

1240 SPEER
BLVD

Project Number	CONCEPT-1
Date	08/07/23
Description	CODE ANALYSIS
Drawing Scale	



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:

- a. Increase the floor area ratio on any Zone Lot by more than the maximum amount shown in the following table; or
- b. 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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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

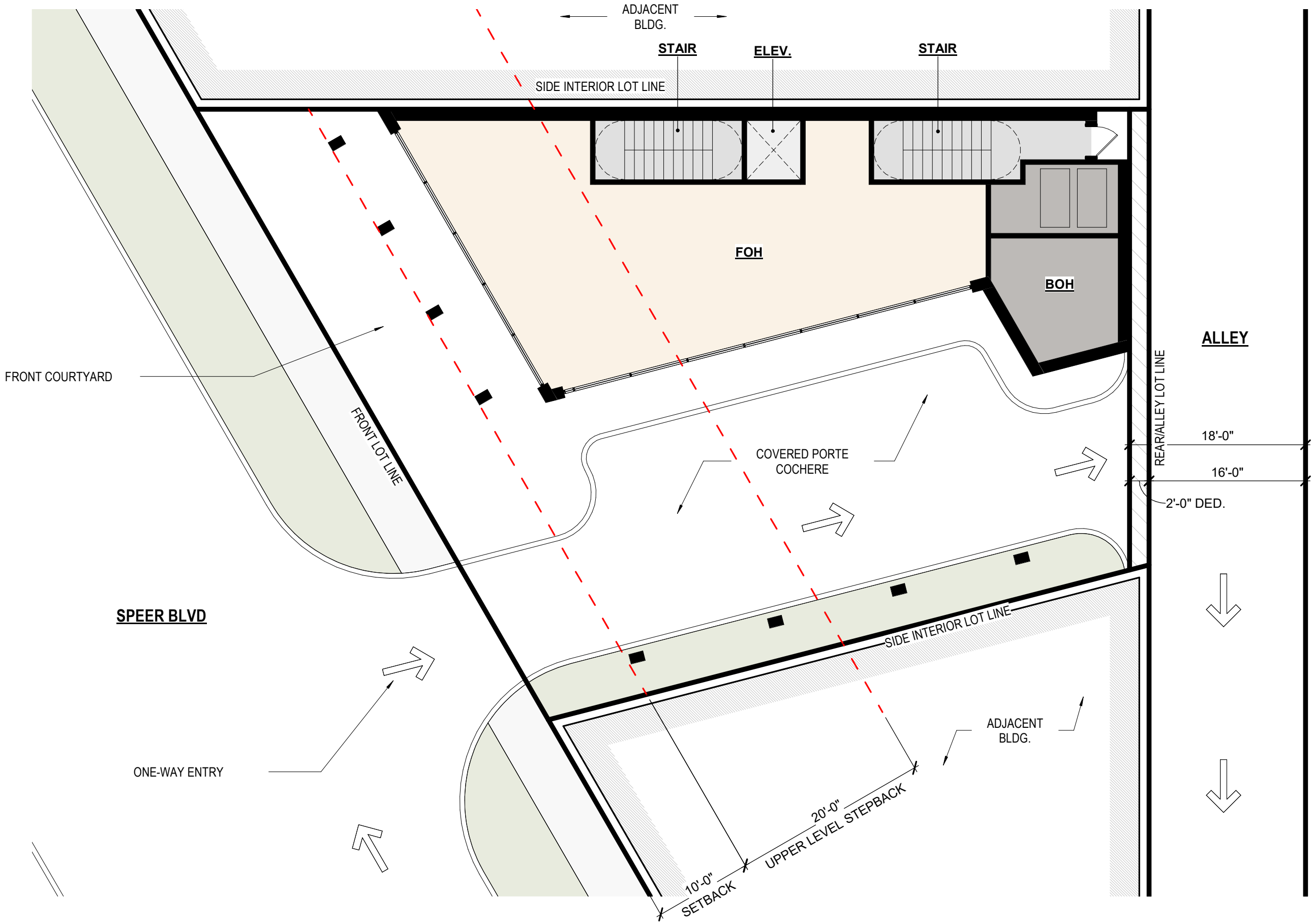
Design Elements
Upper story setback above 8-stories or 110'-0": 100% / 20'

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

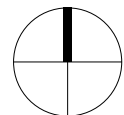


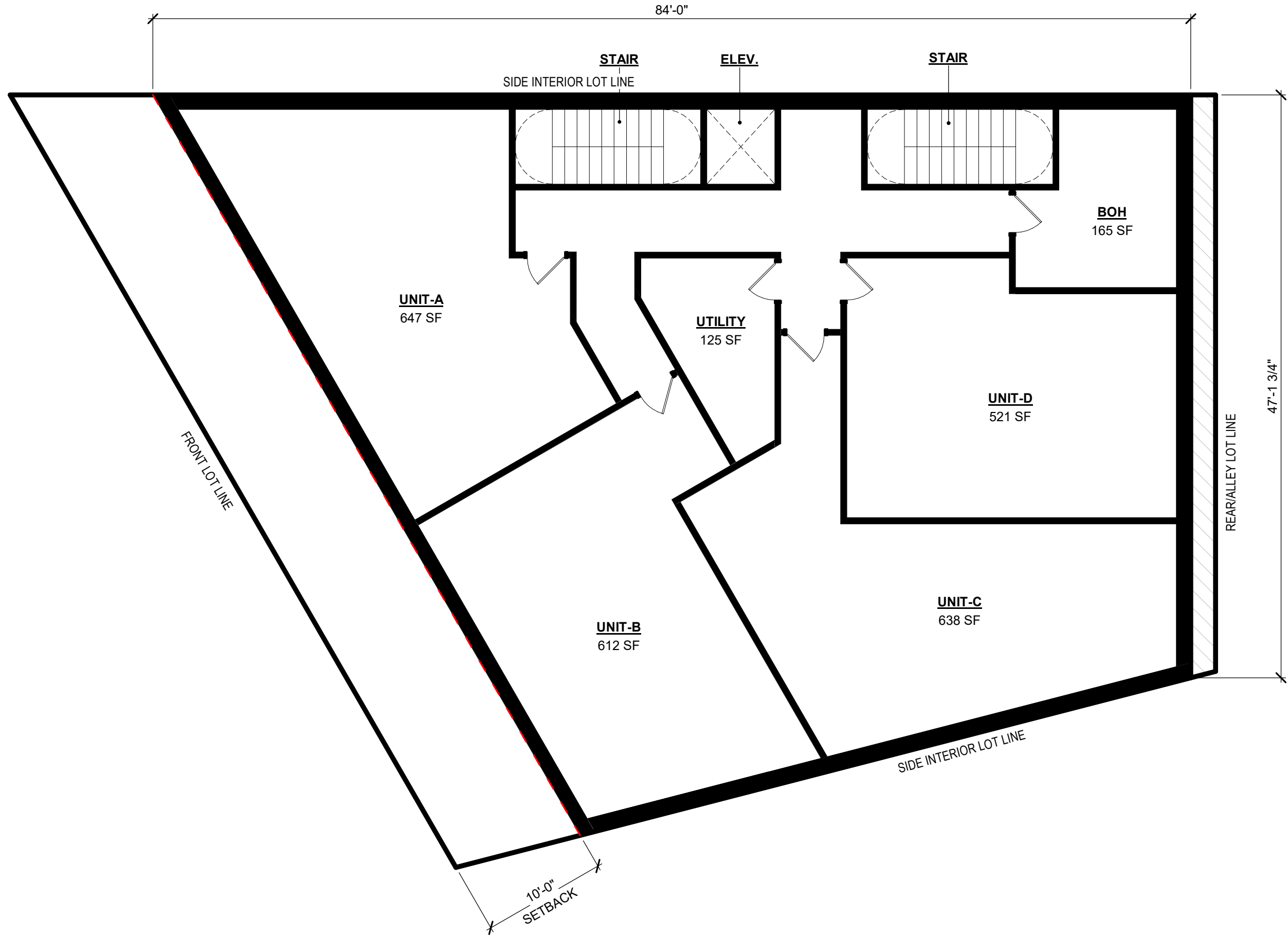


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Project Number	CONCEPT-1
Date	08/07/23
Description	1ST LEVEL PLAN
Drawing Scale	1" = 10'-0"

① MAIN LEVEL FLOOR PLAN
1" = 10'-0"

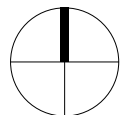




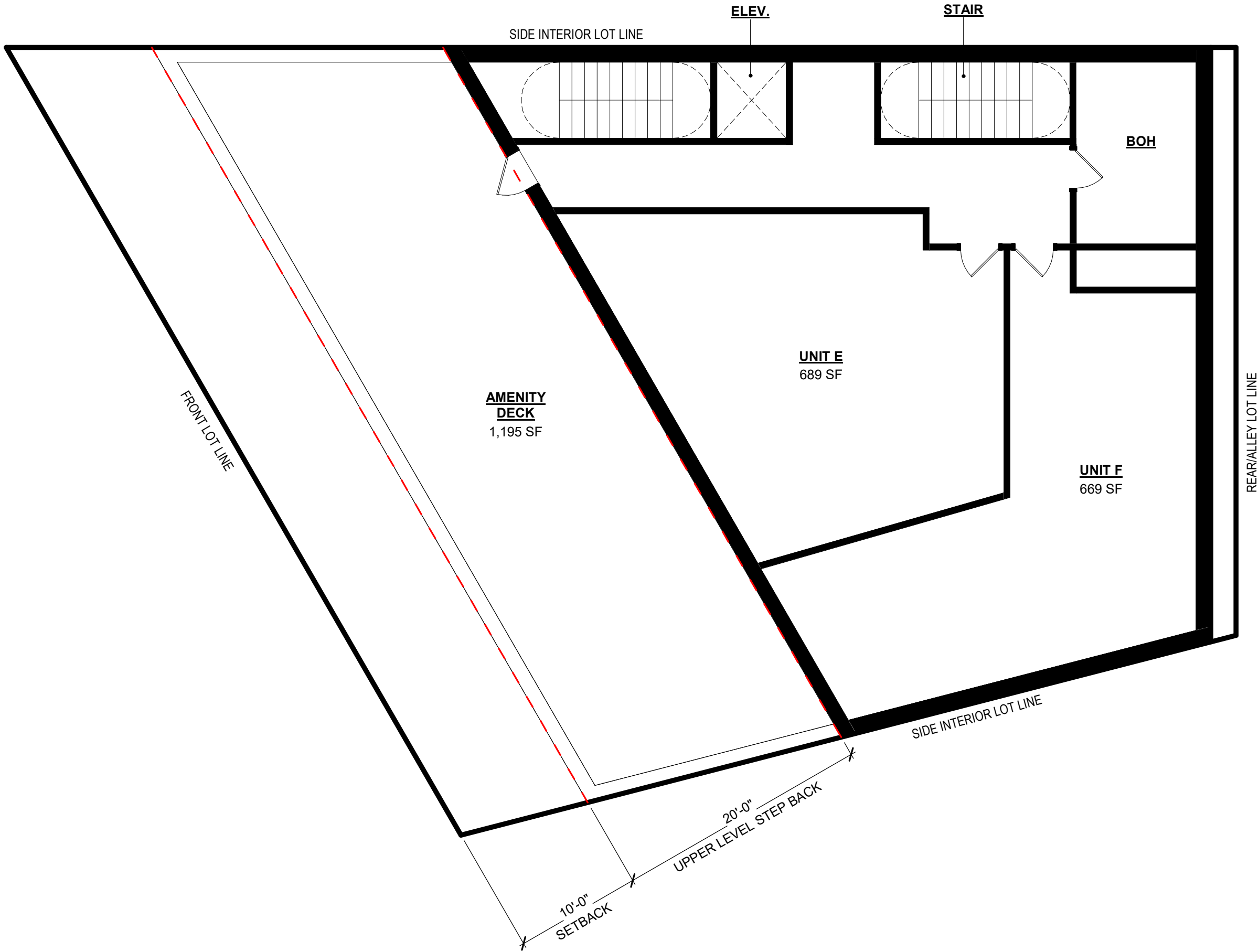
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Project Number	CONCEPT-1
Date	08/07/23
Description	2ND-8TH LEVEL PLAN
Drawing Scale	1/8" = 1'-0"

① 2ND T.O. F.F.
1/8" = 1'-0"



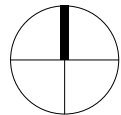
BROWN
COLLECTIVE
ARCHITECTURE • DESIGN



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Description	9TH LEVEL PLAN
Drawing Scale	1/8" = 1'-0"

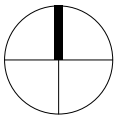
① 9TH T.O. F.F.
1/8" = 1'-0"

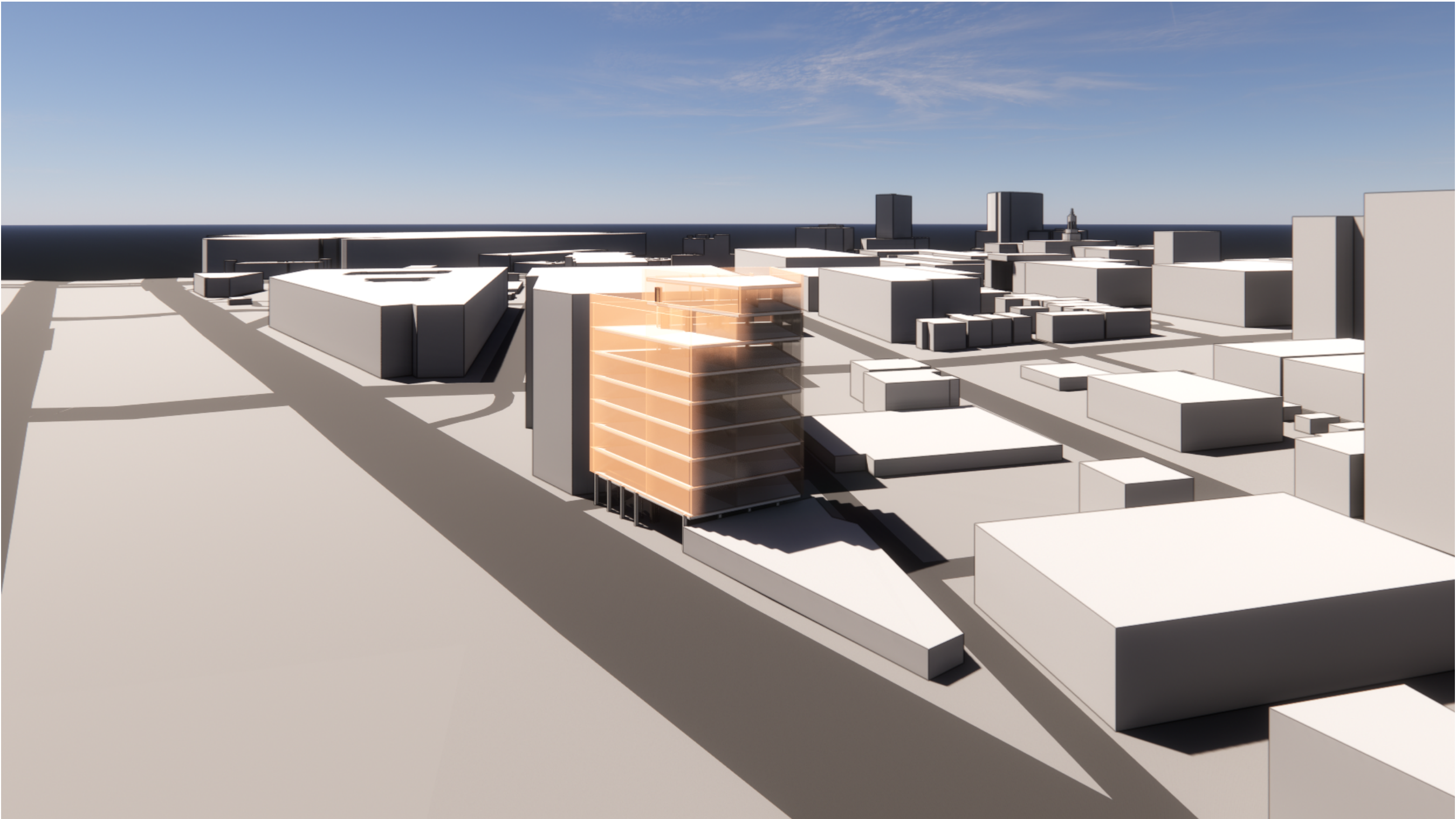




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Project Number	CONCEPT-1
Date	08/07/23
Description	PERSPECTIVES
Drawing Scale	12" = 1'-0"





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