



REZONING GUIDE

Zone Map Amendment (Rezoning) - Application

| | | | |
|---|--|--|-----------------------------|
| PROPERTY OWNER INFORMATION* | | PROPERTY OWNER(S) REPRESENTATIVE** | |
| <input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION | | <input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION | |
| <input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT*** | | <input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT*** | |
| Property Owner Name | PSW-Glenarm, LLC | Representative Name | Christopher Auxier |
| Address | 900 S. 1st Street Suite 110 | Address | 1882 W 137th Dr |
| City, State, Zip | Austin, TX 78704 | City, State, Zip | Broomfield, CO, 80023 |
| Telephone | 512-326-3905 | Telephone | 720-232-0160 |
| Email | chad@storybuilt.com | Email | chris.auxier@storybuilt.com |
| *All standard zone map amendment applications must be initiated by owners (or authorized representatives) of at least 51% of the total area of the zone lots subject to the rezoning. See page 4. | | **Property owner shall provide a written letter authorizing the representative to act on his/her behalf. ***If contact for fee payment is other than above, please provide contact name and contact information on an attachment. | |
| SUBJECT PROPERTY INFORMATION | | | |
| Location (address): | 2137 Glenarm Place | | |
| Assessor's Parcel Numbers: | 02341-25-024-000 | | |
| Area in Acres or Square Feet: | 34,370 (0.79 acres) | | |
| Current Zone District(s): | R-3, UO-3 | | |
| PROPOSAL | | | |
| Proposed Zone District: | G-RX-5 | | |
| PRE-APPLICATION INFORMATION | | | |
| In addition to the required pre-application meeting with Planning Services, did you have a concept or a pre-application meeting with Development Services? | <input checked="" type="checkbox"/> Yes - State the contact name & meeting date <u>Sarah Kaplan June 15, 2021</u> <input type="checkbox"/> No - Describe why not (in outreach attachment, see bottom of p. 3) | | |
| Did you contact the City Council District Office regarding this application ? | <input checked="" type="checkbox"/> Yes - if yes, state date and method <u>June 16, 2021 Letter/Email</u> <input type="checkbox"/> No - if no, describe why not (in outreach attachment, see bottom of p. 3) | | |

REZONING REVIEW CRITERIA (ACKNOWLEDGE EACH SECTION)

| | |
|--|--|
| <p>General Review Criteria DZC Sec. 12.4.10.7.A</p> <p>Check box to affirm and include sections in the review criteria narrative attachment</p> | <p><input checked="" type="checkbox"/> Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan.</p> <p>Please provide a review criteria narrative attachment describing how the requested zone district is consistent with the policies and recommendations found in each of the adopted plans below. Each plan should have its' own subsection.</p> <p>1. Denver Comprehensive Plan 2040</p> <p>In this section of the attachment, describe how the proposed map amendment is consistent with <i>Denver Comprehensive Plan 2040's</i> a) equity goals, b) climate goals, and c) any other applicable goals/strategies.</p> <p>2. Blueprint Denver</p> <p>In this section of the attachment, describe how the proposed map amendment is consistent with: a) the neighborhood context, b) the future place type, c) the growth strategy, d) adjacent street types, e) plan policies and strategies, and f) equity concepts contained in <i>Blueprint Denver</i>.</p> <p>3. Neighborhood/ Small Area Plan and Other Plans (List all from pre-application meeting, if applicable):</p> <p><u>Downtown Denver Plan (2007) & Northeast Downtown Neighborhoods Plan (2011)</u></p> |
| <p>General Review Criteria: DZC Sec. 12.4.10.7. B & C</p> <p>Check boxes to the right to affirm and include a section in the review criteria for Public Health, Safety and General Welfare narrative attachment.</p> | <p><input checked="" type="checkbox"/> Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.</p> <p><input checked="" type="checkbox"/> Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</p> <p>In the review criteria narrative attachment, please provide an additional section describing how the requested rezoning furthers the public health, safety and general welfare of the City.</p> |
| <p>Review Criteria for Non-Legislative Rezoning: DZC Sec. 12.4.10.8</p> <p>For Justifying Circumstances, check box and include a section in the review criteria narrative attachment.</p> <p>For Neighborhood Context, Purpose and Intent, check box and include a section in the review criteria narrative attachment.</p> | <p>Justifying Circumstances - One of the following circumstances exists:</p> <p><input type="checkbox"/> The existing zoning of the land was the result of an error;</p> <p><input type="checkbox"/> The existing zoning of the land was based on a mistake of fact;</p> <p><input type="checkbox"/> The existing zoning of the land failed to take into account the constraints of development created by the natural characteristics of the land, including, but not limited to , steep slopes, floodplain, unstable soils, and inadequate drainage;</p> <p><input checked="" type="checkbox"/> Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:</p> <p style="padding-left: 20px;">a. Changed or changing conditions in a particular area, or in the city generally; or,</p> <p style="padding-left: 20px;">b. A City adopted plan; or</p> <p style="padding-left: 20px;">c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.</p> <p><input type="checkbox"/> It is in the public interest to encourage a departure from the existing zoning through application of supplemental zoning regulations that are consistent with the intent and purpose of, and meet the specific criteria stated in, Article 9, Division 9.4 (overlay Zone Districts) of this Code.</p> <p>In the review criteria narrative attachment, please provide an additional section describing the selected justifying circumstance. If the changing conditions circumstance is selected, describe changes since the site was last zoned. Contact your pre-application case manager if you have questions.</p> <p><input checked="" type="checkbox"/> The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.</p> <p>In the review criteria narrative attachment, please provide a separate section describing how the rezoning aligns with a) the proposed district neighborhood context description, b) the general purpose statement, and c) the specific intent statement found in the Denver Zoning Code.</p> |

REQUIRED ATTACHMENTS

Please check boxes below to affirm the following **required** attachments are submitted with this rezoning application:

- Legal Description of subject property(s). **Submit as a separate Microsoft Word document.** View guidelines at: <https://www.denvergov.org/content/denvergov/en/transportation-infrastructure/programs-services/right-of-way-survey/guidelines-for-land-descriptions.html>
- Proof of ownership document for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed, or (c) Title policy or commitment dated no earlier than 60 days prior to application date. If the owner is a corporate entity, proof of authorization for an individual to sign on behalf of the organization is required. This can include board resolutions authorizing the signer, bylaws, a Statement of Authority, or other legal documents as approved by the City Attorney's Office.
- Review Criteria Narratives. See page 2 for details.

ADDITIONAL ATTACHMENTS (IF APPLICABLE)

Additional information may be needed and/or required. Please check boxes below identifying additional attachments provided with this application.

- Written narrative explaining reason for the request** (optional)
- Outreach documentation attachment(s).** Please describe any community outreach to City Council district office(s), Registered Neighborhood Organizations (RNOs) and surrounding neighbors. If outreach was via email- please include email chain. If the outreach was conducted by telephone or meeting, please include contact date(s), names and a description of feedback received. If you have not reached out to the City Council district office, please explain why not. (optional - encouraged)
- Letters of Support.** If surrounding neighbors or community members have provided letters in support of the rezoning request, please include them with the application as an attachment (optional).
- Written Authorization to Represent Property Owner(s)** (if applicable)
- Individual Authorization to Sign on Behalf of a Corporate Entity** (e.g. if the deed of the subject property lists a corporate entity such as an LLC as the owner, this document is required.)
- Other Attachments.** Please describe below.

Attachment A - 2137 Glenarm - Legal Description
Attachment B - 2137 Glenarm - Proof of Ownership
Attachment C - 2137 Glenarm - Review Criteria Narratives
Attachment D - 2137 Glenarm - Outreach Log
Attachment E - 2137 Glenarm - Individual Authorization
Attachment F - 2137 Glenarm - Written Authorization



REZONING GUIDE

PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION

We, the undersigned represent that we are the owner(s) of the property described opposite our names, or have the authorization to sign on behalf of the owner as evidenced by a Power of Attorney or other authorization attached, and that we do hereby request initiation of this application. I hereby certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate. I understand that without such owner consent, the requested official map amendment action cannot lawfully be accomplished.


| Property Owner Name(s) (please type or print legibly) | Property Address City, State, Zip Phone Email | Property Owner Interest % of the Area of the Zone Lots to Be Rezoned | Please sign below as an indication of your consent to the above certification statement | Date | Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed, (C) title policy or commitment, or (D) other as approved | Has the owner authorized a representative in writing? (YES/NO) |
|--|---|--|---|----------|--|--|
| EXAMPLE John Alan Smith and Josie Q. Smith | 123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov | 100% | <i>John Alan Smith</i> <i>Josie Q. Smith</i> | 01/12/20 | (A) | YES |
| Christopher Auxier | 2137 Glenarm Place Denver, CO 80205 720-232-0160 chris.auxier@storybuilt.com | 100% |  | 6/16/21 | (A), (B) | YES |
| | | | | | | |
| | | | | | | |
| | | | | | | NO |

EXHIBIT A
Legal Description

Lots 22 through 32, Block 179, Inclusive, Clements Addition to the City of Denver, City and County of Denver, State of Colorado, consisting of approximately 0.80 acres of land, also known as 2137 Glenarm Place, Denver, Colorado.

Exhibit B Proof of Ownership

Denver Property Taxation & Assessment System 2137 Glenarm Pl

DENVER
THE MILE HIGH CITY

[Neighborhood](#)
[Business](#)
[Visiting](#)
[Government](#)
[Online Services](#)
[A to Z](#)

Search Q

[New Search](#)

2137 GLENARM PL

| Owner | Schedule Number | Legal Description | Property Type | Tax District |
|---|------------------|---------------------------------|--------------------------------|--------------|
| PSW-GLENARM LLC DIEPENBROCK,SHIRLEY M LIVING T 2003 S 1ST ST AUSTIN , TX 78704 | 02341-25-024-000 | CLEMENTS ADD BLK 179 L22 TO L32 | COMMERCIAL - MISC IMPROVEMENTS | DENV |

- [Summary](#)
- [Property Map](#)
- [Assessed Values](#)
- [Assessment Protest](#)
- [Taxes](#)
- [Comparables](#)
- [Neighborhood Sales](#)
- [Chain of Title](#)

Chain Of Title Records

| Reception Number | Reception Date | Instrument | Sale Date | Sale Price | Grantor | Grantee |
|------------------|----------------|------------|-----------|-------------|-------------------------|-------------------------|
| 2019001529 | 1/4/2019 | WD | 1/4/2019 | \$3,750,000 | 2137 GLENARM LLC | PSW-GLENARM LLC |
| 2007077474 | 5/17/2007 | WD | 4/30/2007 | \$2,500,000 | GLENARM DEVELOPMENT LLC | 2137 GLENARM LLC |
| 2007073570 | 5/9/2007 | WD | 4/30/2007 | \$2,065,680 | ZABEL PROPERTIES LTD | GLENARM DEVELOPMENT LLC |



01/04/2019 05:27 PM
City & County of Denver
Electronically Recorded

R \$23.00

D

D \$375.00

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Matthew Welch
PSW-Glenarm, LLC
2003 S. 1st St.
Austin, TX 78704

State Documentary Fee
Date 1.4.19
\$ 375.00

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED is executed and delivered as of January 4, 2019, by 2137 GLENARM LLC, a Colorado limited liability company ("Grantor"), whose address is c/o Cordes & Company Realty Associates, 5299 DTC Boulevard, Suite 600, Greenwood Village, Colorado 80111, in favor of PSW-GLENARM, LLC, a Colorado limited liability company, as to a 70% interest in the below-described real property, and THE SHIRLEY M. DIEPENBROCK LIVING TRUST DATED AUGUST 29, 2000, as to a 30% interest in the below-described property, as tenants-in-common (together, "Grantees"), each of whose address is 2003 S. 1st Street, Austin, Texas 78704.

Grantor, for and in consideration of the sum of Ten and 00/100ths Dollars and other good and valuable consideration, the receipt of which are hereby acknowledged, hereby sells and conveys to Grantees, in accordance with their respective tenant-in-common interests, and their respective successors and assigns forever, the real property in the City and County of Denver, State of Colorado described on Exhibit A attached hereto and incorporated herein by this reference;

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

Grantor, for itself and its successors and assigns, does covenant and agree that it will WARRANT the title to the above-conveyed real property against all persons claiming by, through or under Grantor, subject to real property taxes and all matters of record.

[Remainder of Page Intentionally Left Blank]



Exhibit A(Legal Description)

Lots 22 through 32, Block 179, Inclusive, Clements Addition to the City of Denver, City and County of Denver, State of Colorado, consisting of approximately 0.80 acres of land, also known as 2137 Glenarm Place, Denver, Colorado.

Attachment C
Rezoning Review Criteria Narratives

Written Narrative Explaining Reason for Request

Owner is not seeking any additional height or density for 2137 Glenarm Place and is seeking a zone map amendment consistent with current Denver Zoning Code. The current owner request to G-RX-5 zoning from the existing R-3/UO-3 zoning is a result of outreach to neighbors and the adoption of Blueprint Denver and other area plans. Specially, outreach efforts to Registered Neighborhood Organizations (RNOs) most impacted by this property revealed concerns over mixed-use development that might result in office or commercial uses above the first floor. Owner's request for more restrictive "RX" versus "MX" zoning addresses those neighborhood concerns. Meanwhile, Blueprint Denver has designated the property within the General Urban context. Owner's request for G-RX-5 zoning is consistent with current density, current code, neighborhood concerns, Blueprint Denver and other adopted area plans.

Criterion DZC 12.4.10.7.A – Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan.

General Statement of Consistency

The proposed map amendment to "G-RX-5" is consistent with adopted plans and furthers their goals on many fronts. The proposed amendment will promote higher density development with a mix of residential and commercial uses along a major transit corridor. It will add housing units to downtown, eliminate outdated and excessive surface parking, and promote transit ridership. It will direct growth to a location already served by existing infrastructure that avoids displacement of any existing residents or businesses. It will promote new housing in walkable areas near parks, schools, and employment, plus it is well-served by transit, resulting in fewer vehicle trips per person and improved air quality. 5-story zoning consistent with current Code will promote diversification of housing types by making both for-sale condominium and for-rent apartment development possible. Facilitating and promoting development of an underutilized surface parking lot into a mixed-use housing project will contribute to making a safer, more vibrant and complete neighborhood.

Four (4) adopted plans guide the use and development of this property:

- Denver Comprehensive Plan 2040 (2019)
- Blueprint Denver (2019)
- Downtown Denver Area Plan (2007)
- Northeast Downtown Neighborhoods Plan (2011)

Attachment C
Rezoning Review Criteria Narratives

Denver Comprehensive Plan 2040 (2019):

The proposed map amendment is consistent with the intent of Denver Comprehensive Plan 2040 in that it will promote: housing near downtown, residential density close to transit stations and corridors, a diversity of housing types, density where infrastructure exists, water conservation through efficient development, improved air quality through reduction in vehicle dependence, and increased ridership of the transit system. The proposed map amendment furthers numerous plan goals and strategies as follows:

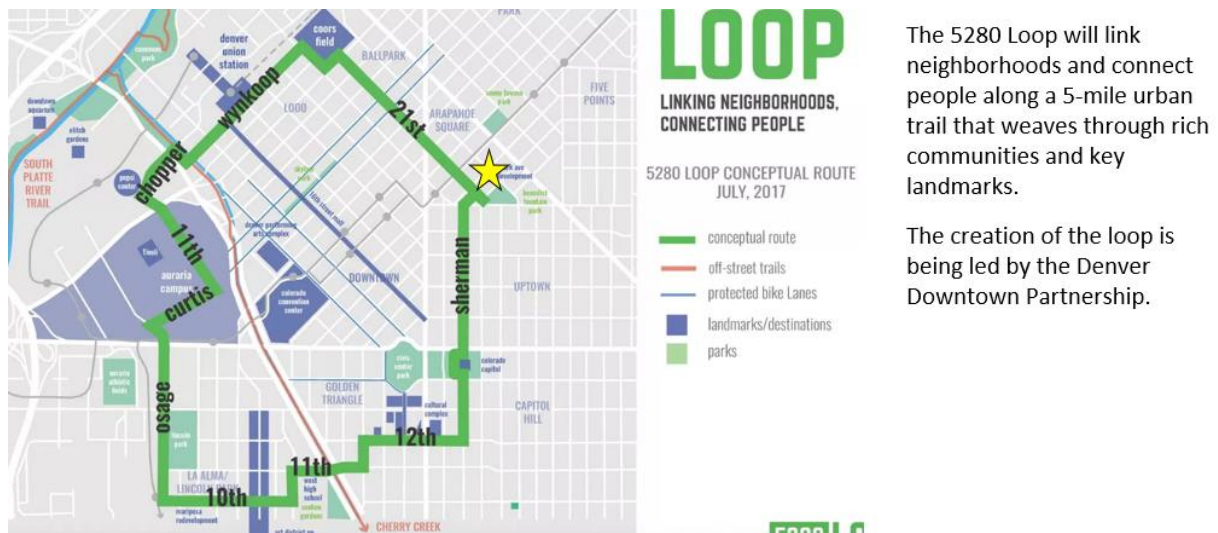
- Promotes infill development where infrastructure and services already exist. (*Goal 8/Strategy A, p.54*)
- Focuses growth by transit stations (*Goal 8/Strategy C, p.54*) and directs significant growth to corridors with strong transit connections. (*Goal 2/Strategy A, p.64*)
- Promotes transit-oriented development and increases housing density close to transit and mixed-use developments to:
 - build a network of well-connected, vibrant, mixed-use centers and corridors. (*Goal 1/Strategy A, p.34*)
 - reduce dependence on driving and encourage trips by walking, biking and transit. (*Goal 3/Strategy 1, p.18*)
 - improve multimodal connections within and between mixed-use center (*Goal 8/Strategy A, p.42*) and support transit ridership. (*Goal 8/Strategy B, p.41*)
- Contributes to the goal of adding a significant amount of housing near downtown. (*Goal 2/Strategy C, p.64*)
- Encourages mixed-use communities where residents can live, work and play. (*Goal 8/Strategy B, p.54*)
- Creates a greater mix of housing options for all individuals and families (*Goal 2/Strategy A, p.28*)
- Promotes neighborhood safety (*Goal 2/Strategy 9, p.18*) by activating a vacant parking lot and allowing for a mix of residential and commercial uses that promotes active, safe and walkable streets.
- Promotes neighborhood-serving businesses (*Goal 4/Strategy A, p.34*) and complete neighborhoods (*Goal 2/Strategy 1, p.18*) by providing the opportunity for street level commercial uses.
- Promotes growth that avoids the involuntary displacement of residents and businesses (*Goal 1/Strategy 5, p.18*)
- Improves Denver's air by reducing the use of single occupancy vehicles, expanding the use of transit, and supporting mixed-use, walkable neighborhoods. (*Goal 9/Strategy B, p.54*)
- Conserves water through efficient and compact residential development (*Goal 5/Strategy 3, p.18*)

**Attachment C
Rezoning Review Criteria Narratives**

Downtown TOD Location – Light Rail & MetroRide ~2 Blocks; ≤10 Min Walk to CBD, Ballpark & Safeway



5280 Loop – Property is at corner of segments between the Capital & Glenarm, Glenarm & Ballpark



Attachment C
Rezoning Review Criteria Narratives

Blueprint Denver (2019)

As a supplement to the *Comprehensive Plan 2040*, Blueprint Denver plays an important role in guiding rezoning decisions. The proposed map amendment is consistent with and furthers the goals of the adopted plan as follows:

- **Future Neighborhood Contexts** – The *Neighborhood Contexts Map* designates the property as being *General Urban*. The proposed zone district allows for a mixed-use development with a residential focus, high quality access to transit and necessary street activation within the existing neighborhood character, and therefore is consistent with Blueprint Denver Future Neighborhood Context. Specific excerpts include:
 - “Medium-scale multi-unit residential uses with [opportunity for] some neighborhood-serving mixed-use.”
 - “Sensitive to the existing neighborhood character.”
 - “Good street activation and connectivity.”
 - “Block patterns are generally a regular grid with consistent alley access.”
 - “Less reliance on single-occupancy vehicles, with a high degree of walkability, bikeability, and good access to transit”
 - “Trees are found in tree lawns and planting areas.”

- **Future Places** – The *Future Places Map* identifies the property as being *High-Medium Residential*. The proposed zone district allows for a mixed-use development with a residential focus within a mid-scale building. Specific excerpts include:
 - “Predominately multi-unit residential.”
 - “A mix of neighborhood serving retail may also be found at key locations.”
 - “Mid-scale residential buildings usually mixed with a variety of lower scale residential types.”
 - “Access varies.”

- **Building Height** – *High-Medium Residential* places in the *General Urban* context “are generally up to 8 stories in height”, which is line with the proposed G-RX-5 zone district allowing up to 5 stories.

- **Growth Strategy** – The site is included in the “all other areas of the city” category. These areas will see 20% of the housing growth and 10% of the commercial growth. The proposed zone district would contribute to achieving the City’s Growth Strategy goals.

- **Future Street Type** – Both Glenarm Place and 22nd Street are undesignated, local street types. Local Streets can vary in their land uses and are found in all neighborhood contexts.

- **Plans, Policies and Strategies** – The proposed zone district furthers the policies and implements the strategies of Blueprint Denver as follows:
 - Land Use & Built Form Policy: General
 - Policy 2: Incentivize or require efficient development of land, especially in transit-rich areas.
 - Strategy B: In transit-rich areas, including downtown, revise zoning code to limit auto-oriented commercial uses that do not contribute positively to activating the public realm.

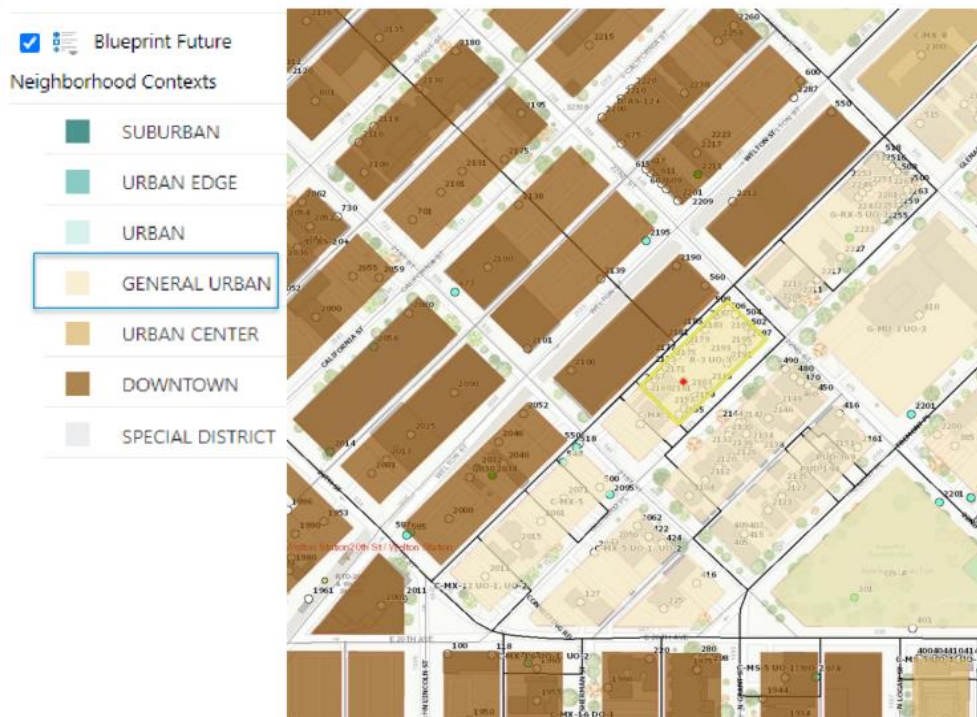
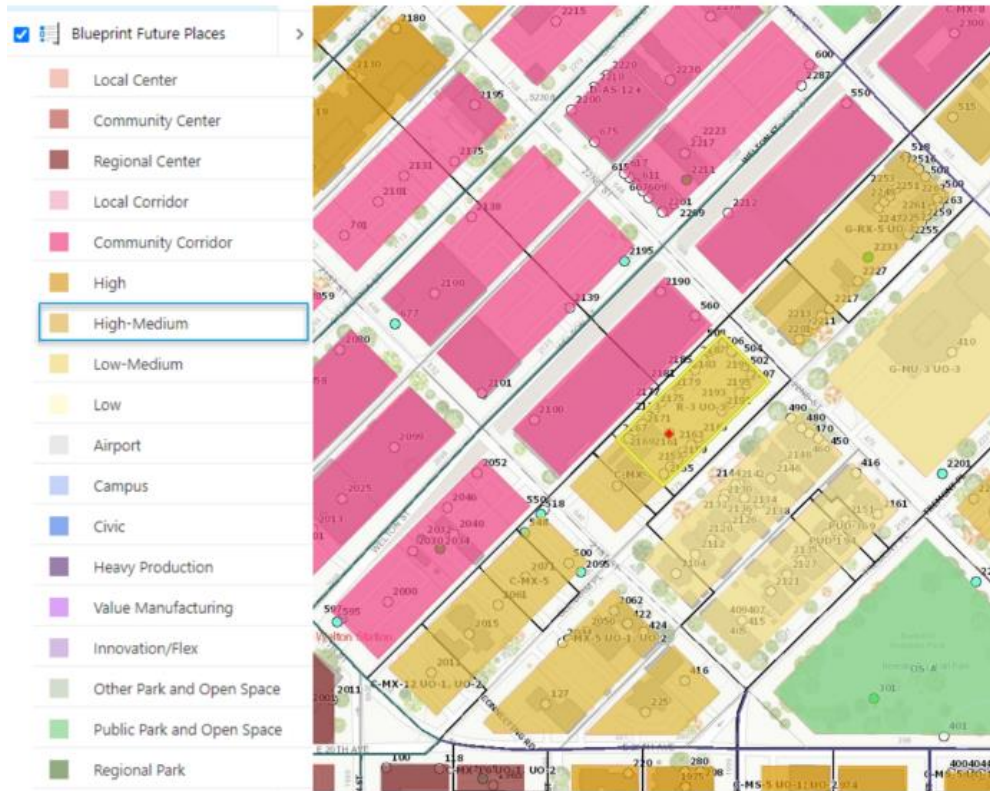
Attachment C
Rezoning Review Criteria Narratives

- Strategy D: Incentivize redevelopment of opportunity sites such as downtown surface parking lots.
- The proposed zone district allows for the redevelopment of an existing surface parking lot within walking distance to multiple transit opportunities, including the 20th St/Welton St Light Rail Station less than a quarter mile from the site.
- Policy 3: Ensure the Denver Zoning Code continues to respond to the needs of the city, while remaining modern and flexible.
 - Strategy A: Rezone properties from the Former Chapter 59 zoning code so that the entire city is covered by the DZC, including continuing to incentivize owners to come out of the old code.
 - Strategy C: Update the zoning code to reflect the contexts and places envisioned in this plan.
 - The proposed zone district would update the property's existing R-3/UO-3 zoning (Former Chapter 59 code) to the current zoning code adopted in 2010.

G-RX-5 is consistent with Blueprint Denver's designations, policies and strategies as the proposed zone district allows for medium-scale multi-unit residential uses with the opportunity for neighborhood-serving commercial space. The zone district further promotes safe, pedestrian-scaled development that activates the street while improving the transition between commercial development to the west and the adjacent residential neighborhood to the east.

Attachment C Rezoning Review Criteria Narratives

Future Places and Neighborhood Contexts – G-RX-5 zoning is consistent with Blueprint Denver, which designates the 2137 Glenarm block as being “High-Medium Residential” and “General Urban”.



Attachment C
Rezoning Review Criteria Narratives

Downtown Denver Area Plan (2007)

The proposed map amendment is consistent with and furthers the goals of the Downtown Denver Plan as follows:

- Redevelop Arapahoe Square as a cutting edge, densely populated, mixed-use area that provides a range of housing types and a center for innovative businesses (p.35).
- Encourages appropriate redevelopment of surface parking lots and other underutilized properties (p.57).
- Promotes redevelopment adjacent to the Welton Street Light Rail Transit line (p.57).
- Promotes ground floor activated uses (p.33).
- Contributes to the goal of adding 18,000 new housing units in or near downtown by 2027 (p.28).
- Promotes development in and around Arapahoe Square to promote development and activation of underutilized land adjacent to urban core (p.57).

The proposed zone district is consistent with the Downtown Denver Area Plan because it allows for the redevelopment of an underutilized, existing surface parking lot into a higher density residential project with ground floor activation less than a quarter mile from the 20th St/Welton St Light Rail Station.

Arapahoe Square – *The proposed project would redevelop an existing surface parking lot within 0.25 miles of the Welton Street Light Rail Transit line.*



Attachment C
Rezoning Review Criteria Narratives

Northeast Downtown Neighborhoods Plan (2011)

The proposed map amendment is consistent with the intent of the Northeast Denver Neighborhoods Plan because it allows higher density housing development near transit, promotes a mix of uses to encourage a walkable neighborhood, develops an underutilized parking lot, and creates an appropriate intermediate transition from a high-density area to a lower density residential neighborhood.

The Northeast Downtown Neighborhoods Plan, adopted in 2011 offers two key maps applicable to this property, including a *Concept Land Use Map* and a *Concept Height Map*. The *Concept Land Use Map* clearly identifies this location as TOD with a direct relationship to the Welton transit corridor as well as to proposed enhanced bike and pedestrian mobility along 21st Street. The *Concept Height Map* identifies this portion of the block as 5 stories, which is in line with the proposed G-RX-5 zone district.

The proposed amendment is consistent with goals of the Northeast Downtown Neighborhoods Plan as follows:

- Promote high intensity development near downtown, transit stations and along key streets (p.12, A.1).
- Encourage development of parking lots (p.12, N.1).
- Encourage housing density (p.32, C.3) in the plan area.
- Promote Transit Oriented Development (p.12, N6).
- Ensure that new development on neighborhood edges contributes to the successful transition between areas. (p.10-11).

The proposed zone district is consistent with the Northeast Downtown Neighborhoods Plan because it allows for the redevelopment of an existing surface parking lot into a multi-unit residential project near downtown and near multiple modes of transit, including the 20th St/Welton Light Rail Station less than a quarter mile from the site, while successfully transitioning from the Arapahoe Square neighborhood to the adjacent Clements Historic District neighborhood. G-RX-5 is consistent with Transit Oriented Development given the site's proximity to mass transit and the proposed zoning's ability to "provide housing, services, and employment opportunities for a diverse population in a configuration that facilitates pedestrian and transit access."

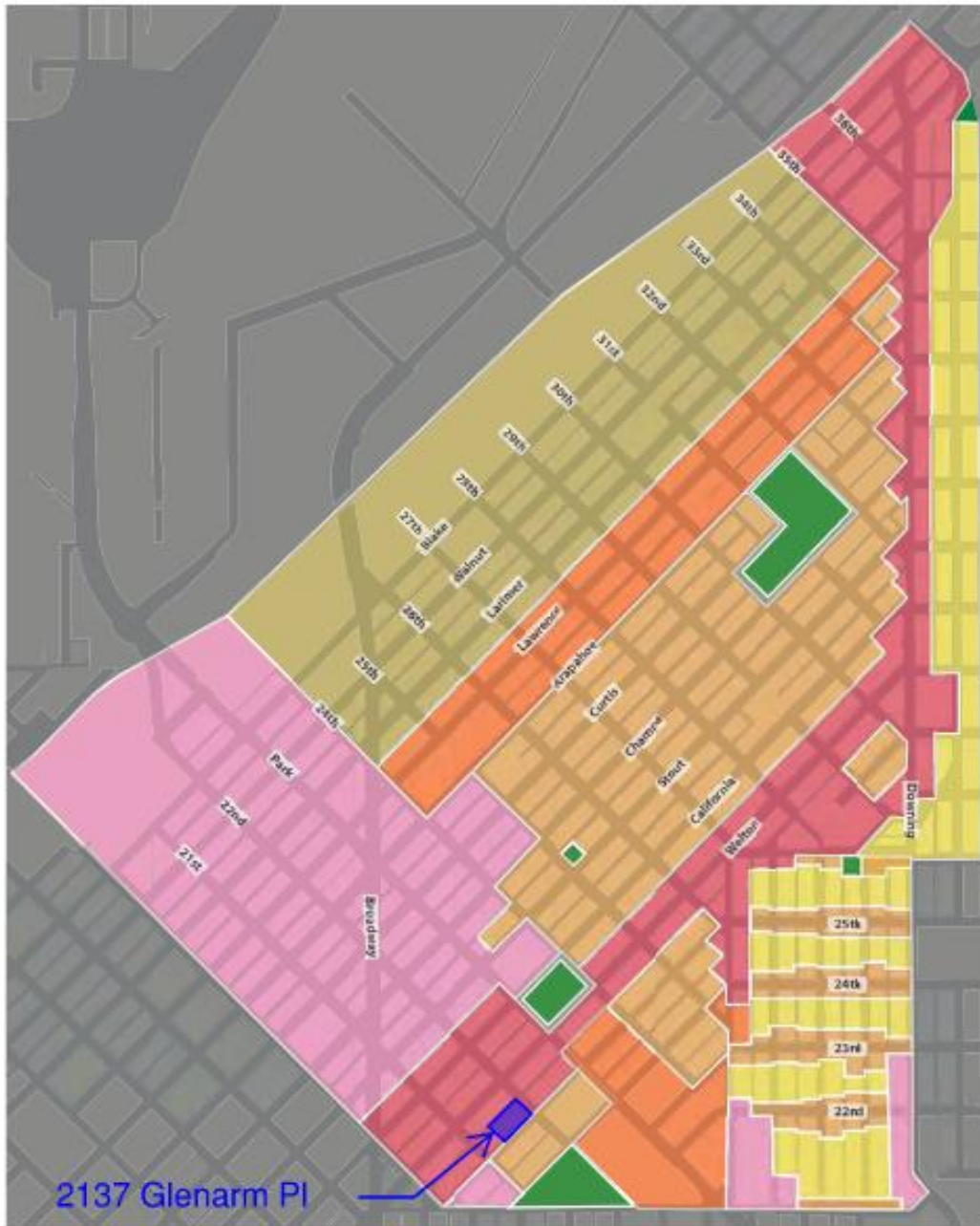
Attachment C
Rezoning Review Criteria Narratives

Concept Height Map – The property is designated as 5-stories, which is in line with the proposed G-RX-5 zone district.



**Attachment C
Rezoning Review Criteria Narratives**

Future Land Use Map – The property is located within the TOD land use type given its proximity (<0.25 miles) to the 20th St/Welton St Light Rail Station.



Future Land Use Map

- Single Family
- Single Family/Row House
- Urban Residential
- Mixed Use
- TOD
- Mixed Use - Industrial
- Park

Attachment C
Rezoning Review Criteria Narratives

Review criterion DZC 12.4.10.7.B – Uniformity of District Regulations and Restrictions: The proposed map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.

Uniformity of District Regulations and Restrictions:

The proposed rezoning to G-RX-5 zone district will result in the uniform application of zone district building form use and design regulations. The building form and design regulations are appropriate for the site and will be applied uniformly with the G-RX-5 zone district.

Review criterion DZC 12.4.10.7.C – Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.

Public Health, Safety and General Welfare:

The proposed official map amendment furthers the public health, safety and general welfare of the City primarily through implementation of the City’s adopted plans. The property currently is a surface parking lot contributing to disjointed urban fabric. The following is an excerpt from the Northeast Downtown Neighborhoods Plan outlining the existing conditions of the area: “the quality of the public realm remains fragmented, and as a result, the livability of the entire Northeast Downtown Plan area is diminished. Real and perceived concerns about personal safety and crime are exacerbated with the presence of homelessness, fragmented building fabric, minimally maintained parking lots, and poorly maintained sidewalks and tree lawns.” The rezoning would allow for the strategic redevelopment of this infill location which would promote the following:

- Reinvestment in an under-utilized property and by implementing the City’s adopted plans for the area.
- Additional housing with convenient access to active transportation (walking, biking, and public transit), to parks and recreation facilities, and healthy food while not displacing residents and businesses.
- Quality design to enhance the urban fabric and to improve the pedestrian experience with enjoyable landscaping/streetscaping.
- Additional foot traffic and vibrancy to the area to promote active, safe, and walkable streets.
- Reduced safety concerns (real and perceived) by removing an open parking lot that is conducive to crime and other undesirable activities.
- Improved air quality by promoting active transportation (walking, biking, public transit) and reducing reliance on single occupancy vehicles.

Attachment C
Rezoning Review Criteria Narratives

Review criterion DZC 12.4.10.8.A – Justifying circumstances – one of the following circumstances exists: “Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include: a) Changed or changing conditions in a particular area, or in the city generally; or, b) A City adopted plan; or c) That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.”

Former Chapter 59 Zoning:

The property is currently zoned R-3/UO-3 under the former Chapter 59 zoning code, and the City has since adopted a new Denver Zoning Code (Effective Date: June 25, 2010). A rezoning of the property is warranted for consistency under the new Denver Zoning Code. Among other things, the parking requirements under the old code are outdated and excessive, especially relative to the transit options that have been added nearby since the original zoning was put in place.

Change in Conditions:

It is in the public interest to rezone the property given dramatic changes in the immediate area and the necessity to further the goals of several area plans.

Since the existing R-3/UO-3 zoning was put in place, the City has adopted several plans applicable to the location. These new plans include the Denver Comprehensive Plan 2040, Blueprint Denver, the Northeast Denver Neighborhoods Plan, and the Downtown Denver Area Plan. Collectively, these plans prescribe a materially different set of conditions and goals than those contemplated by the existing zoning and the Chapter 59 code. A zone district of G-RX-5 will further the goals of those plans as described in the above *Consistency with Adopted Plans* section (see pages 1-8).

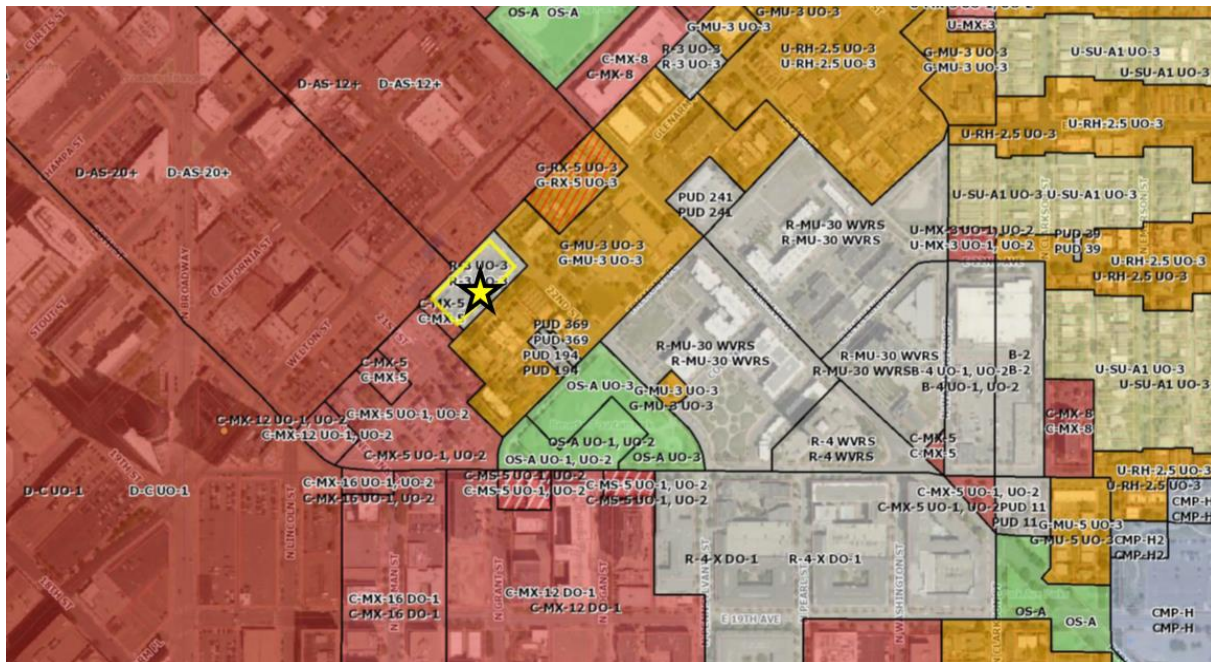
Additionally, the area around the property has changed considerably and in ways the original zoning could not have contemplated. The revitalization of downtown Denver and the expansion of transit options have changed the context considerably. From an area characterized by parking lots and single-story commercial and industrial buildings, this area is evolving into a vibrant residential/mixed-use neighborhood that takes advantage of transit and walkability to downtown. Properties to the north have experienced exceptional development with construction of numerous high-rise and mid-rise residential projects in the D-AS-12 and D-AS-20 zone districts in the last five years. For example, 18-story and 12-story multi-unit buildings immediately nearby at 2100 Welton Street and 550 Park Avenue West define the edge of the downtown zone district. A rezoning to a G-RX-5 zone district with higher density residential and the potential for mixed-uses on the ground floor is responsive to the dramatically altered context of the site today.

Attachment C
Rezoning Review Criteria Narratives

Context Photo – Drone Photo Taken July 2019



Current Zoning Map - D-AS-20+ and D-AS-12+ to NW, C-MX 5 to the SW, and G-MU-3 to the SE and NE.



Attachment C
Rezoning Review Criteria Narratives

Criterion DZC 12.4.10.8 – The proposed official map amendment is consistent with the description of the applicable neighborhood context and with the stated purpose and intent of the proposed zone district.

Applicability of Neighborhood Context:

The property lies at the confluence of three distinctly different zone districts in a rapidly evolving neighborhood:

- Downtown: D-AS-20 to D-AS-12 to the west,
- General Urban: G-MU-3 to the northeast, east and southeast
 - G-RX-5 also to the northeast
- Urban Center: C-MX-5 to the southwest

The proposed map amendment to G-RX-5 is the most consistent with Blueprint Denver’s future neighborhood context in promoting medium-high density residential development with the opportunity for neighborhood-serving commercial uses. The proposed zone district further contributes to the implementation of the adopted citywide plans, especially the Northeast Downtown Neighborhoods Plan designating the site as 5-stories.

Consistency with the General Urban Neighborhood Context:

The property location for the proposed map amendment is consistent with the description of the applicable *General Urban Neighborhood Context*.

- GENERAL CHARACTER – The *General Urban Neighborhood Context* is characterized by multi-unit residential uses in a variety of building forms. Commercial uses occur in a variety of building forms that may contain a mixture of uses within the same structure. Residential uses are primarily located along local and residential arterial streets. Commercial uses are primarily located along mixed-use arterial and main streets but may be located at or between intersections of local street.
- STREET, BLOCK AND ACCESS PATTERNS – The *General Urban Neighborhood Context* consists of a regular pattern of block shapes surrounded by an orthogonal street grid. Orthogonal streets provide a regular pattern of pedestrian and vehicular connections through this context and there is a consistent presence of alleys. Block sizes and shapes are consistent and include detached sidewalks, tree lawns, street and surface parking, and landscaping in the front setback.
- BUILDING PLACEMENT AND LOCATION – Residential buildings typically have consistent, shallow to moderate front setbacks, shallow side setbacks and consistent orientation.
- BUILDING HEIGHT – The *General Urban Neighborhood Context* is characterized by moderate to high residential buildings and low to moderate commercial and mixed-use structures in appropriate locations to promote a dense urban character. Lower scale structures are typically found in areas transitioning to a less dense urban neighborhood.
- MOBILITY – There is a balance of pedestrian, bicycle, and vehicle reliance with greater access to the multi-modal transportation system.

Attachment C
Rezoning Review Criteria Narratives

The proposed zone district is consistent with the General Urban Neighborhood Context because it allows for a mixed-use development with a residential focus and within a moderately scaled building promoting a dense urban character with quality access to mass transit, including the 20th St/Welton St Light Rail Station less than 0.25-miles from the site.

Consistency with Purpose and Intent of Zone District:

The proposed map amendment is consistent with the purpose of *Residential Mixed Use* zone districts.

- The Residential Mixed Use zone districts are intended to promote safe, active, and pedestrian scaled, diverse areas using building forms that clearly define and activate the public realm.
- The Residential Mixed Use zone districts are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping, and public gathering within and around the city's residential neighborhoods.
- The Residential Mixed Use zone district standards are also intended to ensure new development contributes positively to established residential neighborhoods and character and improves the transition between commercial development and adjacent residential neighborhoods.
- Compared to the Mixed-Use districts, the Residential Mixed-Use districts are primarily intended to accommodate residential uses. Commercial uses are secondary to the primary residential use of the district and provide neighborhood-scaled shops and offices for residents to conveniently access goods and services within walking distance. Buildings in a Residential Mixed-Use district can have Street Level retail uses, but upper stories are reserved exclusively for housing or lodging accommodation uses. A building can be solely residential or solely commercial; however, buildings containing only commercial uses are limited in total gross floor area to 10,000 square feet consistent with the district purpose.

G-RX-5 is consistent with the purpose of Residential Mixed Use zone districts because it allows for medium-scale multi-unit residential uses with the opportunity for neighborhood-serving commercial space. The zone district further promotes safe, pedestrian-scaled development that activates the street while improving the transition between commercial development to the west and the adjacent residential neighborhood to the east.

The proposed map amendment is consistent with the specific intent of the G-RX-5 zone district.

- G-RX-5 applies to residentially dominated areas served primarily by local or collector streets where a building scale of 2 to 5 stories is desired. This site is currently accessed by means of Glenarm Place and 22nd Street, which are both designated as local streets.

Attachment D
Outreach Log: As of 08-26-2021

The Storybuilt team has diligently engaged the surrounding neighborhood organizations, including the Clements Historic District, Capitol Hill United Neighborhoods (CHUN), Curtis Park Neighbors and the Downtown Denver Partnership, to properly convey the intentions of the project and the purpose behind the rezoning application. The team had a combination of one-on-one and group meetings to allow for proper feedback from the neighboring groups, which has been resoundingly positive. We look forward to continuing this communication as the project progresses through design and entitlements.

- 05-26-21 Planning Staff – Project re-engagement meeting with Brandon Shaver to discuss pursuit of 5-story zoning in lieu of the C-RX-8 rezoning application.
- 06-03-21 Clements Historic District – In person meeting with Craig Supplee and Ted Freedman to introduce the revised project vision, discuss potential zone districts, hear concerns, etc.
- 06-11-21 Planning Staff – Pre-App meeting with Sayre Brennan to discuss the prior rezoning application, review the potential of C-RX-5 or G-RX-5 zoning, identify relevant RNO's to re-engage, and lay out all necessary next steps.
- 06-15-21 Development Services – Pre-App meeting with Sarah Kaplan to discuss the potential of C-RX-5 or G-RX-5 zoning and to review all necessary next steps.
- 06-16-21 Councilwoman CdeBaca – Letter of notice of upcoming rezoning application submission for 2137 Glenarm.
- 06-25-21 Capitol Hill United Neighborhoods (CHUN) – In depth conversation with Travis Leiker (President & Executive Director) regarding the history of the project, the proposed rezoning application, and the status of the project.
- 06-25-21 Downtown Denver Partnership – In depth conversation with Bob Pertierra (Senior Vice President) regarding the history of the project, the proposed rezoning application, and the status of the project.
- 07-29-21 Capitol Hill United Neighborhoods (CHUN) – Virtual presentation at CHUN's Board of Directors meeting (which included 21 attendees) to introduce the project, hear concerns and discuss proposed zone district. CHUN's constituents voted unanimously to support the proposed rezoning and agreed to provide a Letter of Support.
- 08-19-21 Clements Historic District – In-person presentation at Clements' neighborhood meeting (which included 22 attendees) to introduce the project, hear concerns and discuss proposed zone district. Clements' constituents voted unanimously to support the proposed rezoning and agreed to provide a Letter of Support.
- 08-23-21 Curtis Park Neighbors – Phone call with Ryan Cox (President) to discuss project status and general support from the primary RNO – Clements Historic District. CPN agreed to provide a Letter of Support.

Attachment D
Outreach Log: As of 08-26-2021

OUTREACH LOG FOR PREVIOUS REZONING APPLICATION
As of 08-31-2019

- 10-04-18 Planning Staff – Pre-App meeting to discuss potential C-MX-5 or C-MX-8 zoning, identify relevant RNO’s, learn history of prior zoning and entitlement activities.
- 10-16-18 Councilman Brooks - Meeting in person with Councilman Brooks and Crain Architecture to discuss potential project and rezone. Followed letter request on 9/21/18.
- 10-17-18 Clements Historic District - Met in person with Craig Supplee and Ted Freedman to introduce PSW, intro project, learn history, hear concerns, discuss potential zone districts, etc.
- 01-30-19 Curtis Park Neighbors & Clements Historic District - In person meeting with Jeff Baker and Keith Pryor of Curtis Park Neighbors, Craig Supplee of Clements Historic District and Dan Craine of Craine Architecture.
- 01-31-19 Stewart Jackson, Neighbor – In person meeting with owner of adjacent parcel at 2115 Glenarm. Follow-up in lunch meeting on 05-22-19 and in person meeting on 08-22-19.
- 06-04-19 Planning Staff – Pre-App meeting to discuss potential C-RX-8 zoning considering RNO Feedback, new Comp Plan, and Blueprint Denver.
- 06-05-19 Clements Historic District - In person meeting with Craig Supplee, Ted Freeman and KTGy to discuss proposed rezoning and intended approach to address neighborhood concerns.
- 06-17-19 Inter-Neighborhood Cooperation (INC) - Letter of introduction to PSW and invitation to discuss proposed rezoning to C-RX-8. Receipt acknowledged 06/17/19.
- 06-17-19 Ballpark Collective - Letter of introduction and invitation to discuss proposed rezoning to C-RX-8. (mattv@ballparkcollective.com; Bryan.Slekes@greatdivide.com). No reply.
- 06-17-19 Rio Norte - Letter of introduction to PSW and invitation to discuss proposed rezoning to C-RX-8. ('Leland@DenverDeveloper.com'; 'LelandKritt@aol.com'). No Reply.
- 06-17-19 The Points Historical Redevelopment Corp - Letter of introduction to PSW and invitation to discuss rezoning to C-RX-8. (thepointsredevelopment@yahoo.com). No Reply.
- 06-17-19 Welton Corridor Property Owners - Letter of introduction to PSW and invitation to discuss proposed rezoning to C-RX-8. (info@weltoncorridor.com). No reply but confirmed posting of letter on RNO website at “<http://weltoncorridor.com/2019/06/media-template-13/>”.
- 06-26-19 City Center Denver / Downtown Denver Partnership - In person meeting with Kate Richards and Emily Tucker following request letter request on 06-17-19.
- 06-17-19 Curtis Park Neighbors Board - In person mtg with Board of Curtis Park Neighbors at Hope Communities to discuss project and rezone and discuss any questions or concerns.

Attachment D
Outreach Log: As of 08-26-2021

- 06-17-19 CHUN - Letter of introduction to PSW and invitation to discuss proposed rezoning to C-RX-8 on 6/17/19. Follow-up voicemail/emails on 07-01-19 requesting meeting if appropriate.
- 07-02-19 Denver Economic Development & Opportunity – In person meeting with Melissa Thate to discuss potential opportunities and parameters for potential on-site affordable housing in project. Follow-up communications 7/11 and 7/12 with Nick Emenhiser and Jennifer Siegel.
- 07-02-19 CHUN – Initial phone conversation with planning co-chair Dimitry Zoverotny.
- 07-09-19 DOLA – Division of Housing – Phone call with Wayne McClary, Housing Development Specialist, to discuss potential opportunities and parameters for on-site affordable housing.
- 07-09-19 CHUN – Follow-up phone conversation with planning co-chair Dimitry Zoverotny.
- 07-30-19 Councilman Herndon - Meeting in person for intro, questions and concerns.
- 07-30-19 Councilman Kashman - Meeting in person for intro, questions and concerns.
- 08-01-19 Councilwoman CdeBaca - Meeting in person for intro, questions and concerns.
- 08-05-19 Councilwoman Ortega - Meeting in person for intro, questions and concerns.
- 08-06-19 Councilwoman Sandoval - Meeting in person for intro, questions and concerns.
- 08-06-19 Councilwoman Black - Meeting in person for intro, questions and concerns.
- 08-07-19 Councilman Clark - Meeting in person for intro, questions and concerns.
- 08-19-19 Councilman Flynn - Phone call for intro, questions and concerns.
- 08-19-19 M. Elenz for Councilwoman Gilmore - Meeting in person for intro, questions, concerns.
- 08-19-19 Councilman Hinds - Meeting in person for intro, questions and concerns.
- 08-22-19 Clements Historic District - Met in person with Craig Supplee and Ted Freeman to discuss update on rezoning application, outreach efforts and Good Neighbor Agreement.
- 08-26-19 City Center Denver / Downtown Denver Partnership - Brief email status update to Emily Tucker, Adam Perkins, Kate Richards and Emily Brett.
- 08-30-19 CHUN – Follow-up emails to Frank Locantore re plan to meet in person week of 9/3.

Clements Historic District Neighborhood Association
2121 Tremont Place
Denver Colorado 80205

August 27, 2021

Denver Community Planning &
Development
c/o Planning Board
City and County of Denver
201 W. Colfax Ave., Dept. 205
Denver, CO 80202

RE: Support for Rezoning Application of 2137 Glenarm Place to G-RX-5

Dear Denver Community Planning and Development:

Please accept this letter of support from Clements Historic District Neighborhood Association ("Clements") for the proposed rezoning of 2137 Glenarm Place ("Property") to G-RX-5 zone district. StoryBuilt ("Owner") met with Clements leadership in June 2021 to discuss the current request for updated 5-story zoning. Owner met with Clements on several occasions in 2019 in connection with a previous effort to rezone the Property to a higher density C-RX-8 zone district. In December 2019, Owner held a meeting with and gave a presentation to approximately 20 residents and property owners of the Clements Historic District. In that meeting, the group unanimously voted to support Owner's request for 8-story zoning. Likewise, Clements continues to support Owner's intention to develop the Property under current zoning code and supports Owner's request for G-RX-5 zoning.

It is clear to those of us who live here that the proposed project is exactly what our City and our neighborhood need. Denver has a significant air pollution problem caused largely by automobile traffic going in and out of the downtown business core. It has infrastructure problems and expenses associated with what appears to be ever-increasing traffic. It has an affordable housing crisis that can only be resolved when the supply of market rate housing exceeds demand. Obviously, these problems can be mitigated if we can get more people who work downtown to live downtown. There is no better way to accomplish this objective than by adding high density market rate housing where it is welcomed.

To provide context, our neighborhood was left in a sea of surface parking lots with almost no housing stock of any kind other than homeless shelters and project-based subsidized housing projects largely as a result of urban renewal efforts that took place in the 1970s and destabilized this immediate area as well as the entire downtown core. Because our neighborhood was segregated for nearly a century before the Fair Housing Act was passed in 1966 when residents and businesses then left for the suburbs, it was regarded as extremely undesirable. This left entire blocks of boarded up

and abandoned buildings which were then razed to become surface parking lots. Since there were very few residents or businesses left to object, our neighborhood became a convenient place to concentrate services and facilities that other neighborhoods might consider objectionable. Shortly after we purchased our home at 2121 Tremont Place in 1981, someone kicked down the front door in broad daylight and looted the place. That was not entirely unexpected because that was what the neighborhood was like in those days. As Councilman Hiawatha Davis repeatedly pointed out during the 1980's, this area had become what he referred to as a "dumping ground" for the City. We decided to change that perception, and the residents of our neighborhood have worked tirelessly since the Historic District was formed to attract high density market rate housing to our immediate area to fill in the sea of parking lots, balance the existing concentration of poverty in the area (and remove, to the extent possible, the stigmatization and isolation of our indigent neighbors), stabilize the downtown core, get people who work downtown to live downtown and to get as many vehicles as possible off of our highways. As a result of those efforts, we have made significant strides in successfully changing the perception of this junction of North Capitol Hill and Five Points (once consistently the highest crime area of our city) from a dangerous area to a desirable area that we now call Uptown, but we still have work to do. The project proposed by Owner is another step forward in accomplishing our objectives and provides much needed high-density housing.

Rezoning the property to G-RX-5 promotes residential density and the opportunity for mixed-use development downtown where development of this nature makes sense and is encouraged, in a multi-modal transit-oriented location, served by existing infrastructure, walkable to options for living, work and play, and without displacement of existing residents or businesses. 5-story zoning makes specific sense for this site, as it provides a reasonable transition from 18-stories to 3-stories and helps mitigate the negative development impacts of an 18-story building that dominates the property from across the alley.

At a duly called meeting held on August 19, 2021 which was attended by approximately 22 residents and property owners, the members of the Clements Historic District Neighborhood Association voted unanimously to support the proposed rezoning.

It is requested that Community Planning and Development also support the proposed rezoning.

Sincerely,



Ted Freedman, President

Clements Historic District Neighborhood Association

UNANIMOUS WRITTEN CONSENT OF THE MANAGER

of PSW-GLENARM, LLC

August 27, 2019

PSW REAL ESTATE, LLC, a Texas limited liability company and sole manager (the “**Manager**”) of **PSW-GLENARM, LLC**, a Colorado limited liability company (the “**Company**”), does hereby consent to, approve, and authorize the following resolutions and direct that this written consent (the “**Written Consent**”) be filed with the records of the Company:

Authority

WHEREAS, the Manager has the full, complete, and exclusive right, power, and authority in the management and control of the Company’s business and affairs pursuant to the Company’s operating agreement, dated December 21, 2018.

WHEREAS, the Manager has the authority to delegate duties of the Manager.

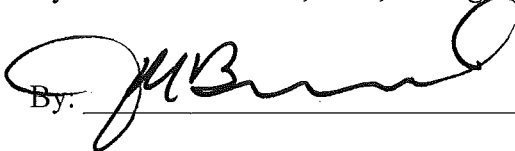
WHEREAS, the Company owns a 70% fee simple interest in the real property located at 2137 Glenarm Place, Denver, CO 80205 (the “**Property**”).

WHEREAS, the Manager has determined that it is in the best interests of the Company to authorize **CHRIS AUXIER**, a Colorado resident, to act as agent for the Company and execute and deliver on behalf of the Company any instruments, certificates, papers, agreements or other documents required in connection with the Company’s pursuit of entitlements for the Property, including the management of the process governing the Property’s rezoning application submitted on or around August 23, 2019.

NOW, THEREFORE, BE IT RESOLVED, that the Manager hereby authorizes **CHRIS AUXIER** to act as agent for the Company and execute and deliver on behalf of the Company any instruments, certificates, papers, agreements or other documents required in connection with the Company’s pursuit of entitlements for the Property, including all matters associated with zone map amendments, inclusionary housing ordinance compliance, good neighbor agreements, planning approvals and permits.

IN WITNESS WHEREOF, the above resolutions of the Manager are effective as of the date first above written.

By: PSW Real Estate, LLC, Manager

By:  _____

James Bernard, Manager

UNANIMOUS WRITTEN CONSENT OF THE TRUSTEE

of THE SHIRLEY M. DIEPENBROCK LIVING TRUST DATED AUGUST 29, 2000

August 27, 2019

Shirley M. Diepenbrock (the “**Trustee**”), a Texas resident and the sole trustee of **THE SHIRLEY M. DIEPENBROCK LIVING TRUST DATED AUGUST 29, 2000** (the “**Trust**”), does hereby consent to, approve, and authorize the following resolution:

Authority

WHEREAS, the Trustee has the full, complete, and exclusive right, power, and authority in the management and control of the Trust’s business and affairs pursuant to the Trust’s agreement, dated December 21, 2018, as amended (the “**Trust Agreement**”).

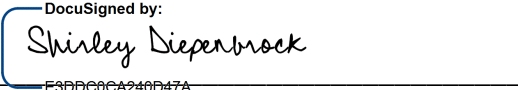
WHEREAS, the Trustee has the authority to delegate her trustee duties pursuant to the Trust Agreement.

WHEREAS, the Trust owns, as a tenant-in-common, a 30% fee simple interest in the real property located at 2137 Glenarm Place, Denver, CO 80205 (the “**Property**”).

WHEREAS, the Trustee has determined that it is in the best interests of the Trust to authorize **CHRIS AUXIER**, a Colorado resident, to act as agent for the Trust to execute and deliver on behalf of the Trust any instruments, certificates, papers, agreements or other documents required in connection with the Trust’s pursuit of entitlements for the Property, including all matters associated with zone map amendments, inclusionary housing ordinance compliance, good neighbor agreements, planning approvals and permits.

NOW, THEREFORE, BE IT RESOLVED, that the Trustee hereby authorizes **CHRIS AUXIER** to act as agent for the Trust to execute and deliver on behalf of the Trust any instruments, certificates, papers, agreements or other documents required in connection with the Trust’s pursuit of entitlements for the Property, including all matters associated with zone map amendments, inclusionary housing ordinance compliance, good neighbor agreements, planning approvals and permits.

IN WITNESS WHEREOF, the above resolutions of the Trustee are effective as of the date first above written.

By:  DocuSigned by:
Shirley Diepenbrock
E3DDC0CA240D47A...

Shirley M. Diepenbrock, Trustee

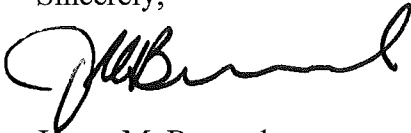
August 27, 2019

City of Denver
Community Planning and Development
201 W. Colfax Ave., Dept. 205
Denver, CO 80202

To Whom It May Concern:

PSW-Glenarm, LLC, a Colorado limited liability company (the "Company"), owns, as a tenant-in-common, a 70% fee simple interest in the real property located at 2137 Glenarm Place, Denver, CO 80205 (the "Property"). As a duly-appointed manager of PSW Real Estate, LLC, the sole manager of the Company, I hereby authorize Chris Auxier to act as an agent of PSW Real Estate, LLC on behalf of the Company with respect to the Company's pursuit of entitlements for the Property, including all matters associated with zone map amendments, inclusionary housing ordinance compliance, good neighbor agreements, planning approvals and permits.

Sincerely,

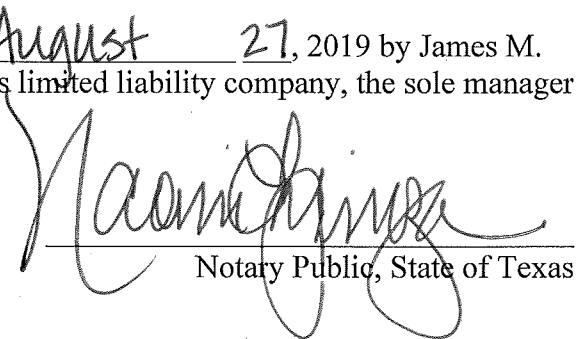
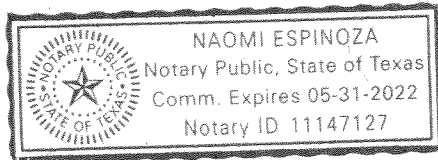


James M. Bernard
Manager of PSW Real Estate, LLC, the sole manager of PSW-Glenarm, LLC

THE STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on August 27, 2019 by James M. Bernard on behalf of PSW Real Estate, LLC, a Texas limited liability company, the sole manager of PSW-Glenarm, LLC.



Notary Public, State of Texas

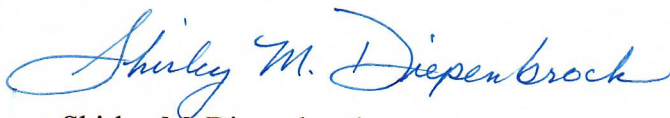
August 28, 2019

City of Denver
Community Planning and Development
201 W. Colfax Ave., Dept. 205
Denver, CO 80202

To Whom It May Concern:

The Shirley M. Diepenbrock Living Trust Dated August 29, 2000 (the "Trust"), owns, as a tenant-in-common, a 30% fee simple interest in the real property located at 2137 Glenarm Place, Denver, CO 80205 (the "Property"). As the sole trustee of the Trust, I hereby authorize Chris Auxier to act as an agent and on behalf of the Trust with respect to the Trust's pursuit of entitlements for the Property, including all matters associated with zone map amendments, inclusionary housing ordinance compliance, good neighbor agreements, planning approvals and permits.

Sincerely,

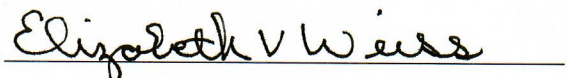
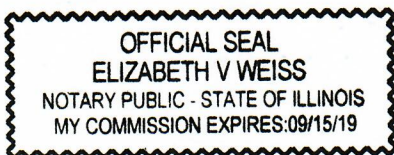


Shirley M. Diepenbrock
Trustee of The Shirley M. Diepenbrock Living Trust Dated August 29, 2000

STATE OF ILLINOIS

COUNTY OF COOK

Signed before me on Aug 28, 2019 by Shirley M. Diepenbrock on behalf of The Shirley M. Diepenbrock Living Trust Dated August 29, 2000, a Texas trust.



Signature of Notary Public