

Mediator's Report of the Tramway Mediation

Concerning application #2024i-00122 to rezone the Tramway block in the Cole neighborhood in which the Urban Land Conservancy (ULC) has applied for a rezoning of its property. ULC's proposed rezoning would conserve the existing 1940s Tramway building, downzoning the west side of the property from 4 stories to the existing Tramway building's height. It would also retain the 4-story height allowed in current zoning on the east side of the property to accommodate an affordable, multifamily building in Sub Area B, and allow for the Tramway-affiliated existing surface-parking use to continue.

This Report summarizes the results of mediation among the following participants regarding the above rezoning application. Those attending the mediation were:

Brian Kraft, Katie Hanna, Katie Bonomo, and Nancy Uriel – Cole residents
Sarah Harman and Andrea Burns – Urban Land Conservancy
Bruce O'Donnell, Starboard Realty Group (ULC consultant and zoning resource person)
Reed Raskin, Rachel Marion – Cole Neighborhood Association

The parties met four times from August to October 2025, exchanged many emails and drafts in an attempt to reach a solution. In mediation, we were able to address many of the issues and concerns, but not all, and the opinions were not unanimous. Representatives of the Cole Neighborhood Association (CNA) attended all mediation sessions to listen, witness and contribute productively on behalf of the Cole neighborhood.

The primary concern of the neighbors opposed to the rezoning was the scale of a building that could be built in Sub Area B — “scale” meaning both height (4 stories) and the quantity of residents who could live there — and potential associated adverse impacts given the prevalence of single-unit homes in the surrounding community. The opposed neighbors did express that 3 stories would have been acceptable to them.

Although the ULC proposed strategies for mitigating the adverse impacts noted below, opponents maintain that these strategies did not fully address all issues that may arise from scale and that ULC's proposed commitments did not move opponents from their position of opposition.

Nevertheless, the following proposed commitments by ULC to mitigate potential adverse were regarded as beneficial to the community.

1. ULC commits to an MOU with the developer of the housing in Sub Area B, stating that the apartment building design shall include on-site amenities to provide residents with indoor gathering space and recreational space to serve as on-site resident amenities.
2. ULC commits to an MOU with the developer of the housing in Sub Area B to provide a shared parking arrangement so that residents of the apartment building may use ULC's existing surface parking lot (Sub Area C) for parking on weekends and evenings in addition to the dedicated parking the developer will provide for residents in Sub Area B.
3. ULC will request that the developer of the housing work within the program offered by

the Denver Department of Housing Stability to prioritize housing Cole residents and residents who have been displaced from Cole.

4. ULC will pursue shared-use opportunities at the Tramway Nonprofit Center building and building amenities for the residents of the new housing.
5. ULC will welcome CNA to host its RNO meetings at the Tramway Nonprofit Center when practicable and agreeable to both Parties, and when not in use by the building's tenants. ULC will seek additional opportunities for new events and activities between and among Tramway Nonprofit Center tenants, residents of the new housing, and CNA and Cole neighbors in general, to foster positive relationships, community connections and open lines of communication.
6. ULC will request that the housing developer shall – while housing construction is underway in Sub Area B – make publicly available the contact information for an individual responsible for addressing, and working to resolve, neighbor concerns related to active construction at the Property.

After exchanging several different drafts of a Memorandum of Understanding to capture the mediation conclusions from the last in-person mediation session, the parties could not agree on the description of the facts in the process or language of the conclusions. Therefore, the opponents indicated that given their personal time constraints as volunteers and the time they felt that would be necessary to reconcile the differences, their position was that the mediation was concluded.

James "Skip" Spensley
Find Solutions Mediator
October 30, 2025