



Bruce O'Donnell <bodonnell@starboardrealtygroup.com>

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

1 message

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

Tue, Dec 23, 2025 at 11:22 PM

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

To: bodonnell@starboardrealtygroup.com

From: Richard Zanett
Email: richard.k.zanett@gmail.com
Address: 3615 N Race St, Denver, CO 80205

Message:

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

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

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

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

Thank you for your consideration.

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



Bruce O'Donnell <bodonnell@starboardrealtygroup.com>

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

1 message

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

Thu, Jan 15, 2026 at 12:01 PM

Reply-To: erin@phamaly.org

To: bodonnell@starboardrealtygroup.com

From: Erin Banthoff

Email: erin@phamaly.org

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

Message:

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

--

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



Bruce O'Donnell <bodonnell@starboardrealtygroup.com>

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

1 message

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

Mon, Jan 26, 2026 at 12:55 PM

Reply-To: suewein1942@gmail.com

To: bodonnell@starboardrealtygroup.com

From: Susan Weinstein

Email: suewein1942@gmail.com

Address: 2330 Leyden St.

Message:

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

--

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Bruce O'Donnell <bodonnell@starboardrealtygroup.com>

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

1 message

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

Mon, Jan 26, 2026 at 2:10 PM

Reply-To: danceronwheels2010@gmail.com

To: bodonnell@starboardrealtygroup.com

From: Gregory Vigil

Email: danceronwheels2010@gmail.com

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

Message:

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

--

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



Bruce O'Donnell <bodonnell@starboardrealtygroup.com>

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

1 message

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

Mon, Jan 26, 2026 at 5:03 PM

Reply-To: dissettemark@msn.com

To: bodonnell@starboardrealtygroup.com

From: Mark Dissette

Email: dissettemark@msn.com

Address: 14969 E. Archer Circle

Message:

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

--

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Bruce O'Donnell <bodonnell@starboardrealtygroup.com>

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

1 message

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

Mon, Jan 26, 2026 at 6:37 PM

Reply-To: jessicacaouette@gmail.com

To: bodonnell@starboardrealtygroup.com

From: Jessica Caouette

Email: jessicacaouette@gmail.com

Address: 3417 Milwaukee St, 80205

Message:

Hello Councilman Watson,

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

Additionally, affordable housing is always desirable.

Sincerely,

Jessica Caouette

80205 for life

--

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Bruce O'Donnell <bodonnell@starboardrealtygroup.com>

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

1 message

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

Mon, Jan 26, 2026 at 9:32 PM

Reply-To: sdangelo@phamaly.org

To: bodonnell@starboardrealtygroup.com

From: Stacey D'Angelo

Email: sdangelo@phamaly.org

Address: 1704 S. Marion Street Denver 80210

Message:

Dear Members of Denver City Council,

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

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

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

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

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

With gratitude for your leadership,

Stacey D'Angelo

Board Member, Phamaly Theatre Company

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Bruce O'Donnell <bodonnell@starboardrealtygroup.com>

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

1 message

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

Fri, Jan 30, 2026 at 5:32 PM

Reply-To: jollymollysfo@gmail.com

To: bodonnell@starboardrealtygroup.com

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

Message:

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Bruce O'Donnell <bodonnell@starboardrealtygroup.com>

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

1 message

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

Mon, Jan 26, 2026 at 3:22 PM

Reply-To: jeswanson13@gmail.com

To: bodonnell@starboardrealtygroup.com

From: Jessica Swanson

Email: jeswanson13@gmail.com

Address: Denver, CO

Message:

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

--

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

Dear Denver City Council,

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

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

This rezoning serves the public interest for several reasons:

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

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

Thank you for your consideration.

Sincerely,

Signature:



Name:

MEGAN IVY

Address:

2340 HUDSON ST

DENVER, CO 80207

Dear Denver City Council,

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

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

Thank you for your consideration.

Sincerely,

Signature:



Name:

Amy Ly

Address:

2340 HUDSON ST

DENVER, CO 80207

Dear Denver City Council,

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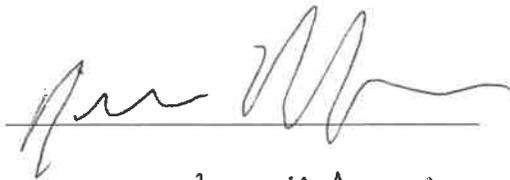
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I strongly urge a YES vote on map amendment 2024i-00122.

Thank you for your consideration.

Sincerely,

Signature:



Name:

Nicole Marshall

Address:

2216 N. Humboldt St.
Denver, CO 80205

Dear Denver City Council,

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

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

Thank you for your consideration.

Sincerely,

Signature:



Name:

Danny Pies

Address:

3036 CHERRY ST

DENVER, CO 80207

Dear Denver City Council,

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

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

Thank you for your consideration.

Sincerely,

Signature: 

Name: Dana Lahoff
~~XXXXXXXXXXXXXXXXXXXX~~

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

Dear Denver City Council,

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

Thank you for your consideration.

Sincerely,

Signature: 

Name: Pete Gingrich

Address: 3101 Steele St.
Denver, CO 80205

Dear Denver City Council,

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

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

Thank you for your consideration.

Sincerely,

Signature:



Name:

DAN KOBLER

Address:

2696 ONEIDA ST

DENVER, CO 80207

Dear Denver City Council,

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

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

Thank you for your consideration.

Sincerely,

Signature:

Gabriela M Bell

Name:

Gabriela Maldonado Bell

Address:

799 Leyden St.

Denver, CO 80220

Dear Denver City Council,

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

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

Thank you for your consideration.

Sincerely,

Signature:



Name:

Eleah Hamilton

Address:

5433 Winta St.

Denver, CO 80238

Dear Denver City Council,

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

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

Thank you for your consideration.

Sincerely,

Signature:



Name:

LEAH EMERICK

Address:

2979 MONACO PKWY

DENVER CO 80207



January 12, 2026

Dear Councilwoman Lewis,

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

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

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

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

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

Respectfully,

Kevin Marchman
President, Northeast Park Hill Coalition

Greetings Denver City Council,

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

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

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

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

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

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

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

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

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

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

Thank you,

Josh Ehrlich (He/Him)

Denver Program Manager | Center for Employment Opportunities (CEO)

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

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



Center for Employment Opportunities

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

WATCH: [Bring Change Home](#)

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Dear Denver City Council:

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

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

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

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

Dear Denver City Council:

My name is Ivana Marie Bejaran.

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

Vuela for Health.

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

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

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

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

Thank you,


Signature

12/15/2020

Dear Denver City Council:

My name is John Youngquist

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

Denver Youth Program

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

with a broad variety of resources to reduce

youth violence and increase life success.

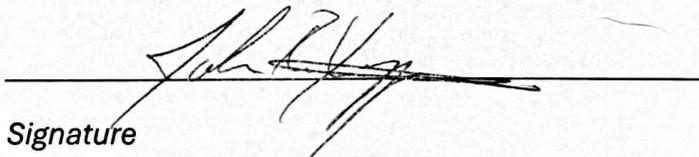
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- To build new, permanently affordable homes on the vacant area.
- To downzone and protect the Tramway building – a cornerstone in Cole.

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

Thank you,

Signature



Dear Denver City Council:

My name is Cordelia Randall.

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

Esquared.

Our organization's work is critical because we provide employability

training for the State of Colorado for the underemployed.

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

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

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

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

Thank you,

Cordelia Randall

Signature

Dear Denver City Council:

My name is KANUA BUENOT.

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

ESQUERAO WORKS.

Our organization's work is critical because we provide workforce

development training to those who are

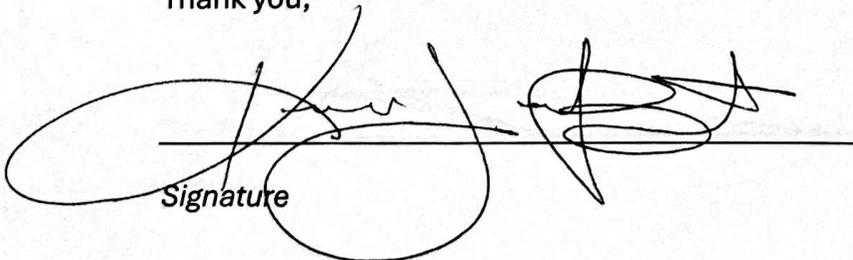
looking for a career change w/ minimal
resources.

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

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

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

Thank you,


Signature

Dear Denver City Council:

My name is Alisan L. Joucovsky

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

Sunshine Home Share Co

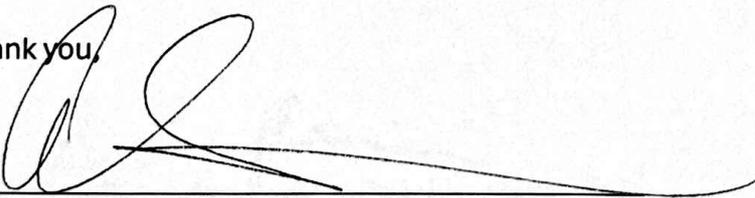
Our organization's work is critical because we support older adults
to age in place and create affordable
housing by supporting safe stable home
sharing.

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

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

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

Thank you,



Signature

Dear Denver City Council:

My name is Alexa Rimiani.

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

Sunshine Home Share.

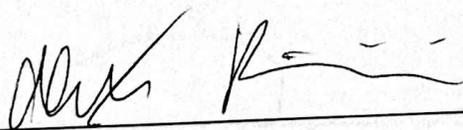
Our organization's work is critical because we help people age in
place and find affordable housing

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

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

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

Thank you,



Signature

Dear Denver City Council:

My name is Virginia McCarthy.

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

Denver Youth Program.

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

affected community members and families to

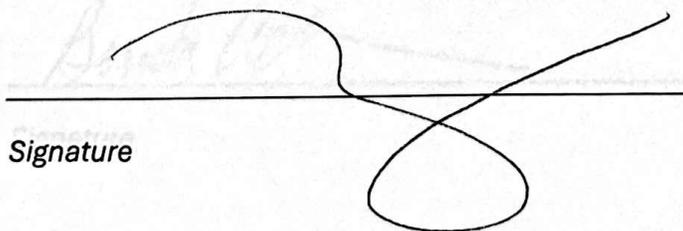
provide holistic, wraparound services to support healing
and ongoing prevention of violence

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

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

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

Thank you,



Signature

Dear Denver City Council:

My name is Benita Acker.

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

Esquared.

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

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

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

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

Thank you,

Benita Acker

Signature

Dear Denver City Council:

My name is Redline David.

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

Esquared Works.

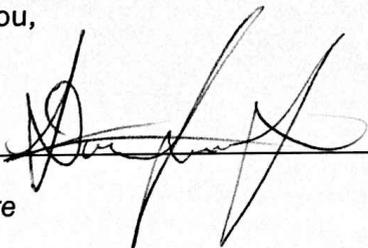
Our organization's work is critical because we provide employment training to those who are low income and lack the skills to get a job and support themselves.

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

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

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

Thank you,


Signature

Estimado Consejo Municipal de Denver:

Mi nombre es

Jiana Pineda

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

Voela for Health

El trabajo de nuestra organización es fundamental porque nosotros

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

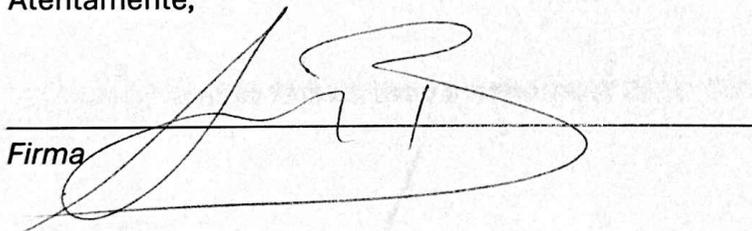
Le ruego que **APOYE** la propuesta de rezonificación de Urban Land Conservancy para la cuadra de Tramway:

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

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

Atentamente,

Firma



Signature

Dear Denver City Council:

My name is Yoli Casas

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

VIVE WELLNESS

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

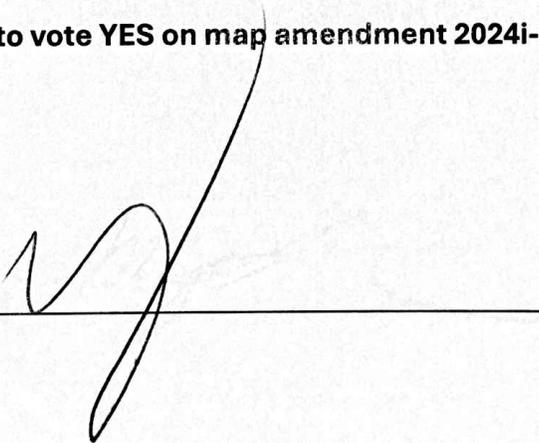
I urge you to SUPPORT Urban Land Conservancy's proposed rezoning of the Tramway block:

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

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

Thank you,

Signature



Dear Denver City Council:

My name is Shaun Magrath.

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

Center for Employment Opportunities

Our organization's work is critical because we work doing

Reentry work - w/ people returning

home for incarceration.

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

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

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

Thank you,


Signature



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

Dear Councilmembers:

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

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

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

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

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

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

Thank you for your leadership and consideration.

Thank you,

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

Laura Brudzynski
President and CEO
Archway Communities