



**TO:** Denver City Council  
**FROM:** Brad Johnson, Senior City Planner  
**DATE:** December 30, 2021  
**RE:** Official Zoning Map Amendment Application #2021I-00128

### **Staff Report and Recommendation**

Based on the criteria for review in the Denver Zoning Code, Staff recommends approval of Application #2021I-00128.

### **Request for Rezoning**

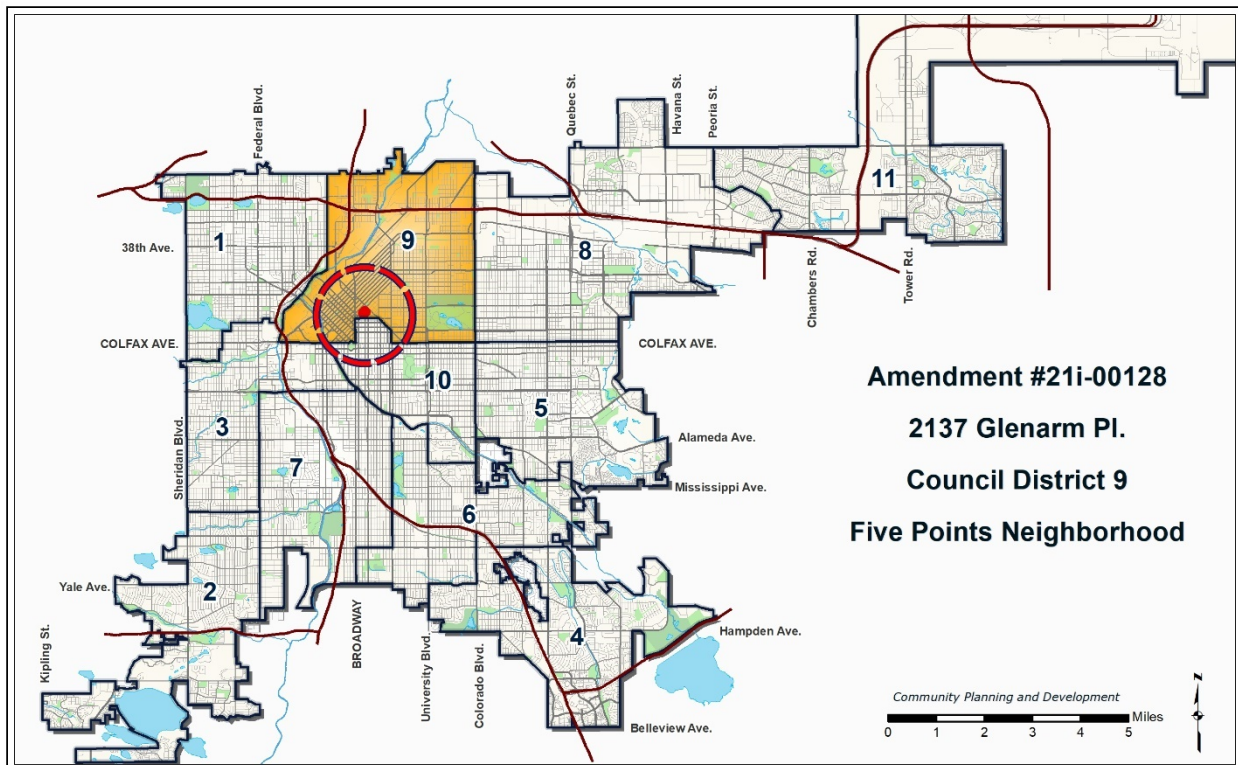
Address: 2137 Glenarm Place  
Neighborhood/Council District and CM: Five Points / Council District 9, CM CdeBaca  
RNOs: The Points Historical Redevelopment Corp, Capitol Hill United Neighborhoods, Inc., Welton Corridor Property Owners, Curtis Park Neighbors, Rio Norte, United Neighbors of Northeast Denver, Neighborhood Coalitions of Denver, Inc., Five Points Business Improvement District, Neighbors for Greater Capitol Hill, Center City Denver Residents Organization, Opportunity Corridor Coalition of United Residents, Clements Historic District Neighborhood Association, District 9 Neighborhood Coalition, Inc., Inter-Neighborhood Cooperation (INC)  
Area of Property: 34,370 square feet or 0.79 acres  
Current Zoning: Current zone district R-3, UO-3  
Proposed Zoning: Proposed zone district G-RX-5  
Property Owner(s): PSW-Glenarm, LLC  
Owner Representative: Christopher Auxier

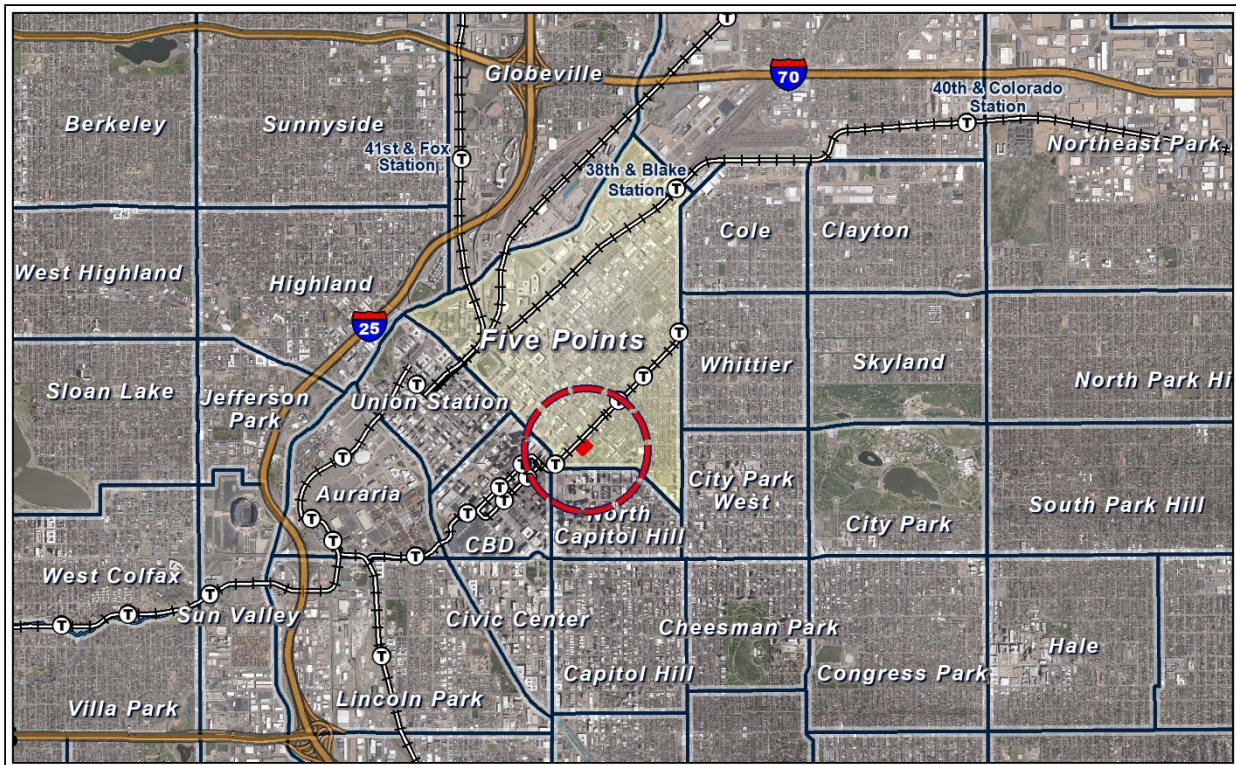
### **Summary of Rezoning Request**

- The property is located in the Five Points statistical neighborhood on Glenarm Place between 21<sup>st</sup> Street and 22<sup>nd</sup> Street (west side of Glenarm Place).
- The property is currently occupied by a surface parking lot.
- The applicant requests the rezoning to enable multi-unit housing on the site under the provisions of the Denver Zoning Code.
- The site is currently zoned with Former Chapter 59 zoning (R-3), which allows a variety of residential land uses and non-residential uses like schools, child care facilities and religious institutions. The property also retains the Denver Zoning Code Historic Structures Use Overlay District (UO-3) which allows additional flexibility for non-residential uses within a Historic Structure. However, there is no Historic Structure on the subject property so the UO-3 Use Overlay District is not applicable.
- The proposed zone district is summarized as follows:

- G-RX-5 (**G**eneral Urban – **R**esidential **M**ixed Use – **5** Stories) allows for residential uses in the Townhouse building form and residential and non-residential uses in the Shopfront Building form. Building heights are allowed up to 5 stories/70 feet. In the Shopfront Building Form, only Residential and Lodging Accommodations Uses are allowed on the second story or above.
- Further details of the requested zone district(s) can be found in the proposed zone district section of the staff report (below) and in Article 6 of the Denver Zoning Code (DZC).

## Existing Context





The subject property is located at the southern edge of the Five Points neighborhood a half-block away from the RTD rail line running on Welton Street. The site is one block northwest of Benedict Fountain Park, which provides open park space, play areas and public gathering areas. The site is two blocks south of Lawson Park and the Blair-Caldwell Library, which collectively provide recreational/social gathering spaces, educational opportunities, and other resources. The Polaris at Ebert Elementary School is located on the next block to the northeast of the site. Numerous commercial, shopping and services are located within close proximity of the site in all directions.

Substantial redevelopment has occurred immediately to the northwest of the site with a 18-story multi-unit development fronting Welton Street. Additional multi-unit development has also occurred along Welton Street on properties further to the north.

Major corridors that serve the site include Park Avenue and North Broadway.

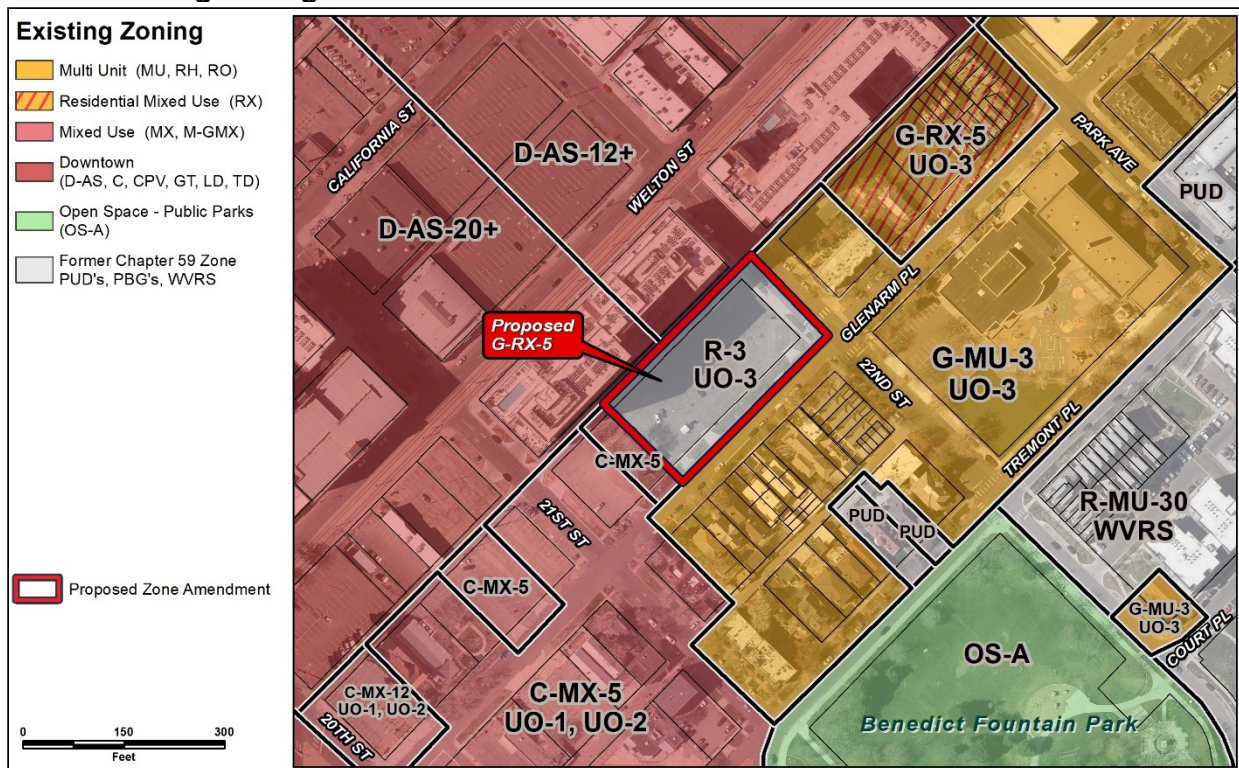
There are two RTD light rail stations in close proximity to the site. The 20<sup>th</sup> Street/Welton Station, approximately one block southwest of the site, services light rail line L. The 25<sup>th</sup> Street/Welton Station is approximately 3 blocks to the northeast and also provides access to the L line. Numerous RTD bus routes are accessible within a 3-block radius of the site.

The following table summarizes the existing context proximate to the subject site:

	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
Site	R-3, UO-3	Surface parking	No buildings other than a small parking attendant shed	Generally regular grid of streets (streets are oriented northwest-southeast and northeast-southwest in this part of the city); block sizes and shapes are consistent and rectangular.
Northeast	G-MU-3, UO-3	Multi-unit residential (existing land use map shows mixed-use)	3 story rowhouse oriented toward Glenarm Place	
Southwest	C-MX-5; C-MX-5 UO-1, UO-2	Immediate southwest: Vacant single-unit structure; Beyond: Vacant (existing land use map shows both properties as industrial)	2-story vacant residential structure and surface parking lot	
Southeast	G-MU-3; UO-3	Single-unit residential; multi-unit residential	Range of 1-3 story residential building oriented toward Glenarm Place	

	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
Northwest	D-AS-20+; D-AS-12+	Mixed-use	18-story mixed use building with upper story residential and ground floor commercial space; Ground floor spaces orient toward Welton Street and 22 <sup>nd</sup> Street.	

### 1. Existing Zoning



The site is currently R-3, which is Former Chapter 59 zoning. R-3 is a district intended to accommodate multi-unit, high density dwellings. Building sizes are controlled by bulk standards, off-street parking requirements and open space requirements. A building's floor area cannot exceed three times the site area. For this site, the zoning would permit development up to approximately 103,000 square feet plus additional development that does not count toward the maximum floor area ratio, such as structured parking. A bulk plane zoning tool is utilized to reduce mass adjacent to side and rear zone lot lines. There is no maximum building height under the existing R-3 zoning. The R-3 zone district requires that 20-30% of the lot be unobstructed open space depending on the height of the building. 1.5 parking spaces is required for each dwelling unit in a multiple unit dwelling.

The property also retains the Historic Structures Use Overlay District (UO-3), which allows additional flexibility for non-residential uses within a Historic Structure. The UO-3 District is intended to allow additional flexibility for non-residential uses in Historic Structures in residential districts to encourage preservation, protection, adaptive use and enhancement of Historic Structures. However, there is no Historic Structure on the subject property so the UO-3 Use Overlay District is not applicable and the applicant does not proposed to retain it.

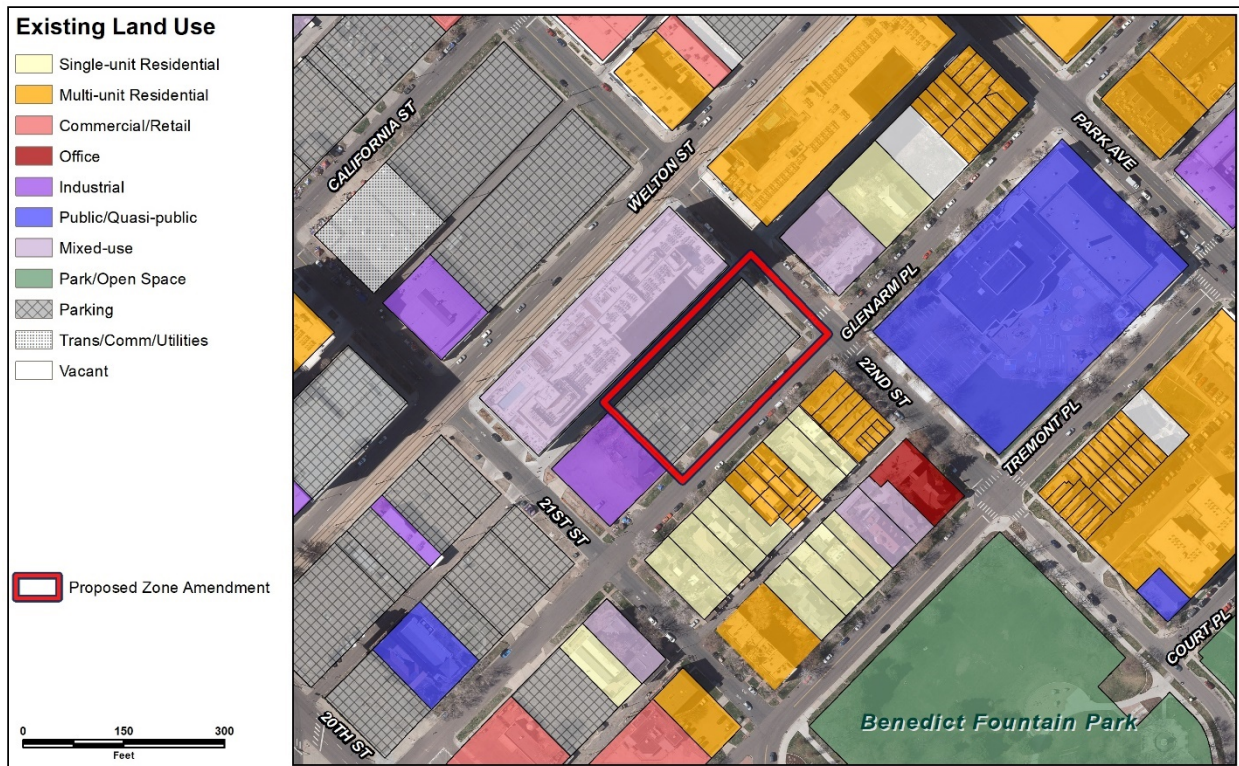
## 2. Historic District or Structures

The site is not located within a Historic District and contains no Historic Structures. It is surrounded on the northeast, southeast and southwest by the Clements Historic District and there are Landmark Structures located to the northeast. However, since this site does not contain a Historic Structure and is not within the Clements Historic District, the site is not subject to review under the City's Landmark Preservation Ordinance.

## 3. Status of Development Services Review

The applicant has met with the City's Development Services staff to understand what could be built under the proposed zoning. The applicant has not submitted a formal concept at this time.

## 4. Existing Land Use Map



**5. Existing Building Form and Scale (Source for all images: Google Maps)**



Site: Looking southwest from Glenarm Place.



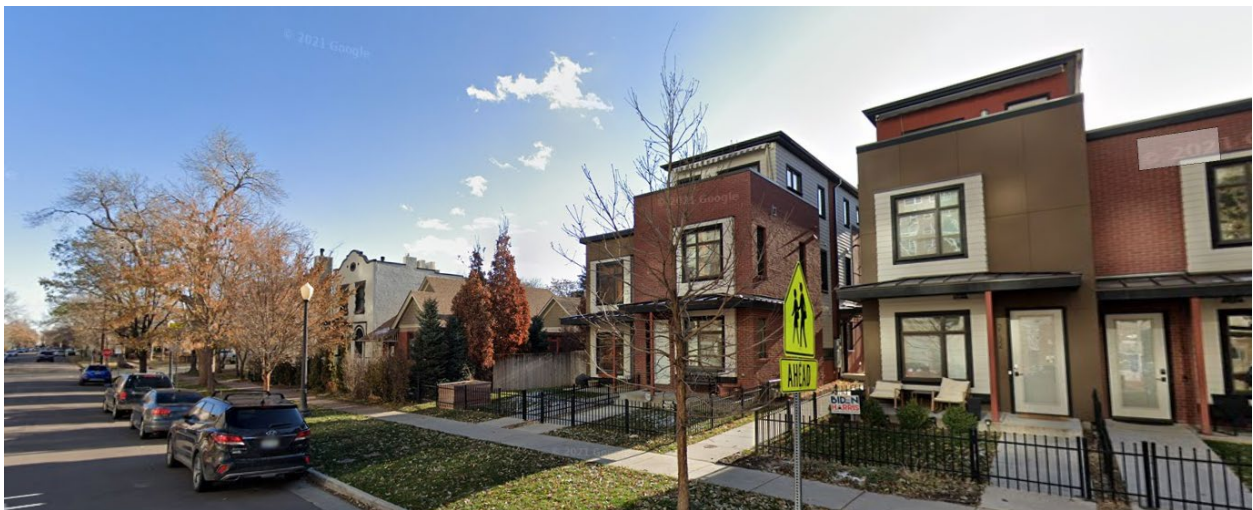
Northeast of site: Looking northwest from Glenarm Place



Northeast of site: Looking northeast from Glenarm Place.



Southwest of the site: Looking northeast from 21<sup>st</sup> Street.



Southeast of site: Looking northeast from Glenarm Place.





Northwest of site: Looking southeast from 22<sup>nd</sup> Street.

### **Proposed Zoning**

The requested G-RX-5 zone district has a maximum height of 5 stories and 70 feet with allowable encroachments. The minimum primary street front setback is 0', except for the town house building form, which has a 10' minimum primary street setback. A variety of mixed residential and commercial uses are allowed, but only residential or lodging accommodations uses are allowed on the second story or above. Minimum vehicle parking requirements in the G-RX-5 zone district are lower than the minimum vehicle parking requirements in the existing R-3 zone district. For additional details of the requested zone district, see Article 6 of the Denver Zoning Code.

The primary building forms allowed in the existing zone district and the proposed zone district are summarized below.

Design Standards	R-3, UO-3 (Existing)	G-RX-5 (Proposed)
Primary Building Forms Allowed	N/A	Town House, Shopfront
Stories/Heights (max)	Unlimited; bulk plane limits height adjacent to rear/side property lines	5/70'
Floor Area Ratio (max)	3:1	N/A
Primary Build-To Percentages (min)	N/A	75%
Primary Build-To Ranges	N/A	Town House: 10' to 15'; Shopfront: 0'-10'
Minimum Zone Lot Size/Width	6,000 square feet/50 feet	N/A
Primary Setbacks (min)	10'	Town House: 10'; Shopfront: 0'
Building Coverages	N/A	N/A
Minimum parking requirement for multi-unit dwelling units	1.5 spaces per unit	0.75 spaces per unit

### Summary of City Agency Referral Comments

As part of the DZC review process, the rezoning application is referred to potentially affected city agencies and departments for comment. A summary of agency referral responses follows:

**Assessor:** Approved – No response

**Asset Management:** Approved – No comments

**Denver Public Schools:** Approved – No response

**Department of Public Health and Environment:** Approved – No comments

**Denver Parks and Recreation:** Approved – No comments

**Public Works – R.O.W. - City Surveyor:** Legal is approved

**Development Services - Transportation:** Approved – No response

**Development Services – Wastewater:** Approved – See Comments

DES Wastewater approves the subject zoning change. The applicant should note that redevelopment of this site may require additional engineering including preparation of drainage reports, construction documents, and erosion control plans. Redevelopment may require construction of water quality and detention basins, public and private sanitary and storm sewer mains, and other storm or sanitary sewer improvements. Redevelopment may also require other items such as conveyance of utility, construction, and maintenance easements. The extent of the required design, improvements and easements will be determined during the redevelopment process. Please note that no commitment for any new sewer service will be given prior to issuance of an approved SUDP from Development Services.

**Development Services – Project Coordination:** Approved – No comments

**Development Services – Fire Prevention:** Approved – No comments.

**Public Review Process**

	<b>Date</b>
CPD informational notice of receipt of the rezoning application to all affected members of City Council, registered neighborhood organizations, and property owners:	<b>7/22/21</b>
Property legally posted for a period of 15 days and CPD written notice of the Planning Board public hearing sent to all affected members of City Council, registered neighborhood organizations, and property owners:	<b>11/2/21</b>
CPD written notice of the Land Use, Transportation and Infrastructure Committee meeting sent to all affected members of City Council and registered neighborhood organizations, at least ten (10) working days before the meeting:	<b>11/16/21</b>
Planning Board unanimously (8-0) recommends approval	<b>11/17/21</b>
Land Use, Transportation and Infrastructure Committee of the City Council moved the bill forward:	<b>11/30/21</b>
Property legally posted for a period of 21 days and CPD notice of the City Council public hearing sent to all affected members of City Council and registered neighborhood organizations:	<b>12/13/21</b>
City Council Public Hearing:	<b>1/3/22</b>

- **Public Outreach and Input**
  - **Registered Neighborhood Organizations (RNOs)**
    - As of the publish date of this staff report, CPD has received two letters of support from RNOs.
      - **Clements Historic District Neighborhood Association.** This RNO provided a letter of support of the application, voting 22-0 to support the application in an RNO meeting on August 19, 2021. The RNO letter cites numerous benefits to the neighborhood and city from development of this parking lot near a transit station, which would be facilitated by the rezoning.
      - **Capitol Hill United Neighborhoods (CHUN).** This RNO provided a letter of support of the application, voting 20-0 in favor of the rezoning, with 1 abstention. The letter sites numerous benefits to the development of the property (facilitated by the rezoning), including promoting residential density near downtown, providing pathways to homeownership, guiding development to areas with services and transit access, promoting walkability and activating a surface parking lot.
  - **General Public Comments**

As of the publish date of this staff report, no letters of support or opposition have been received by members of the public.

## Criteria for Review / Staff Evaluation

The criteria for review of this rezoning application are found in DZC, Sections 12.4.10.7 and 12.4.10.8, as follows:

### DZC Section 12.4.10.7

1. Consistency with Adopted Plans
2. Uniformity of District Regulations and Restrictions
3. Public Health, Safety and General Welfare

### DZC Section 12.4.10.8

1. Justifying Circumstances
2. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

## 1. Consistency with Adopted Plans

The following adopted plans apply to this property:

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

***Denver Comprehensive Plan 2040***

The proposed rezoning is consistent with many of the adopted *Denver Comprehensive Plan 2040* strategies, which are organized by vision element.

The proposed map amendment would allow for compatible infill development in an established neighborhood and near transit, ***consistent*** with the following strategies from the Environmentally Resilient vision element:

- Environmentally Resilient Goal 8, Strategy A - Promote infill development where infrastructure and services are already in place (p.54).
- Environmentally Resilient Goal 8, Strategy B – Encourage mixed-use communities where residents can live, work and play (p. 54).
- Environmentally Resilient Goal 8, Strategy C – Focus growth by transit stations and along high- and medium-capacity transit corridors (p. 54).

The proposed rezoning would allow for additional housing options near transit within an established neighborhood, ***consistent*** with the following strategies in the Equitable, Affordable and Inclusive vision element:

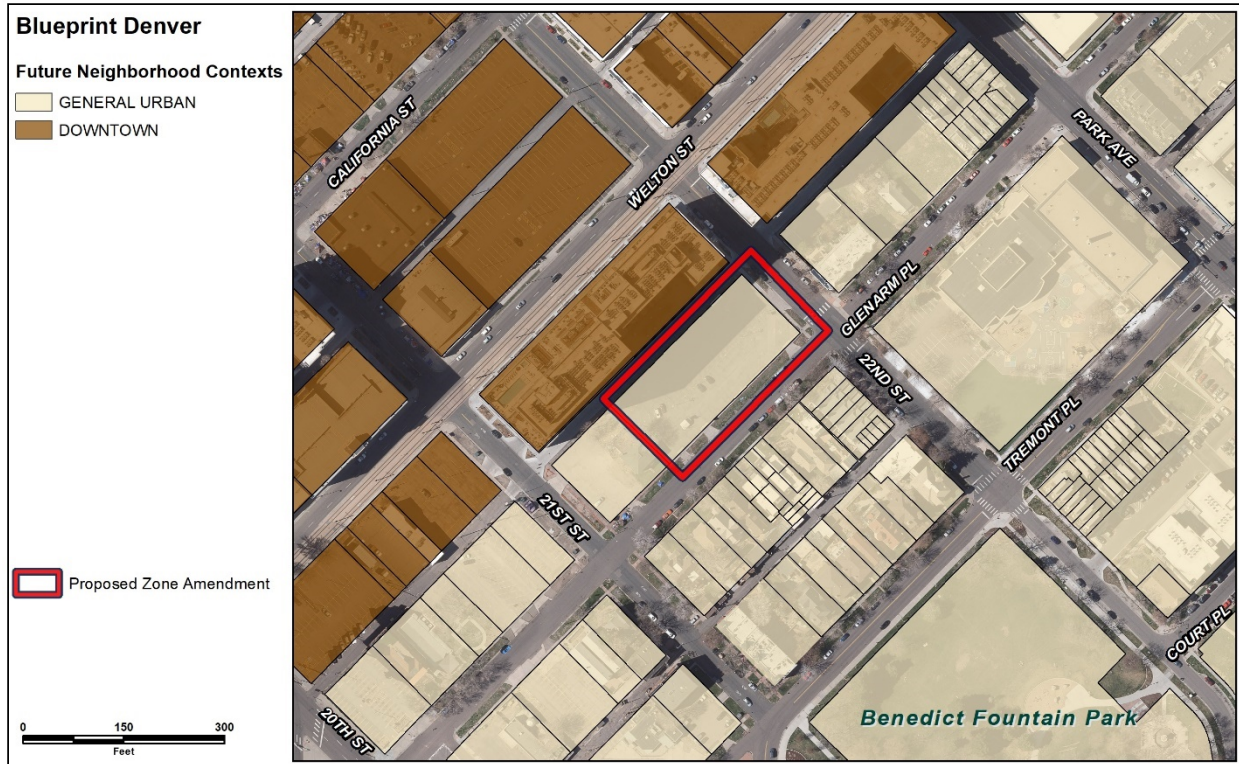
- Equitable, Affordable and Inclusive Goal 1, Strategy A – Increase development of housing units close to transit and mixed-use developments (p. 28).
- Equitable, Affordable and Inclusive Goal 2, Strategy A – Create a greater mix of housing options in every neighborhood for all individuals and families (p. 28).

For these reasons, the proposed rezoning is ***consistent*** with Comprehensive Plan 2040.

### ***Blueprint Denver***

*Blueprint Denver* was adopted in 2019 as a supplement to *Comprehensive Plan 2040* and establishes an integrated framework for the city's land use and transportation decisions. *Blueprint Denver* identifies the subject property as part of a High Medium Residential place within the General Urban Neighborhood Context and provides guidance from the future growth strategy for the city.

### **Blueprint Denver Future Neighborhood Context**



In *Blueprint Denver*, future neighborhood contexts are used to help understand differences in things like land use and built form and mobility options at a higher scale, between neighborhoods. The subject property is shown on the context map as General Urban neighborhood context. The neighborhood context map and description help guide appropriate zone districts (p. 66). For the General Urban neighborhood context, *Blueprint Denver* states that “multi-unit residential is the most common with some single-unit and mixed-use embedded. Block patterns are generally regular grid with consistent alley access. Multi-unit residential buildings are low- to mid-scale mixed in with some low-scale residential uses.” (p. 238). The proposed G-RX-5 zone district would allow for multi-unit development with subordinate commercial activities that would be embedded within the neighborhood. Since the proposed district would allow for multi-unit development on a regular grid with consistent alley access, the proposed rezoning to G-RX-5 would be consistent *Blueprint Denver’s* guidance for Future Neighborhood Context.

### Blueprint Denver Future Places

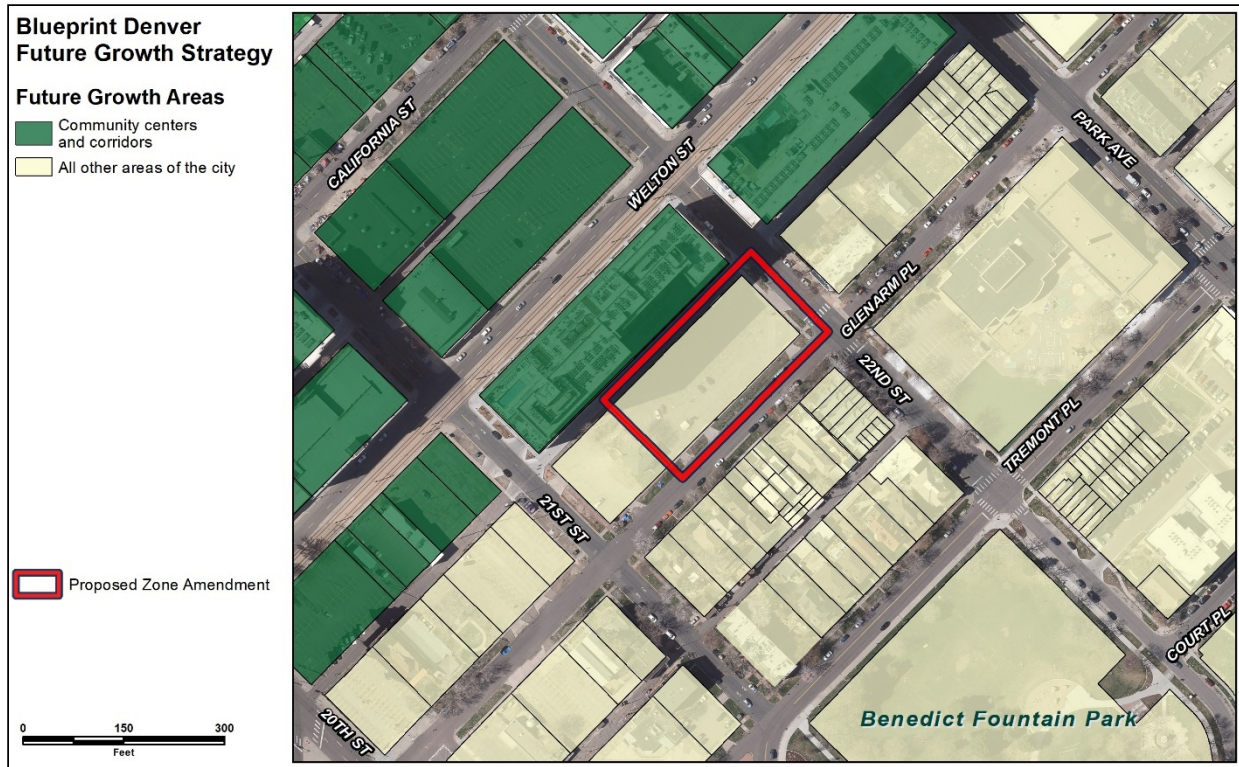


The Future Places Map shows the subject property as part of a High-Medium Residential place. *Blueprint Denver* describes a High-Medium Residential place type in the General Urban context as containing “a mix of low- to medium-scale multi-unit residential uses with some neighborhood-serving mixed use distributed throughout. Buildings are generally up to 8 stories in height. Block patterns are consistent and pedestrian-scaled building forms clearly define and activate the street.” (pg. 244) The proposed district of G-RX-5 is **consistent** with *Blueprint Denver’s* Future Place guidance since it would limit building heights to five stories, allow a mix of uses with limitations on commercial and impose pedestrian-friendly building form standards

### Blueprint Denver Street Types

In *Blueprint Denver*, future street types work in concert with the future place type to evaluate the appropriateness of the intensity of the adjacent development (p. 67). *Blueprint Denver* classifies Glenarm Place and 22<sup>nd</sup> Street as Local Undesignated Streets. *Blueprint Denver* states that “local streets can vary in their land uses and are found in all neighborhood contexts. They are most often characterized by residential uses” (p. 161). Given the flexibility for adjacent uses and building forms for this Street Type, the proposed G-RX-5 zone district would be **consistent** with this Future Street Type classification.

## Growth Strategy



*Blueprint Denver's* growth strategy map is a version of the future places map, showing the aspiration for distributing future growth in Denver (p. 51). The subject property is part of the growth area categorized as "All other areas of the city", which are anticipated to attract 10% of new jobs and 20% of new households by 2040 (p. 51). The proposed map amendment is **consistent** with this growth area since the proposed zone district will facilitate additional housing opportunities and employment opportunities in secondary commercial space.

### **Blueprint Denver Strategies**

In addition to the direction provided above, *Blueprint Denver* calls for the City to "rezone properties from the Former Chapter 59 zoning code so that the entire city is covered by the DZC" (p. 73). The proposed rezoning would rezone a property zoned with Former Chapter 59 to the G-RX-5 zone district within the Denver Zoning Code, and therefore, is **consistent** with this policy guidance.



### **Downtown Area Plan (2007)**

The Downtown Area Plan is a tool to help community leaders, decision-makers, and citizens build upon Downtown’s assets and guide future development to reflect the community’s vision of a livable, healthy, sustainable and vibrant Downtown. The Downtown Area Plan divides the Plan Area into different “Districts” and provides specific goals, objectives and strategies for each. The subject property is in the Arapahoe Square District.



Key recommendations for the Arapahoe Square District include:

- Encourage appropriate redevelopment of surface parking lots and underutilized properties. (p. 57)
- Identify redevelopment opportunities adjacent to the Welton Street Light Rail Transit line. (p. 57)

The proposed rezoning would facilitate redevelopment of an underutilized surface parking lot within a half-block of the Welton Light Rail Transit Line and therefore is **consistent** with the objectives for this area from the Downtown Area Plan.

***Northeast Downtown Neighborhoods Plan (2011)***

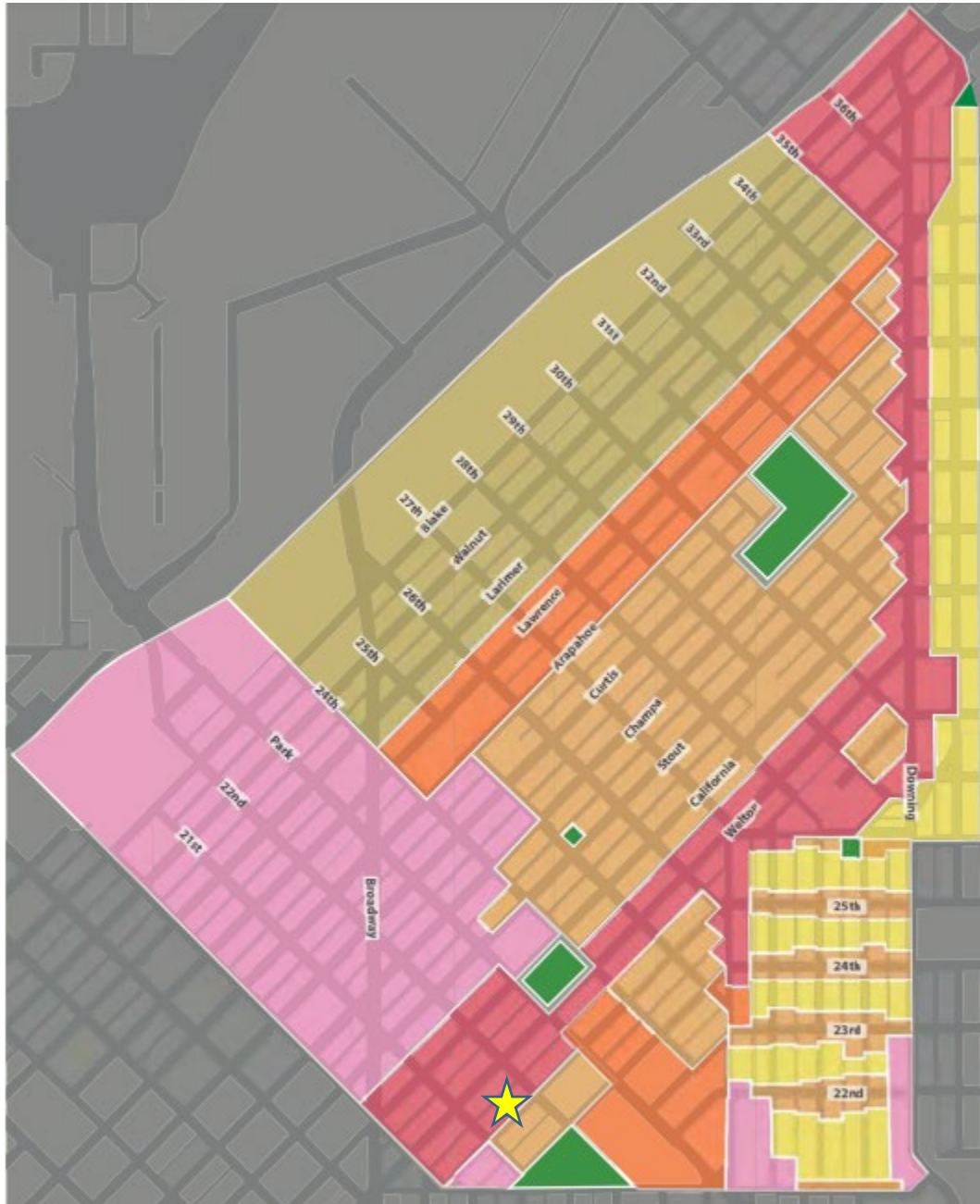
The Northeast Downtown Neighborhoods Plan represents the land use, urban form and transportation vision for the Northeast Downtown Neighborhoods area, including a long range vision and guiding principles for the development and future of the area. Guiding principles (p. 10) established in the Plan relevant to this rezoning include:

- Complete and enhance the public realm
- Enhance and support existing retail corridors
- Create a development friendly atmosphere
- Protect neighborhood fabric
- Create appropriate transitions between neighborhoods
- Capitalize on transit

The proposed rezoning is ***consistent*** with these guiding principles since the G-RX-5 zone district includes urban design standards that will result in pedestrian friendly streets, will facilitate additional residential units in the area to support the Welton retail corridor, will facilitate additional housing units in close proximity to light rail transit and will provide a transition in scale from the taller buildings on the Welton Corridor to the lower scale areas east of the subject property.

The Northeast Downtown Neighborhoods Plan identifies a series of “Land Use Concepts” for properties in the Plan Area. The subject property is classified as “Transit Oriented Development.” The Plan calls for the following for properties with this classification: “Transit-oriented developments have land uses with a direct correlation to the function of a mass transit system. These development sites are located at stations or stops along mass transit lines, especially rail lines. Transit-oriented developments provide housing, services, and employment opportunities for a diverse population in a configuration that facilitates pedestrian and transit access. Within Northeast Downtown, TOD occurs at several different scales, reacting to the amount and type of transit service and the context of the existing adjacent neighborhoods.” (p. 16)

The proposed zone district would allow housing and commercial uses very close to the Welton Street transit corridor at a height that supports transit oriented development goals and that is also compatible with and transitions to the lower scale neighborhoods to the east. The proposed zone district would also allow a mix of housing and limited employment opportunities. For these reasons, the proposed rezoning would be ***consistent*** with the Northeast Downtown Neighborhoods Plan’s guidance for land use.



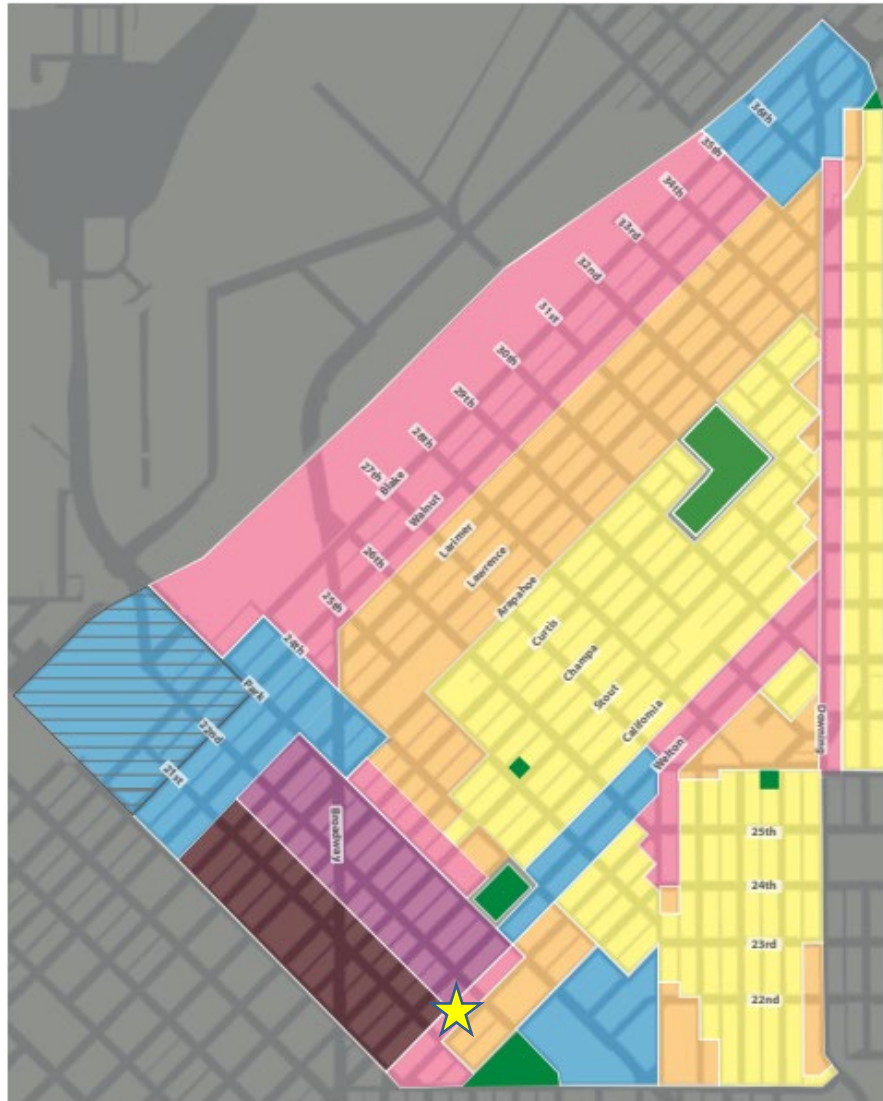
Future Land Use Map

★ Proposed Rezoning

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

Future Land Use Map (Northeast Downtown Neighborhoods Plan).

The Northeast Downtown Neighborhoods Plan provides specific building height guidance for the area, including calling for a maximum of five stories for the subject property. Since the proposed zone district limit building heights to a maximum of five stories, the rezoning is **consistent** with the height guidance in the Northeast Downtown Neighborhoods Plan.



Concept Height Map

**CONCEPT BUILDING HEIGHTS AMENDED IN 2016**

The 38th & Blake Station Area Height Amendments, as adopted under Ordinance 2016-0760, refines and updates the building height recommendations of this plan as applied to the area near the 38th and Blake commuter rail station. The future building heights map included in 38th & Blake Station Area Height Amendments supersedes building height maps and recommendations included in this plan.

- 2.5 Stories
- 3 Stories
- 5 Stories
- 8 Stories
- 12<sup>+</sup> Stories
- 20<sup>+</sup> Stories
- Coors Field Context Area

★ Proposed Rezoning

Concept Height Map (Northeast Downtown Neighborhoods Plan).

## **2. Uniformity of District Regulations and Restrictions**

The proposed rezoning to G-RX-5 will result in the uniform application of zone district building form, use and design regulations.

## **3. Public Health, Safety and General Welfare**

The proposed official map amendment furthers the public health, safety, and general welfare of the City through implementation of the city's adopted land use plans and by facilitating redevelopment of a surface parking lot in close proximity to two light rail transit stations. The design standards in the proposed zone district will also result in pedestrian-oriented street design, particularly in comparison to the existing R-3 zone district standards.

## **4. Justifying Circumstance**

There are several Justifying Circumstance under DZC Section 12.4.10.8 that are relevant to this rezoning. "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." This area has transformed considerably in recent years as new development has been developed to take advantage of the light rail service adjacent to the site.

As discussed above, many adopted plan recommendations state that redevelopment of the area is desired. These plans were adopted since the existing zone district was put in place, and, therefore, this is also an appropriate justifying circumstance for the proposed rezoning.

The City also adopted the Denver Zoning Code in 2010 and the subject property retained Former Chapter 59 zoning. This presents another justifying circumstance for this rezoning.

## **5. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements**

The requested G-RX-5 zone district is within the General Urban Neighborhood Context. The neighborhood context generally 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. 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. The proposed rezoning to G-RX-5 is consistent with the neighborhood context description since it would allow multi-unit residential uses with commercial uses mixed in and the site is located on a local street within an orthogonal street grid with a consistent presence of alleys.

DZC Section 6.2.4.1 states that the G-RX-5 zone district is intended to enhance convenience, ease and enjoyment of transit, walking, shopping and public gathering within and around the city's residential neighborhoods. The G-RX-5 zone district purpose is also to improve the transition between commercial development and adjacent residential neighborhoods. Since the site is located close to numerous transit options and is located between the busy Welton Street Corridor and the

lower scale residential blocks to the east, the site is consistent with the G-RX-5 zone district general purpose.

The specific intent of the G-RX-5 zone district is to apply to residentially-dominated areas served primarily by local or collector streets where a building scale of 2 to 5 stories is desired. The subject property is served by a local street and is on a property where adopted Area Plans call for a maximum of five stories, and, therefore, is consistent with the specific intent for the G-RX-5 zone district.

### **Attachments**

1. Application
2. Comment letters



# REZONING GUIDE

## Zone Map Amendment (Rezoning) - Application

<b>PROPERTY OWNER INFORMATION*</b>		<b>PROPERTY OWNER(S) REPRESENTATIVE**</b>	
<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.	
<b>SUBJECT PROPERTY INFORMATION</b>			
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		
<b>PROPOSAL</b>			
Proposed Zone District:	G-RX-5		
<b>PRE-APPLICATION INFORMATION</b>			
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"/> <b>Yes - State the contact name &amp; meeting date</b> <u>Sarah Kaplan   June 15, 2021</u> <input type="checkbox"/> <b>No - Describe why not (in outreach attachment, see bottom of p. 3)</b>		
Did you contact the City Council District Office regarding this application ?	<input checked="" type="checkbox"/> <b>Yes - if yes, state date and method</b> <u>June 16, 2021   Letter/Email</u> <input type="checkbox"/> <b>No - if no, describe why not (in outreach attachment, see bottom of p. 3)</b>		

REZONING REVIEW CRITERIA (ACKNOWLEDGE EACH SECTION)	
<p>General Review Criteria DZC Sec. 12.4.10.7.A</p> <p>Check box to affirm <b>and</b> include sections in the review criteria narrative attachment</p>	<p><input checked="" type="checkbox"/> <b>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.</b></p> <p>Please provide a review criteria narrative attachment describing <b>how</b> the requested zone district is consistent with the policies and recommendations found in <b>each</b> of the adopted plans below. Each plan should have its' own subsection.</p> <p><b>1. Denver Comprehensive Plan 2040</b></p> <p>In this section of the attachment, describe <b>how</b> 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><b>2. Blueprint Denver</b></p> <p>In this section of the attachment, describe <b>how</b> 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><b>3. Neighborhood/ Small Area Plan and Other Plans (List all from pre-application meeting, if applicable):</b></p> <p><u>Downtown Denver Plan (2007) &amp; Northeast Downtown Neighborhoods Plan (2011)</u></p>
<p>General Review Criteria: DZC Sec. 12.4.10.7. B &amp; C</p> <p>Check boxes to the right to affirm <b>and</b> include a section in the review criteria for Public Health, Safety and General Welfare narrative attachment.</p>	<p><input checked="" type="checkbox"/> <b>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.</b></p> <p><input checked="" type="checkbox"/> <b>Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</b></p> <p>In the review criteria narrative attachment, please provide an additional section describing <b>how</b> 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 <b>and</b> include a section in the review criteria narrative attachment.</p>	<p><b>Justifying Circumstances - One of the following circumstances exists:</b></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"/> <b>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.</b></p> <p>In the review criteria narrative attachment, please provide a separate section describing <b>how</b> 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)
<b>EXAMPLE</b> 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. 1<sup>st</sup> 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. 1<sup>st</sup> 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]



IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed the day and year first above written.

**GRANTOR:**

2137 GLENARM LLC,  
a Colorado limited liability company

By:   
Name: Melanie Starck  
Title: Authorized Signer

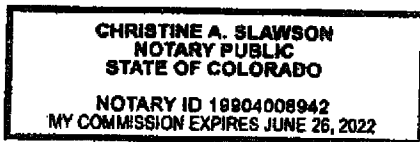
STATE OF Colorado )  
  ) ss.  
COUNTY OF Denver )

The foregoing instrument was acknowledged before me on this 3rd day of January 2019, by Melanie Starck as Authorized Signer on behalf of 2137 Glenarm LLC.

WITNESS my hand and official seal.

My commission expires 4/20/2022

(SEAL)




  
Notary Public

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:

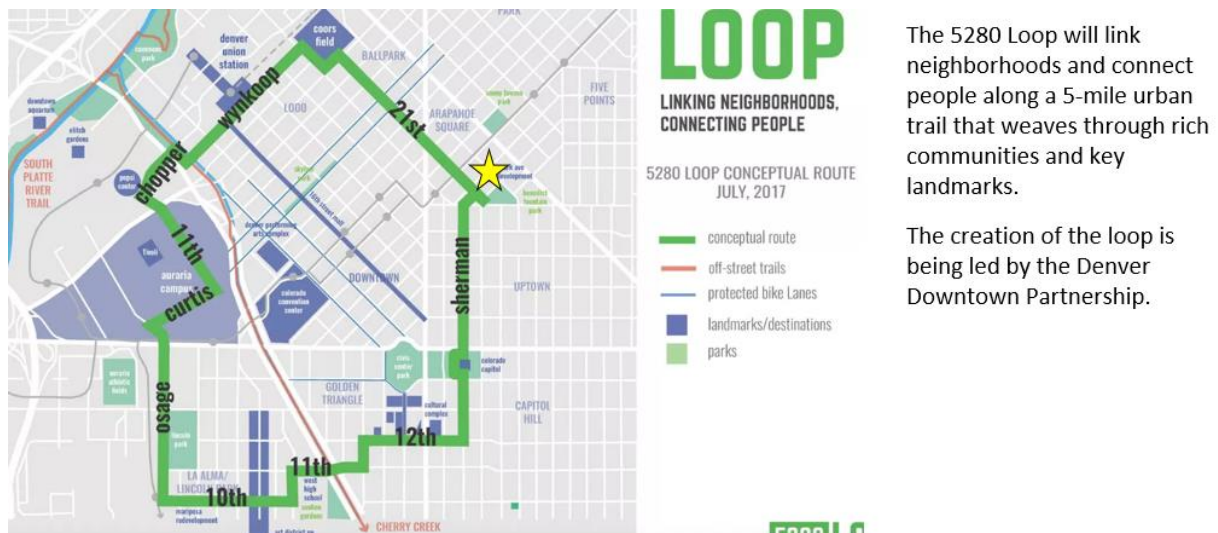
- Promotes infill development where infrastructure and services already exist. (*Goal 8/Strategy A, p.54*)
- Focuses growth by transit stations (*Goal 8/Strategy C, p.54*) and directs significant growth to corridors with strong transit connections. (*Goal 2/Strategy A, p.64*)
- Promotes transit-oriented 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



The 5280 Loop will link neighborhoods and connect people along a 5-mile urban trail that weaves through rich communities and key landmarks.

The creation of the loop is being led by the Denver Downtown Partnership.

**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 22<sup>nd</sup> 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.

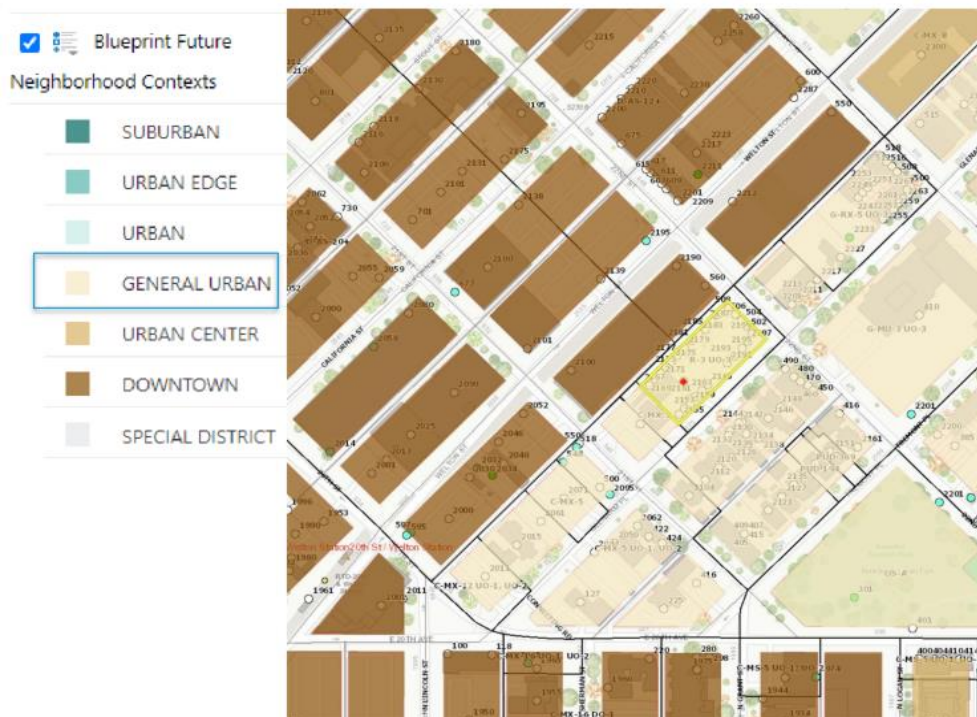
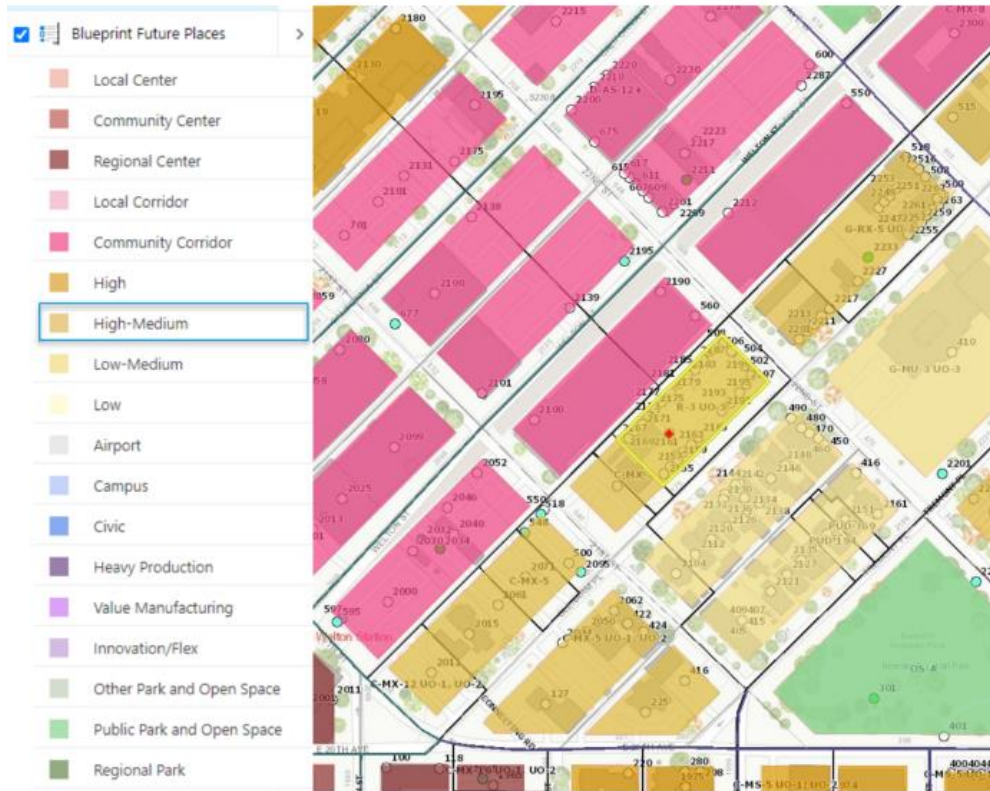
**Attachment C**  
**Rezoning Review Criteria Narratives**

- 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 20<sup>th</sup> 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 20<sup>th</sup> 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 21<sup>st</sup> 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 20<sup>th</sup> 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

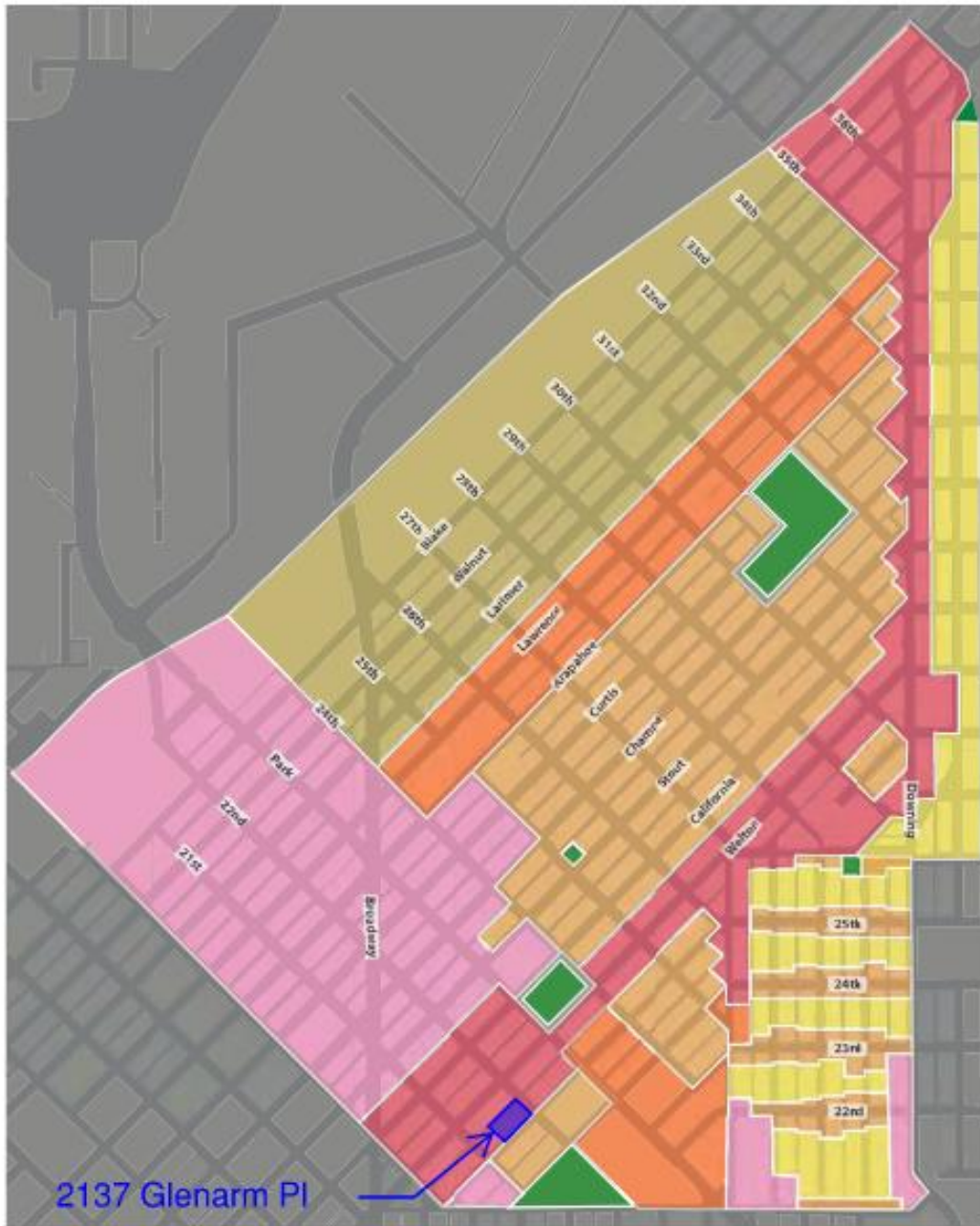
Concept Height Map – The property is designated as 5-stories, which is in line with the proposed G-RX-5 zone district.





**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 20<sup>th</sup> 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).

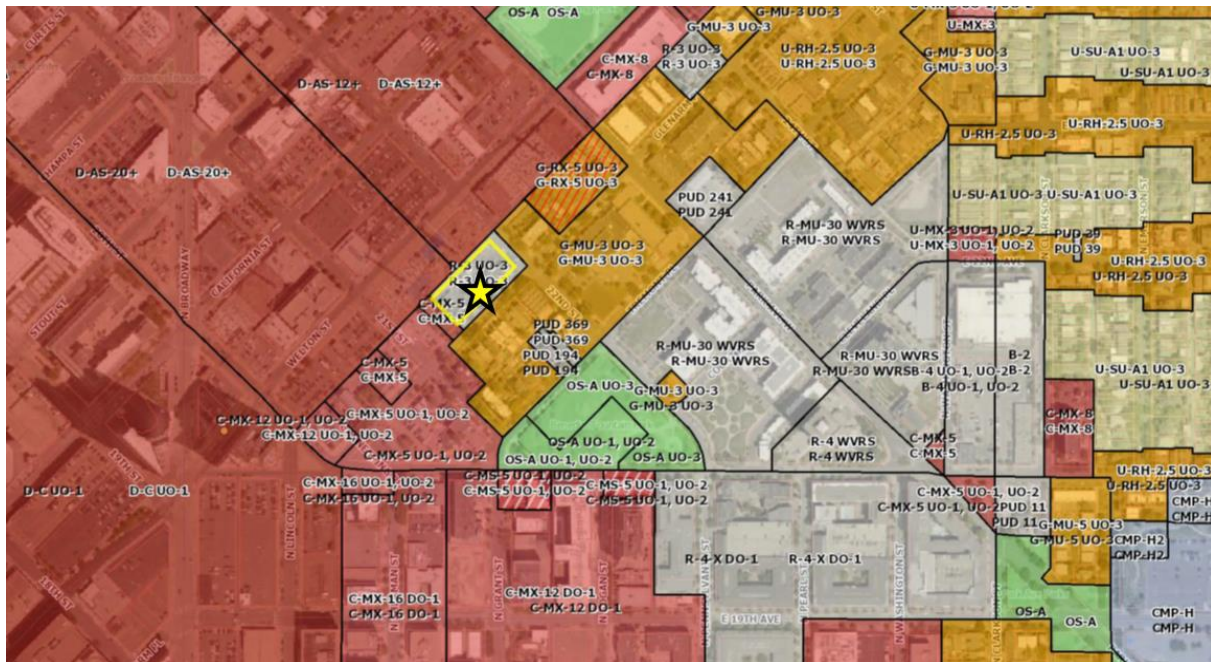
Additionally, the area around the property has changed considerably and in ways the original zoning could not have contemplated. The revitalization of downtown Denver and the expansion of transit options have changed the context considerably. From an area characterized by parking lots and single-story 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 20<sup>th</sup> 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 22<sup>nd</sup> 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.

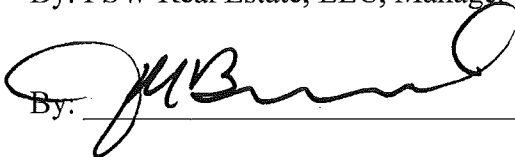
**WHEREAS**, the Company owns a 70% fee simple interest in the real property located at 2137 Glenarm Place, Denver, CO 80205 (the “**Property**”).

**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*  
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Shirley M. Diepenbrock, Trustee

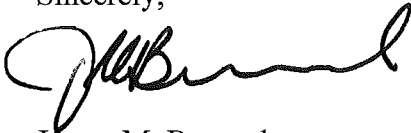
August 27, 2019

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,

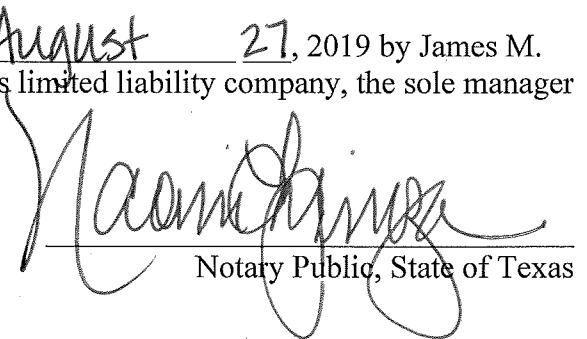
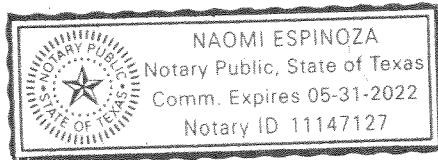


James M. Bernard  
Manager of PSW Real Estate, LLC, the sole manager of PSW-Glenarm, LLC

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

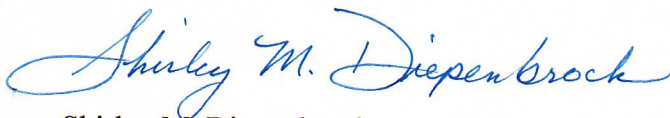
August 28, 2019

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,

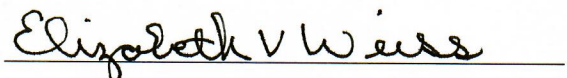
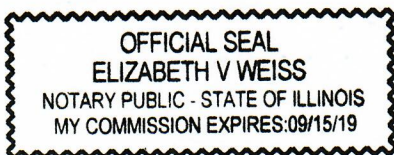


Shirley M. Diepenbrock  
Trustee of The Shirley M. Diepenbrock Living Trust Dated August 29, 2000

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

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

August 1, 2021

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

**RE: CHUN support for rezoning of 2137 Glenarm Place**

To Whom It May Concern:

Capitol Hill United Neighborhoods, Inc. ("CHUN"), a Colorado nonprofit corporation and Denver's largest, oldest registered neighborhood organization (RNO), **is pleased to announce its support for the proposed rezoning of 2137 Glenarm Place property from its current designation to G-RX-5.**

On Thursday, July 29, 2021, the Capitol Hill United Neighborhoods Board of Directors held a regularly scheduled board meeting. Ryan Keeney, as co-chair of the CHUN Urban Planning Committee, shared the committee's report pertaining to this rezoning. Subsequently, board member Joel Brown moved to support this rezoning. The motion was seconded by Kathy Callender.

- Votes favoring the motion: 20
- Votes opposing the motion: 0
- Votes abstaining from taking a position: 1

As with any rezoning, we acknowledge some may have concerns about the request. However, we feel it is important to examine this request in a comprehensive way. In doing so, the proposed rezoning (1) promotes residential density and mixed-use development that is close to downtown; (2) provides pathways to homeownership; (3) is thoughtfully located in a multi-modal transit-oriented location, served by existing infrastructure; (4) advances CHUN's mission to promote walkable access to amenities for live, work and recreate; and (5) avoids displacement of existing residents or businesses by activating a now, vacant surface lot.

CHUN's mission is *Preserving the Past, Improving the Present, and Planning for the Future* of Greater Capitol Hill through historic preservation, addressing homelessness, promoting smart land use and zoning, advancing safety, and supporting civic engagement. **We encourage City leaders, including members of the Denver Planning Board and City Council, to support this rezoning.**

Sincerely,



Travis Leiker  
President & Executive Director  
Capitol Hill United Neighborhoods