

1240 SPEER BLVD

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DENVER, CO

A CONCEPT PREPARED BY

Brown Collective

# STORY

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At Brown Collective we strive for each of our projects to be authentic. It is our intention that every design is a direct reflection of its location - the history, lifestyle, and biology.

We aim not to create experiences but **invite** them.

The Speer Blvd Penthouses tease the senses through playful interaction with the cityscape, an undeniable feeling of modern luxury, and an intriguing take on nonconformity. Here, new money aesthetic meets your every day needs. Every detail is taken into careful consideration for an incomparable penthouse living experience.



PROVOCATIVE

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BOLD

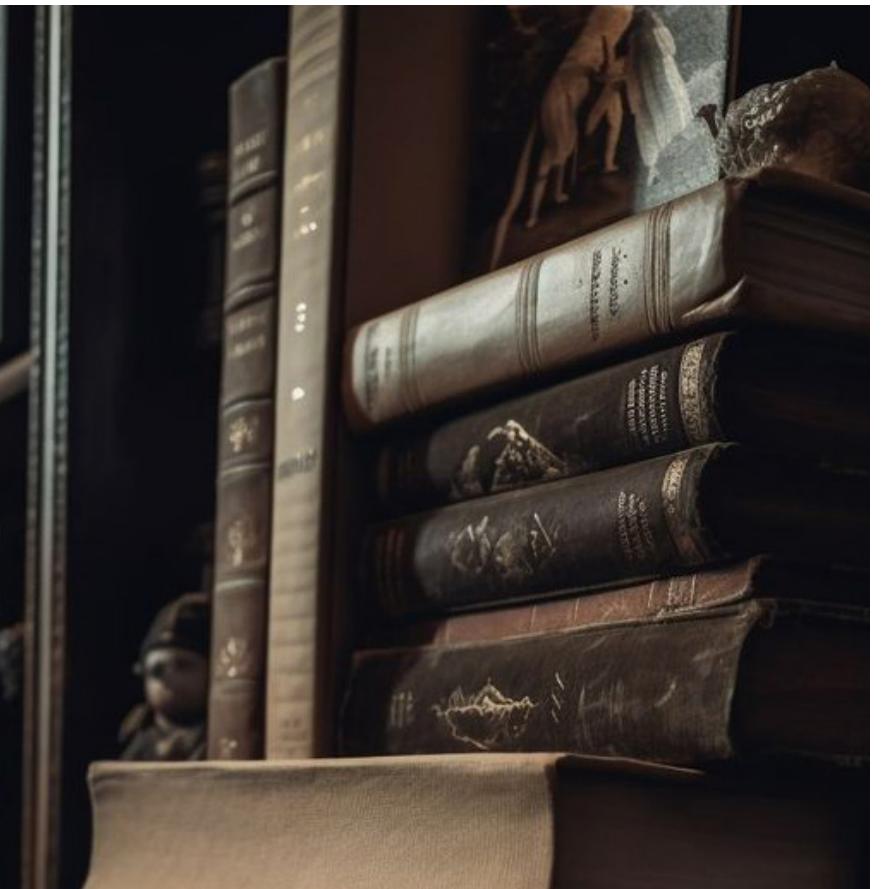
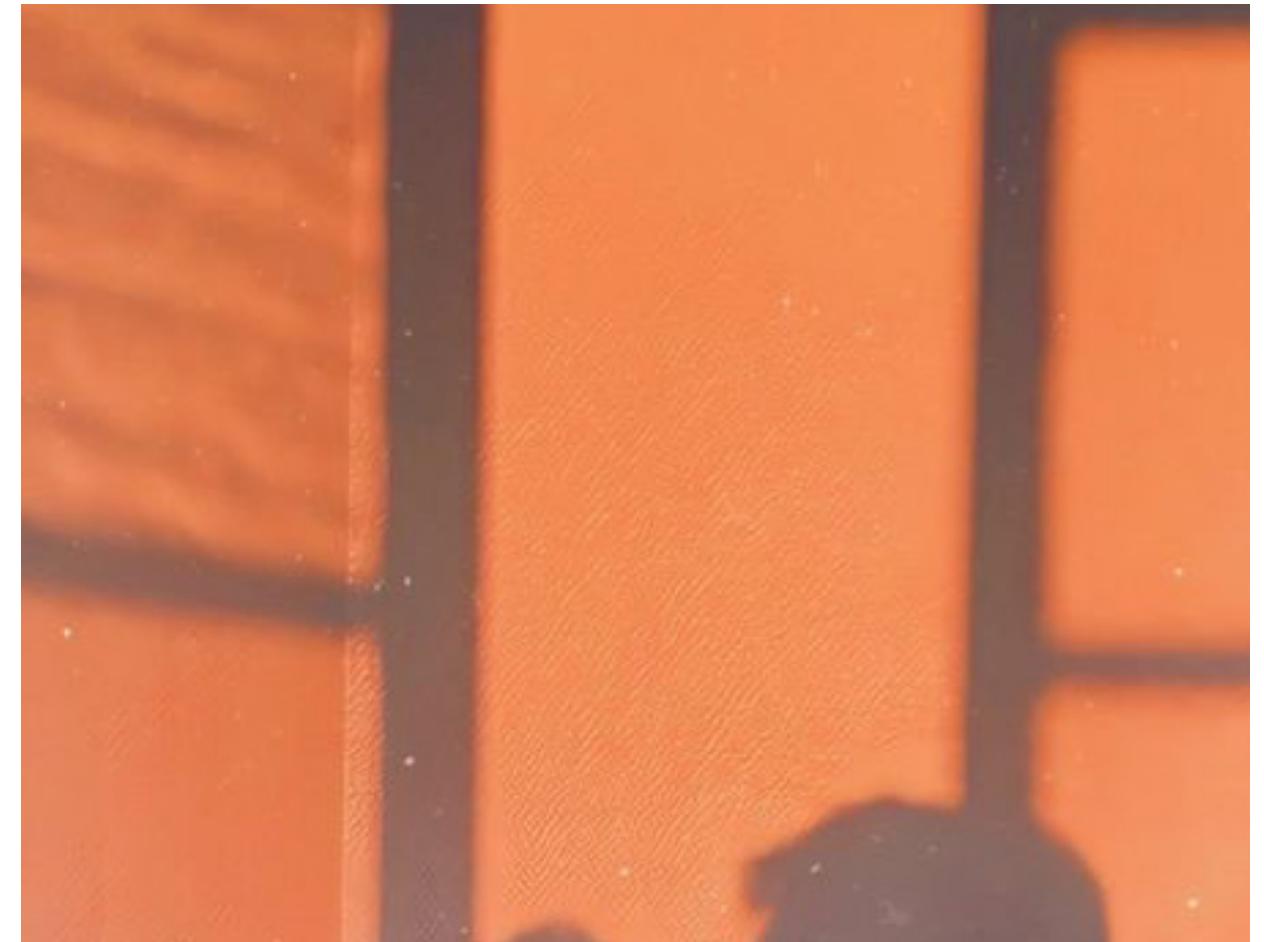
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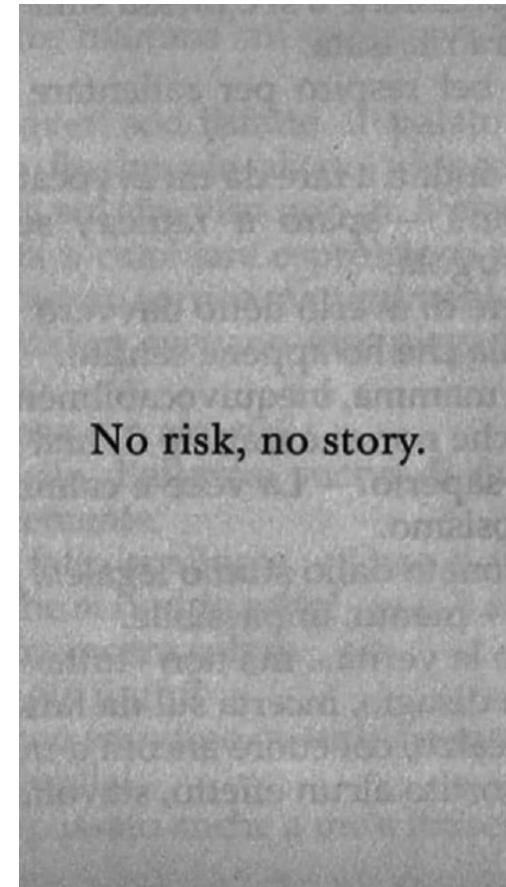
POLISHED

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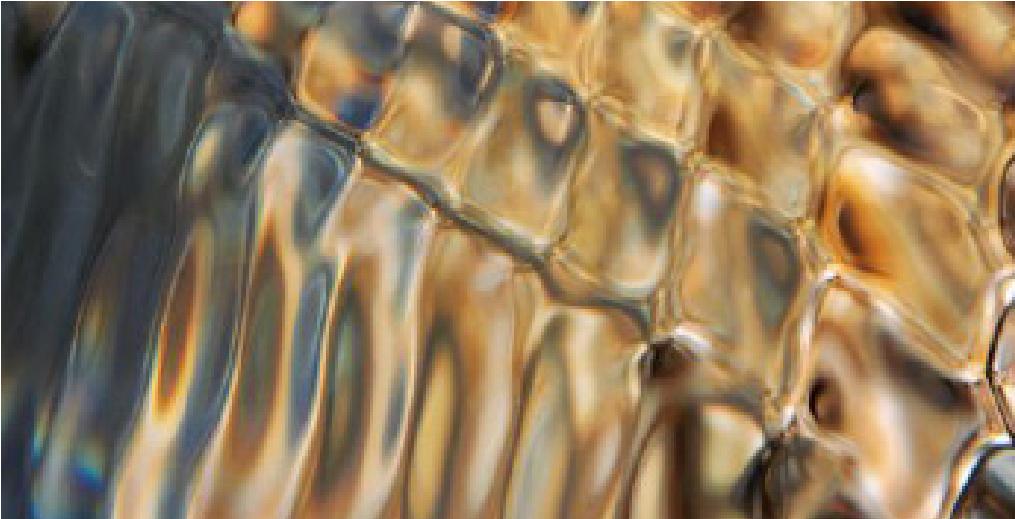
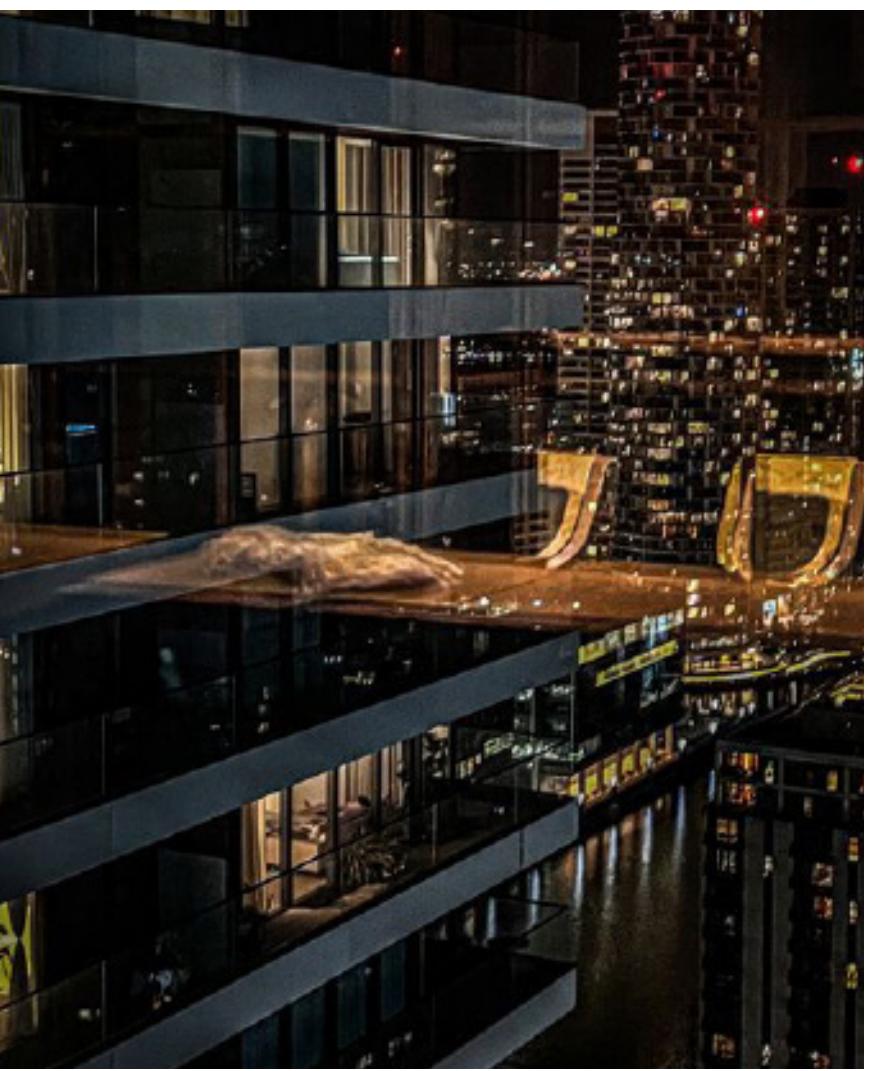
PROVOCATIVE | serving or tending to provoke, excite, or stimulate



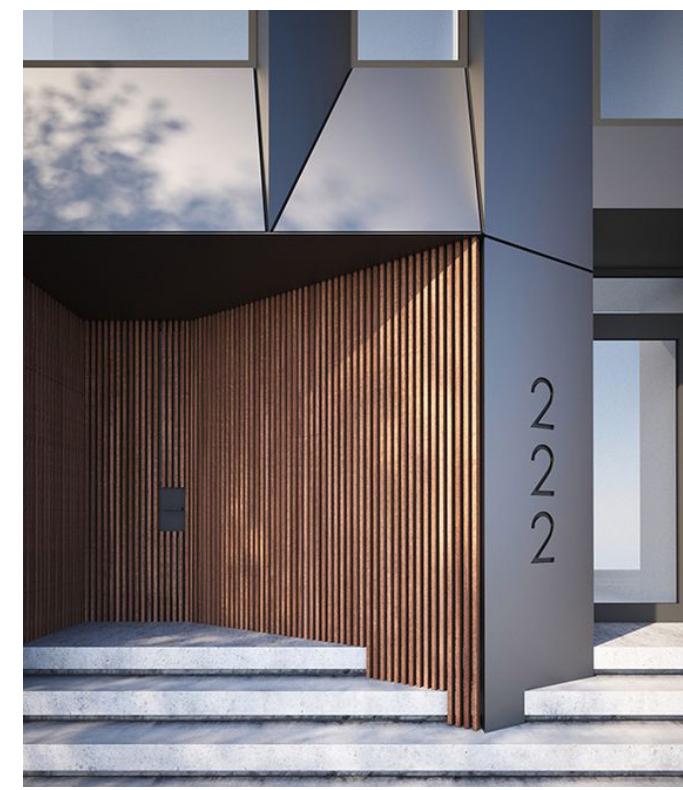
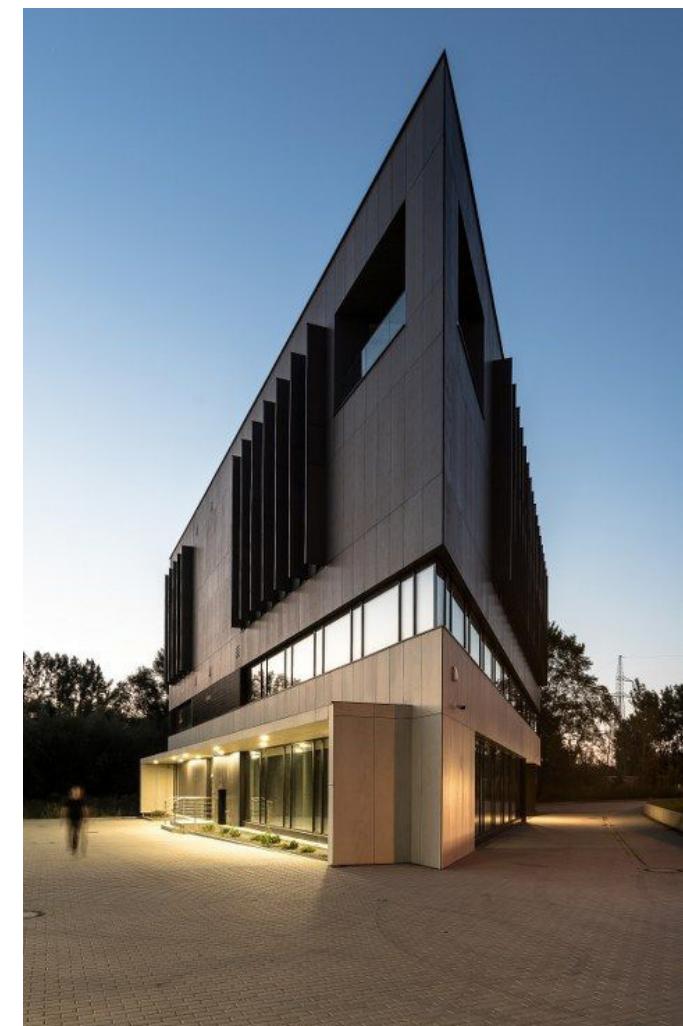
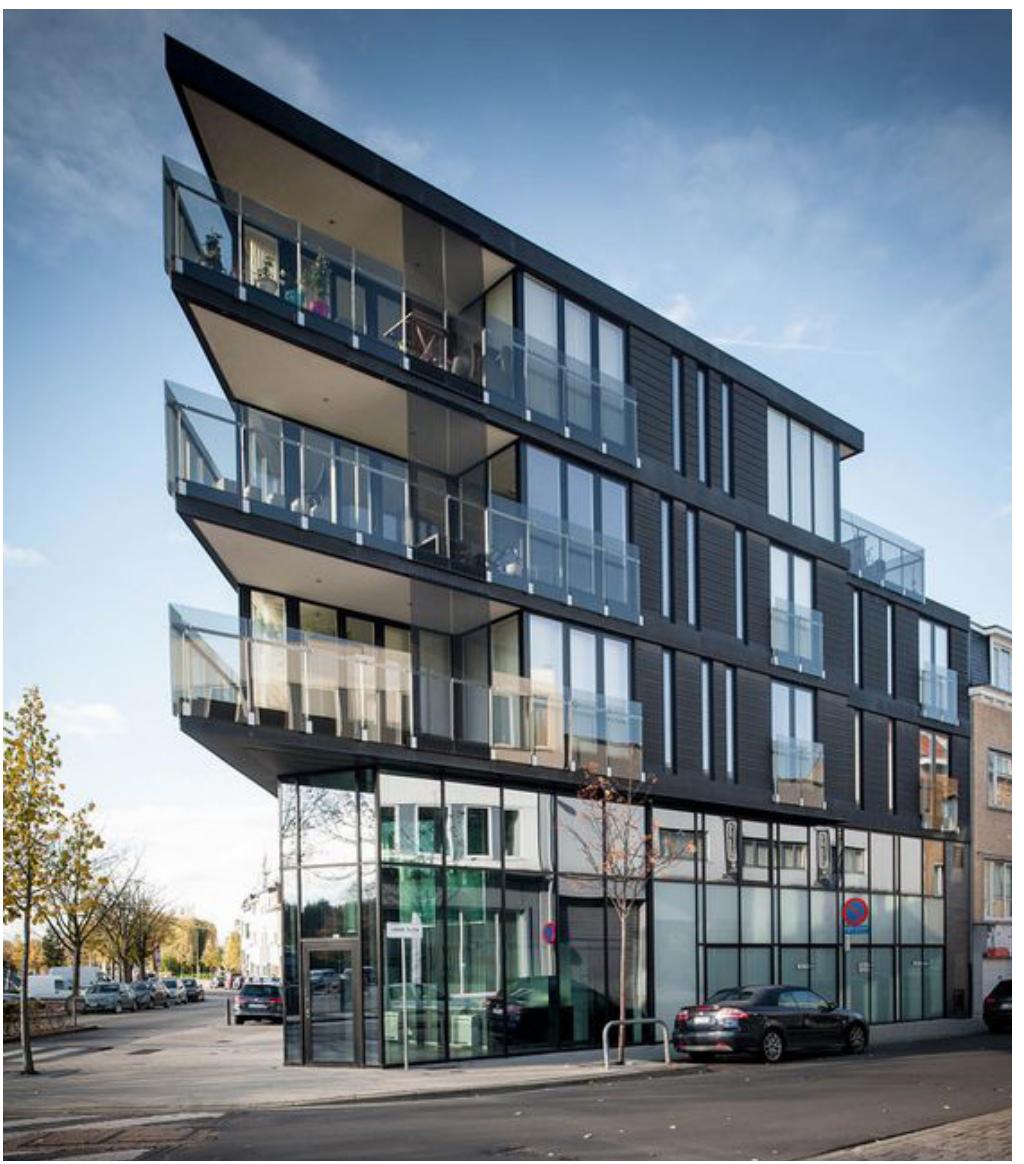
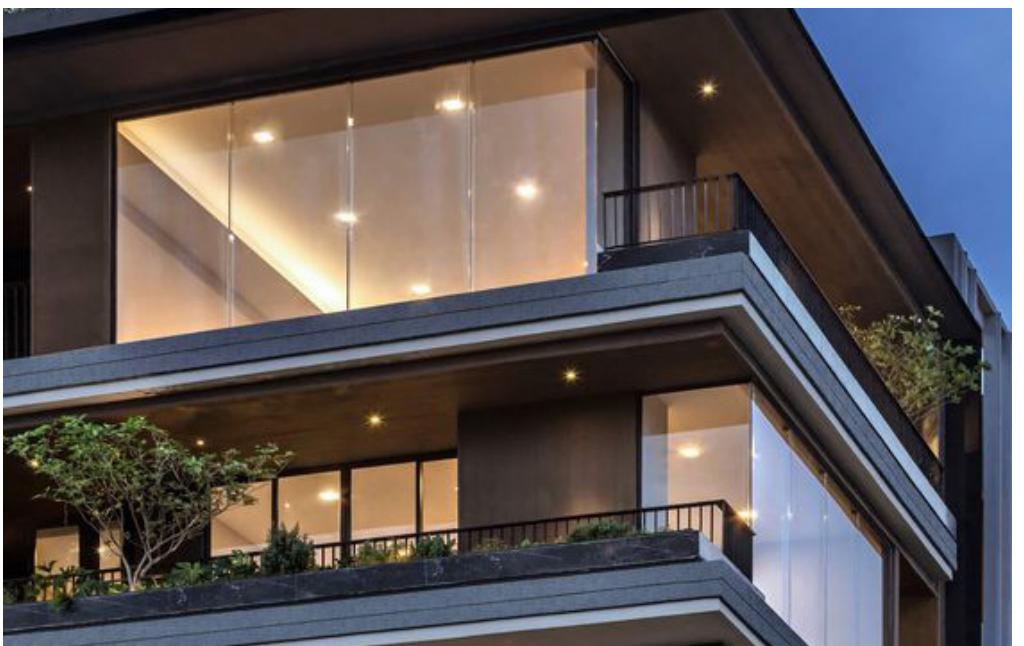
BOLD | beyond the usual limits of conventional thought or action



POLISHED | characterized by a high degree of development, finish, or refinement



## EXTERIOR INSPIRATION



# INTERIOR INSPIRATION



1240 SPEER  
BLVD

Project Number	CONCEPT-1
Date	12/22/23
Description	ZONING CALCS
Drawing Scale	

NEED TO UPDATE INFORMATION HERE:  
PROVIDE VICINITY MAP, SHEET INDEX  
ZONING CALCS, INSERT CIVIL SHEETS

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# 1240 SPEER BLVD

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Project Number	CONCEPT-1
Date	12/22/23
Description	CODE ANALYSIS
Drawing Scale	

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## C. Standards

### 1. Maximum Floor Area Ratio with Incentives and Transfers

The total floor area ratio of all existing and proposed Structures on a Zone Lot may be developed to the maximum floor area ratio with incentives set forth in the building form tables by meeting the requirements of this Section 8.6.5.1. Floor area incentives and transfers of undeveloped floor area shall not:

- Increase the floor area ratio on any Zone Lot by more than the maximum amount shown in the following table; or
- Cause the total floor area ratio on any Zone Lot to exceed the maximum floor area ratio with incentives set forth in the building form tables.

SUMMARY OF FLOOR AREA INCENTIVES AND TRANSFERS OF UNDEVELOPED FLOOR AREA ALLOWED IN THE D-GT ZONE DISTRICT		
FLOOR AREA INCENTIVE/TRANSFER	ADDITIONAL FLOOR AREA AVAILABLE WITH INCENTIVE/TRANSFER	MAXIMUM FLOOR AREA INCREASE ALLOWED ON A ZONE LOT
Enhanced Affordable Housing	7.0 FAR	7.0 FAR
Enhanced Linkage Fees	7.0 FAR	7.0 FAR
Historic Preservation – Rehabilitation of Historic Structure	4 sf premium per 1 sf rehabilitation	No maximum
Historic Preservation – Transfer of Undeveloped Floor Area from Historic Structure	5.0 FAR	5.0 FAR
Underground Parking	1.5 sf premium per 1 sf underground parking	2.0 FAR

### 2. Enhanced Affordable Housing

An increase in floor area ratio up to 7.0 FAR is permitted if a Structure qualifies for the incentives for enhanced on-site compliance as set forth in D.R.M.C. Chapter 27, Article X Mandatory Affordable Housing and any applicable Rules and Regulations.

### 3. Enhanced Linkage Fees

An increase in floor area ratio up to 7.0 FAR is permitted if a Structure is primarily nonresidential and provides payment of a linkage fee, as set forth in D.R.M.C. Chapter 27, Article V Dedicated Funding for Affordable Housing and any applicable Rules and Regulations, that is equal to two (2) times the current applicable rate. For the purposes of this section, a Structure that is primarily nonresidential shall mean that Primary Residential Uses comprise 50% or less of the total gross floor area excluding parking.

**Architect:**  
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Golden, CO 80401  
[ryan@browncollectivearch.com](mailto:ryan@browncollectivearch.com)  
720.481.8173

For the following Project:  
John Crays, Crays LLC  
Multi-Family Development  
1240 N Speer Blvd  
Denver, CO 80222

#### Zoning Analysis:

Parcel ID: 05034-08-003-000  
Legal Description: VICKERS RESUB WITTERS 1ST ADD B24 L"C" TO "E" EXC NLY 9FT  
Neighborhood: Civic Center  
Subdivision: Vicker's Resubdivision of Lots 7 to 16 Block 24, Witter's First Addition to the City of Denver  
Historic Landmark: No  
Historic Landmark District: No  
Enterprise Zone: Yes  
Zoning: D-GT, Denver Golden Triangle  
Lot Size: 4,480 (.1028 AC)  
Lot Width: Varies (< 75'-0")  
Lot Depth: Varies  
Applicable Zoning Code: 2010 Denver Municipal Zoning Code  
Allowable Uses: General, Point Tower (PT - NA based on lot width)

#### General Building Form – Lot With 75'-0" or Less

**Floor Area Ratio (FAR)**  
FAR per zone lot / FAR with incentives: 8.0 / 15.0 (Section 8.6.5.1 for incentives)

**Height**  
Zone lot with FAR of 8.0 or less / FAR more than 8.0: 200' / 250'

**Siting**  
Required Build-To by Street  
Primary Street: 70%  
Primary Street build to range (Speer): 10' / 20'

**Setbacks**  
Primary Street (min Speer): 10'  
Side Interior/Rear (min): 0'

**Residential Setbacks**  
Primary Street (min Speer): 10'

**Open Space:** NA

**Design Elements**  
Upper story setback above 8-stories or 110'-0": 100% / 20'

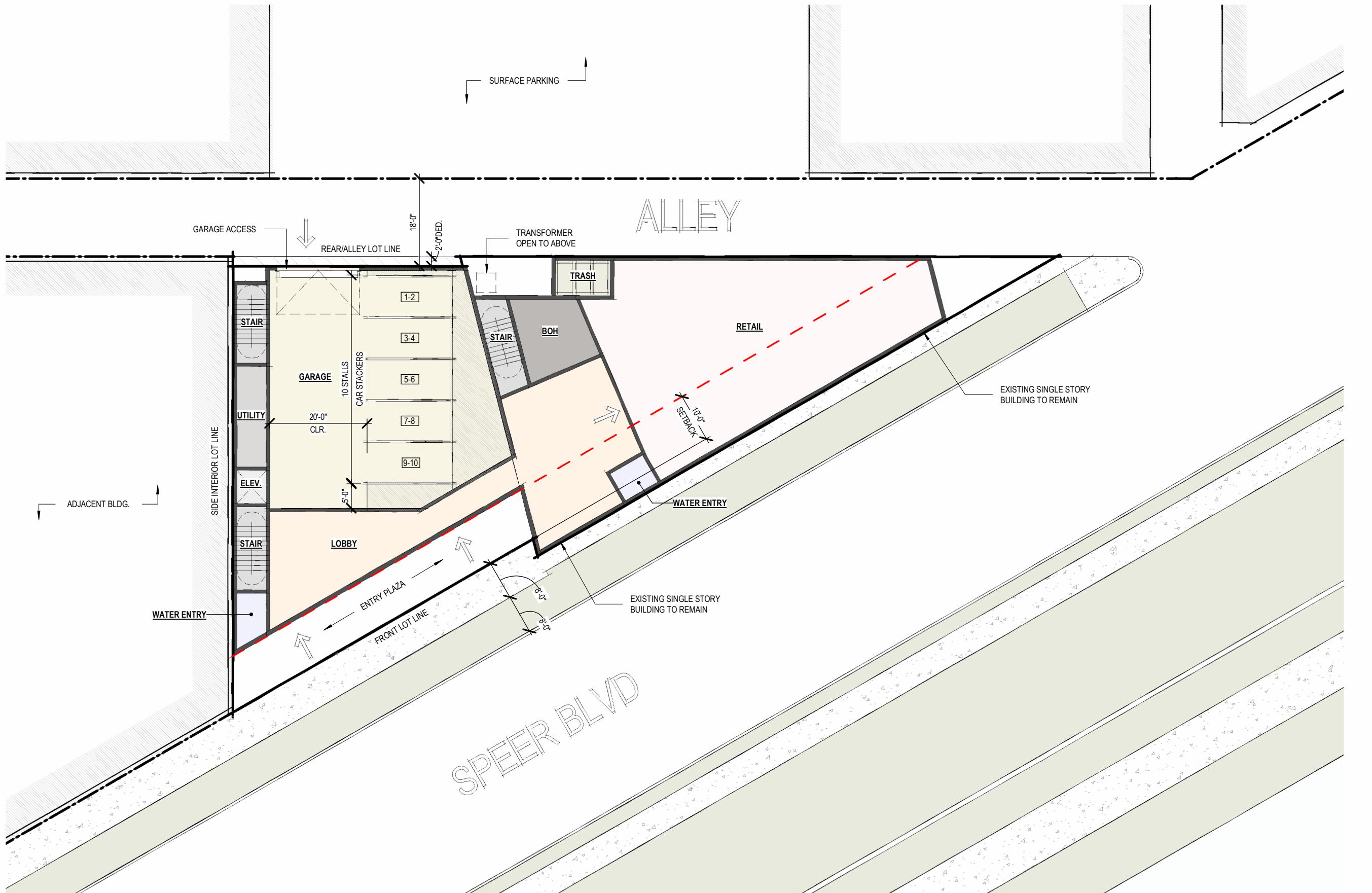
**Street Level Activation:**  
Transparency, Primary Street min: 60% / 40% (residential only)

**Uses**  
(1) All permitted used shall be allowed within this building form, see Division 4.4 Uses and Parking  
(2) Street level active uses (70%)

**Parking**  
Min. Parking Requirements: No min. in D-GT zone district

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Project Number	CONCEPT-1
Date	12/22/23
Description	SITE PLAN
Drawing Scale	1" = 20'-0"



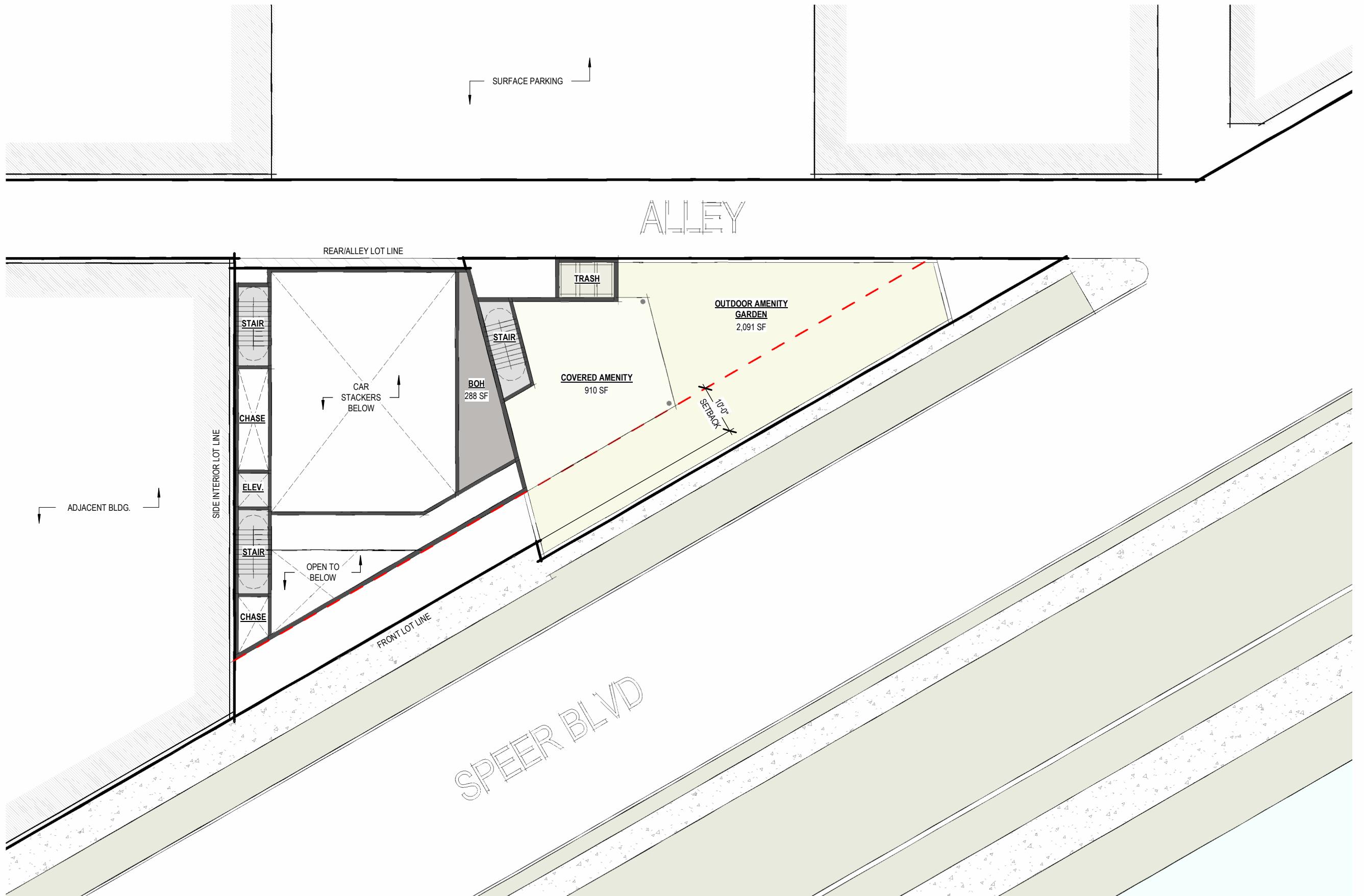
① SITE PLAN / 1ST FLOOR  
1" = 20'-0"



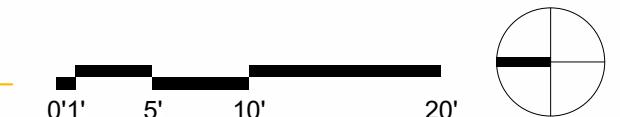
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Project Number	CONCEPT-1
Date	12/22/23
Description	AMENITY DECK PLAN
Drawing Scale	1" = 20'-0"

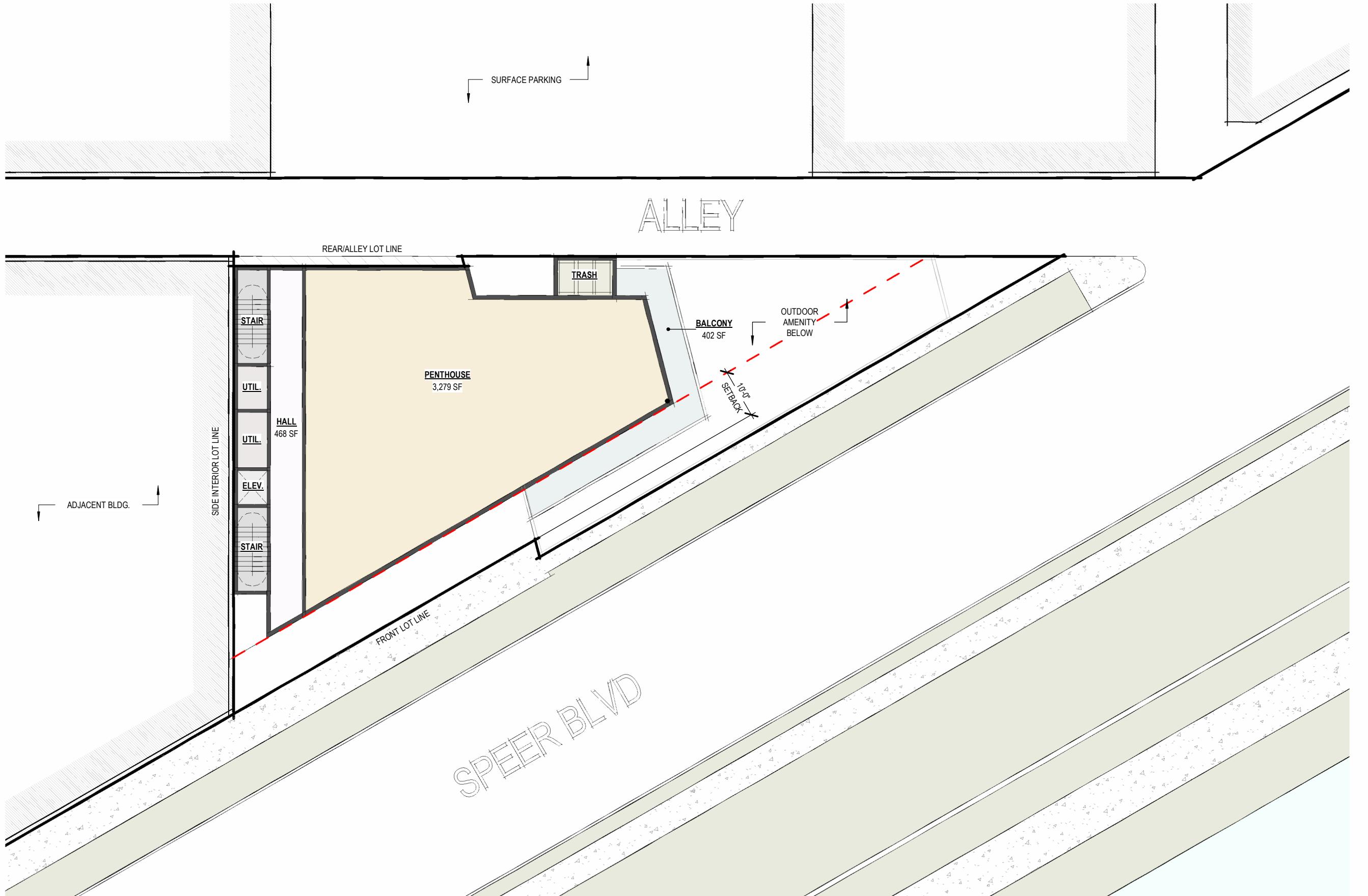


① AMENITY DECK PLAN  
1" = 20'-0"



# 1240 SPEER BLVD

Project Number	CONCEPT-1
Date	12/22/23
Description	2ND-8TH PLAN
Drawing Scale	1" = 20'-0"



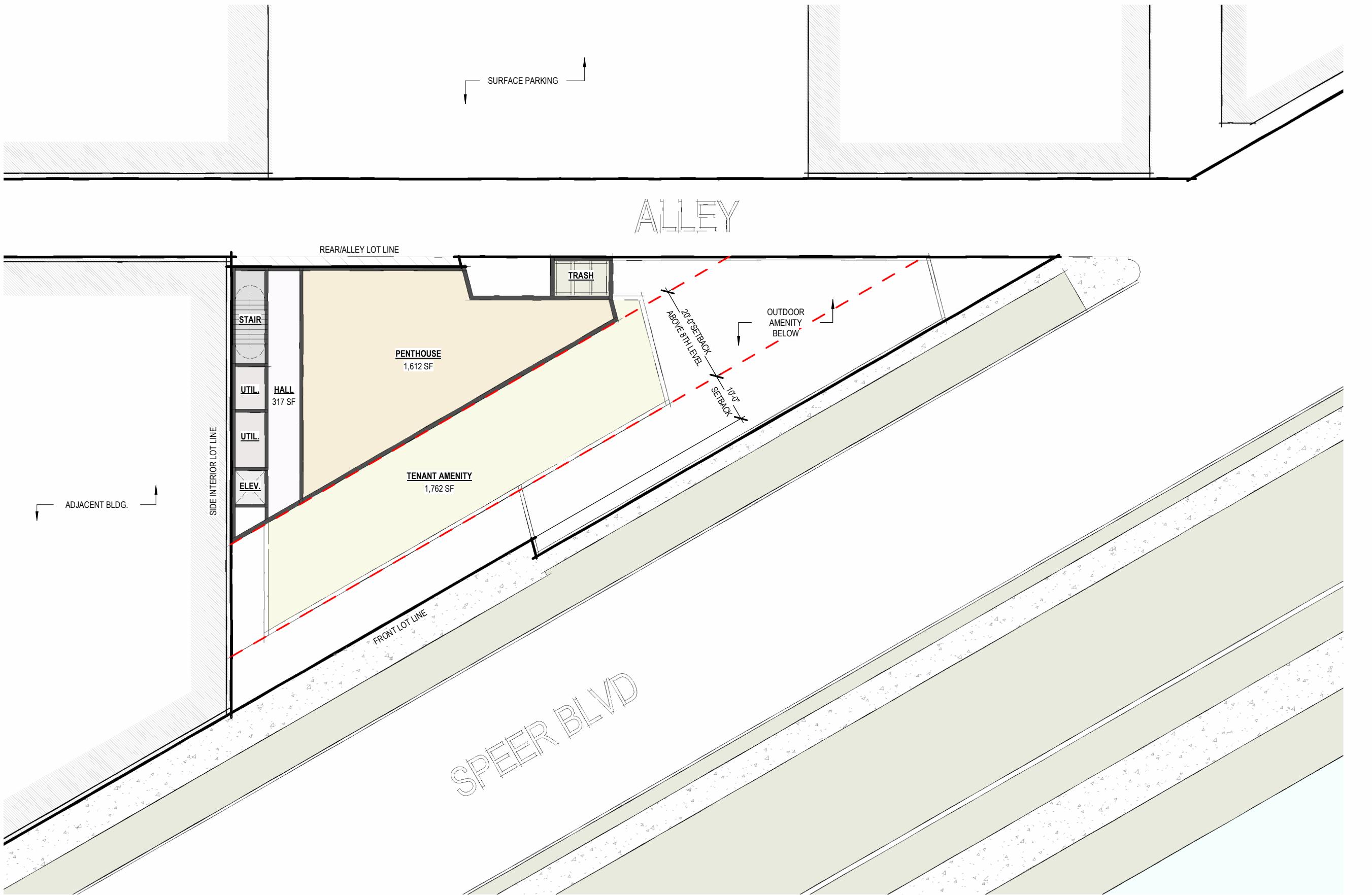
① 2ND LEVEL FLOOR PLAN  
1" = 20'-0"



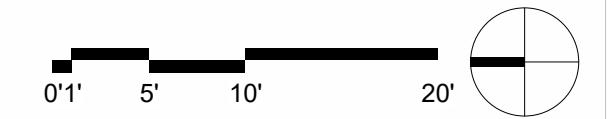
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Project Number	CONCEPT-1
Date	12/22/23
Description	9TH-11TH PLAN
Drawing Scale	1" = 20'-0"



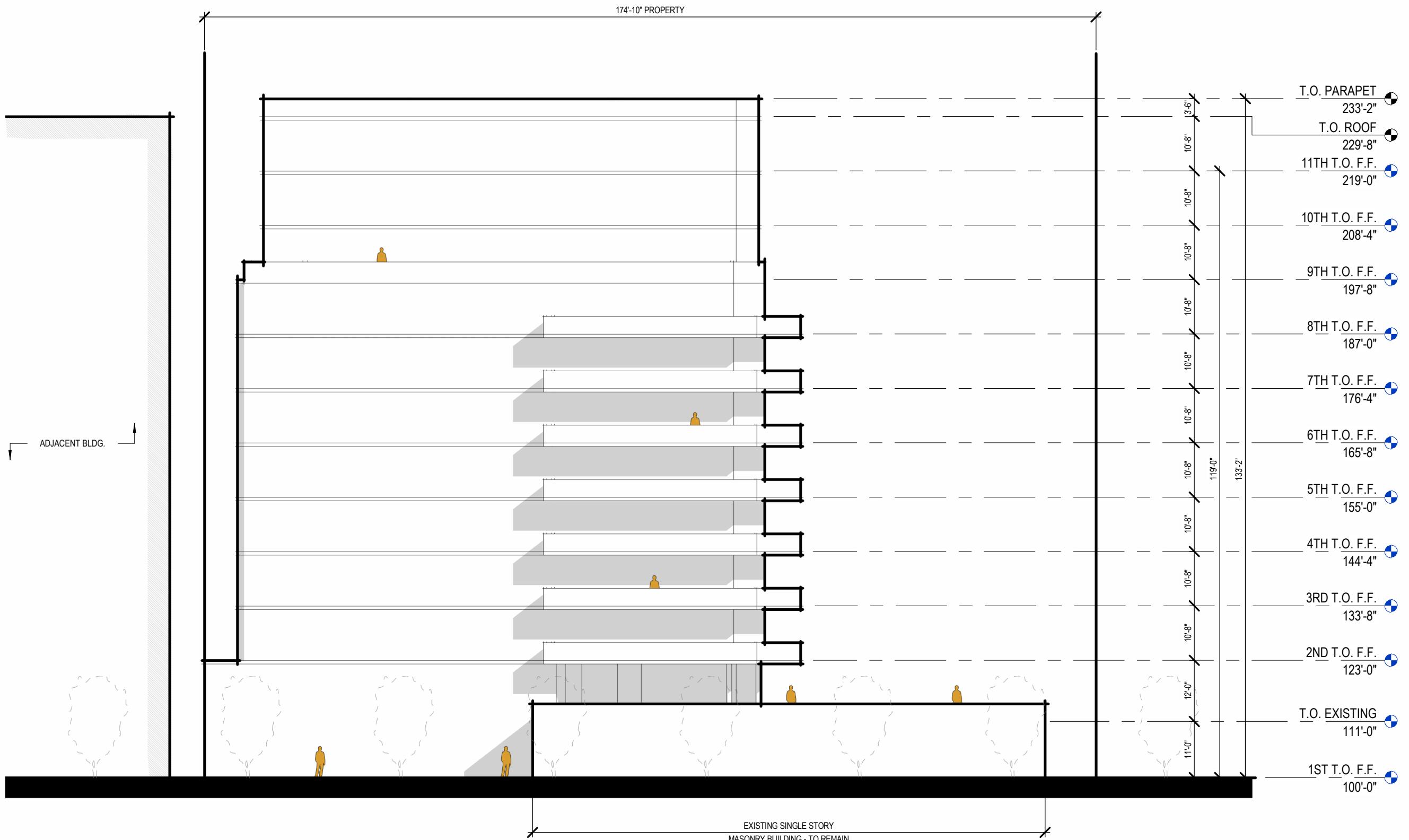
① 9TH LEVEL FLOOR PLAN  
1" = 20'-0"



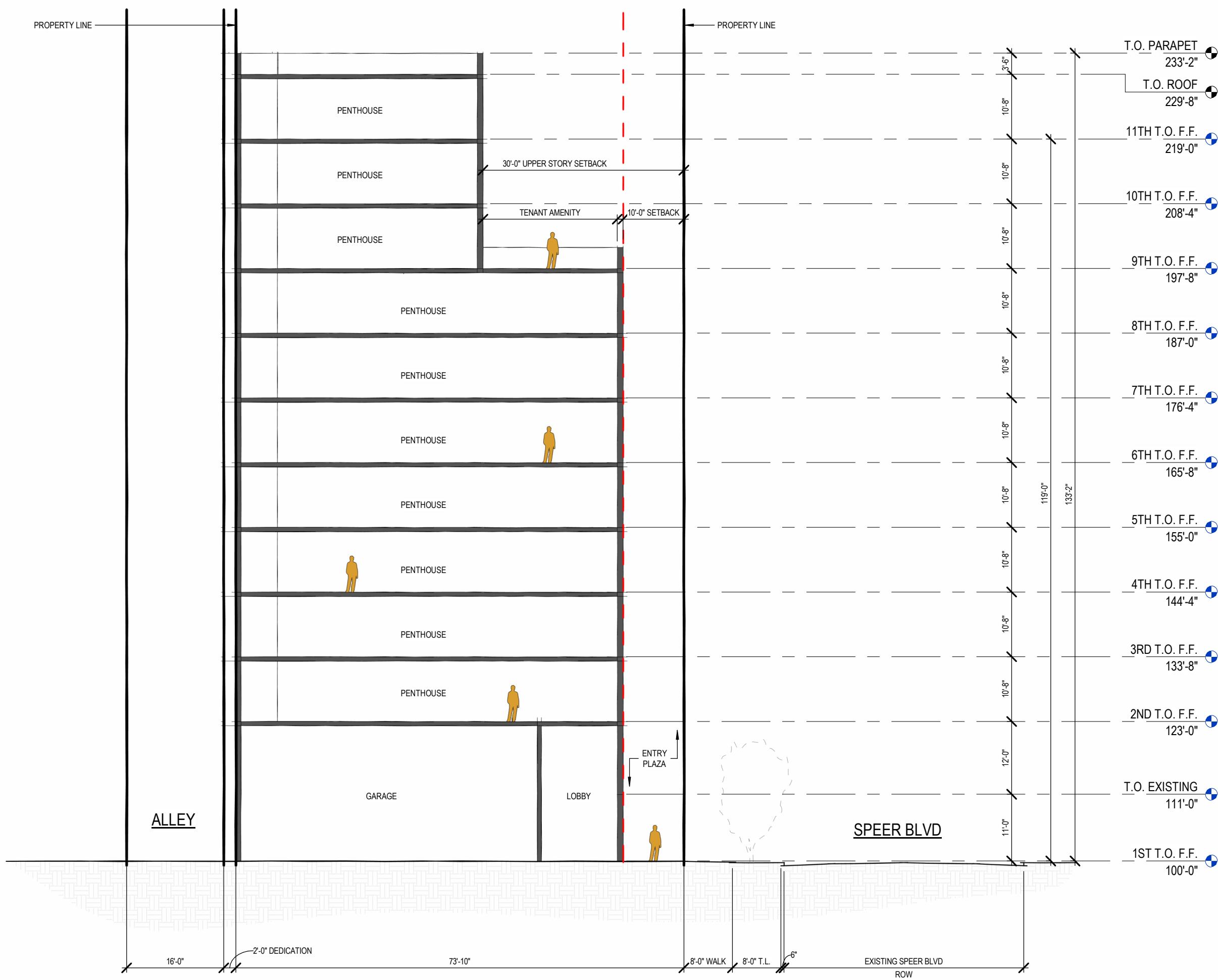
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# 1240 SPEER BLVD

Project Number	CONCEPT-1
Date	12/22/23
Description	SPEER ELEVATION
Drawing Scale	1" = 20'-0"



① CONCEPT ELEVATION  
1" = 20'-0"



**1240 SPEER  
BLVD**

Project Number	CONCEPT-1
Date	12/22/23
Description	BUILDING SECTION
Drawing Scale	1/16" = 1'-0"

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1 E/W CONCEPT BUILDING SECTION  
1/16" = 1'-0"

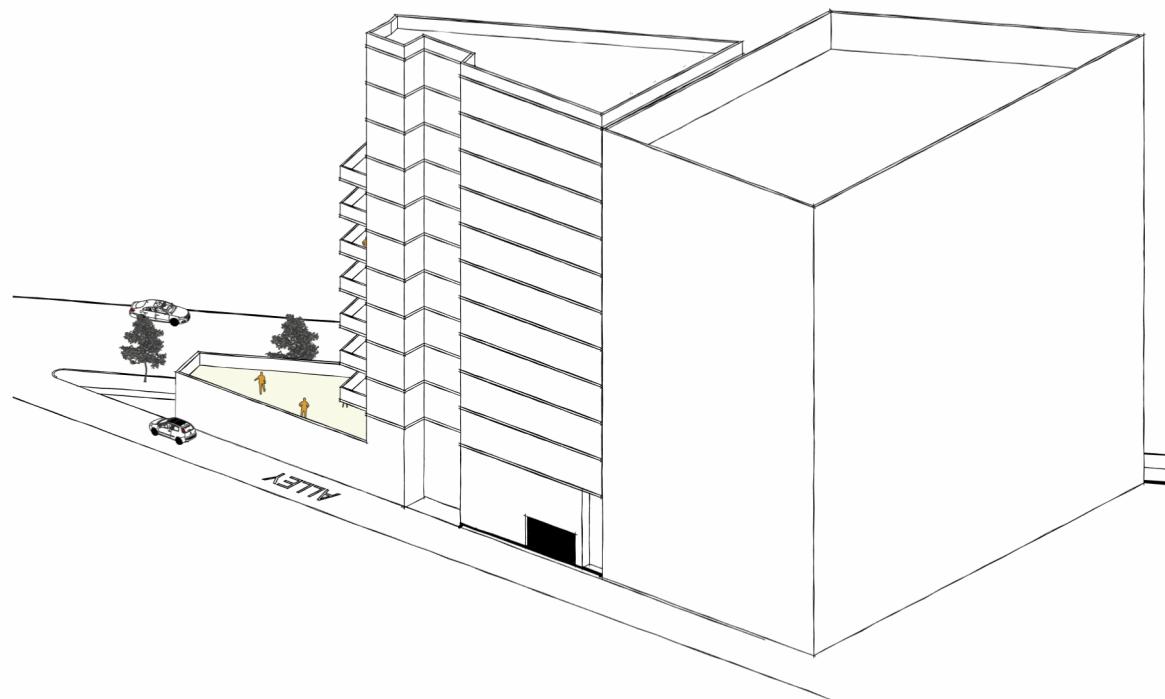
# 1240 SPEER BLVD

Project Number CONCEPT-1

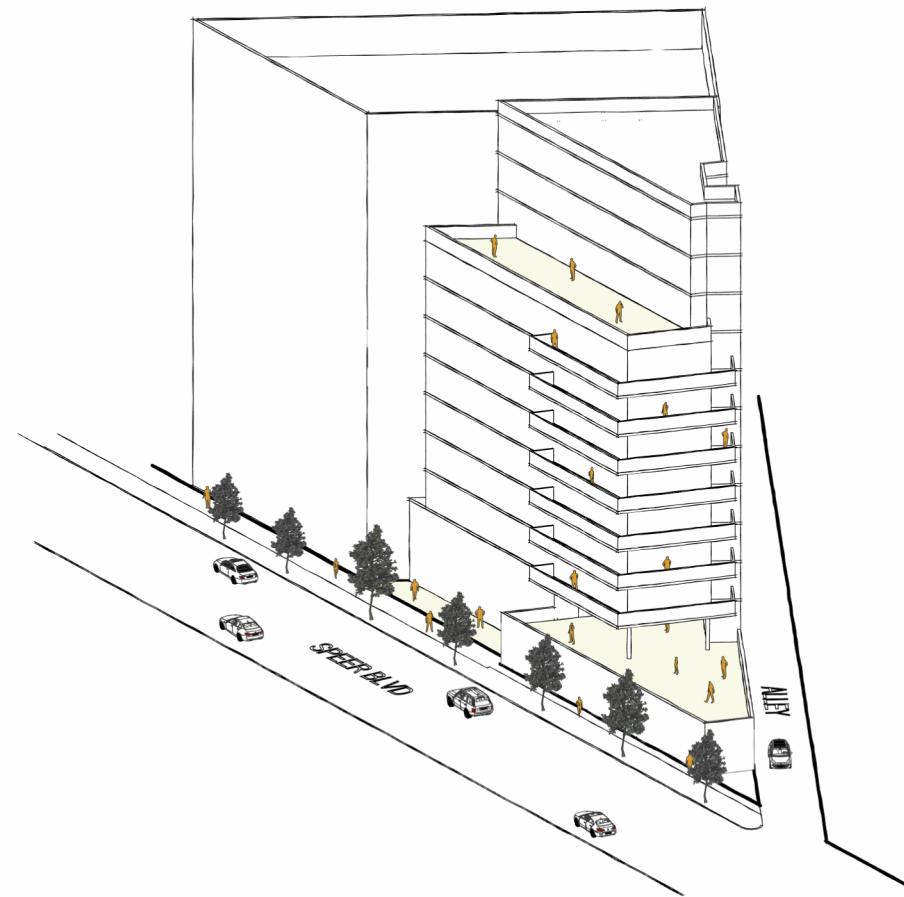
Date 12/22/23

Description 3D AXONOMETRIC

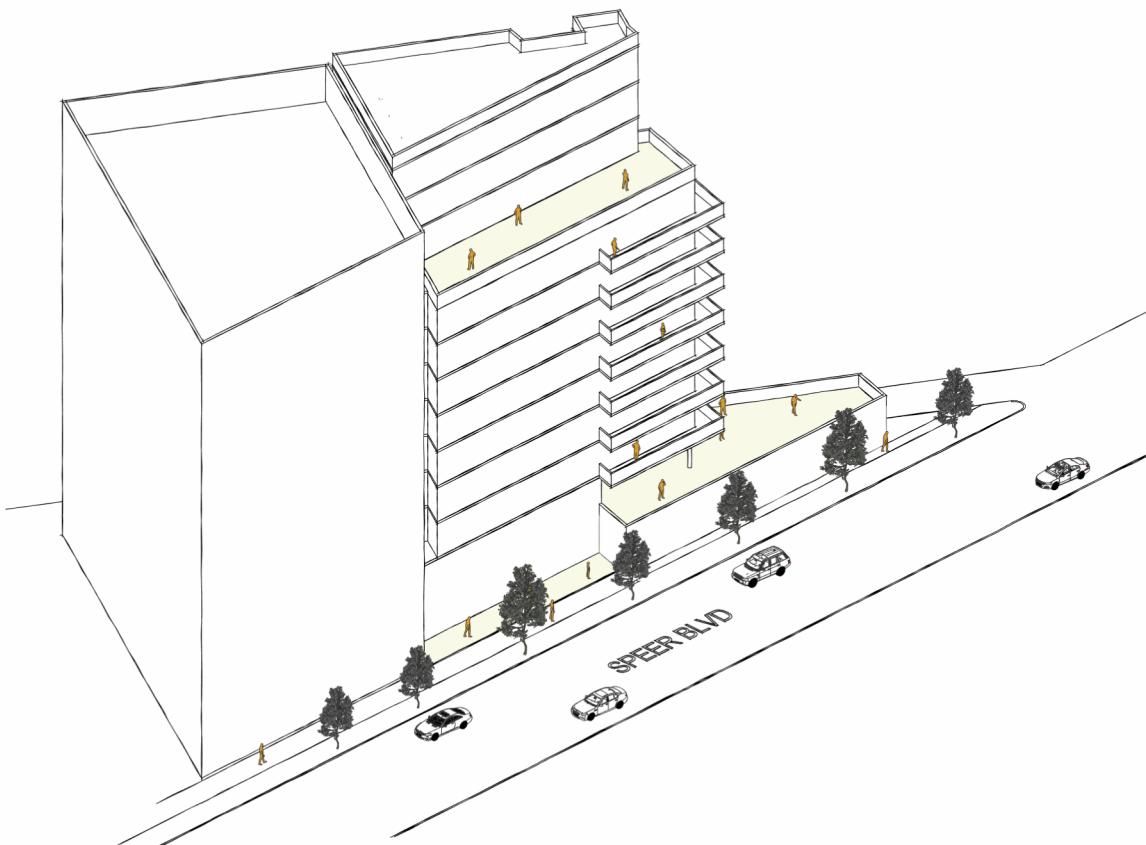
Drawing Scale



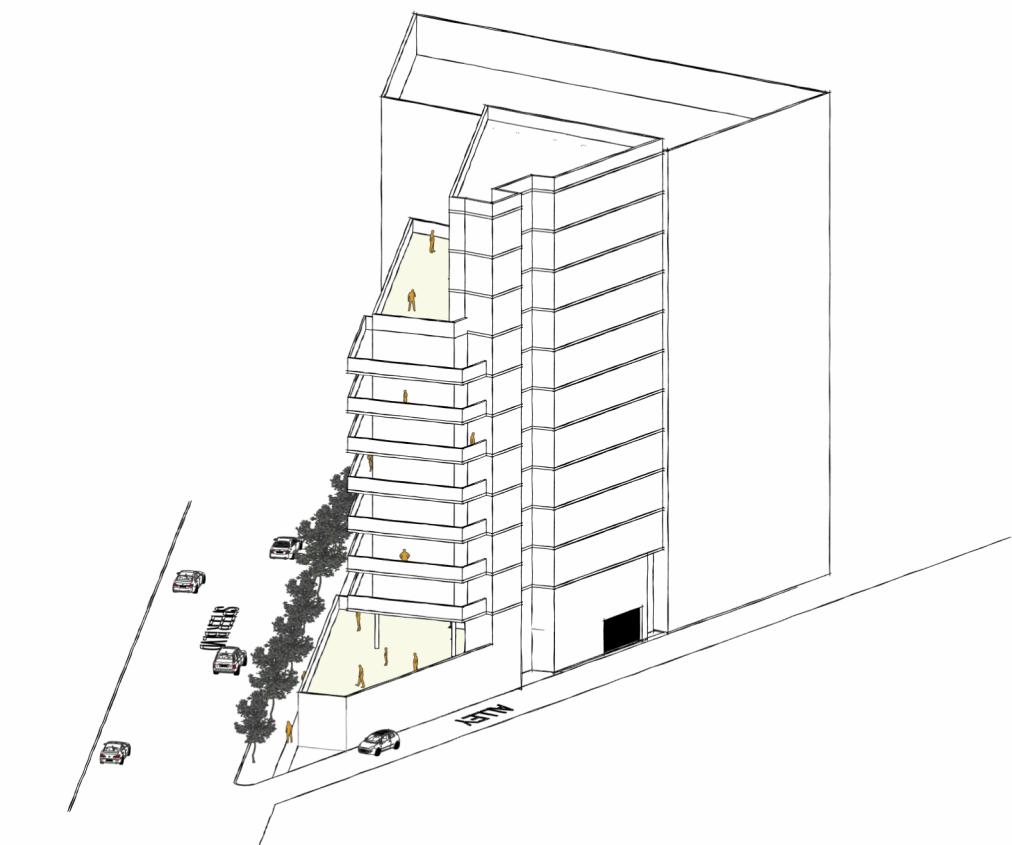
① NORTHEAST AXO



④ SOUTHWEST AXO



② NORTHWEST AXO



③ SOUTHEAST AXO

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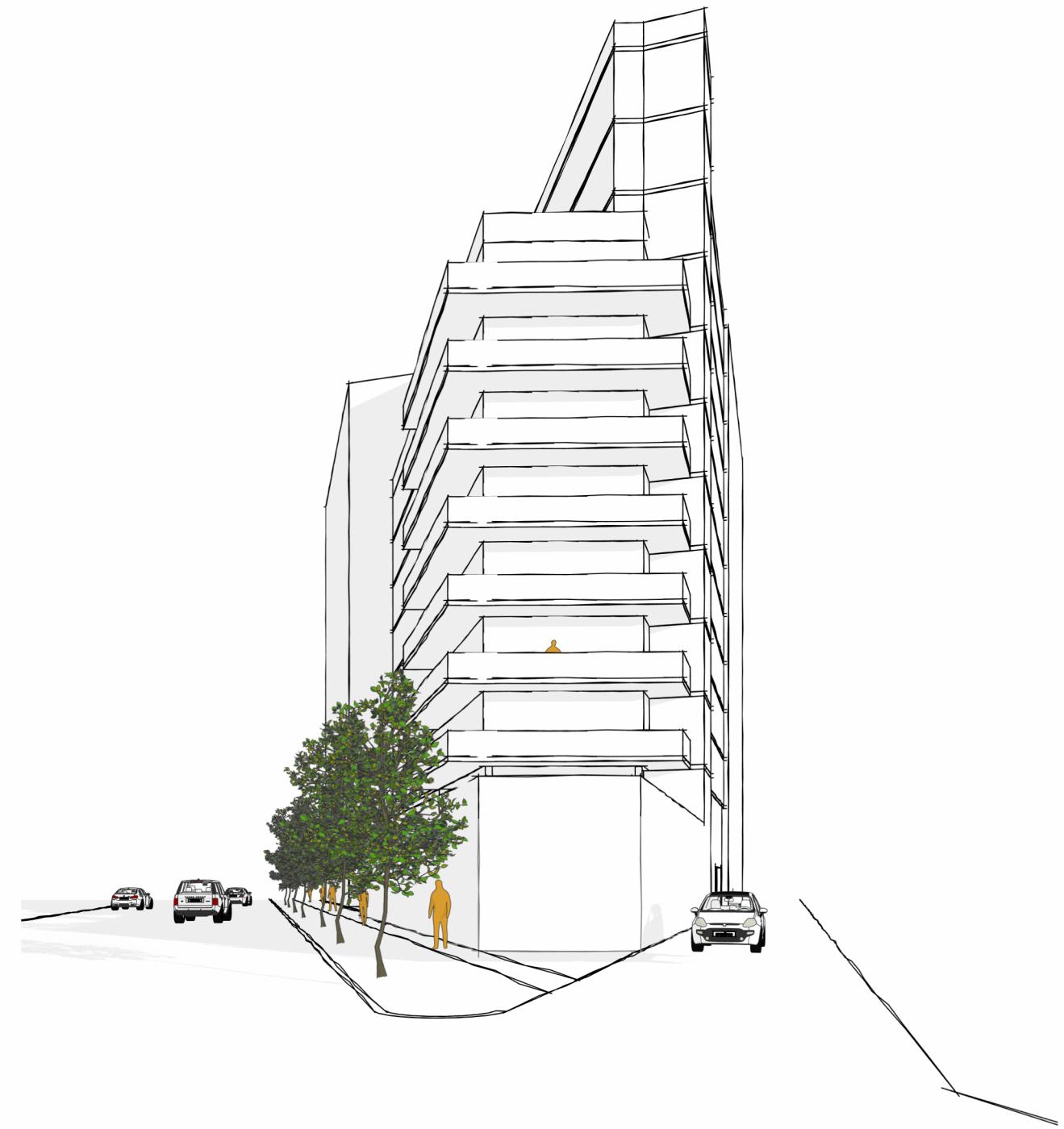
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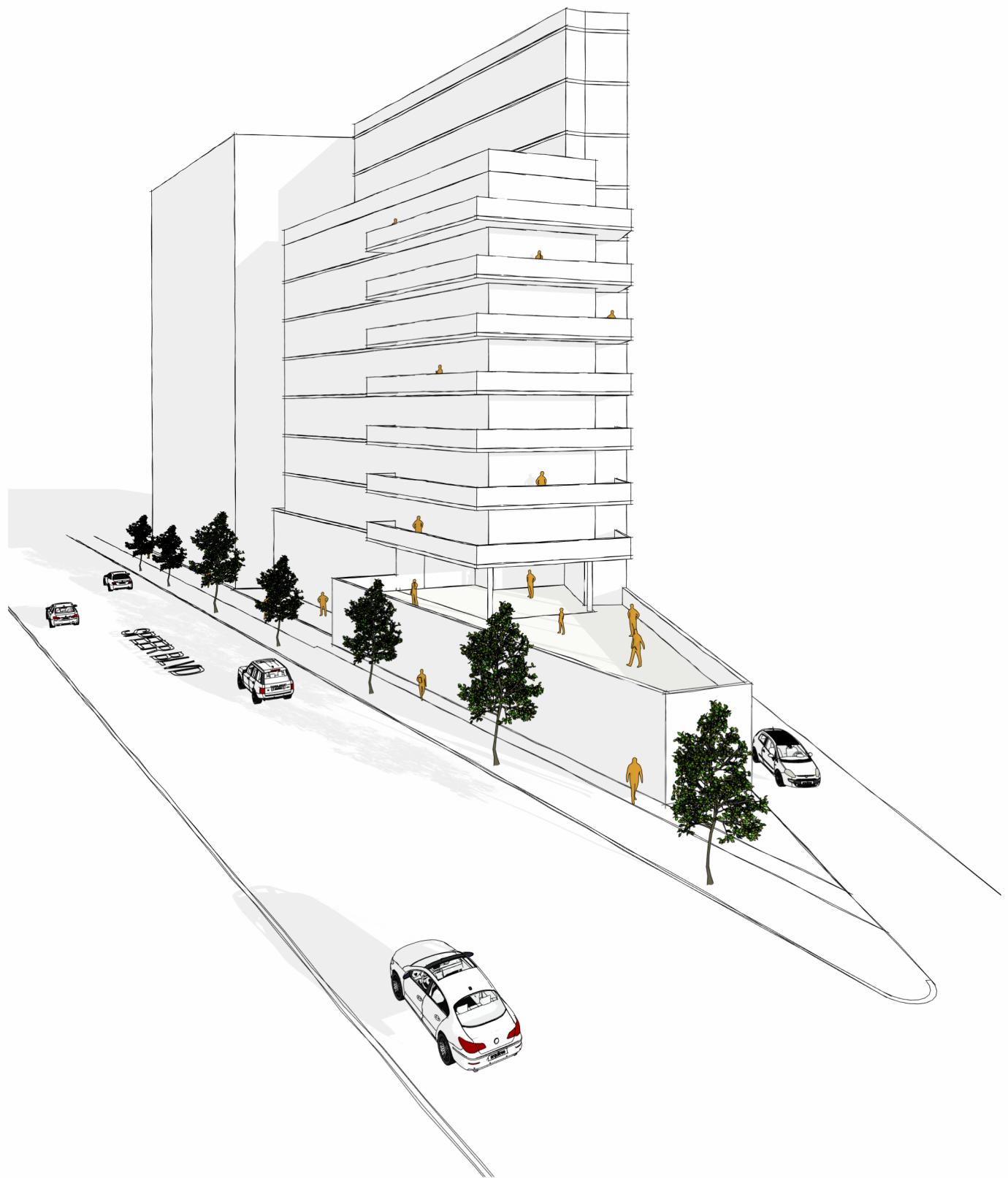
Description PERSPECTIVES

Drawing Scale



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Description	PERSPECTIVES
Drawing Scale	



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Description	PERSPECTIVES
Drawing Scale	



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