy's (ULC) proposed rezoning within our neighborhood - application #2024I-00122, rezoning 1620, 1625, 1675 E 35th Avenue, 3532, 3580 N Franklin Street & 3558 N Gilpin Street (Tramway) from R-MU-20 w/wvrs & PUD 534 to PUD G-38.

First and foremost, we want to acknowledge ULC's engagement with the Cole community throughout this process. Their outreach included public meetings, one-on-one conversations, site tours, and a dedicated project website, and we are grateful for their efforts.

We are encouraged by ULC's commitment to preserving the historic Tramway Building, which holds deep significance in Cole. In particular, the nonprofits housed in the Tramway building provide tremendous value to the community and we appreciate that this rezoning and development plan would allow them to remain.

Cole RNO also expresses strong and unequivocal support for the development of deeply affordable housing on this site, particularly the inclusion of multi-bedroom units that can serve families, a pressing and often unmet need in our neighborhood and throughout Denver.

That said, the proposed building heights have generated a diversity of opinion among Cole residents.

Some community members feel the proposed height is appropriate given the context and tradeoffs. They point to nearby structures, such as the 2.5-story rowhomes across the street and the adjacent 5-story Wyatt Academy building, as well as the fact that preserving the Tramway Building and delivering 100% affordable housing necessarily requires increased height and density on the remainder of the site. These neighbors believe, on balance, that the rezoning meets plan criteria. Neighbors in support also acknowledge that the current, existing zoning allows for a 4-story building across the entirety of the subject property.

Other residents, however, have expressed concern about the proposed heights. They highlight that nearly all of Cole neighborhood is zoned U-SU-A, where single-unit, often single-story homes predominate, and emphasize that adopted city plans designate much of the area for low residential use. These neighbors feel a base zoning of U-RX-3 is incongruent with the neighborhood context and surrounding buildings. The

neighbors opposed to the height worry that increased heights could undermine the neighborhood's character and set a precedent inconsistent with city planning documents.

As a Registered Neighborhood Organization, we are not taking an official position for or against the rezoning. Instead, we wish to faithfully communicate the nuanced perspectives of our residents and reiterate our support for the goals of affordable housing and nonprofit incubation that this project seeks to advance.

We thank you for your consideration of these community perspectives and for your ongoing work to create a more equitable, livable, and inclusive Denver.

Sincerely,

Reed Raskin

President, Cole Registered Neighborhood Organization

Reed Raskin



denver **STREETS PARTNERSHIP.org**
Advocating for people-friendly streets in Denver

July 3, 2025

Dear Denver City Council:

I am writing to express the Denver Streets Partnership's (DSP's) support of Urban Land Conservancy's (ULC'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).

The ULC's vision for underserved populations and those at risk of displacement to be able to live and thrive within vibrant, diverse neighborhoods that have physical assets and resources necessary for individuals to enjoy a high quality of life is strongly aligned with the DSP's vision for an equitable and vibrant Denver where human dignity is the guiding principle for our transportation system and communities, with living, public spaces that allow everyone to thrive and connect to what matters most to them. The proposed rezoning is aligned with both of our organization's missions, as described below.

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.

SINCERELY,

A handwritten signature in black ink that reads "Jill Locantore". The signature is fluid and cursive, with the first name "Jill" and last name "Locantore" clearly distinguishable.

Jill Locantore

Executive Director, Denver Streets Partnership



OPEN DOOR YOUTH GANG ALTERNATIVES

July 2, 2025

Dear Denver City Council,

This letter is being written in support of the Urban Land Conservancy's (ULC) proposed rezoning of the properties at 36th and Gilpin streets in the Cole neighborhood. As the Director of Open Door Youth Gang Alternatives, a community based, non-law enforcement, non-profit agency founded the early 80's, I have worked within the Cole neighborhood for many years. I moved into this neighborhood in the mid fifties and have seen the transformation of this community over many decades. My parents payed \$11,000 for our two bedroom family home which housed my family of eight. At that time, houses were affordable for poor working families. I can remember my dad coming home one day, picking my mom up and swinging her around and saying, "I was able to get a job working at the Tramway Bus Company, making big money, \$1.25 and hour." Now, fifty years later, I have been fortunate to have an office and youth hub at the Tramway building, supporting the goals of my non-profit. We are just one of more than a dozen non-profits that are blessed to have been able to take advantage of the ULC's low cost office leasing at the Tramway building.

Due to the changes in the Cole neighborhood, which include gentrification and increased taxes to name a few, many families have been forced to move out of the Cole neighborhood, which many had called home for many generations. In the midst of the affordable housing crisis in central Denver, I was encouraged and uplifted to hear that there might be an opportunity for low income housing within the Tramway property. From what I understand, the rezoning of this property will open the door to allow for a four story, 100% affordable, apartment complex to be built on this vacant property. The rezoning of this property from Former Chapter 59 into a Denver Zoning Code PUD will allow ULC to continue the uses and operations of the Tramway Nonprofit Center.

The Tramway building has been a cornerstone for my family and many others that call the Cole neighborhood, home. The new rezoning will ensure that it will continue to serve the community for generations to come. God bless you for your consideration to this matter.

Rev. Leon Kelly

REV. LEON KELLY
EXECUTIVE DIRECTOR

Director, Open Door Youth Gang Alternatives

1000 CALIFORNIA SUITE 712 DENVER, CO 80202
303-893-4264 1-800-ASK-GANG
FAX 303-893-4208 Mobile Phone 303-898-3113
www.TheRev.org E-mail: TheRev1953@aol.com

From: [Jimmy Valles](#)
To: [Ibanez, Edson - CPD Senior City Planner](#)
Subject: [EXTERNAL] 1620, 1625,1675 E 35th Ave, 3532,3580 N Franklin St & 3558 N Gilpin St
Date: Saturday, June 14, 2025 12:21:31 PM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

[Report Suspicious](#)

This rezoning proposal is a farce. This neighborhood is already over crowded and doesn't have any resources for its residents. The parking situation is absolutely abysmal and there is no reason for our residents to pay for your so called parking permits. This is another money grab disguised as something beneficial for our community when instead its detrimental and costly. There are plenty of open lots in the area, including the property on 40th and Clayton, 36th and Downing and may others where buildings can be constructed. This is another attempt to displace families and residents in our community for the profit of already obscenely wealth individuals.

From: [Katie Hanna](#)
To: [Ibanez, Edson - CPD Senior City Planner](#)
Cc: [Katie Hanna](#)
Subject: [EXTERNAL] Concern over rezoning that will impact my property
Date: Wednesday, June 11, 2025 7:35:37 PM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

[Report Suspicious](#)

Hello,

I live within a half block of one of these parcels, and one block from the main portion for rezoning. Myself, and a multitude of neighbors (residential/church/etc...) are concerned about this proposed rezoning. No one that I spoke with even knew about it prior to a sign going up today on the land. We would like to be as involved as possible in all stages of this process. Can you tell me how I can be notified of all hearings and public opportunities to give feedback and express our concerns. The proposed size and density of units listed in the application is untenable for the infrastructure of this neighborhood and will negatively impact all surrounding neighbors.

**1620, 1625, 1675 E 35th Ave,
3532, 3580 N Franklin St & 3558 N
Gilpin St**

Also, can you please tell me where I can find this plan that is referenced repeatedly in the application?

Elyria Swansea Neighborhood Plan 2015

Thank you!

Katie Hanna

she/her/hers

Matthew Shepard Foundation

Director of Programs

katie@matthewshepard.org

303.815.6947 (cell)

3000 Lawrence St. #204

Denver, CO 80205

Neighborhood Development Collaborative
1536 Wynkoop St., Suite 216
Denver, Colorado 80202



Date: 6/30/2025

To: Denver City Council

Re: Denver Zoning Code PUD G-38 (zoning map amendment 2024i-00122)

Dear Denver City Council:

The [Neighborhood Development Collaborative](#), a coalition of 24 affordable home builders across the Front Range, supports [Urban Land Conservancy](#)'s proposed rezoning of the Tramway Nonprofit Center, located at 36th and Gilpin streets in the Cole neighborhood, to Denver Zoning Code PUD G-38. This rezoning complies with Blueprint Denver's vision for the neighborhood and increases the affordable housing available in Denver.

This rezoning would see the Tramway Nonprofit Center become a diverse mixed use hub that provides housing and services for Denver's most vulnerable residents. The Tramway Nonprofit Center has been an affordable home base for local nonprofits since 1994, offering diverse programs and services which include: health care, a preschool, after-school activities, at-risk youth intervention, senior housing supports, LGBTQ2S+ advocacy, STEM workshops, a theatre company for artists with disabilities, and more. These organizations offer services in one of Dener's neighborhoods with the lowest access to opportunity, according to Blueprint Denver.

The rezoning is consistent with Denver's adopted plans for the area, the neighborhood character, and the zone district's purpose and intent. The new affordable homes on the site will mitigate the displacement of longtime residents in the area, to which the neighborhood is particularly vulnerable, according to Blueprint Denver, while adding to the already diverse housing options. The rezoning would not increase the net height allowed on the property, but would bring life and purpose to a currently vacant piece of land.

In the midst of an affordable-housing crisis, the new homes this rezoning would allow on this historic property would allow new residents to benefit from the Tramway Center's community services and the Wyatt Academy next door, and give them access to transit via the nearby 38th & Blake Station. The housing will be held in ULC's community land trust to ensure permanent affordability.

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

Thank you for your time and consideration,

Lukas Hagen
Policy and Research Manager,
[Neighborhood Development Collaborative](#)

Visit us at - www.matthewshepard.org

From: [Rory Valles](#)
To: [Ibanez, Edson - CPD Senior City Planner](#)
Subject: [EXTERNAL] Re: proposed rezoning of 1620, 1625,1675 E 35th Ave, 3532,3580 N Franklin St & 3558 N Gilpin St
Date: Wednesday, June 11, 2025 5:52:00 PM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

[Report Suspicious](#)

Hi Ibanez,

I'm reaching out regarding the rezoning of 1620, 1625,1675 E 35th Ave, 3532,3580 N Franklin St & 3558 N Gilpin St.

I am opposed to this rezoning effort for a multitude of reasons. The neighborhood already lacks sufficient parking for residents, with the additional homes and businesses added in the last few years, finding available parking is extremely difficult. Adding what I can only surmise is another large apartment structure in an already crowded neighborhood is only going to make things worse for the existing residents and for any new residents. Another thing that should be top of mind is there is a large school and access to three main roads near the plot which already generates a fairly sizable amount of traffic. Rezoning to add a large residential structure will only make a bad situation worse, endangering young students and residents by turning the area into a high traffic zone increasing the likelihood of pedestrian vehicle collisions.

And most importantly the whole area is a food desert, and lacks access to basic goods. Rezoning the area to add an apartment complex into a neighborhood that does not need it, creating a detriment to anyone living in the vicinity with the goal of cramming more people into an already crowded underserved area, to further contribute to an already saturated market isn't going to fix anything. Please view this for what it truly is, a terrible idea being proposed at the expense of people to make some wealthy individuals more money.

Best,

Rory Valles

City of Denver Planning Board,

We all agree that addressing the housing crisis is urgent and necessary. Cole neighborhood residents share that commitment and have demonstrated it repeatedly by welcoming affordable housing projects for decades—likely more than most neighborhoods in the city.

That said, the current proposal by Phillips LLC— which allows for a four-story, 50-foot building in the middle of a predominantly one- to two-story neighborhood—raises serious concerns. This is not opposition to affordable housing. It is a call for responsible, thoughtful development that respects existing communities (many are hispanic families who have built and sustained the community over generations) while expanding opportunities.

Despite claims of outreach, many closest to the site only learned of the project after the city's notice. Attendance at association meetings was limited to the usual ten. The tabling event at St. Charles drew almost no one, and the open house only highlighted anger from neighbors who feel ignored. This was not meaningful engagement. I've spoken to many of my neighbors and we are shocked by the scale of the proposed building in the center of Cole.

Options such as building three stories instead of four, or pursuing a land swap to locate taller buildings in areas already zoned for higher density—such as 40th st—should have been fully considered. There are also other parts of Cole already zoned for this scale of development that could accommodate more growth without overwhelming neighbors. There are viable options to make this project pencil for the developer, that do not exploit the neighborhood.

We've seen successful examples nearby—Clara Brown Commons, for instance, thoughtfully places taller buildings along York Street and steps down as it moves into the neighborhood. This kind of design respects the neighborhood's character while providing much-needed affordable housing. We have heard the proposal from the Rock Drill team, which seems to be wildly popular across the neighborhood, and will bring far MORE affordable units than this project, in a location that supports the height and density.

Meanwhile, neighborhoods like Cherry Creek, Hilltop, and Washington Park have yet to do their part. Affordable housing must be shared more equitably—not concentrated in a few areas. Cole has stepped up repeatedly and is willing to do so again—but it must be with respect for our community, not at the cost of its character.

We're not saying "no" to affordable housing—we're saying it must be done right. Cole says "yes" to housing that fits: guided by community voices, scaled to the neighborhood, and built with design integrity. That's not obstruction—it's how you build lasting, inclusive growth. We urge the board to pause and demand a truly transparent, collaborative process—one that engages the community and seriously considers better alternatives.

Jessica Velez
Resident, Cole Neighborhood

P.S. Let's dispel the scare tactic being circulated: The notion that a worse developer might swoop in and build its own 4 story building is pure speculation — designed to shut down legitimate concerns and suppress community input.

Additionally, the inclusion of areas A and C in this application is misleading. There's been no substantial change to these areas; they didn't need to be part of the proposal at all. Whether or not this project moves forward, areas A and C will remain exactly as they are. Their inclusion distracts from the real issue: the request to rezone area B to allow for 4 stories. That's where the real impact lies—and that's where our focus should be.



July 3, 2025

Denver City Council
201 W. 14th Avenue
Denver, CO 80204

Subject: Letter of Support for Urban Land Conservancy's Tramway Block Rezoning (Zoning Map Amendment 2024i-00122)

Dear Denver City Council:

I am writing in strong support of the 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 Executive Director of Denver Metro Community Impact (DMCI), and more personally, as someone who spent my early childhood in the Cole neighborhood – growing up on Bruce Randolph and Marion Street in the 1990s, just a few blocks from the historic Tramway site – I have a deep and vested interest in the future of this community.

My experiences growing up in Cole, where I witnessed firsthand the challenges and opportunities within the neighborhood, sparked my enduring interest in community development. My initial desire was to help improve the area, making it safer and more enjoyable for children. Now, over 25 years later, while many improvements have been made, the nature of the challenge has shifted. Gentrification and displacement have made it increasingly difficult for long-time residents and families to afford to stay in or return to the community they call home. This rezoning presents a crucial opportunity to address these pressing issues head-on.

Supporting Local Nonprofits and Preserving Community History

The proposed rezoning of this unique site from Former Chapter 59 zoning into a Denver Zoning Code PUD is vital. It will allow ULC to continue the invaluable uses and operations of the Tramway Nonprofit Center, which has served as an affordable home base for local nonprofits since 1994. Today, over a dozen nonprofits benefit from ULC's low-cost office leasing at Tramway, providing critical services and programs to the Cole community and beyond. These include healthcare, preschool, after-school activities, at-risk youth intervention, senior housing supports, LGBTQ2S+ advocacy, STEM workshops, and a theatre company for actors with disabilities. The solar-powered Tramway Building itself, a cornerstone of Cole since it stored Denver streetcars generations ago, will continue to serve the community for generations to come under this new zoning.

New, Permanently Affordable Housing

In the midst of Denver's severe affordable housing crisis, this proposal presents a unique opportunity to co-locate new homes with essential community services, as well as Wyatt Academy next door. The rezoning will enable the development of four stories of 100% affordable apartments on the vacant, east side of the block, conveniently located a 13-minute walk from the 38th & Blake Station. Critically, this housing will be held in ULC's community land trust to ensure its permanent affordability, safeguarding against future displacement.



At DMCI, we are currently undertaking a Health Impact Assessment (HIA) for Housing in Northeast Denver, funded by CDPHE's Communities Organizing for Prevention Program. This HIA directly addresses the critical link between economic instability, lack of access to basic needs like shelter, and increased risks of substance use, violence, and delinquency among youth. We recognize housing affordability as a crucial protective factor for the health and well-being of youth. Our HIA aims to inform both the site design and programming for specific affordable housing developments, as well as broader City of Denver policy, to improve health, racial and social equity, and mitigate youth violence. This project highlights the direct alignment of ULC's proposal with our findings, which show that safe, stable, and affordable housing is essential for creating healthier and safer communities.

Consistency 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. This development is not just about buildings; it's about people, community, and ensuring that the Cole neighborhood remains a place where families can thrive, not just survive.

I urge you to vote yes on Map Amendment 2024i-00122. This rezoning is a critical step towards addressing the ongoing challenges of displacement and fostering a more equitable, vibrant, and stable future for the Cole neighborhood and beyond.

Thank you for your time and consideration of this vital matter.

Sincerely,

James Roy II

Executive Director

Denver Metro Community Impact



Bruce O'Donnell <bodonnell@starboardrealtygroup.com>

36th and Gilpin rezoning

1 message

Amy McKnight <mcknightamy@mac.com>
To: bodonnell@starboardrealtygroup.com

Fri, Jun 27, 2025 at 3:37 PM

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).

I learned of this project in January and feel the developers are thoughtful in their approach to providing much needed affordable housing and also protecting our historic district. Many neighbors who are opposed are just not informed. I've lived in this neighborhood 17 years and am next door to the Clara Brown development which has worked out nicely so far. Developments like these can bring growth and activation to unused and blighted spaces, while respecting the neighborhood.

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,
Amy McKnight
Cole resident



Bruce O'Donnell <bodonnell@starboardrealtygroup.com>

Letter of Support for ULC

1 message

Bill Fulton <bill@civiccanopy.org>

Thu, Jun 26, 2025 at 9:25 AM

To: "bodonnell@starboardrealtygroup.com" <bodonnell@starboardrealtygroup.com>

Cc: "aburns@urbanlandc.org" <aburns@urbanlandc.org>

Dear Bruce—thanks for passing this along to the Council. Please let me know if you need it in actual letter form instead.

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 a tenant in the Tramway Building for the past 17 years and a partner with ULC in the effort to promote more affordable housing in Colorado, I know first hand the overwhelming demand for housing in the Cole neighborhood and am wildly supportive of the thoughtful approach ULC takes to developing projects that truly align with community needs.

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. Tramway has been the home for Civic Canopy since 2008, and is one of the best examples of a connected community space in the city that teems with dynamic interactions between nonprofits and local community members. The new zoning will ensure it continues to serve the community for generations to come, and help nonprofits like the Civic Canopy continue to have high quality space at affordable rates.

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,



Bill Fulton

7805 E. 28th Avenue

Bill Fulton

Executive Director

The Civic Canopy | civiccanopy.org

303-292-3144 office

720-331-4210 cell

bill@civiccanopy.org

Find me on [Civic Network](#)





Bruce O'Donnell <bodonnell@starboardrealtygroup.com>

Support for rezoning of the properties at 36th & Gilpin

1 message

Cori Deterding <coridiane@gmail.com>

Sat, Jul 5, 2025 at 2:47 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 and Gilpin streets in the Cole neighborhood to Denver Zoning Code PUD G-38 (zoning map amendment 2024i-00122).

I am a previous resident of the Cole neighbors, the Clayton neighborhood, and work at smile High United Way in Curtis Park, and strongly believe in the rezoning of the properties for the betterment of the community.

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,
Cori Deterding
Cole, Clayton, and Curtis Park neighbor

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).

I am on the board of Urban Land Conservancy, who now owns this property. Also, I was formerly an executive with The Gary-Williams Company and worked with Chuck Phillips to acquire this property from his family trust (the former owner of this property). The Gary-Williams Company then donated it to Urban Land Conservancy.

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,

David J. Younggren
Founding Board Member and Vice Chair
Gary Community Ventures

7/7/2025

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 a Denver resident and a board member of ULC, I believe that this rezoning is consistent with the city's priorities and the needs of our community. We are entering times of unprecedented challenges for housing availability which requires our community to be nimble and responsive to address this need.

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,

Michael Harris

A handwritten signature in dark ink, appearing to be 'Michael Harris', with a long horizontal flourish extending to the right.

820 South Pecos Denver, CO 80223



July 7, 2025

Delivered by email to:

bodonnell@starboardrealtygroup.com

edson.ibanez@denvergov.org

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).

We have been partners with ULC at the Tramway Non-Profit Center for over ten years and appreciate the camaraderie with other non-profits and benefit from the support of ULC leadership in serving our community.

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.

Sincerely,

Johnnie Williams
Executive Director
Denver Youth Program



Denver Youth Program 1625 E 35th Ave Denver, Colorado 80205
P. 303.777.7000 www.denveryouthprogram.org



Early Excellence Program of Denver

3580 N Franklin Street

Denver, CO 80205

www.eepdenver.org

303-292-0556

June 17, 2025

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).

Since 2006, Early Excellence Preschool has been proud to reside in the Tramway Nonprofit Center, a property owned by the Urban Land Conservancy. This partnership has allowed us to create a vibrant and nurturing environment that supports the growth and development of our young learners. The Tramway Nonprofit Center is more than just a physical space; it embodies the values of collaboration and community engagement that are vital to our mission. By being part of this innovative hub, we have access to essential resources and support networks that enhance our educational programs. Our shared vision with the Urban Land Conservancy empowers us to provide high-quality early childhood education, ensuring that every child has the opportunity to thrive and succeed.

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 artists 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,

Jennifer Luke
Executive Director
Early Excellence Program of *Denver*

From: [Srinivasulu Punuru](#)
To: [Ibanez, Edson - CPD Senior City Planner](#)
Subject: [EXTERNAL] Zoning change in cole for 35th Ave, Gilpin and Franklin
Date: Sunday, June 29, 2025 11:53:04 AM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

[Report Suspicious](#)

Hi,

I live in cole neighborhood, Considering the housing scarcity in Denver proper, I fully support the zoning change in the neighborhood to add more denser housing!

Thank you,
Srini

From: [Skyler Everitts](#)
To: bodonnell@starboardrealtygroup.com; [Ibanez, Edson - CPD Senior City Planner](#)
Cc: [City Council District 9](#)
Subject: [EXTERNAL] Tramway Upzoning
Date: Wednesday, July 2, 2025 8:22:26 AM

This Message Is From an External Sender

This message came from outside your organization.

[Report Suspicious](#)

Dear zoning Team,

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).

I own a house on 36th and High street and walk down this block every other day to buy Croissants at the Groceteria.

With the medium house price on this street being over \$500k
We urgently need more housing in Cole! This offers a mechanism to provide

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,

Skyler Everitts

Cole Neighborhood
Skyler Everitts

From: [Cassandra Herndon](#)
To: bodonnell@starboardrealtygroup.com; [Ibanez, Edson - CPD Senior City Planner](#)
Cc: [City Council District 9](#)
Subject: [EXTERNAL] Tramway Upzoning
Date: Wednesday, July 2, 2025 1:37:29 PM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

[Report Suspicious](#)

Dear Zoning Team,

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 partner owns our house on 36th and High street and we walk down this block every other day to buy Croissants at the Groceteria.

With the medium house price on this street being over \$500k
We urgently need more housing in Cole! This offers a mechanism to provide it.

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,

Cassie Herndon

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).

We are residents of the neighborhood (37th & Lafayette), and we enjoy the many benefits of the walk-ability and development that has been occurring here.

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 artists 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,

Katherine Fletchall

Cole Neighborhood Resident



Phamaly
THEATRE COMPANY

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

6/17/2025

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).

I am the Managing Director of Phamaly Theatre Company, the nation's longest-running disability theatre, located right here in Denver. Phamaly is one of the many nonprofits that have an office at the Tramway Nonprofit Center. Without ULC and Tramway, Phamaly could not afford to rent in Denver, the city of our founding. Denver has always been an important place in the history of disability rights, and we would be heartbroken to have to leave the city.

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 (us), 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.



Phamaly
THEATRE COMPANY

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

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. Phamaly is particularly excited about this prospect, as travel and housing are two of the biggest challenges many in the disability community face. If our actors and others in the disability community were able to get affordable housing in the same block as our offices, it would be a game changer for us.

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,

A handwritten signature in black ink that reads 'Corinne Melon'.

Corinne Melon

Managing Director

Phamaly Theatre Company



July 2, 2025

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).

Since the 1970s, Catholic Charities Housing has owned and operated affordable housing at 37th and Humboldt through an 18-unit Section 8 project serving families in need; only a block or two from the proposed rezoning site.

Rezoning this site from Former Chapter 59 to the Denver Zoning Code will allow ULC to continue operating the Tramway Nonprofit Center. Since 1994, this building has offered affordable office space to over a dozen nonprofits that serve the Cole community with essential programs. The historic, solar-powered building has long been a community anchor and will continue to be so with this rezoning.

The rezoning will also enable development of new, permanently affordable apartments on the currently vacant eastern portion of the block. Located near public transit and adjacent to Wyatt Academy, this housing will be held in ULC's community land trust to ensure long-term affordability.

This proposal aligns with adopted city plans, supports neighborhood needs, and serves the public interest.

I respectfully urge you to approve map amendment 2024i-00122.

Sincerely,

Justin Raddatz
Executive Director, Catholic Charities Housing
Property owner at 3799 N Humboldt

Archdiocesan Housing, Inc. dba Catholic Charities Housing
6240 Smith Road, Denver, CO 80216
P: 303.830.0215 | F: 303.830.2885 | ccdenvver.org

SUPPORTING NEIGHBORS. *Transforming Lives.*

July 8, 2025

COMMUNITY LETTER REGARDING 2024i-00122 PROPOSED REZONING

TO: THE COLE NEIGHBORHOOD ASSOCIATION (RNO), THE DENVER PLANNING BOARD, AND THE DENVER CITY COUNCIL

To Whom it May Concern:

We, the undersigned residents and neighbors, are writing in response to the [zone map amendment application](#) recently submitted by Phillips Center LLC (2024i-00122).

We want to be clear: we strongly support affordable housing.

We believe deeply that inclusive, affordable housing is essential to our community's future and character. However, we also believe that new development must be done thoughtfully, in genuine partnership with the neighborhood it will affect.

We have serious concerns about the current proposal.

While we don't have issues with the proposed zoning for Subareas A & C (as detailed in Exhibit K of the ZMA Application), we have **major concern for Subarea B being put in U-RX-3**, allowing a building of 4 stories and 50' height. U-RX-3 is a zone that is only found on one other parcel within Cole, along the major thoroughfare of York Street. That project, Clara Brown Commons, thoughtfully steps down the height from York street as it enters into the 2.5 story height max portion of Cole. This project, however, will allow for the tallest structure for many blocks, excluding the historic and beautiful 1887 Wyatt Academy. This is inappropriate zoning for one parcel, and one landowner, which would be completely surrounded by 2.5 story max predominantly U-SU-A zoning.

With the absence of a Cole specific Neighborhood Plan, this proposal takes guidance from the Elyria Swansea Neighborhood Plan 2015 which is explicit that new development "preserve the low-rise building heights characteristic of the Single Family Duplex character in Elyria and Swansea's Traditional Residential Areas" and should not exceed 2.5 stories as detailed in Recommendation 2: Future Maximum Building Heights Map (Elyria Swansea Neighborhood Plan 2015).

We believe a better outcome is possible.

Phillips Center LLC can and should build within an appropriate base zoning — and do so in a way that is tasteful, community-minded, and dignified. Affordable housing should not mean settling for a building that doesn't conform to the neighborhood. Everyone deserves to live in a building that adds beauty to a community, and does not subtract from it. **A reasonable compromise for the zoning on Subarea B would be U-MX-2X which can be found scattered throughout Cole's largely U-SU-A zoning.**

Sincerely,

Katie Hanna

3559 N Williams St

Ruperto Pasillas

3540 N Williams St,
Denver, CO 80205

Julitsa Cervantes

3548 N Gilpin St Denver,
CO 80205

Carmen Rivera

3520 N Gilpin St.

Richard Bell

3557 North Williams
Street Denver, CO 80205

Nicholas Dalton

3756 N Gilpin St

Grant Snyder

3531N Franklin St.
Denver, CO 80205

Johnna Green

3756 N Gilpin St

Carlos Gonzalez

3426 N Humboldt St
Denver, Co 80205

Randy Armijo

3527 Williams

Joseph Archuleta

3717 N Franklin St

Ari Stutz

3701 n Williams st

William Tucker

3433 N High St, Denver
CO 80205

Amalio Payan

3749 N Williams st
Denver CO 80205

Lori Kingsbury

3763 N Gilpin ST Denver,
CO 80205

Sara Smith

36th and Williams

Phil Harris

3763 N Gilpin

Nina Vujasinovic

3531 N Franklin St

Nancy Perez

3643 N Williams St

Shelly Maddy

3818 Gilpin St.

Karl Wurm

37th and Gilpin

Erica Steele

3777 Gilpin St

Walker Shaw 3730 N Franklin St

Nick Steele 3777 N Gilpin St

Zach Lewis 3754 N Gilpin St

Cara Moyle 3775 N Gilpin St

Laura day 3726 north gilpin

Addison Donohue 3773 N Gilpin St

Miles schwartz 3779 Gilpin st.

Linnea Pretzler 3773 N Gilpin St

Sarah Schwartz 3779 N Gilpin St

Lauren Agliata 3799 N Williams St,
Unit D

Tina Armijo 3527 Williams

Brian Walker 3534 N Humboldt
Street

Alex Caspary 37th and Gilpin St

Michael Roberts 3783 N Gilpin St

Daniel Colberg 3419 N marion street

Remy Kahus 3783 N Gilpin St

David Lillich 3429 High St.

Brian Mueller 3358 Williams
Denver 80205

Alex diorio 3727 N Gilpin st

Chase Burforx 3810 N Franklin St

*Guadalupe
Lopez* 3647 N Williams St

Andrew Heard 3450 N Lafayette St

Adrian Perez 3647 N Williams St

Jacob Beaudrie 38th and N Franklin
St

<i>Damian Perez</i>	3647 N Williams St	<i>Amelia Orozco</i>	3840 North Franklin Street
<i>Uriel Perez</i>	3647 N Williams St	<i>Gloria Mendoza</i>	3840 N Franklin St
<i>Maria G Lopez</i>	3631 N Williams St Denver 80205	<i>Gustavo</i>	38th franklin
<i>Erin Lillich</i>	3429 N High St	<i>Daniel Valenti</i>	1580 E 39th ave Denver CO 80205
<i>Sue</i>	37th & Gilpin	<i>Tonya Ewers</i>	Gilpin St & Bruce Randolph Ave
<i>Janet Feder</i>	38th & Gilpi	<i>Karen Fisher</i>	3342 N Gilpin Street
<i>Sandy Woodson</i>	32nd and Vine	<i>Jeremy Salken</i>	1702 E 37TH AVE 80205
<i>Anthony Tortona</i>	3210 Franklin St, Denver80205	<i>Renee Gabaldon</i>	3647 N High St
<i>Robert</i>	3635 N Humboldt St Denver, CO 80205	<i>Marta Nayadley</i>	3834 Franklin St
<i>Brent Kimball</i>	3838 Williams Street	<i>Mary Johnston</i>	1903 Bruce Randolph Ave.
<i>Jen Maloney</i>	1409 Bruce Randolph Ave	<i>Jack Dowling</i>	3601 N High

John C. Gunther 36th Ave & Gilpin
Street

Trenton Billings 3337 N High St

Nicole Gunther 36th Ave & Gilpin
Street

Amanda McDonald 3438 N High St

Alexis Scayola 1730 E 36th ave, Denver
CO 80205

Kourtlyn Henderson 3629 High St

Anna Marmolejo 3538 N Gilpin St

Aidan Stowell 3714 N Franklin St.
Denver, CO

*Camilla
Marmolejo* 3538 N Gilpin St.

Dani Stowell 3714 n Franklin st

Jane Davis 1709 E 36th Ave

Cree Chavez 3344 N Franklin St

Lauren Hibbard 3504 Gilpin St

Tatiana Mironova 3635 N Humboldt st
Denver co 80205

Jose Marmolejo 3538 N Gilpin St

Nick Hardgrove 3737 Gilpin St

Rory valles 3545 Franklin st.

Carly Lietzke 3748 N Franklin St
Denver CO 80205

Jimmy Valles 3545 N Franklin st.
Denver Co 80205

Matthew Hillis 3748 N Franklin St
Denver CO 80205

Chris Hulstein Gilpin and Bruce
Randolph

Morgan Kyles 3627 N High St

<i>Pablo Monroy</i>	3426 N Gilpin St	<i>Bethel Sand</i>	Bruce Randolph and High St
<i>Andrew Metzger</i>	35th Ave and Franklin St	<i>John Holahan</i>	High St. and 35th.
<i>Kerry Blake</i>	3536 Gilpin Street, Denver, Co 80205	<i>Hana Thompson</i>	3625 N High St
<i>Unique Mosley</i>	3536 n gilpin street	<i>Ed Armijo</i>	3647 N High st
<i>Brenda Mosley</i>	3536 n gilpin street NO	<i>Nicholas Fray</i>	3721 Franklin St Denver CO 80205
<i>Nique Mosley</i>	3536 N gilpin Street NO	<i>Colton Somes</i>	1838 E. 33rd Ave
<i>Willie Mosley</i>	3536 Gilpin Street, Denver, Co 80205	<i>Davian chavez</i>	30-32nds high
<i>Brianna LaFlash</i>	1724 E 36th Ave, Denver, CO 80205	<i>Justin Klise</i>	1826 E 33rd Ave
<i>Micheal Avalaz</i>	1538 E 35th Ave Apt1 Denver Co 80205	<i>Paula Purifoy</i>	3350 Franklin st
<i>Jessica Velez</i>	3546 N Williams	<i>Brett Turner</i>	3350 Franklin Street denver, CO 80205
<i>Chris Berry</i>	3539 N Williams St, Denver, Co.	<i>Pedro Montoya</i>	3341 High St. Denver , colorado. 80205

<i>Dan Haque</i>	Gilpin & 36th	<i>Gloria Montoya</i>	3341 N. High St. Denver , Co. 80205
<i>Brian Kraft</i>	35th & Gilpin	<i>Dukçinlla Montoya</i>	3342 N High St
<i>Raul Padilla</i>	3533 Humboldt	<i>Pedro Montoya</i>	3341 N. High St. Denver, Co. 80205
<i>Sean graham</i>	3420 n Williams st denver 80205	<i>Lisa Sandy</i>	3315 N High St
<i>Mic Roske</i>	35th and High st	<i>Cheryl Gerde</i>	37th and Franklin
<i>Kyle Williams</i>	3516 N Humboldt st	<i>Cassandra Mahar</i>	3441 N Gilpin St
<i>Deisi</i>	34th and Williams street	<i>Julian Factor</i>	1836 E 38th Avenue
<i>Yvonne Garcia</i>	3638 N Humboldt St	<i>Beatriz López</i>	entre las calles 37th y la 36th Lafayette St
<i>Luis Diaz</i>	3415 n Williams St	<i>Naty López</i>	36 an 37 N. Lafayette st Denver
<i>Clarisa Gonzalez</i>	3638 N Humboldt st Denver co 80205	<i>Rebecca Peebles</i>	3833 N High Street
<i>Rosalba Garcia</i>	3638 N Humboldt St	<i>Nora Gallegos</i>	3601 Lafayette st Denver Co 80205
<i>Alex Rank</i>	3528 N. Humboldt St., Denver, CO 80205	<i>Maria sierra</i>	3843 N Williams St

Jackie Gates 3528 Humboldt Street

Rebecca Barry 35th and Race

Darcy Wilson 3446 N Vine St

Andi Janicki 1824 E 38th Ave

Stefan McElroy 3633 N Franklin

Karen Brame 35 and 36 Gilpin St.

Jessica Garcia 3633 N Franklin st

Gracie Abeyta 3337 North Williams Street

Robert Waring 3535 N Humboldt St

Chantel Merriex 3751 N Vine St

Robert demuth 3635 n Humboldt St
denver co 80205

Don Novak Gaylord and 37th

Virginia Sternad 3517 N. Franklin Street

Amanda Cosenza 3659 Vine Street,
Denver CO 80205

Joel Oubre 3439 N Williams St,
Denver, CO 80205

Jordyn McDowell 3542 N Race Street

Patricia Fingerle 1350 East 39th Ave

Daisey Lomeli 3712 N Lafayette St

Storm Sternad 3517 N Franklin Street
Denver, CO 80205

Bethany Biggerstaff 3623 N High St
Denver CO 80205

Katie Libero 36th and Lafayette

Hannah Biddle 3440 N Humboldt
Street, Denver, CO
80205

*Amanda
Christine* 3426 N Humboldt
Street

Jose C 3664 N Lafayette st

<i>Brandon Painter</i>	3731 Gilpin St.	<i>Frank Ferrie</i>	3807 Franklin St
<i>Israel Gaeta</i>	3508 N Gilpin St	<i>Julian Sainty</i>	3807 Franklin St
<i>Joey Sturgis</i>	3508 N. Gilpin St.	<i>Reet Pandya</i>	3807 Franklin St
<i>Alex Whiteman</i>	3768 N Williams St	<i>Valerie Gamueda</i>	37th and High
<i>Angela metzger</i>	1524 e 35th Ave Denver 80205	<i>Frances Sanchez</i>	37th and High St.
<i>robert demuth</i>	3635 n humboldt st denver co 80205	<i>Leticia Lomeli Mendoza</i>	3712 N Lafayette St. Denver, CO 80205
<i>Edward Baker</i>	3737 Gilpin st. Denver co, 80205	<i>Christopher Casolaro</i>	3553 N Race St
<i>Erica castro</i>	3727 N Gilpin St	<i>Seth Ferguson</i>	3615 N Williams
<i>Garrett Grigg</i>	1777 e 39th ave	<i>Zach Noyes</i>	1350 40th st
<i>Johnna Green</i>	3756 N Gilpin Street, Denver 80205	<i>Arieze Evans</i>	3717 N Franklin St
<i>Daniel McEnrue</i>	37th and Williams	<i>Fabian Weindl</i>	3717 N Franklin St
<i>Patrick Lee</i>	3754 N Williams St	<i>Thomas Cantwell</i>	3766 N Williams St

*Julia Baker
Hansen*

1505 east 36th avenue

Betty Morales

3638 n Gilpin

Jacob Hansen

1505 East 36th Avenue,
Denver, CO 80205

Joseph Shane Evans

3448 N Williams

Felix Lee

37th/Williams

Stephanie Masten

1720 E 36th Ave,
Denver CO 80231

Chris Peterburg

1409 Bruce Randolph
Ave

Emily Snyder

1722 E. 36th Avenue

Katherine Easter

3616 N Gilpin St

From: [Hannah Biddle](#)
To: [Ibanez, Edson - CPD Senior City Planner](#)
Subject: [EXTERNAL] Comment on rezoning proposal 1620, 1625,1675 E 35th Ave, 3532,3580 N Franklin St & 3558 N Gilpin St
Date: Tuesday, July 8, 2025 12:57:56 PM

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Hello Mr. Ibanez -

I am writing to express reservations about the proposed rezoning at 1620, 1625,1675 E 35th Ave, 3532,3580 N Franklin St & 3558 N Gilpin St. I am 100% in favor of affordable housing and would love to have more in the Cole neighborhood, but I am concerned about the planned height of the proposed building. Most buildings in the area are one- and two-story homes, and there are a handful of buildings that stand taller at three stories -- Wyatt Academy, Annunciation Catholic Church, Annunciation Gabriel House are the only ones that come to mind. There is, of course, the Novel apartment building on 39th Ave which towers above the buildings on blocks to its south. Are there affordable housing units within that building, or the Collective on 37th between Marion and Downing?

It would be a shame to have an anonymous, cookie-cutter apartment building that is stories taller than any surrounding building go up in the middle of this neighborhood. I would fully support a project like this if it were not right in the heart of it, but rather on the blocks farther north or west.

It is very possible that I am missing other core benefits of this project and I plan to attend the hearing to learn more. But with what I know today, I respectfully encourage this rezoning to be denied. If not denied outright, I encourage the structure to be capped at three stories.

Thank you,
Hannah Biddle
3440 N Humboldt St

--

Hannah Biddle
(215) 530-4308

From: [Ari Stutz](#)
To: [City Council District 9; Planningboard - CPD](#)
Cc: [Ibanez, Edson - CPD Senior City Planner; Bruce O'Donnell; aburns@urbanlandc.org](#)
Subject: [EXTERNAL] ERROR 200 Name Opposition List for Rezoning 2024i-00122
Date: Monday, July 14, 2025 3:20:58 PM
Attachments: [COMMUNITY LETTER REGARDING 2024i-00122 PROPOSED REZONING- approx 200 names .pdf](#)

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To Whom It May Concern:

It recently came to my attention that my name is being used on a letter in opposition to rezoning 2024I-00122 (The Phillips LLC rezoning in Cole Neighborhood), please see attached letter that shows my name. I feel particularly compelled to clarify that I am **NOT** in opposition to this proposed rezoning and I do not know how my name was added to that letter. I did not sign this petition nor was I ever asked to sign it. Not only am I not in opposition to the rezoning, but I do not even live in the Cole Neighborhood. The property address listed by my name is a commercial investment property that is owned by a LLC of which I am a member, but again, I am not a resident there nor do I oppose the rezone.

Given that my name was forged or erroneously added to that letter, I believe further due diligence should be done to verify signatures and names. Was a canvassing company or someone with experience used to build that list? I would appreciate being put in touch with whomever is responsible for producing that list. I have no idea how many of the roughly 200 signatures on that letter are valid, but I know my signature is not. Sorry for my late notice, but the first I heard about the letter was today, when a colleague mentioned my name being associated with the opposition effort. I'd ask that my name be removed, and that serious questions be asked about how the names were added.

Please feel free to contact me at the information provided below if you have further questions or information to share with me on who produced that list.

Best,

Ari Stutz

Mobile: 303-489-9090

Email: ari@aristutz.com

From: [Caroline Leland](#)
To: [Ibanez, Edson - CPD Senior City Planner](#)
Cc: bodonnell@starboardrealtygroup.com
Subject: [EXTERNAL] Tramway block rezoning
Date: Thursday, July 10, 2025 4:01:39 PM

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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). A vacant concrete lot serves no purpose except to contribute to Denver's urban heat island and water runoff issues. And Cole is one of the neighborhoods with the least access to opportunities. It faces displacement pressure, which income-restricted housing mitigates, and has a diverse mix of housing, so row homes or a small multi-family building would not be "out of character." Furthermore:

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,
Caroline Leland
295 S. Williams St., Denver

--

Caroline Leland • Housing and Smart Growth Senior Associate
Southwest Energy Efficiency Project (SWEET) • swenergy.org
O: 303-447-0078 • cleland@swenergy.org
C: 252-450-9281



Tracy Jenkins Winchester
tracyjwinchester@gmail.com

July 9, 2025

Dear Honorable Denver City Council Members:

As a former executive director of the Five Points Business Improvement District and currently a board member of the Urban Land Conservancy, I support the ULC'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.

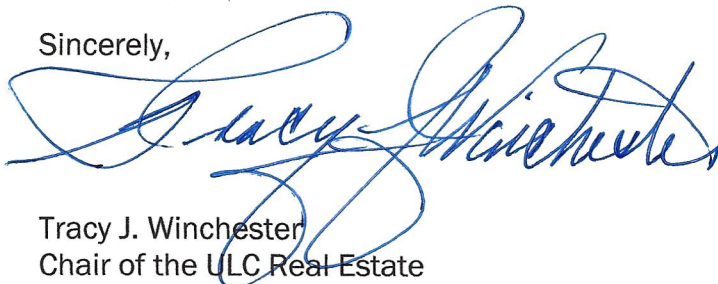
Having worked alongside residents and business owners in the Five Points, Elyria Swansea, and Cole neighborhoods, the demand for new, affordable housing has been a top priority with sustaining the vibrancy and growth of the community.

The development of this historic place checks all the significant criteria defined by every adopted plan including Elyria & Swansea Neighborhoods Plan, Blue Print Denver, and Denver Comprehensive Plan 2040.

ULC's commitment to provide low-cost office leasing at the Tramway Nonprofit Center has been a cornerstone of activation for the Cole neighborhood which has served the community since 1994. Integrating workforce housing next to a thriving hub of workplace entities gives the neighborhood a sustainable future.

Let's make the vision outlined in the adopted plans a reality that serves our next generation. We urge you to vote yes on amendment 2024i-00122.

Sincerely,



Tracy J. Winchester
Chair of the ULC Real Estate
Development Committee

From: [Alana Miller](#)
To: [Ibanez, Edson - CPD Senior City Planner](#)
Subject: [EXTERNAL] Support: Cole Tramway housing proposal
Date: Friday, July 11, 2025 7:49:55 AM

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Dear Denver City Council,

I'm writing in support of the proposed rezoning for the property at 36th and Gilpin Streets in the Cole neighborhood (map amendment 2024i-00122), which would allow Urban Land Conservancy (ULC) to continue its long-standing community investment at the site and expand desperately needed affordable housing in the city.

I have lived in Cole for the past 6 years and have seen far too many neighbors forced out as housing prices increase and affordable options are converted to more expensive homes. Our city is facing an affordability crisis spurred by an artificial scarcity of housing due to outdated housing policies that limit how much housing can be built. This proposed housing project is a rare opportunity to create more income restricted units, supporting the surrounding community and city. Please don't let the voices of a few folks concerned about parking their cars (particularly as this project will provide ample parking) drown out the neighbors who don't have such a strong voice in city processes but who would benefit tremendously from a stable affordable place to live.

Importantly, the proposal aligns with Denver's adopted plans and priorities, reflects the character of the neighborhood, and has been shaped by local outreach and engagement.

The Tramway Nonprofit Center has been a reliable and affordable home for local nonprofits for many years. These organizations provide services that deeply benefit the surrounding community—from youth programming and senior support to arts, advocacy, and education. Rezoning will ensure that ULC can preserve and strengthen this community hub, which has historical roots in Cole and continues to serve as a vital resource.

This proposal also creates the opportunity for new affordable housing next to those services—an approach that makes a lot of sense. Co-locating housing with schools and nonprofits is a smart, community-centered model. The site is also very close to multiple transit options, aligning with city and state goals. And ULC's commitment to permanent affordability will help ensure these new homes remain accessible well into the future.

I urge you to vote yes on this rezoning and support a project that balances preservation, affordability, and long-term community benefit.

Thank you,
Alana Miller

1800 E 33rd Ave, Denver CO 80205

Alana Miller

alanaleemiller@gmail.com | (858) 405-5613

From: [Kyle Piccola](#)
To: [Ibanez, Edson - CPD Senior City Planner](#); bodonnell@starboardrealtygroup.com
Subject: [EXTERNAL] Tramway Redevelopment
Date: Friday, July 11, 2025 10:13:03 AM

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My name is Kyle Piccola, and I live at 33rd and North Williams in the Cole neighborhood. I'm writing to urge you to support the rezoning request for 36th and Gilpin Streets (map amendment 2024i-00122).

The Tramway Nonprofit Center has been a steady resource in Cole, offering affordable space to organizations that support youth, elders, artists, and families. ULC's stewardship of that space ensures that vital programs and services remain in the neighborhood, where they're most needed. Denver desperately needs affordable housing options and needs to increase the supply of available homes so we can enter a healthy housing market. While this will not solve our housing affordability and availability crisis, it will make sure people who need help the most have the opportunity to find a home close to work, transit, and community.

Now, this same rezoning would allow the addition of new, permanently affordable homes. That kind of investment is exactly what our city needs. It's also exactly what Cole needs. Since I've lived here, I've seen more and more long-time residents priced out—sometimes quietly, sometimes urgently—by rising rents and disappearing options. We cannot afford to keep losing people who make our neighborhoods vibrant.

I know some concerns have been raised—particularly about parking—but it's important to keep perspective. This project includes parking, is close to transit, and will serve people who are often left out of these conversations entirely. Their voices deserve weight, too. Access to stable, affordable housing shouldn't be a luxury.

Please vote yes on this rezoning—not just because it checks the right boxes, but because it reflects the kind of city we say we want to be.

Sincerely,

Kyle Piccola

--

Kyle V. Piccola
720.289.7371 c
KPicle@gmail.com

From: [Brittney Britt](#)
To: [Ibanez, Edson - CPD Senior City Planner](#)
Subject: [EXTERNAL] Rezoning proposal at 36th and Gilpin, the Tramway Nonprofit Center
Date: Friday, July 11, 2025 11:12:55 AM

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Dear Denver City Council,

My name is Brittney Britt, and I have lived in the Cole neighborhood for the past 6 years. I'm writing in strong support of the rezoning proposal at 36th and Gilpin, the Tramway Nonprofit Center (map amendment 2024i-00122).

This is a smart project that serves the community. It preserves affordable nonprofit space, adds much-needed low-income housing, and aligns with the city's goals for more housing and more housing near transit. As someone who's seen neighbors displaced due to rising costs, I believe we need more projects like this.

Please vote yes to support long-term affordability and opportunity in Cole and Denver.

Thank you,
Brittney Britt
1800 E 33rd Ave
Denver, CO 80205

From: [Suzanne Whitney](#)
To: [Ibanez, Edson - CPD Senior City Planner](#)
Subject: [EXTERNAL] Community Comment: 1620, 1625,1675 E 35th Ave, 3532,3580 N Franklin St & 3558 N Gilpin St
Date: Monday, July 14, 2025 5:47:26 PM

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Hi Edson,

I am a Cole community member. I live at 35th and Gilpin and have been following the conversation around the development of affordable housing across the street. I'm absolutely in favor of affordable housing, but I have concerns about the scope of the current proposal.

I was trying to pull together my thoughts when I read the letter submitted by my neighbor, Jessica Velez. I'm in such alignment with her on a point-by-point basis that I would like to share her thoughtful and eloquent letter again. Please see before:

"City of Denver Planning Board,

We all agree that addressing the housing crisis is urgent and necessary. Cole neighborhood residents share that commitment and have demonstrated it repeatedly by welcoming affordable housing projects for decades—likely more than most neighborhoods in the city.

That said, the current proposal by Phillips LLC— which allows for a four-story, 50-foot building in the middle of a predominantly one- to two-story neighborhood—raises serious concerns. This is not opposition to affordable housing. It is a call for responsible, thoughtful development that respects existing communities (many are hispanic families who have built and sustained the community over generations) while expanding opportunities.

Despite claims of outreach, many closest to the site only learned of the project after the city's notice. Attendance at association meetings was limited to the usual ten. The tabling event at St. Charles drew almost no one, and the open house only highlighted anger from neighbors who feel ignored. This was not meaningful engagement. I've spoken to many of my neighbors and we are shocked by the scale of the proposed building in the center of Cole.

Options such as building three stories instead of four, or pursuing a land swap to locate taller buildings in areas already zoned for higher

density—such as 40th st—should have been fully considered. There are also other parts of Cole already zoned for this scale of development that could accommodate more growth without overwhelming neighbors. There are viable options to make this project pencil for the developer, that do not exploit the neighborhood.

We've seen successful examples nearby—Clara Brown Commons, for instance, thoughtfully places taller buildings along York Street and steps down as it moves into the neighborhood. This kind of design respects the neighborhood's character while providing much-needed affordable housing. We have heard the proposal from the Rock Drill team, which seems to be wildly popular across the neighborhood, and will bring far MORE affordable units than this project, in a location that supports the height and density.

Meanwhile, neighborhoods like Cherry Creek, Hilltop, and Washington Park have yet to do their part. Affordable housing must be shared more equitably—not concentrated in a few areas. Cole has stepped up repeatedly and is willing to do so again—but it must be with respect for our community, not at the cost of its character.

We're not saying "no" to affordable housing—we're saying it must be done right. Cole says "yes" to housing that fits: guided by community voices, scaled to the neighborhood, and built with design integrity. That's not obstruction—it's how you build lasting, inclusive growth. We urge the board to pause and demand a truly transparent, collaborative process—one that engages the community and seriously considers better alternatives.

Jessica Velez

Resident, Cole Neighborhood

P.S. Let's dispel the scare tactic being circulated: The notion that a worse developer might swoop in and build its own 4 story building is pure speculation — designed to shut down legitimate concerns and suppress community input.

Additionally, the inclusion of areas A and C in this application is misleading. There's been no substantial change to these areas; they didn't need to be part of the proposal at all. Whether or not this project moves forward, areas A and C will remain exactly as they are. Their inclusion distracts from the real issue: the request to rezone area B to allow for 4 stories. That's where the real impact lies—and that's where our focus should be."

Thank you for taking all voices within our neighborhood into account. I look forward to the community meeting this week.

Best,
Suzanne Whitney
Resident, Cole Neighborhood

From: [Ryan Sargent](#)
To: [Ibanez, Edson - CPD Senior City Planner](#)
Subject: [EXTERNAL] Community comment: case number 2024i-00122
Date: Monday, July 14, 2025 5:45:41 PM

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Greetings,

Although affordable housing is urgent and necessary in Denver, the current rezoning proposal by Phillips LLC—which allows for a four-story, 50-foot building in the middle of a predominantly one- to two-story neighborhood—raises serious concerns about supporting infrastructure and changes to the neighborhood.

There were many ways that this development could have been pursued in a more thoughtful, responsible way that makes a more positive impact on the Cole neighborhood.

The outreach did not represent meaningful engagement and failed to reach most neighborhood residents. Fewer than 20 people were at key events like community meetings and the tabling event.

More troubling, there seems to have been no effort to compromise or find a development plan that best supports the neighborhood. These options might have included:

- Limiting the building to three stories instead of four
- Pursuing a land swap to locate taller buildings in areas already zoned for higher density
- Looking at other examples of successful affordable housing in the neighborhood—both existing (Clara Brown Commons) and proposed (Rock Drill redevelopment)

Finally, the developers seem to be intentionally obfuscating parts of their plan in order to make it seem more palatable. Parking in Area C will be "retained" but it's unclear how that will be allocated. Each community meeting has featured unsubstantiated concerns that another developer will "swoop" in.

I'm proud to live in a neighborhood that supports affordable housing, and look forward to seeing other parts of Denver—and other developers—continue to add affordable housing throughout the city. Asking Cole to warp its character without supporting infrastructure or compromise does not represent positive change.

As someone who lives just yards away from the site in question, I urge the planning board and council to reject this proposal in favor of one that brings more sustainable housing to Cole.

I look forward to continuing participation in the community feedback process,

Ryan Sargent,
Resident, Cole Neighborhood (35th/Gilpin)

Planning Board Comments



Submitted on	14 July 2025, 4:11PM
Receipt number	878
Related form version	3

Your information

Name	Brian Kraft
Address or neighborhood	3449 N Gilpin St, Denver CO 80205
ZIP code	80205
Email	brkraft93@gmail.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	1620, 1625,1675 E 35th Ave, 3532,3580 N Franklin St & 3558 N Gilpin St
Case number	2024i-00122

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project you would like to comment on

Submit your comments

Would you like to express support or opposition to the project?

Strong opposition

Your comment:

I am strongly opposed to the rezoning being pursued as part of 2024I-00122.

The application that was submitted references a neighborhood plan that ends at 40th street and is therefore not applicable to the blocks being examined by the rezoning. Additionally it relies on a mechanism, PUD, that is only applicable when larger neighborhood zoning plans are not available. This is a blatant contradiction that leads me to question the authenticity by which this rezoning project is being pursued. How could the Elyria & Swansea Neighborhood Plans be applicable yet the site is eligible to be rezoned as a PUD?

Per the applicant's own form the following is stated: " 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." The applicant fails to acknowledge that they are in a LOW, urban area and instead states that since this area is urban, any urban rezoning should be acceptable. Furthermore, the applicant seems to be lumping in Subarea A's conservation as a means to justify the development of Subarea B. Given Subarea A is intended to be largely unchanged, it is unfair to state that development of Subarea B is maintaining Subarea A. Failing to change Subarea A is in no way a means of maintaining the neighborhood. There is no clear threat to Subarea A's continued existence that would warrant Subarea B being developed as a means to "save" Subarea A.

The ask for a parking exemption is simply absurd and it appears that the applicant is adding Subarea C as a means to support this exemption. Subarea C is currently solely dedicated to employees of Subarea A. There will be no parking availability for residents of Subarea B within Subarea A. It is unclear why Subarea C is even added to this application when there is no intent to alter Subarea C. This seems like an inauthentic means to achieving the goals for Subarea B.

There are countless contradictions and issues with the proposed rezoning in the context of Comprehensive Plan 2040 and Blueprint Denver. I have highlighted many of these examples in the below table. Site by site rezonings require extraordinary circumstances to justify per the wording of Blueprint Denver. Furthermore, Blueprint Denver shows

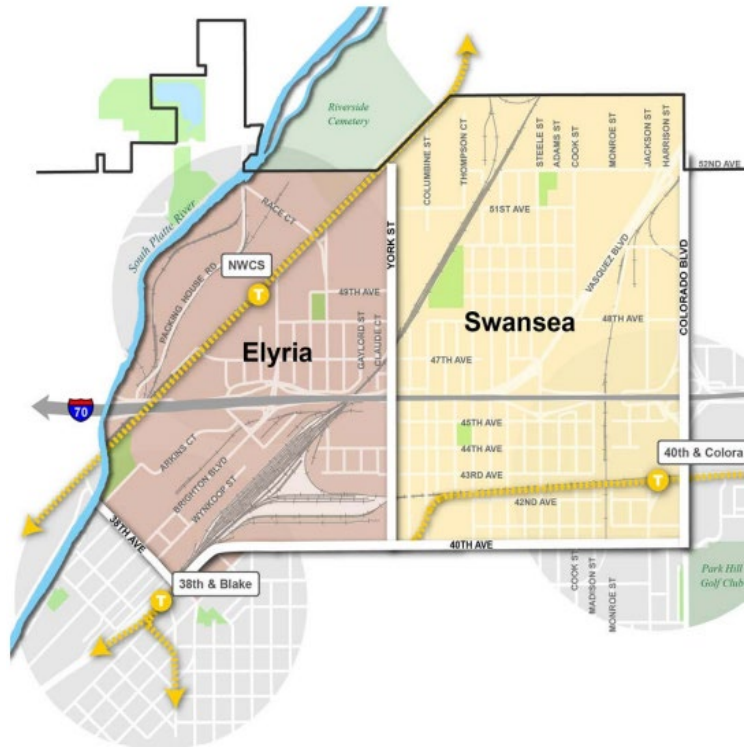
that the Cole neighborhood represents the highest possible area for diversity in housing opportunities. It is clear that there is no extraordinary circumstance that exists in the Cole neighborhood that warrants the addition of more affordable housing. Instead, BluePrint Denver clearly shows that other areas of the city are in greater need of affordable housing. Many of these areas are also located even closer to public transportation than the Cole neighborhood is. For example, the Five Points Neighborhood.

I urge you to reject map amendment 2024I-00122.

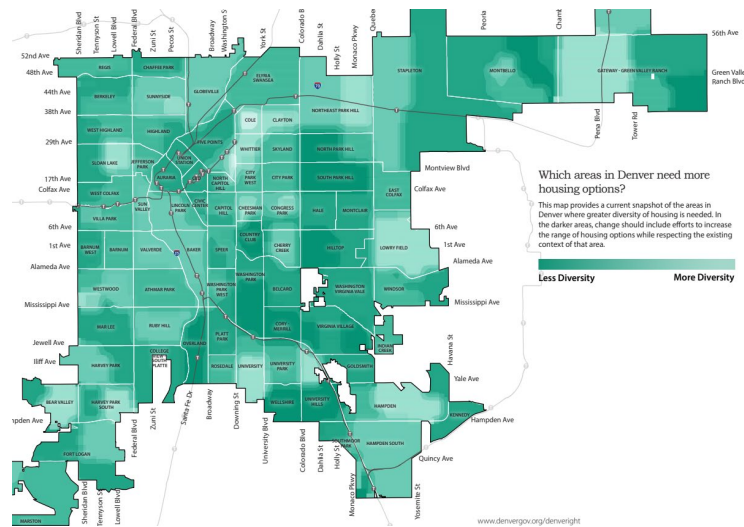
If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

[Rezoning Issues and Contradictions.xlsx](#)

Source	Description
Comprehensive 2040 Plan	Goal 2.3: Preserve the authenticity of Denver's neighborhoods and celebrate our history, architecture and culture.
Comprehensive 2040 Plan	Goal 1: Encourage quality infill development that is consistent with the surrounding neighborhood and offers opportunities for increased amenities.
	Goal 8: Strategy: "Encourage mixed-use communities where residents can live, work and play in their own neighborhoods."
Revised Application	This rezoning will enable much needed residential uses in an appropriate location, making it consistent with Denver Comprehensive Plan 2040 Vision Elements and Goals.
Revised Application	Page 3: "The intended redevelopment of the Property will be consistent with and implement these Blueprint recommendations and enable the public benefits described in Exhibit J."



Elyria Swansea Neighborhood
Plan 2015



Comprehensive 2040 Plan and
BluePrint Denver

BluePrint Denver

Page 66, "Changes to the city's zoning map, called rezonings or map amendments, will also help to implement the plan vision over time. Implementation will be most effective through holistic, city-led rezonings, rather than site-by-site applicant-driven rezonings."

"...Neighborhood context should be consistent across an area and should generally not vary at the parcel level."

BluePrint Denver

Page 65, "Every neighborhood in Denver should have a current small area plan by 2030. We will measure our progress in achieving this goal annually through the Neighborhood Planning Initiative (NPI). Neighborhood planning must be a continual cycle so every neighborhood always has a current plan."

BluePrint Denver

Page 66, "Factors to consider when applying BluePrint Denver building height guidance may include: Transitions, including transitions from higher intensity to lower intensity areas"

Page 102, "Implement additional zoning tools to create appropriate transitions between places, especially for areas where centers and corridors are close to residential places. This may include standards related to height, massing and uses."

Revised Application

Parking Exemption

Revised Application

Total Number of Units: Unknown at time of rezoning. TBD and estimated to be approximately 60 units once building design and SDP are underway.

Comprehensive Plan 2040

Goal 6, Part A: Continue to strengthen trust and communication between the city and all neighborhoods.

BluePrint Denver

Page 72: Limit the use of site-specific, customized zoning tools—such as Planned Unit Developments (PUDs) and waivers/conditions—to unique and extraordinary circumstances. The zoning code offers a wide variety of zone districts that cover the diverse contexts and places of Denver. Custom zoning tools are most effective when a standard zone district does not exist to implement the adopted plans for an area.

Page 94: "Our community wants new construction to create great new places while respecting the existing character of our neighborhoods. Much of the recent infill in existing residential neighborhoods is out of context with older homes, particularly in massing and scale. Similarly, recent development in mixed-use areas often lacks street activation, public spaces, human scale or contextual design historically found in these places. There are many tools to create high-quality design outcomes and to encourage development sensitive to the existing or desired character of an area. "

Comment

This rezoning does not preserve the authenticity of the Cole neighborhood. Our neighborhood is comprised almost entirely of single family dwellings. Adding a 4 story, 60+ unit dwelling in the heart of the Cole neighborhood does not mesh with the authenticity of the current neighborhood. The only buildings that exceed the 2 story height limit at the moment are buildings that have historical significance, unique/historic architecture, and contribute to the culture of the neighborhood. Adding a brand new structure, regardless of a brick facade, fails to acknowledge the history, architecture and culture of surrounding buildings.

The proposed rezoning is inconsistent with the surrounding neighborhood. The surrounding neighborhood is low-urban, and the rezoning is low to medium. The rezoning does not offer increased amenities to the residents of Cole, no new amenities are planned that benefit the current residents.

The proposed rezoning and plan is solely to provide more residential housing in an area that is almost explicitly for residential housing already. If the rezoning and proposed development took advantage of the opportunity to create new business space in the neighborhood then it could be said to be encouraging mixed use communities. Stating that the plan is consistent with goal 8 and "growing responsibly" is untrue.

The proposed rezoning application fails to provide any explicit examples of how they are implementing and furthering the goals that are quoted. Instead they simply state that the rezoning is "appropriately scaled" yet fail to acknowledge the current scale of housing density nor qualify what is meant by appropriate. This application fails to address how this rezoning improves the transition between commercial development and adjacent neighborhoods.

Stating that the Elyria Swansea Neighborhood Plan of 2015 is applicable to the proposed rezoning is simply FALSE. This neighborhood plan only extends to 40th street and is not inclusive of the area proposed for rezoning. The Swansea neighborhood is also zoned completely differently from the area that is being examined for this rezoning effort. Taking a plan that is not applicable to the area of rezoning, nor in line with the current zoning of the Cole neighborhood, and claiming that it is applicable is a dishonest effort by the organization executing this rezoning proposal.

Stating that this project is pursuable under the strategy of "Ensure neighborhoods offer a mix of housing types and services for a diverse population." fails to recognize that per BluePrint Denver's own map on page 22, the Cole neighborhood already represents the widest range of housing diversity. Rezoning this area within the Cole neighborhood, fails to acknowledge the surrounding neighborhoods that provide significantly fewer options for mixes in housing types and diverse populations. Cole is already doing an exemplary job in offering a range of housing, why must our neighborhood be forced to take upon further affordable housing projects while other neighborhoods continue to fail to meet expectations?

BluePrint Denver SPECIFICALLY states that holistic rezonings should be pursued. Rezoning two blocks while maintaining the surrounding zoning of the Cole neighborhood is explicitly counter to the goals outlined in BluePrint Denver. Furthermore the plan explicitly states that rezoning at the parcel level should be avoided.

The applicant states: "The successful rezoning will allow for much needed affordable housing which will blend in with, support, and sustain the existing character of the neighborhood."

This is clearly inconsistent with the above map where it is showed that much needed affordable housing is actually not something needed in the Cole neighborhood but is instead something that should be pursued in the darker green neighborhoods of the surrounding areas. The applicant makes no effort to substantiate how this housing project "blends in with" the surrounding neighborhood.

It is clear that BluePrint Denver requests NEIGHBORHOOD WIDE rezoning plans. To be consistent with the goals outlined within this plan, the group pursuing this rezoning should look into a wholistic plan that addresses the entire Cole neighborhood. If the entire neighborhood is rezoned, it will allows Cole residents to reap the benefits of new zoning, such as replacing existing buildings with larger, more spacious dwellings. Rezoning on a block by block basis does not allow Cole residents to see any benefits, and instead only further burdens us.

Placing a 4 story, multifamily building with over 60 occupancies within a neighborhood of single family homes is a clear contradiction of the considerations that should be made for transitions between low/high intensity areas.

It is already difficult to find parking in the Cole neighborhood. The surrounding two blocks of the area proposed for rezoning are all 2 hour parking areas. Therefore residents of the proposed new building will be forced to park in the surrounding streets, displacing the current population of the neighborhood. Approximately 87% of Colorado residents have a car. Given that these are family units, it is not unreasonable to assume each unit may have more than one adult (mother, father, extended family) occupying the unit. Given there are 60 units, it is therefore reasonable to state that approximately 90 more cars will be added to the neighborhood parking. This displace current residents in all surrounding blocks of the property. Subarea C, an existing parking lot, is already restricted to only be used by employees of Subarea A. If this organization was serious about meshing with the surrounding neighborhood, they would pursue a parking structure on Subarea C since its current usage will not support any of the residents of Subarea B.

This application is to create a special zone that essentially is exempt from surrounding zoning laws. This rezoning is being pursued under an undetermined number of units, and if approved, the quantity of units could be increased without a need for further rezoning processes. A more thoughtful, transparent application should be pursued by the applicant. Advancing this plan, given the approximately 200 signatures by residents that are opposed to this plan, would fail to comply with Goal 6, Part A which states that trust and communication is being considered between the city and surrounding neighborhoods.

This rezoning is being pursued as a PUD but yet the application fails to examine the extraordinary circumstances that warrant this type of rezoning approach. Furthermore, the applicant is stating that the Elyria & Swansea Neighborhood Plans are applicable yet they are pursuing a custom zoning tool which is only applicable when a standard zone district does not exist to implement adopted plans. This seems like an outright contradiction. How can a site specific rezoning be valid and yet still claim to be a part of a larger neighborhood plan? This approach seems dishonest and inauthentic.

BluePrint Denver SPECIFICALLY advises against the type of rezoning that is being pursued under this PUD. Adding a 60 unit dwelling is an exact example of "infill in existing neighborhoods (that) is out of context with older homes, particularly in massing and scale". It poses a significant massing and scale issue while simultaneously being out of context with the existing older homes. Furthermore, the parking exemption is a clear example of recent development in mixed use areas that lacks appropriate public spaces and considers human scaling.

The application that was submitted cherry picks specific pieces of information from BluePrint Denver, while failing to acknowledge explicit examples where their PUD is at odds with this document.

From: [Brian Kraft](#)
To: [Ibanez, Edson - CPD Senior City Planner](#)
Subject: [EXTERNAL] Opposition to Rezoning of 1620, 1625,1675 E 35th Ave, 3532,3580 N Franklin St & 3558 N Gilpin St
Date: Friday, July 11, 2025 2:42:40 PM
Attachments: [image.png](#)
[image.png](#)

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See below for comment:

Dear Mr. Ibanez,

I am strongly opposed to the rezoning being pursued as part of 2024I-00122.

The application that was submitted references a neighborhood plan that ends at 40th street and is therefore not applicable to the blocks being examined by the rezoning. Additionally it relies on a mechanism, PUD, that is only applicable when larger neighborhood zoning plans are not available. This is a blatant contradiction that leads me to question the authenticity by which this rezoning project is being pursued. How could the Elyria & Swansea Neighborhood Plans be applicable yet the site is eligible to be rezoned as a PUD?

Per the applicant's own form the following is stated: " 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." The applicant fails to acknowledge that they are in a LOW, urban area and instead states that since this area is urban, any urban rezoning should be acceptable. Furthermore, the applicant seems to be lumping in Subarea A's conservation as a means to justify the development of Subarea B. Given Subarea A is intended to be largely unchanged, it is unfair to state that development of Subarea B is maintaining Subarea A. Failing to change Subarea A is in no way a means of maintaining the neighborhood. There is no clear threat to Subarea A's continued existence that would warrant Subarea B being developed as a means to "save" Subarea A.

The ask for a parking exemption is simply absurd and it appears that the applicant is adding Subarea C as a means to support this exemption. Subarea C is currently solely dedicated to employees of Subarea A. There will be no parking availability for residents of Subarea B within Subarea A. It is unclear why Subarea C is even added to this application when there is no intent to alter Subarea C. This seems like an inauthentic means to achieving the goals for Subarea B.

There are countless contradictions and issues with the proposed rezoning in the context of Comprehensive Plan 2040 and Blueprint Denver. I have highlighted many of these examples in the below table. Site by site rezonings require extraordinary circumstances to justify per the wording of Blueprint Denver. Furthermore, Blueprint Denver shows that the Cole neighborhood represents the highest possible area for diversity in housing opportunities. It is clear that there is no extraordinary circumstance that exists in the Cole neighborhood that warrants the addition of more affordable housing. Instead, Blueprint Denver clearly shows that other areas of the city are in greater need of affordable housing. Many of these areas are also located even closer to public transportation than the Cole neighborhood is. For example, the Five Points Neighborhood.

I urge you to reject map amendment 2024I-00122.

Sincerely,
Brian Kraft
3449 N Gilpin St

Source	Description	Comment
		This rezoning does not preserve the authenticity of the Cole neighborhood. Our neighborhood is comprised almost entirely of single family dwellings. Adding a 4 story, 60+ unit dwelling in the heart of the Cole neighborhood does not mesh with the authenticity of the current neighborhood. The only buildings that exceed the 2 story height limit at the moment are buildings that have historical significance, unique/historic architecture, and contribute to the culture of the neighborhood. Adding a brand new structure, regardless of a brick facade, fails to acknowledge the history, architecture and culture of surrounding buildings.
Comprehensive 2040 Plan	Goal 2.3: Preserve the authenticity of Denver's neighborhoods and celebrate our history, architecture and culture.	The proposed rezoning is inconsistent with the surrounding neighborhood. The surrounding neighborhood is low-urban, and

Comprehensive
2040 Plan

Goal 1: Encourage quality infill development that is consistent with the surrounding neighborhood and offers opportunities for increased amenities.

the rezoning is low to medium. The rezoning does not offer increased amenities to the residents of Cole, no new amenities are planned that benefit the current residents.

Goal 8: Strategy: "Encourage mixed-use communities where residents can live, work and play in their own neighborhoods."

This rezoning will enable much needed residential uses in an appropriate location, making it consistent with Denver Comprehensive Plan 2040 Vision Elements and Goals.

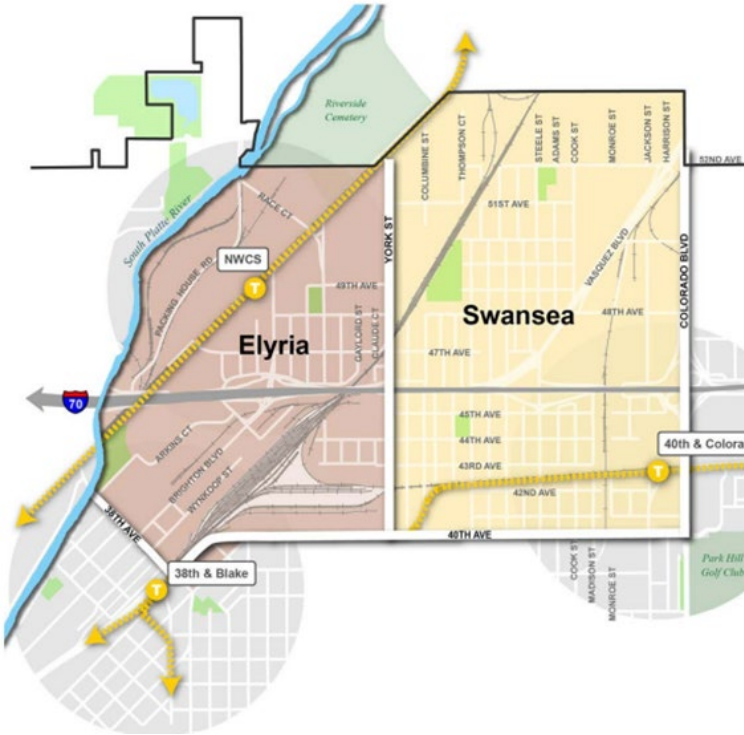
Revised Application

The proposed rezoning and plan is solely to provide more residential housing in an area that is almost explicitly for residential housing already. If the rezoning and proposed development took advantage of the opportunity to create new business space in the neighborhood then it could be said to be encouraging mixed use communities. Stating that the plan is consistent with goal 8 and "growing responsibly" is untrue.

The proposed rezoning application fails to provide any explicit examples of how they are implementing and furthering the goals that are quoted. Instead they simply state that the rezoning is "appropriately scaled" yet fail to acknowledge the current scale of housing density nor qualify what is meant by appropriate. This application fails to address how this rezoning improves the transition between commercial development and adjacent neighborhoods.

Page 3: "The intended redevelopment of the Property will be consistent with and implement these Blueprint recommendations and enable the public benefits described in Exhibit J."

Revised Application

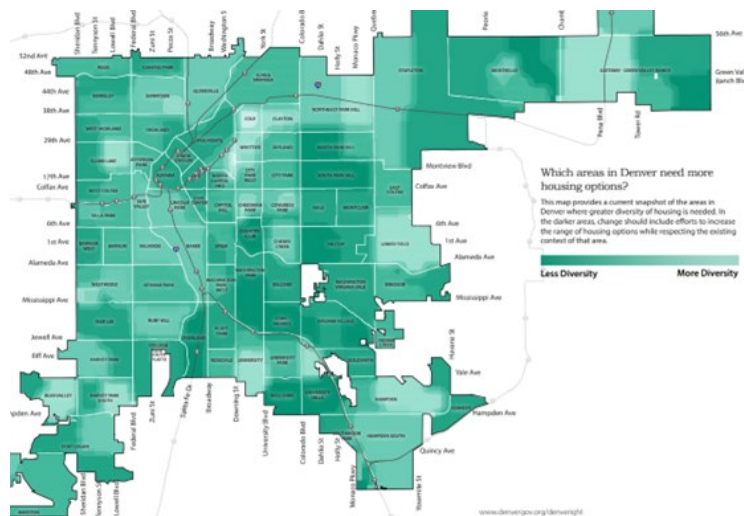


Stating that the Elyria Swansea Neighborhood Plan of 2015 is applicable to the proposed rezoning is simply FALSE. This neighborhood plan only extends to 40th street and is not inclusive of the area proposed for rezoning. The Swansea neighborhood is also zoned completely differently from the area that is being examined for this rezoning effort. Taking a plan that is not applicable to the area of rezoning, nor in line with the current zoning of the Cole neighborhood, and claiming that it is applicable is a dishonest effort by the organization executing this rezoning proposal.

Stating that this project is pursuable under the strategy of "Ensure neighborhoods offer a mix of housing types and services for a diverse population." fails to recognize that per BluePrint

Elyria Swansea
Neighborhood Plan
2015

Comprehensive
2040 Plan and
BluePrint Denver



Denver's own map on page 22, the Cole neighborhood already represents the widest range of housing diversity. Rezoning this area within the Cole neighborhood, fails to acknowledge the surrounding neighborhoods that provide significantly fewer options for mixes in housing types and diverse populations. Cole is already doing an exemplary job in offering a range of housing, why must our neighborhood be forced to take upon further affordable housing projects while other neighborhoods continue to fail to meet expectations? BluePrint Denver SPECIFICALLY states that holistic rezonings should be pursued. Rezoning two blocks while maintaining the surrounding zoning of the Cole neighborhood is explicitly counter to the goals outlined in BluePrint Denver. Furthermore the plan explicitly states that rezoning at the parcel level should be avoided.

The applicant states: "The successful rezoning will allow for much needed affordable housing which will blend in with, support, and sustain the existing character of the neighborhood."

This is clearly inconsistent with the above map where it is showed that much needed affordable housing is actually not something needed in the Cole neighborhood but is instead something that should be pursued in the darker green neighborhoods of the surrounding areas. The applicant makes no effort to substantiate how this housing project "blends in with" the surrounding neighborhood.

It is clear that BluePrint Denver requests NEIGHBORHOOD WIDE rezoning plans. To be consistent with the goals outlined within this plan, the group pursuing this rezoning should look into a wholistic plan that addresses the entire Cole neighborhood. If the entire neighborhood is rezoned, it will allow Cole residents to reap the benefits of new zoning, such as replacing existing buildings with larger, more spacious dwellings. Rezoning on a block by block basis does not allow Cole residents to see any benefits, and instead only further burdens us.

BluePrint Denver

Page 66, "Changes to the city's zoning map, called rezonings or map amendments, will also help to implement the plan vision over time. Implementation will be most effective through holistic, city-led rezonings, rather than site-by-site applicant-driven rezonings."

"...Neighborhood context should be consistent across an area and should generally not vary at the parcel level."

BluePrint Denver

Page 65, "Every neighborhood in Denver should have a current small area plan by 2030. We will measure our progress in achieving this goal annually through the Neighborhood Planning Initiative (NPI). Neighborhood planning must be a continual cycle so every neighborhood always has a current plan."

Page 66, "Factors to consider when applying BluePrint Denver building height

Placing a 4 story, multifamily building with over 60 occupancies

BluePrint Denver	guidance may include: Transitions, including transitions from higher intensity to lower intensity areas" Page 102, "Implement additional zoning tools to create appropriate transitions between places, especially for areas where centers and corridors are close to residential places. This may include standards related to height, massing and uses."	within a neighborhood of single family homes is a clear contradiction of the considerations that should be made for transitions between low/high intensity areas.
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Revised Application	Parking Exemption	It is already difficult to find parking in the Cole neighborhood. The surrounding two blocks of the area proposed for rezoning are all 2 hour parking areas. Therefore residents of the proposed new building will be forced to park in the surrounding streets, displacing the current population of the neighborhood. Approximately 87% of Colorado residents have a car. Given that these are family units, it is not unreasonable to assume each unit may have more than one adult (mother, father, extended family) occupying the unit. Given there are 60 units, it is therefore reasonable to state that approximately 90 more cars will be added to the neighborhood parking. This displace current residents in all surrounding blocks of the property. Subarea C, an existing parking lot, is already restricted to only be used by employees of Subarea A. If this organization was serious about meshing with the surrounding neighborhood, they would pursue a parking structure on Subarea C since its current usage will not support any of the residents of Subarea B.
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Revised Application	Total Number of Units: Unknown at time of rezoning. TBD and estimated to be approximately 60 units once building design and SDP are underway.	This application is to create a special zone that essentially is exempt from surrounding zoning laws. This rezoning is being pursued under an undetermined number of units, and if approved, the quantity of units could be increased without a need for further rezoning processes. A more thoughtful, transparent application should be pursued by the applicant.
---------------------	--	--

Comprehensive Plan 2040	Goal 6, Part A: Continue to strengthen trust and communication between the city and all neighborhoods.	Advancing this plan, given the approximately 200 signatures by residents that are opposed to this plan, would fail to comply with Goal 6, Part A which states that trust and communication is being considered between the city and surrounding neighborhoods.
-------------------------	---	---

This rezoning is being pursued as a PUD but yet the application fails to examine the extraordinary circumstances that warrant this type of rezoning approach. Furthermore, the applicant is stating that the Elyria & Swansea Neighborhood Plans are applicable yet they are pursuing a custom zoning tool which is only applicable when a standard zone

BluePrint Denver

Page 72: Limit the use of site-specific, customized zoning tools—such as Planned Unit Developments (PUDs) and waivers/conditions—to unique and extraordinary circumstances. The zoning code offers a wide variety of zone districts that cover the diverse contexts and places of Denver. Custom zoning tools are most effective when a standard zone district does not exist to implement the adopted plans for an area.

district does not exist to implement adopted plans. This seems like an outright contradiction. How can a site specific rezoning be valid and yet still claim to be a part of a larger neighborhood plan? This approach seems dishonest and inauthentic.

BluePrint Denver SPECIFICALLY advises against the type of rezoning that is being pursued under this PUD. Adding a 60 unit dwelling is an exact example of "infill in existing neighborhoods (that) is out of context with older homes, particularly in massing and scale". It poses a significant massing and scale issue while simultaneously being out of context with the existing older homes. Furthermore, the parking exemption is a clear example of recent development in mixed use areas that lacks appropriate public spaces and considers human scaling.

BluePrint Denver

Page 94: "Our community wants new construction to create great new places while respecting the existing character of our neighborhoods. Much of the recent infill in existing residential neighborhoods is out of context with older homes, particularly in massing and scale. Similarly, recent development in mixed-use areas often lacks street activation, public spaces, human scale or contextual design historically found in these places. There are many tools to create high-quality design outcomes and to encourage development sensitive to the existing or desired character of an area. "

The application that was submitted cherry picks specific pieces of information from BluePrint Denver, while failing to acknowledge explicit examples where their PUD is at odds with this document.

From: [Planningboard - CPD](#)
To: [Ibanez, Edson - CPD Senior City Planner](#)
Subject: FW: [EXTERNAL] Rezoning - application #2024I-00122
Date: Tuesday, July 15, 2025 12:50:04 PM
Attachments: [image001.png](#)



Erik Saucedo | Administrative Support Assistant IV
Community Planning and Development | City and County of Denver
[Pronouns](#) | He/Him/His

[311](#) | [denvergov.org/CPD](#) | [Denver 8 TV](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)

From: Andy Pendl <andypendl81@gmail.com>
Sent: Tuesday, July 15, 2025 2:09 AM
To: Planningboard - CPD <planningboard2@denvergov.org>
Subject: [EXTERNAL] Rezoning - application #2024I-00122

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Hello,

I'm writing in support of the re-zoning of the Tramway Nonprofit building between 35th/36th and Franklin/Gilpin st. I live at 3625 N Williams St, less than one full block away from the redevelopment site. I think more housing and density would be a great use of that space.

Regards,
Andy

Andy Pendl
+1 720-325-7592

From: [Jessie Vold](#)
To: [Ibanez, Edson - CPD Senior City Planner](#)
Subject: [EXTERNAL] Affordable housing initiative!
Date: Monday, July 14, 2025 10:23:17 AM

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Dear City Council members,

My name is Jessie Vold, and I'm a nurse with UCHHealth and recent Cole resident. Please support the proposed rezoning at 36th and Gilpin Streets to create more affordable housing.

In my work, I see how housing impacts health every single day. Families without stable, affordable homes face greater risks of chronic illness, missed appointments, and mental health struggles. Children bounce between schools. Elders lose connection to care. These aren't just housing issues—they're public health issues.

That's why this project matters. The proposed rezoning would allow for new, permanently affordable housing in a community that already offers critical support services. It keeps the Tramway Nonprofit Center active, while adding homes that people in Denver desperately need.

Please vote yes on this project and help move Denver toward a healthier, more inclusive future.

Thank you for your consideration,
Jessie Vold

37th & High Street, Denver, CO 80205

From: [Jenny Holloway](#)
To: [Ibanez, Edson - CPD Senior City Planner](#)
Subject: [EXTERNAL] Support for Tramway Rezoning – Map Amendment 2024i-00122
Date: Monday, July 14, 2025 11:15:30 AM

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Dear Denver City Council,

My name is Jenny Holloway. I work in the Tramway Nonprofit Center and am in the process of moving to the neighborhood. I'm writing in full support of the rezoning proposal at the Center (map amendment 2024i-00122).

Tramway is more than just an office building—it's a home base for nonprofits doing essential work in our city. Every day, I see services offered here that directly support families, youth, seniors, LGBTQ+ communities, and more. Whether it's after-school programming, health care, housing support, or inclusive arts, this space brings together organizations that help people stay housed, healthy, and connected.

I'm proud to work in this building, and very excited to be joining the neighborhood this month as a resident. The rezoning would ensure that the nonprofits in Tramway can continue to operate affordably, while also creating new, permanently affordable homes right next door. That's exactly the kind of future I want to be part of—a community where people are supported, and where everyone has a place to live.

Please vote yes on this rezoning and help strengthen what's already working in Cole and create a better future.

Sincerely,
Jenny Holloway

From: [Micaela Capelle](#)
To: [Ibanez, Edson - CPD Senior City Planner](#)
Subject: [EXTERNAL] Map Amendment 2024i-00122
Date: Monday, July 14, 2025 3:44:54 PM

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Dear Denver City Council,

I work at a small nonprofit at the Tramway Nonprofit Center that supports older adults home share, which keeps them in their homes/in our communities longer and provides affordable housing. I'm writing in full support of the rezoning proposal at the Center (map amendment 2024i-00122).

Tramway is more than just an office building—it's a home base for nonprofits doing essential work in our city. Every day, I see services offered here that directly support families, youth, seniors, LGBTQ+ communities, and more. Whether it's after-school programming, health care, housing support, or inclusive arts, this space brings together organizations that help people stay housed, healthy, and connected.

The rezoning would ensure that the nonprofits in Tramway can continue to operate affordably, while also creating new, permanently affordable homes right next door. That's exactly the kind of future I want to be part of—a community where people are supported, and where everyone has a place to live.

Please vote yes on this rezoning and help strengthen what's already working in Cole and create a better future.

Micaela Capelle
she/her/hers
micaela@sunshinehomeshare.org
720-226-2692

Sunshine Home Share Colorado
3532 Franklin St. Ste E2/E3
Denver, CO 80205
720-856-0161
sunshinehomeshare.org

Sarah and Ben Moore

3779 N Williams St Denver CO 80205

July 14, 2025

Re: Letter of Support for ULC Rezoning Application (#2024I-00122)

To Whom It May Concern,

We are writing as residents of the Cole neighborhood to express our strong support for the Urban Land Conservancy's proposed rezoning of the Tramway building.

We purchased our home in Cole in 2022 and quickly fell in love with the neighborhood. In an increasingly expensive city, Cole was one of the few places in Denver where we could afford to buy our first home. As both our neighborhood and the city continue to face challenges related to affordability and displacement, we believe affordable housing is essential—not just for those currently at risk, but for the long-term health and diversity of our community. ULC's model of acquiring and preserving land for long-term community benefit is exactly the kind of approach we need.

We understand that growth must be balanced with respect for neighborhood character, and we believe this rezoning and the proposed development are thoughtful attempts to do just that. While no development can satisfy everyone, the black and white reality is that Denver needs more housing—especially for essential workers like teachers, childcare providers, and first responders who are struggling to find housing they can afford. The opportunity to create permanently affordable housing near the services already offered at the Tramway site is a rare and meaningful one.

We welcomed our first child three months ago, and we hope he can grow up in a diverse, inclusive neighborhood—one where people from all backgrounds and income levels can live and thrive. This project is a chance to ensure that development in Cole reflects long-term community values.

Thank you for the opportunity to share our support.

Sincerely,

Sarah, Ben and Owen Moore
Cole Neighborhood Residents

Planning Board Comments



Submitted on	16 July 2025, 2:40PM
Receipt number	879
Related form version	3

Your information

Name	Richard Bell
Address or neighborhood	3557 North Williams Street
ZIP code	80205
Email	rbell65@gmail.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	1620-1675 E 35th Ave, 3532,3580 N Franklin St, & 3558 N Gilpin St
Case number	2024I-00122

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project you would like to comment on

Submit your comments

Would you like to express support or opposition to the project?

Strong opposition

Your comment:

Thank you for your time. As a member of the community I cannot see how the attempt to change zoning to allow a building so much larger than the surrounding residencies in any way benefits existing residents. You are asking to add the traffic associated with 60 units to small neighborhood streets that already deal with excessive speeding and ran stop signs. This increased traffic will not only add to congestion it will create increased traffic dangers for the student drop offs for Both Cole academy and the Tramway Daycare. You are proposing to add 60 units to a known food desert, again further stressing resources that are already in short supply. You are asking a community with limited street parking to accept an influx of workers parking during the duration of the project. Your plans will almost certainly require removal of mature trees on the streets lining the project. Affordable housing is great, there are already multiple complexes within the Cole neighborhood including Habitat for humanity on High St and 36th and the Claire Brown Complex on York St and 37th which makes me question the need to change zoning to allow yet another project when so many other neighborhoods remain underserved. It is impossible to see this as anything other than feel good development in search of tax cuts at the expense of the community. I strongly oppose this re zoning and hope the planning board will value the voices of its citizens before the checkbooks of developers.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Planning Board Comments



Submitted on	16 July 2025, 3:46PM
Receipt number	880
Related form version	3

Your information

Name	robert scott demuth
Address or neighborhood	3635 N Humboldt St
ZIP code	80205
Email	r.scott.demuth@gmail.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	Tramway Non-Profit Center, 35th & Franklin Chapter 59 R-MU-20 & PUD 534 to PUD - G 38
Case number	Tramway Non-Profit Center, 35th & Franklin Chapter 59 R-MU-20 & PUD 534 to PUD - G 38

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project you would like to comment on

Submit your comments

Would you like to express support or opposition to the project?

Strong opposition

Your comment:

I am writing to express extreme concern regarding the 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).

Before I moved into my home at 36th & Humboldt in 1999 from City Park West, I used to walk up to Wyatt when it was shuttered. I enjoyed the historic architecture of Wyatt and the surrounding neighborhood. This proposed rezoning will overwhelm and degrade not only the historic Wyatt building, but the entire neighborhood.

Since I moved and invested time restoring my Victorian home employing historic features, the neighborhood has constantly been attacked and overwhelmed by removal of historic architecture, often "replaced" by block dwellings. Whether "redeveloped" by private flippers or nonprofit entities like Habitat for Humanity and others, the destruction of the irreplaceable historic architecture. I am extremely frustrated by these architectural blights, often covered with unimaginative black & white, have negatively impacted Cole.

I recently noticed this rezoning proposal on Facebook and have not received the rezoning notice as stated in EXHIBIT F Community Outreach Summary.

I am already sandwiched between Annunciation church and its ever-expanding food bank, which has spilled into my property – They queue clients onto our sidewalk, which has continued to dump trash on my property, and often walk through and over my native-plant landscaping. When My wife and children (ages three and seven) try to use the sudealk and walk to/from our home, clients have cursed my wife, or simply crowd the sidewalk forcing my wife and my son and her stroller off the sidewalk to get to our home. I do not understand that lack of consideration that the Food Bank doesn't route clients onto 37th street to receive services – With this additional population load, I expect this negative impact to be even more greater. I cannot allow my kids to play on the sidewalk when the Food Bank and Church office that donated diapers and much-needed baby items.

We also have a low-income housing both across the street at the corner

of 37th & Humboldt and at Catholic Charities Housing has owned and operated affordable housing. This is not NIMBY with already additional population load explosion, degrading our neighborhood, in an area that my family has already provided low-income housing.

My wife experienced her first drive-by shooting in front of the Catholic Charities Housing, and additional population loading will not help to make a better neighborhood.

I have noticed the "environmental resilience" Considering Climate in a Proposed Rezoning. How does additional density help alleviate the heat sink in which I live?

I have not noticed review a rezoning with an environmental resilience lens within this proposed rezoning.

Cole is already very densely built out, with small lots and the recent high-rise adjacent development. The additional loading increases the risk to my children, who already have a higher risk trying to ride their bikes, or simply play in front of our house in Cole.

As I have recently noticed this rezoning application, I have MANY additional concerns, but not enough time to list them before the rezoning meeting.

Respectfully,

R. Scott Demuth, MS
Tatiana Mironova

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

From: [D Wilson](#)
To: [City Council District 9; Planningboard - CPD](#)
Cc: [Ibanez, Edson - CPD Senior City Planner](#); bodonnell@starboardrealttygroup.com; aburns@urbanlandc.org
Subject: [EXTERNAL] ERROR 200 Name Opposition List for Rezoning
Date: Thursday, July 17, 2025 9:02:23 AM

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To Whom It May Concern:

It recently came to my attention that my name is being used on a letter in opposition to rezoning 2024I-00122 (The Phillips LLC rezoning in Cole Neighborhood). I feel particularly compelled to clarify that I am **NOT** in opposition to this proposed rezoning. I did sign this petition in error. I thought it was for a project on 36th and Race and not the address of the Phillips property being developed in conjunction with the Urban Land Conservancy. I do not oppose the rezoning to build more affordable housing options in the Cole neighborhood..

I am sorry for my late notice, but I heard about the letter a couple of days ago and wanted to clarify this error. When a colleague mentioned my name being associated with the opposition effort I wanted my name to be withdrawn. I'd ask that my name be removed from the opposition list and placed on the support list. It is important that we have people that work for our community to have affordable housing options to live here.

Please feel free to contact me at the information provided below if you have further questions.



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From: [Rory Valles](#)
To: [City Council District 9](#)
Cc: [dencc - City Council](#); [Ibanez, Edson - CPD Senior City Planner](#)
Subject: [EXTERNAL] 35th Gilpin rezoning application 2024i-00122
Date: Tuesday, July 22, 2025 8:41:13 PM

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Hi all,

I am reaching out regarding the rezoning of the historic tram way building currently known as the Phillips center. The act of destroying a historic building to make way for a shameless money grab is disgusting in its own way, but to strip away the limited resources that the center currently provides is especially cruel. The health and youth services that it provides are needed now more than ever due to the current administration. The rezoning of this building makes no sense, there are various plots available in more appropriate locations around the city including further up the street on 40th. The existing infrastructure strains to meet the demands of the current residents, adding so many more residents will cripple the neighborhood, not to mention there is no demand for this structure as the city has more residents leaving than new residents coming in. To add an unnecessary apartment building in a largely single family home area makes little sense, and even less so from a practical point of view. Having lived in the neighborhood for 35 years and watching an unwanted and unnecessary complex be built in the heart of our neighborhood, is just another slap in the face of those of us who were redlined and then priced out of other home opportunities. I can't help but think that the end goal is to create urban blight in neighborhoods like the Cole neighborhood. A cancer to force out the existing residents to develop the areas into overpriced, cheaply manufactured generic apartments for the gain of unscrupulous and wealthy entities at the cost of local families. As someone who signed the petition to stop the rezoning, I take great offense at the notion that my signature along with the other 200 collected signatures were "questionable". In my eyes, the only thing that has been questionable is the rampant destruction of the identity of Denver, of homes and neighborhoods like mine. To make way for disgustingly overpriced and generic apartments that sit empty. I plead with you all do not move forward with this zoning request, please don't kill my neighborhood.

Best,

Rory Valles

From: [Storm Sternad](#)
To: [City Council District 9](#); [Ibanez, Edson - CPD Senior City Planner](#); [dencc - City Council](#)
Subject: [EXTERNAL] Cole Rezone Application 2024i-00122
Date: Tuesday, July 22, 2025 2:57:29 PM

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To: Councilman Darrell and City Council.

Hi.

My name is Storm Sternad and I live and own my home at 35th & Franklin, just across the street from the recently approved rezoning of 35th & Gilpin.

I get it. Denver's in a housing crisis and we need more affordable options. But dropping a four-story, 63 unit building in the middle of a quiet, residential neighborhood is not the answer. That's just trading one problem for another. As a largely hispanic neighborhood, Cole has long been overlooked and overshadowed. And now, just as it's starting to make a comeback, we're faced with what would be a devastating setback. Parking is already such an issue that my wife and I decided to sell one of our cars, just to avoid the headache of finding two spots (no kidding). Not to mention what a building like the one proposed would do to the heart and soul of this historic neighborhood.

Don't get me wrong, I support a new development at this location. Just not this one.

Thank you for your time and consideration,
Storm

From: [Virginia Sternad](#)
To: [City Council District 9](#); [Ibanez, Edson - CPD Senior City Planner](#); [dencc - City Council](#)
Subject: [EXTERNAL] Current Resident Concerns about Development at 35th and Gilpin
Date: Wednesday, July 23, 2025 9:25:49 AM

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Hello!

I am a Cole resident, with concerns about the proposed development (Rezone Application 2024i-00122). Darrell - I'm a big fan of yours! I regularly attend Rino district meetings and have heard you level with residents about development in this area, not far from your own street! I would like to appeal to all of us, neighbor to neighbor.

I own a house at 3517 N. Franklin street, first-time home owner and we've been lovingly trying to stay afloat plus add value to this community. We pick up trash across the entire neighborhood, we pay for resident parking permits, sidewalk improvements, wastewater systems, property taxes, etc. When I say I take issue with this proposed development - it comes from someone who cares deeply about protecting her community and has invested some very hard earned dollars!!

This development would be the view from my living room window and impacts me directly. We are in favor of community development! Lord knows we need it. And I hate to discourage progress - we've been big champions of the Rock Drill Project down the street. **But this particular development was not designed to suit the needs of the neighborhood.**

Building height and style - currently the tallest structures within sight are two historical schools and a church - the *Wyatt Academy*, *Cole Middle School*, and the *Annunciation Catholic Church*. I urge you to look these up! These 3 buildings are stunningly beautiful, classical in architecture, and all at **3 stories** - they would be completely overshadowed by a four story complex with no historic charm. Adding to this carelessly will cause irrevocable harm to a burgeoning historic district that should be nurtured as a quiet hub near Rino.

Parking - already a huge headache for residents due to the Tramway Nonprofit center (which we love because of the wonderful community services offered) - we have had to reduce to one vehicle to avoid parking nightmares. The Tramway does not currently have parking, which is as much pressure as the block can currently handle, and the majority of this occurs during very specific programming hours like day care drop-off or 5:00 classes - not all day. This would need to be resolved and addressed for any future development. *Could you address where the 60-120 additional cars will park?*

Children Walking - *if nothing else, could one or all of you spend 30 min parked at this location during 8-9 AM or 3-4 PM on weekdays, for school hours?* You will see something incredibly special - kids walking themselves to school. The character of the entire neighborhood would be changed by the residents of this proposed complex - younger, transient (non-homeowners) who are driving around furious because there's no parking - it will not longer be safe for kids to walk alone anymore. They will likely take over the pick-up and

drop-off zones along the elementary and daycare which residents currently avoid during school hours in observance. It's a delicate ecosystem, that exists only in this particular area - having such a close cluster of schools, day cares, and churches. We purchased BECAUSE of that special vibe, and the absence of this exact kind of development.

Neighborhood - I work in Rino, and walk to work daily (because of the one car situation!). I love that our side of Downing Street is quiet, residential, and not overtly developed. I feel safe on foot or on bike, day and night. *Cole currently has the lowest crime rate of the surrounding neighborhoods - Whittier, Five Points, Elyria-Swansea, and Clayton due to a majority of single-family residences, and a high rate of home ownership/long time homeowners.* My next door neighbor has owned her home since 1956! This is a huge factor in what makes our neighborhood special.

In summary - Adding an additional 20-30 units, with dedicated parking, and within the constraints of historical architecture would be welcome. But this project is too ambitious, and detrimental to residents - with far too few considerations about the long term impact. I wanted to attend the hearing on July 16 - but it was held during working hours which is insensitive to the families impacted. Unlike the tenants of proposed housing, our neighborhood primarily works 9-5. We deserve a voice in what will change all of our lives.

Please reach out with any questions! I would be more than happy to chat.

Thank you!

Virginia Sternad
3517 N Franklin Street
Denver, CO 80205
918-557-8103
virginiasternad@gmail.com

From: [Dan Hague](#)
To: [City Council District 9](#)
Cc: [Ibanez, Edson - CPD Senior City Planner](#); [dencc - City Council](#)
Subject: [EXTERNAL] Dont be like every other politician - Do not approve Rezone Application 2024i-00122
Date: Wednesday, July 23, 2025 2:26:18 PM

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Dear Councilman Darrell Watson and other city council members,

Please include this email in the public record for rezone application #2024i-00122

I am a Cole resident living on Gilpin and 36th, right across the street from the proposed 4 apartment building. I saved up for 8 years before i could afford a down payment on a house. I then bought this house on Gilpin st, because it was the only single family home i could afford in this city. While my 100+ year old house is not perfect, its mine and it looks like every other house on this block.

Do you realize that approving a 4 story appt building on this street will mean EVERYONE from that apartment building will be able to see straight into my yard (and my neighbors)? Do you realize it will completely ruin the vibe of the street for 3-5 years with construction, litter and noise pollution? Do you realize that it will make it completely impossible to park on Gilpin? Do you realize how awful of an idea this building is?

I am asking for this entire project to be stopped. If you want to build single family houses or 2 story condos there, go for it. But a 64 unit apartment building is straight up insane to build in a residential neighborhood like this. I grinded for a decade to be able to afford a house, and i believe that everyone has a right to live in a neighborhood like Cole. But I dont believe in putting a massive apartment complex in a quiet neighborhood where ALL the houses on this street were built in 1890 and look exactly the same.

This is why everyone hates politicians. You guys do stuff without consulting the actual people that this will effect, and give favors to developers and lobbyists instead of the people that elected you.

Please cancel this project and do NOT approve this rezoning as is currently proposed.

Ive never written to any politician in my life because I generally think it's pointless because usually politicians stop caring about their constituents after they get elected. Prove me wrong.

From: [Seth Ferguson](#)
To: [City Council District 9](#); dence@denver.org; [Ibanez, Edson - CPD Senior City Planner](#)
Subject: [EXTERNAL] Fwd: ULC Rezoning at 35th & Gilpin (2024i-00122) NO THANKS
Date: Tuesday, July 22, 2025 8:15:31 AM

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Please also include the below email in the STAFF REPORT

----- Forwarded message -----

From: **Seth Ferguson** <ferguson.seth@gmail.com>
Date: Mon, Jul 21, 2025 at 10:30 AM
Subject: ULC Rezoning at 35th & Gilpin (2024i-00122) NO THANKS
To: <district9@denvergov.org>, <darrell.watson@denvergov.org>
Cc: <dence@denvergov.org>

Councilman Watson,

I live at 3615 N Williams. I'm writing to express concerns regarding the rezoning at 35th & Gilpin (Application 2024i-00122). This re-zoning would allow a **4-story building** on a block surrounded by 1- and 2-story homes.

I want to be clear: **I support new development at this site** — Cole welcomes growth and has consistently supported affordable housing. But **this project is too tall for this location**, and the scale does not match the character of our neighborhood.

Parking is another concern. This area already struggles with limited street parking. Adding a high-density building without enough parking will make the situation far worse for current residents. We also cannot keep adding vehicle traffic without a plan in place to rebuild and widen the 38th St underpass. That underpass is a traffic and pedestrian safety disaster.

No one is asking the project to be stopped entirely. We are asking for **reasonable changes** that would make it a better fit for the community; Like limiting the height to 2 stories. The developer shows up to a lot of neighborhood meetings expressing that they want to be a "good neighbor" but they have shown zero flexibility or willingness to compromise on height. We are tired of them gaslighting us saying that "the project doesn't work" unless it is 4 stories. Whether or not the project works is a matter of re-aligning their goals to better line up with the goals of nearby residents. There are plenty of 1-2 story affordable housing examples in the neighborhood.

Please do not approve this rezoning as currently proposed. And please **include this email in the public record.**

Sincerely,
Seth Ferguson
3615 N Williams
Denver, CO 80205

From: [Israel Gaeta](#)
To: [City Council District 9](#); [Ibanez, Edson - CPD Senior City Planner](#); [denc - City Council](#)
Subject: [EXTERNAL] Please Do Not Approve 4-Story Rezoning at 35th & Gilpin (2024i-00122)
Date: Wednesday, July 23, 2025 11:51:18 AM

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Dear Councilman Watson and City Council,

Please include this email in the public record for Rezone Application #2024i-00122.

I'm a resident of the Cole neighborhood, and I'm writing to express concern about the proposed rezoning at 35th & Gilpin (Application 2024i-00122), which would allow a **4-story building** on a block surrounded by 1- and 2-story homes.

I want to be clear: **I support new development at this site** — Cole welcomes growth and has consistently supported affordable housing. But **this project is simply too tall for this location**, and the scale does not match the character of our neighborhood.

I'm especially concerned about **parking impacts**. Our area already struggles with limited street parking, and adding a high-density building without enough parking will make the situation far worse for current residents.

I am not asking for the project to be stopped —I am asking for **reasonable changes**, like limiting the height to 3 stories, that would make it a better fit for the community.

Please do not approve this rezoning as currently proposed.

Thank you,
Israel Gaeta
3508 N Gilpin St

From: [Lauren Agliata](#)
To: [City Council District 9](#); [Ibanez, Edson - CPD Senior City Planner](#); [dencc - City Council](#)
Subject: [EXTERNAL] Please Do Not Approve 4-Story Rezoning at 35th & Gilpin (2024i-00122)
Date: Thursday, July 24, 2025 6:40:02 AM

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Dear Councilman Watson and City Council,

Please include this email in the public record for Rezone Application #2024i-00122.

I'm a resident of the Cole neighborhood, and I'm writing to express concern about the proposed rezoning at 35th & Gilpin (Application 2024i-00122), which would allow a **4-story building** on a block surrounded by 1- and 2-story homes.

I want to be clear: **I support new development at this site** — Cole welcomes growth and has consistently supported affordable housing. But **this project is simply too tall for this location**, and the scale does not match the character of our neighborhood.

I'm especially concerned about **parking impacts**. Our area already struggles with limited street parking, and adding a high-density building without enough parking will make the situation far worse for current residents.

I am not asking for the project to be stopped —I am asking for **reasonable changes**, like limiting the height to 3 stories, that would make it a better fit for the community. Also, requiring the building to have onsite parking for their residents so they don't take valuable street parking.

Please do not approve this rezoning as currently proposed.

Sincerely,

Lauren Agliata

3799 N Williams Street, Unit D

From: [Chantel Merriex](#)
To: district9@denver.gov.org; [Ibanez, Edson - CPD Senior City Planner](#); [dencc - City Council](#)
Subject: [EXTERNAL] Please Do Not Approve 4-Story Rezoning at 35th & Gilpin (2024i-00122)
Date: Tuesday, July 22, 2025 7:02:12 PM

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Dear Councilman Watson and City Council,

**Please include this email in the public record for
Rezone Application #2024i-00122.**

I'm a resident of the Cole neighborhood, and I'm writing to express concern about the proposed rezoning at 35th & Gilpin (Application 2024i-00122), which would allow a **4-story building** on a block surrounded by 1- and 2-story homes.

I want to be clear: **I support new development at this site** — Cole welcomes growth and has consistently supported affordable housing. But **this project is simply too tall for this location**, and the scale does not match the character of our neighborhood.

I'm especially concerned about **parking impacts**. Our area already struggles with limited street parking, and adding a high-density building without enough parking will make the situation far worse for current residents.

We are not asking for the project to be stopped — we are asking for **reasonable changes**, like limiting the height to 3 stories, that would make it a better fit for the community.

Please do not approve this rezoning as currently proposed.

Sincerely,
Chantel Merriex
Vine Street

From: [Andrew Heard](#)
To: [City Council District 9](#); [Ibanez, Edson - CPD Senior City Planner](#); [denc - City Council](#)
Subject: [EXTERNAL] Please Do Not Approve 4-Story Rezoning at 35th & Gilpin (2024i-00122)
Date: Wednesday, July 23, 2025 11:19:08 AM

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Dear Councilman Watson and City Council,

Please include this email in the public record for Rezone Application #2024i-00122.

I'm a resident of the Cole neighborhood, and I'm writing to express concern about the proposed rezoning at 35th & Gilpin (Application 2024i-00122), which would allow a **4-story building** on a block surrounded by 1- and 2-story homes.

I want to be clear: **I support new development at this site** — Cole welcomes growth and has consistently supported affordable housing. But **this project is simply too tall for this location**, and the scale does not match the character of our neighborhood.

I'm especially concerned about **parking impacts**. Our area already struggles with limited street parking, and adding a high-density building without enough parking will make the situation far worse for current residents.

I am not asking for the project to be stopped —I am asking for **reasonable changes**, like limiting the height to 2 or 3 stories, that would make it a better fit for the community.

Please do not approve this rezoning as currently proposed.
Sincerely,

Andrew Heard
3450 N Lafayette St

--



andrew-heard.com
612-799-2721

From: [Joseph Samuel Sturgis](#)
To: [Ibanez, Edson - CPD Senior City Planner](#); [dence - City Council](#)
Subject: [EXTERNAL] Please Do Not Approve 4-Story Rezoning at 35th & Gilpin (2024i-00122)
Date: Wednesday, July 23, 2025 11:49:59 AM

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Dear Councilman Watson and City Council,

I'm a resident of the Cole neighborhood, and I'm writing to express concern about the proposed rezoning at 35th & Gilpin (Application 2024i-00122), which would allow a **4-story building** on a block surrounded by 1- and 2-story homes.

I want to be clear: **I support new development at this site** — Cole welcomes growth and has consistently supported affordable housing. But **this project is simply too tall for this location**, and the scale does not match the character of our neighborhood.

I'm especially concerned about **parking impacts**. Our area already struggles with limited street parking, and adding a high-density building without enough parking will make the situation far worse for current residents.

I am not asking for the project to be stopped —I am asking for **reasonable changes**, like limiting the height to 3 stories, that would make it a better fit for the community.

Please do not approve this rezoning as currently proposed.

Sincerely,

Joseph Sturgis
3508 Gilpin St.
(585) 683 3937

From: [patrick lee](#)
To: [dence - City Council](#); [City Council District 9](#); [Ibanez, Edson - CPD Senior City Planner](#)
Subject: [EXTERNAL] Proposed 4-Story building in Cole Neighborhood
Date: Wednesday, July 23, 2025 1:46:58 PM

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Councilman Watson,

As a resident of Cole since 2006 I am concerned with the proposed rezoning and 4-Story development at the Tramway site in our neighborhood. I am an architect of 30+ years, living and working in Denver since 1999. I have design projects from single family homes - including ours at 3754 N Williams St to the most recent building on at the Denver Botanic Gardens - the Freyer Newman Center for Science Art and Education.

I am familiar with the site for the proposed development at 35th and Gilpin, as well as the elevation design drawings provided by the architect. In my professional opinion, this project is not the correct scale for the neighborhood. It does not address the scale of the historic Tramway building, the single family homes across the street or the pedestrian experience along Gilpin. A 4-story building on this site is not appropriate.

I believe this site is owned by ULC and they facilitate important work across the city. I support scale appropriate designs and affordable housing anywhere, in this case, this is not a scale appropriate design and therefore encourage you to do everything in your power to prevent the rezoning. Our neighborhood has a defining character and solutions exist on this site to maintain that character and have affordable housing, but it is not a 4-story development.

I hear other neighbors talking about parking issues, that is the age old hot button, whatever is built here will likely be there for 100 plus years, longer than you and I will be around. Please help preserve the future character of this neighborhood. During your run for Councilman you actually walked past our house and talked to us and got our votes. I know you understand the feeling the existing structures in our neighborhood create and would appreciate your help in maintaining it.

If you don't agree with my view and support the 4 story rezoning, I would like to hear why, so please respond if that is the case.

Thanks for all your efforts as our Councilman,

Patrick Lee
3754 N. Williams Street

From: [Krysta Heard](#)
To: [City Council District 9](#)
Cc: [Ibanez, Edson - CPD Senior City Planner](#); [dencc - City Council](#)
Subject: [EXTERNAL] Public Comment: Oppose Rezoning Application #2024i-00122 (35th & Gilpin)
Date: Tuesday, July 22, 2025 3:06:55 PM

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Dear Denver City Council and Councilman Watson,

Please include this comment in the public record for Rezone Application #2024i-00122.

I am a resident of the Cole neighborhood submitting this comment in **opposition to the proposed rezoning at 35th & Gilpin**, which would allow a 4-story development on a block primarily made up of 1- and 2-story homes.

This rezoning raises serious concerns related to **environmental justice, housing affordability, and infrastructure strain**:

1. Environmental Burden

The Cole neighborhood lies within **80205 — one of the most polluted zip codes in the United States**, with residents experiencing elevated rates of asthma, heart disease, and lead exposure ([CDPHE EnviroScreen](#)). Increasing density on this scale, without a meaningful environmental impact review or mitigation efforts, only deepens the burden for residents who have already been forced to live with environmental harm for generations.

2. Lack of Guaranteed Affordability

In a neighborhood where nearly **half of renters are cost-burdened** ([U.S. Census ACS](#)), developments with no binding affordability requirements will only speed up displacement. Market-rate units are not the answer. Cole needs housing that serves our community — not just future investors.

3. Parking and Infrastructure Concerns

This part of the neighborhood is already under stress. **Street parking is limited**, and local infrastructure is aging and unevenly supported. A 4-story project without sufficient off-street parking or investment in shared infrastructure places further strain on residents already facing inequity in basic city services.

Our community has faced disproportionate environmental and social challenges for far too long. It is essential that future development safeguards our health, respects the character of our neighborhood, and guarantees access to affordable housing. Through collective commitment and responsible planning, we can create a future that is just, sustainable, and inclusive for all residents.

Please reject this rezoning application as proposed.

Sincerely,
Krysta Heard
Cole community member
krysta@protonmail.com
(213) 521-9898

Krysta Heard (she/ella)

◇ Human Rights Consultant

Community Health Educator and Regenerative Farmer
Immigrants Rights Advocate

Sent with [Proton Mail](#) secure email.

From: [Brian Kraft](#)
To: [City Council District 9](#); [Ibanez, Edson - CPD Senior City Planner](#); [dencc - City Council](#)
Subject: [EXTERNAL] Subject: Please Do Not Approve 4-Story Rezoning at 35th & Gilpin (2024i-00122)
Date: Wednesday, July 23, 2025 11:14:47 AM

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Dear Councilman Watson and City Council,

Please include this email in the public record for Rezone Application #2024i-00122.

I'm a resident of the Cole neighborhood, and I'm writing to express concern about the proposed rezoning at 35th & Gilpin (Application 2024i-00122), which would allow a 4-story building on a block surrounded by 1- and 2-story homes.

I want to be clear: I support new development at this site — Cole welcomes growth and has consistently supported affordable housing. But this project is simply too tall for this location, and the scale does not match the character of our neighborhood.

I'm especially concerned about parking impacts. Our area already struggles with limited street parking, and adding a high-density building without enough parking will make the situation far worse for current residents.

I am not asking for the project to be stopped —I am asking for reasonable changes, like limiting the height to 3 stories, that would make it a better fit for the community.

Please do not approve this rezoning as currently proposed.

Sincerely,
Brian Kraft
3449 N Gilpin St,
Email: Brkraft93@gmail.com
Phone: 720-377-8743

From: [Joel Oubre](#)
To: [City Council District 9](#)
Cc: [Ibanez, Edson - CPD Senior City Planner](#); [dencc - City Council](#)
Subject: [EXTERNAL] With Regards to Rezoning Application 2024i-00122
Date: Tuesday, July 22, 2025 9:09:39 PM

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Dear Councilman Watson,

My name is Joel Oubre and I am a resident of the Cole neighborhood on the Northeast side of downtown Denver. I moved to this neighborhood 6 years ago from Oakland, CA, as I felt it was one of the most authentic and accurate portrayals of what a diverse and strong community engagement looks like. I am deeply concerned with the rezoning application and proposal to build a 4-story, 63 unit building at 35th & Gilpin.

While I support development, a development of this magnitude in this community is too large at scale and does not take into account the historic nature of this community. I have not seen anything from the proposal that would address the parking needs of such a project, and in a community that is already struggling to provide ample parking for it's community residents, this problem would only be exacerbated. I would also state that we are currently in a food desert zone and don't have proper infrastructure to support this type of community increase.

Happy to sit down and provide additional feedback and ideas but I do not support this motion at all.

Thanks for listening and taking my plea into consideration.
Joel

From: [dencc - City Council](#)
To: [Ibanez, Edson - CPD Senior City Planner](#)
Subject: FW: [EXTERNAL] Please Do Not Approve 4-Story Rezoning at 35th & Gilpin (2024i-00122)
Date: Tuesday, July 22, 2025 9:13:26 AM

From: Chris Berry <cdberry85@gmail.com>
Sent: Tuesday, July 22, 2025 8:50 AM
To: dencc - City Council <dencc@denvergov.org>
Subject: [EXTERNAL] Please Do Not Approve 4-Story Rezoning at 35th & Gilpin (2024i-00122)

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Please include this email in the public record for Rezone Application #2024i-00122.

I'm a resident of the Cole neighborhood, and I'm writing to express concern about the proposed rezoning at 35th & Gilpin (Application 2024i-00122), which would allow a **4-story building** on a block surrounded by 1- and 2-story homes.

I want to be clear: **I support new development at this site** — Cole welcomes growth and has consistently supported affordable housing. But **this project is simply too tall for this location**, and the scale does not match the character of our neighborhood.

I'm especially concerned about **parking impacts**. Our area already struggles with limited street parking, and adding a high-density building without enough parking will make the situation far worse for current residents.

We are not asking for the project to be stopped — we are asking for **reasonable changes**, like limiting the height to 3 stories, that would make it a better fit for the community.

Please do not approve this rezoning as currently proposed.

Sincerely,

Christopher Berry

3539 N Williams St, Denver, Co

720-295-3469

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

FROM: Terry Sullivan
1526 E. 35th Ave.
Denver CO 80205 July 20 2025

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.

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 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} is 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