

**From:** Christopher Auxier [chris.auxier@pswrealestate.com](mailto:chris.auxier@pswrealestate.com) 

**Subject:** 2137 Glenarm - RNO Outreach - Welton Corridor

**Date:** June 17, 2019 at 5:25 PM

**To:** [info@weltoncorridor.com](mailto:info@weltoncorridor.com)

**Cc:** Allison Jones [allison.jones@pswrealestate.com](mailto:allison.jones@pswrealestate.com), Craig Supplee [csupplee@hoasimple.com](mailto:csupplee@hoasimple.com), Ted Freedman [Ted.f.freedman@gmail.com](mailto:Ted.f.freedman@gmail.com)

CA

Greetings neighbor! Please allow us to introduce our company, PSW Real Estate. At PSW, we develop urban communities ranging from just a few single-family homes to 150+ unit mixed use projects. We don't take a formulaic approach to development. We take pride in building great, quality housing and mixed-use projects that fulfill a unique need within the communities we shape.

We are the owners of **2137 Glenarm Place**, a surface parking lot within the boundaries of the **Welton Corridor Property Owners RNO**. Our property sits across the alley from Radiant, a new 18-story multifamily rental project by LMC. We plan to redevelop the property with a primarily residential program and hope to offer the neighborhood for-sale condominiums. In advance of our rezoning application to the City, we are reaching out to make you aware of our intention to re-zone the property from R3 (under the 1956 Denver Zoning Code) to C-RX-8 under the newer zoning code and Blueprint Denver.

As part of our initial outreach, we spoke with leaders of the directly impacted RNO, the Clements Historic District Neighborhood Association, as well as Curtis Park Neighbors Association. Both have expressed support for our re-zone request. We are requesting 8-stories in part because of the challenge of building a quality residential project up against a 5-story parking garage across the alley. While the City suggested MX zoning was appropriate, we are requesting RX in response to neighborhood concerns about traffic associated with potential office uses.

We welcome the opportunity to discuss our project with you. Please contact us at any time to discuss and or set up a time to meet and walk through our goals for the re-zone. You are also encouraged to speak with the Clements Historic District Neighborhood Association (Craig Supplee and Ted Freeman are cc:d on this email) regarding its support of the project.

Regards,





**CHRISTOPHER AUXIER**

Director of Acquisitions & Development

O:  [\(512\) 201-2700](tel:(512)201-2700) Ext 110

C: [720-232-0160](tel:720-232-0160)

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