

1240 SPEER BLVD

DENVER, CO

A CONCEPT PREPARED BY

Brown Collective

STORY

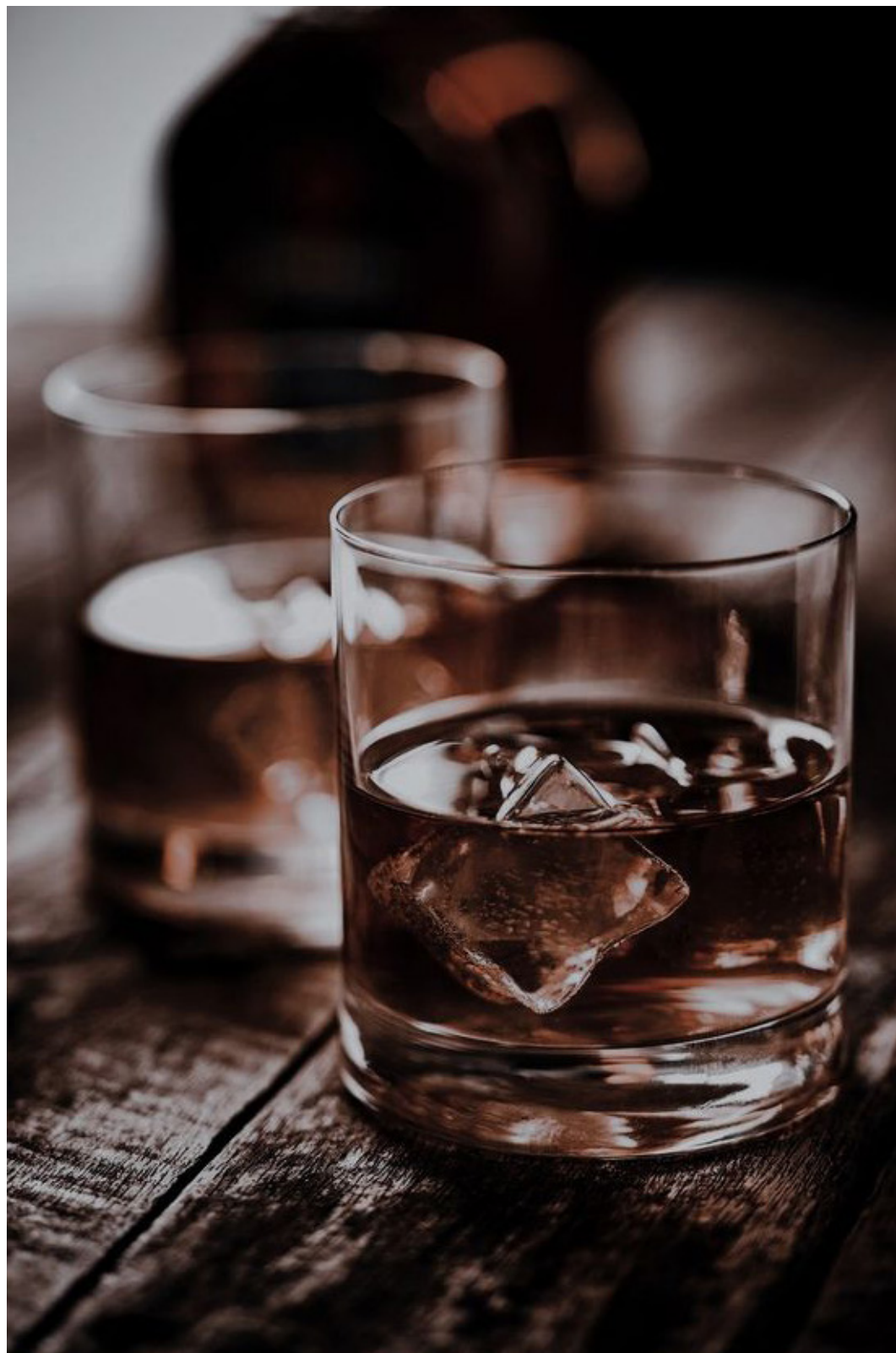
At Brown Collective we strive for each of our projects to be authentic. It is our intention that every design is a direct reflection of its location - the history, lifestyle, and biology.

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

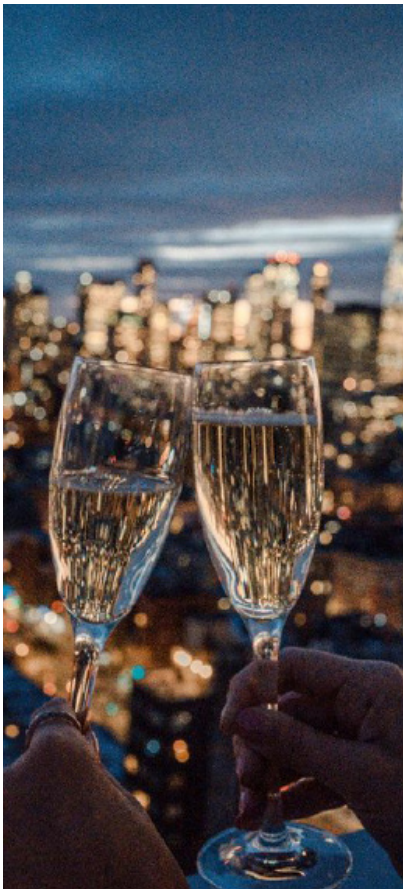


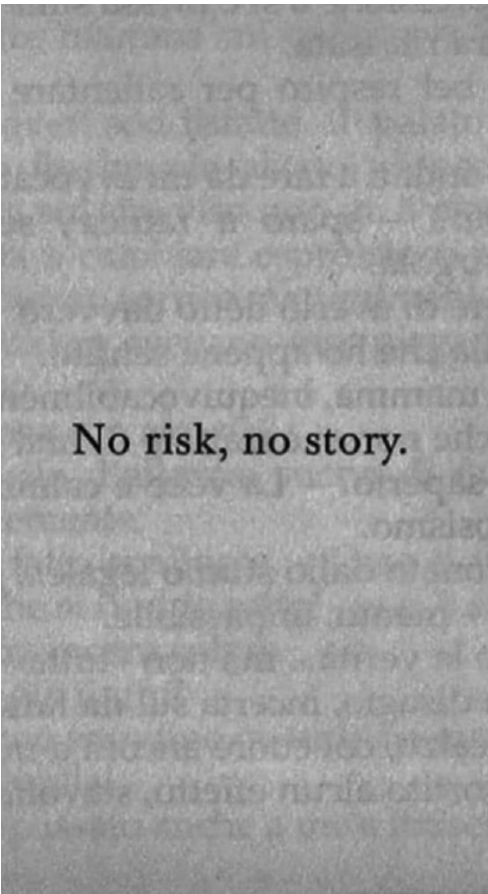
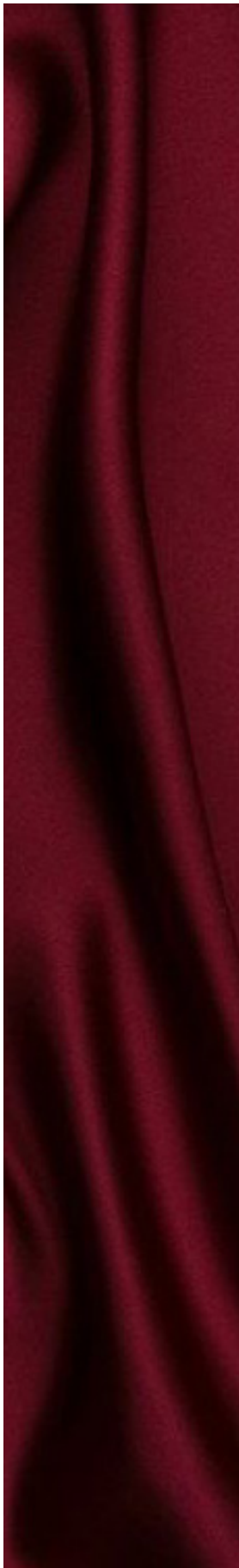
BOLD



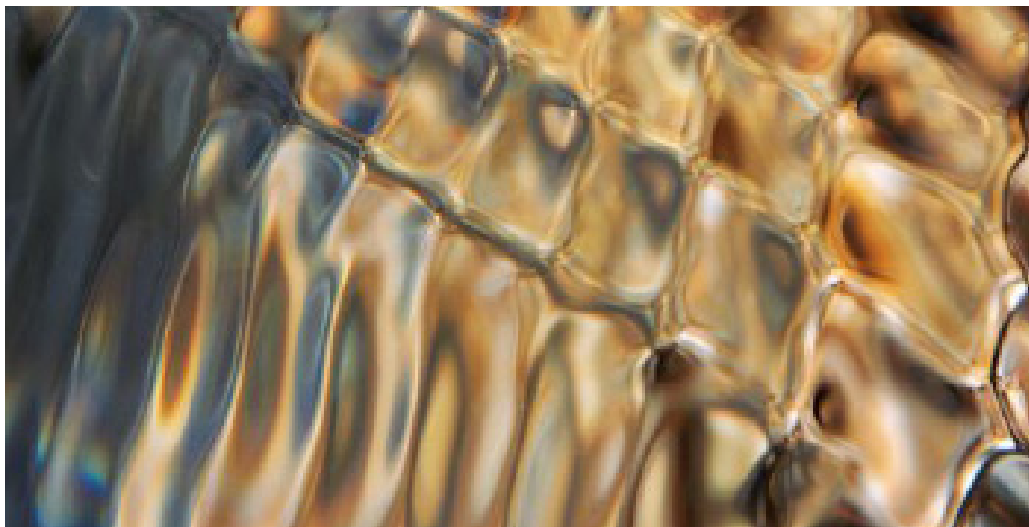
POLISHED

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





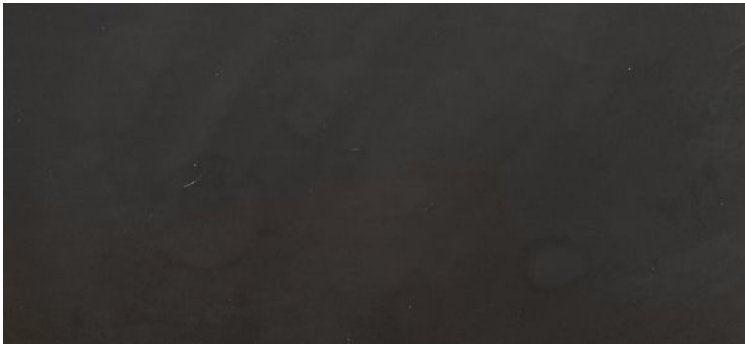
POLISHED | characterized by a high degree of development, finish, or refinement



EXTERIOR INSPIRATION



INTERIOR INSPIRATION



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

Incremental Mass Reduction for Stories 3-8 0% 0%
Incremental Mass Reduction for Stories 9-16 15% 36.6%

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

- 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

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:
Brown Collective
1111 Washington Ave, Suite 200
Golden, CO 80401
ryan@browncollectivearch.com
720.481.8173

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

Unit Matrix:	
Total Proposed Units:	8-Units
Penthouse Type-A SF (2 nd -8 th):	2,750 SF (7 Total)
Penthouse Type-B SF (10 th -11 th):	2,800 SF (1 Total)

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

General Building Form – Lot Width Greater than 75'-0", Less than 150'-0"

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

1st Level SF:	3,104 SF
2 nd -8 th Level SF:	22,561 SF (3,223 SF / Plate)
9 th -11 th Level SF:	6,126 SF (2,042 SF / Plate)
Total Building Gross Floor Area:	31,791 SF
Total Allowable Gross Floor Area (Post ROW Ded):	35,088 SF (4,386 x FAR 8.0)

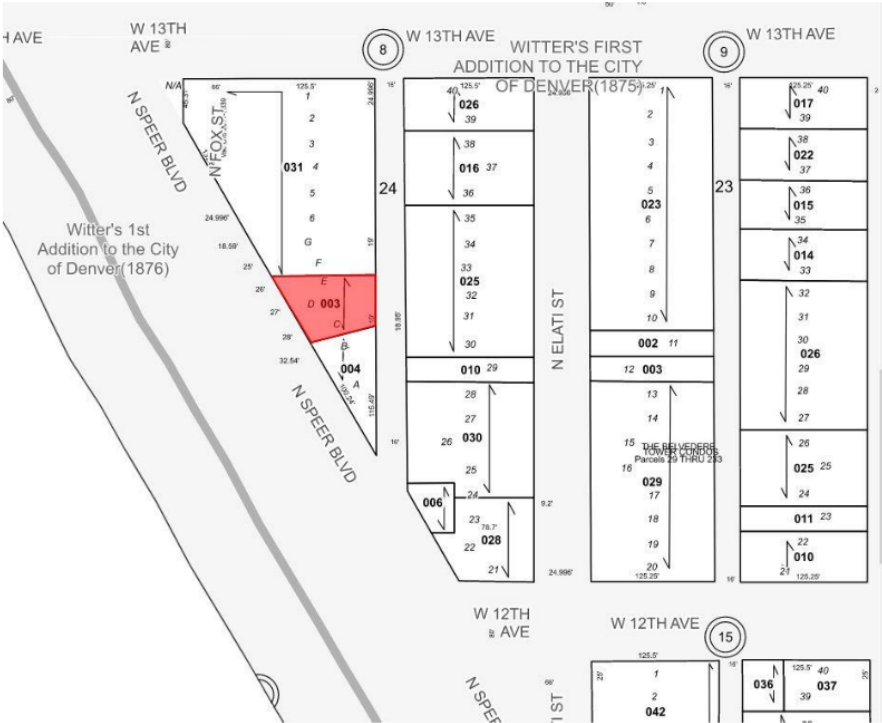
Height Zone lot with FAR of 8.0 or less / FAR more than 8.0:	Required 200' / 250'	Provided 133'-2"
Siting Required Build-To by Street Primary Street: Primary Street build to range (Speer):	70% 10' / 20'	100%
Setbacks Primary Street (min Speer): Side Interior/Rear (min):	10'-0" 0'	10'-0" 0'-0"
Residential Setbacks Primary Street (min Speer):	10'-0"	10'-0"
Open Space:	NA	NA
Design Elements		

1240 SPEER BLVD

Project Number	CONCEPT-1
Date	12/30/23
Description	CODE ANALYSIS
Drawing Scale	

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Drawing Scale	



4. Historic Preservation

a. Undeveloped Floor Area from a Historic Structure

The amount of undeveloped floor area from each Historic Structure in the D-GT zone district shall be equal to the difference between the gross floor area in the Historic Structure and the maximum gross floor area permitted on the Zone Lot containing the Historic Structure. For the purposes of this calculation, the maximum gross floor area permitted on the Zone Lot shall be the area of the Zone Lot multiplied by the maximum floor area ratio without incentives set forth in the building form tables. For example, a Zone Lot of 10,000 square feet with a maximum floor area ratio without incentives of 8.0 and a Historic Structure containing 30,000 square feet of gross floor area would result in 50,000 square feet of undeveloped floor area.

b. Floor Area for the Rehabilitation of a Historic Structure

Four (4) square feet of gross floor area shall be awarded for each square foot of the exposed exterior of a Historic Structure located within the D-GT zone district that has been rehabilitated to the policies, standards, and guidelines established by the Landmark Preservation Commission or to the U.S. Secretary of the Interior's standards for Treatment of Historic Properties. The Landmark Preservation Commission shall approve the rehabilitation. For example, a Historic Structure with 10,000 square feet of exposed exterior would result in 40,000 square feet of floor area for the rehabilitation of a Historic Structure once the rehabilitated exterior was approved by the Landmark Preservation Commission.

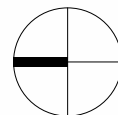
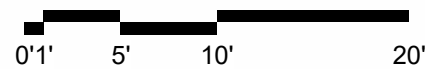
c. Use of Floor Area from a Historic Structure

- Undeveloped floor area from a Historic Structure and floor area for the rehabilitation of a Historic Structure located within the D-GT zone district may be certified and used on the same Zone Lot or transferred to another Zone Lot within the D-GT zone district pursuant to the procedures in Section 8.3.1.4.D.3 Transfer of Undeveloped Floor Area. Any undeveloped floor area from a Historic Structure or floor area for the rehabilitation of a Historic Structure certified prior to July 1, 2021 shall remain valid and may be amended per this Section 8.6.5.1.
- A Zone Lot within the D-GT zone district may receive multiple transfers of undeveloped floor area or floor area for the rehabilitation of a Historic Structure from one or more Historic Structures within the D-GT zone district provided the following:
 - The sum total of the transfers shall not exceed 5.0 FAR.
 - The total floor area ratio of all existing and proposed Structures on the receiving Zone Lot plus the total of all transfers does not exceed the maximum floor area ratio with incentives set forth in the building form tables.

5. Underground Parking

A floor area premium equal to one and one-half square feet for each square foot of underground parking provided under a new building, provided, however, that no premium shall be earned for the first level of underground parking.

Project Number	CONCEPT-1
Date	12/30/23
Description	SITE CONCEPT PLAN

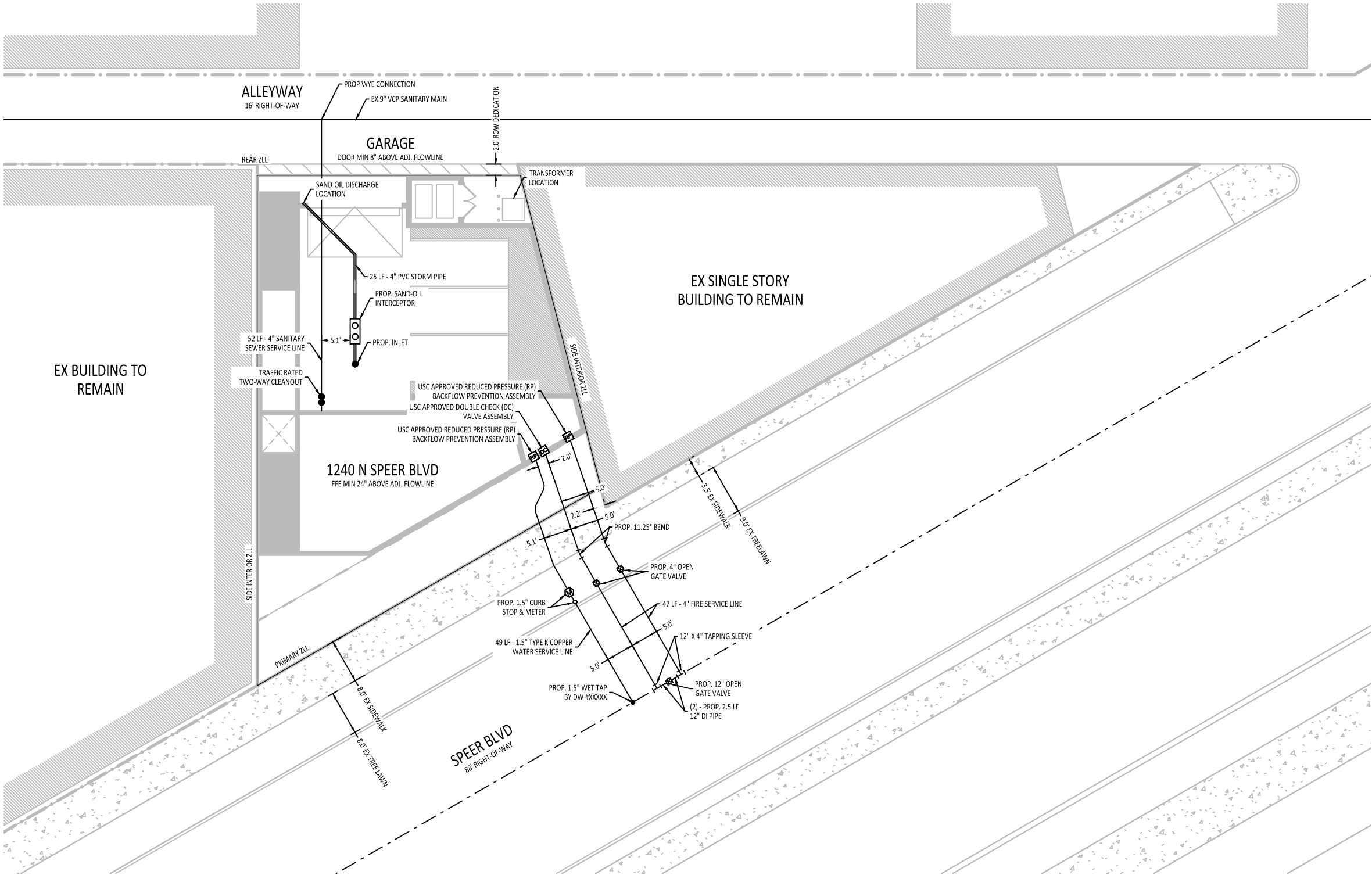


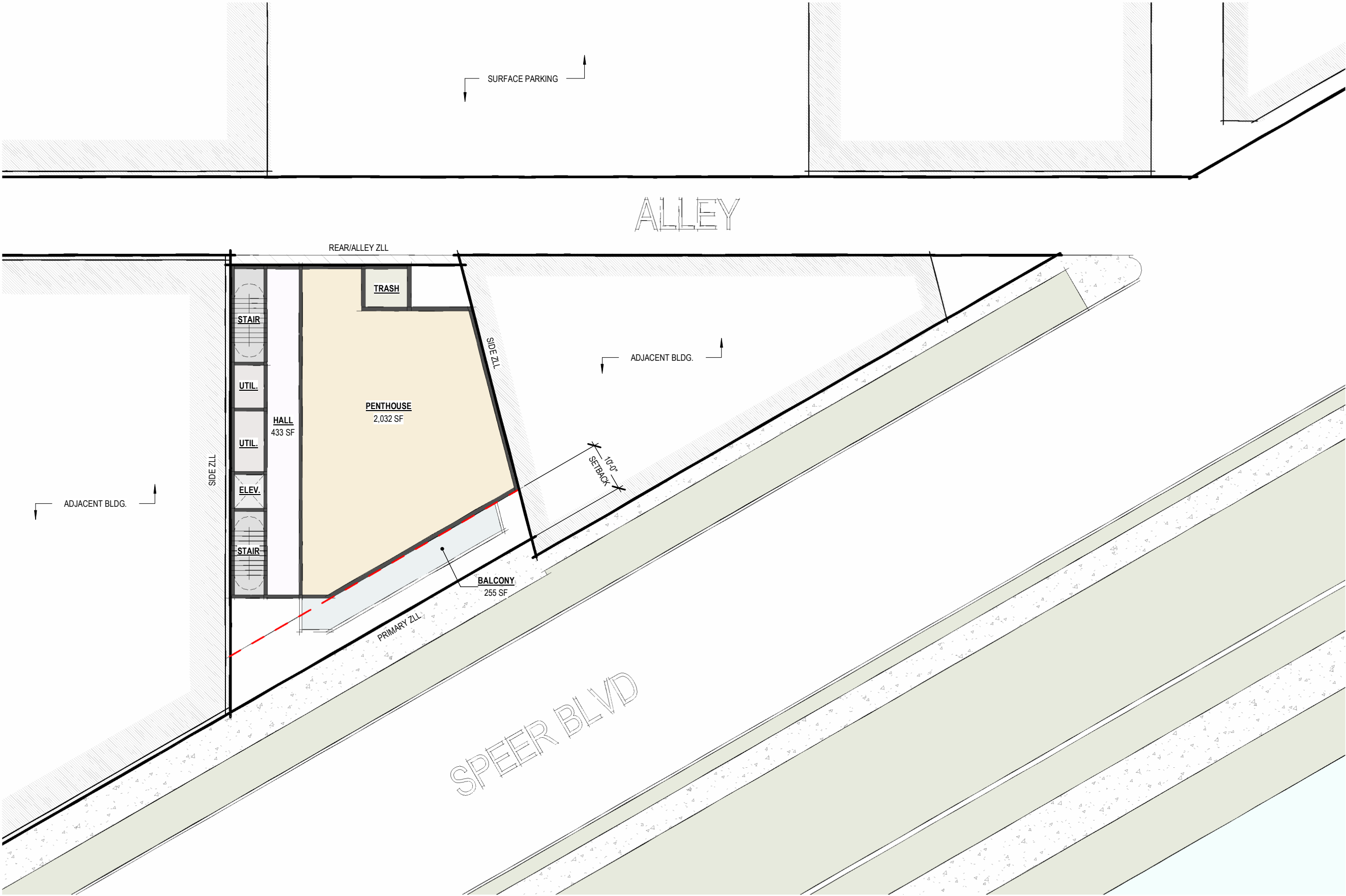
ARCHITECTURE + DESIGN

① SITE PLAN / 1ST FLOOR
1" = 20'-0"

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Project Number	CONCEPT-1
Date	12/30/23
Description	CIVIL CONCEPT PLAN
Drawing Scale	1" = 20'-0"





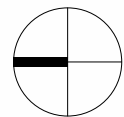
1240 SPEER BLVD

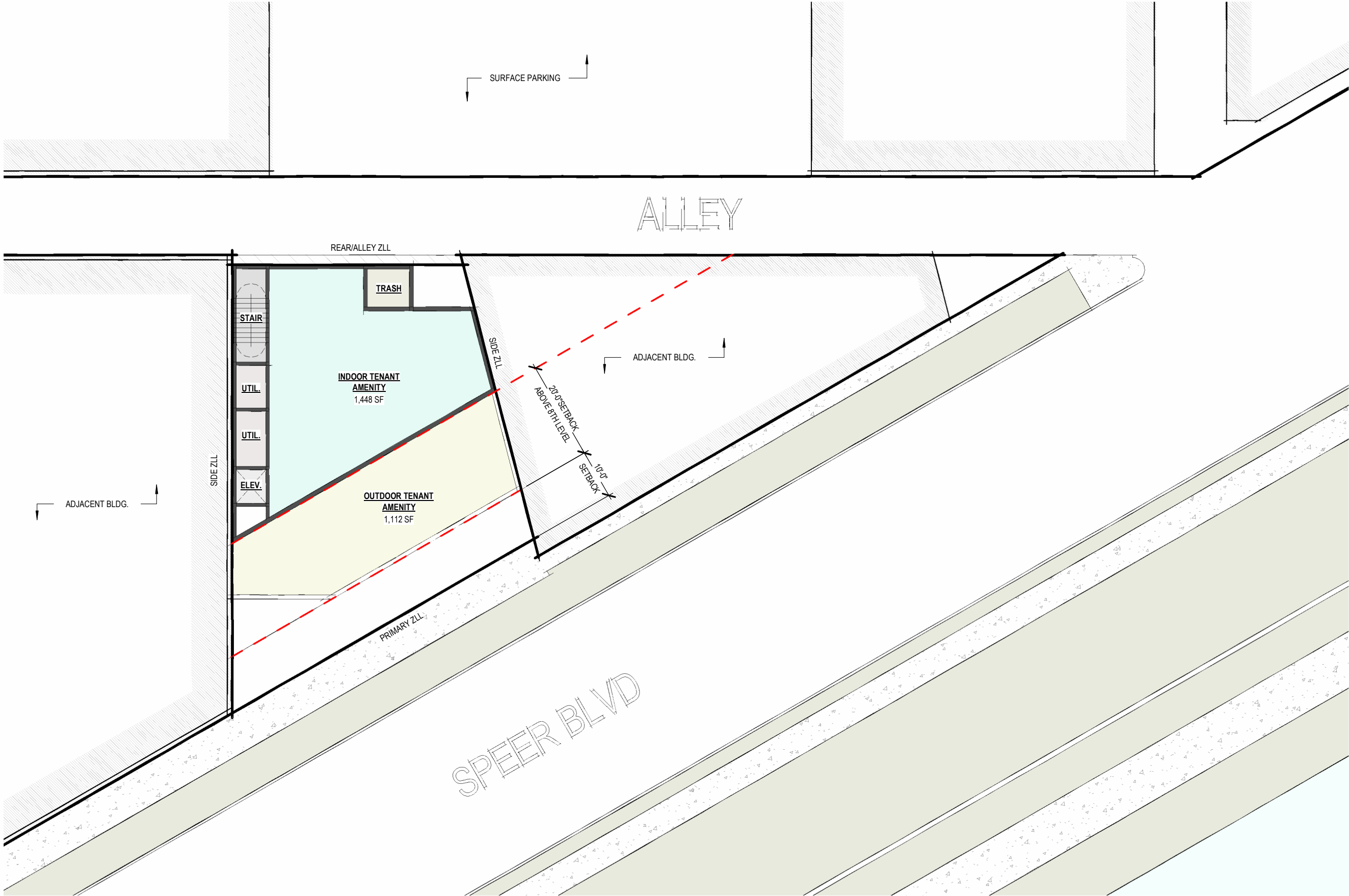
Project Number	CONCEPT-1
Date	12/30/23
Description	2ND-8TH CONCEPT PLAN

Drawing Scale 1" = 20'-0"

① 2ND LEVEL FLOOR PLAN
1" = 20'-0"

0'1' 5' 10' 20'





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Project Number	CONCEPT-1
Date	12/30/23
Description	9TH CONCEPT PLAN
Drawing Scale	1" = 20'-0"

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ARCHITECTURE • DESIGN

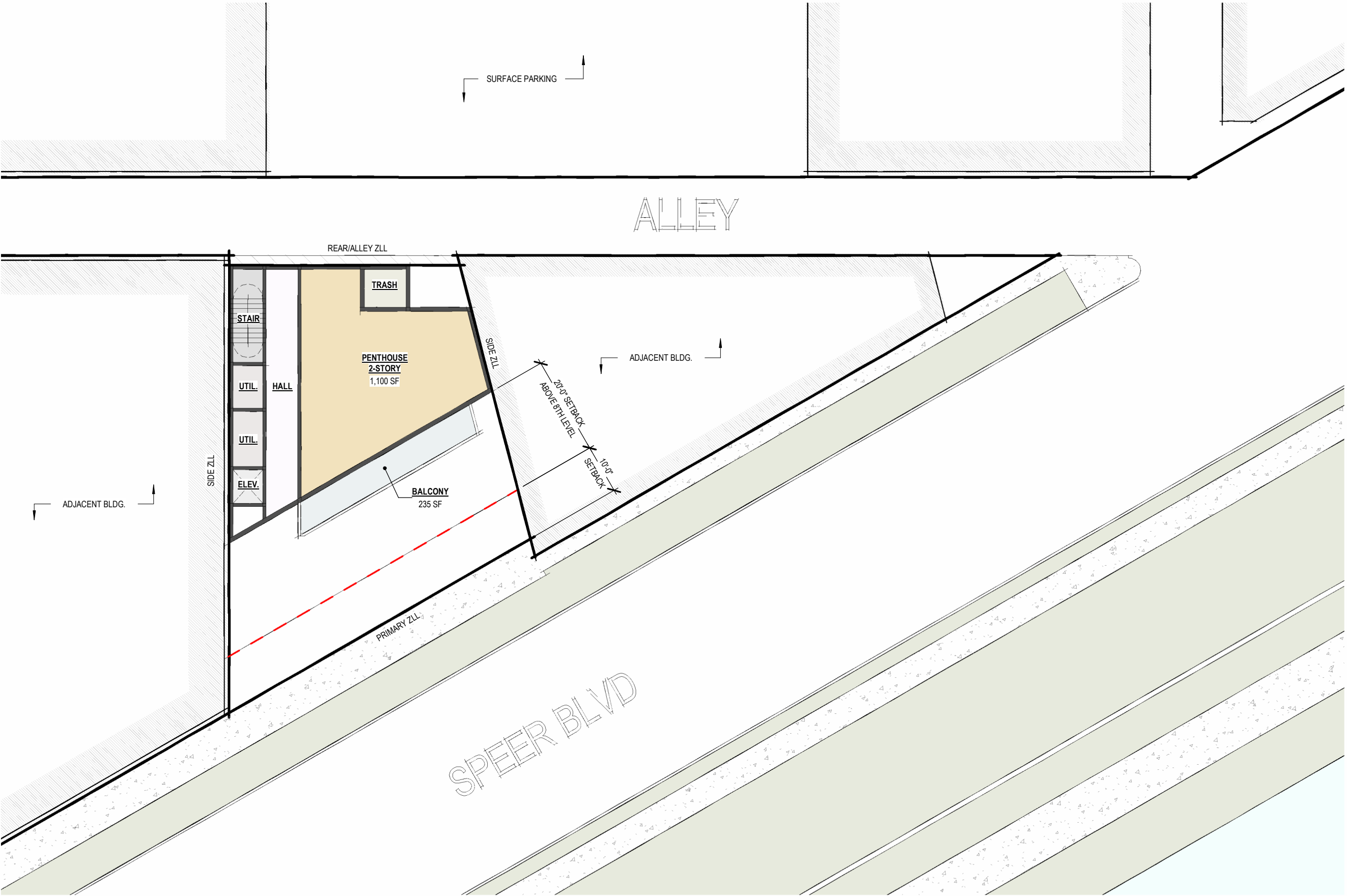
0'1'

5'

10'

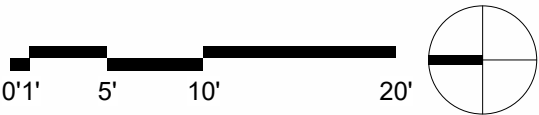
20'

1 9TH LEVEL FLOOR PLAN
1" = 20'-0"



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Project Number	CONCEPT-1
Date	12/30/23
Description	10TH-11TH CONCEPT PLAN
Drawing Scale	1" = 20'-0"

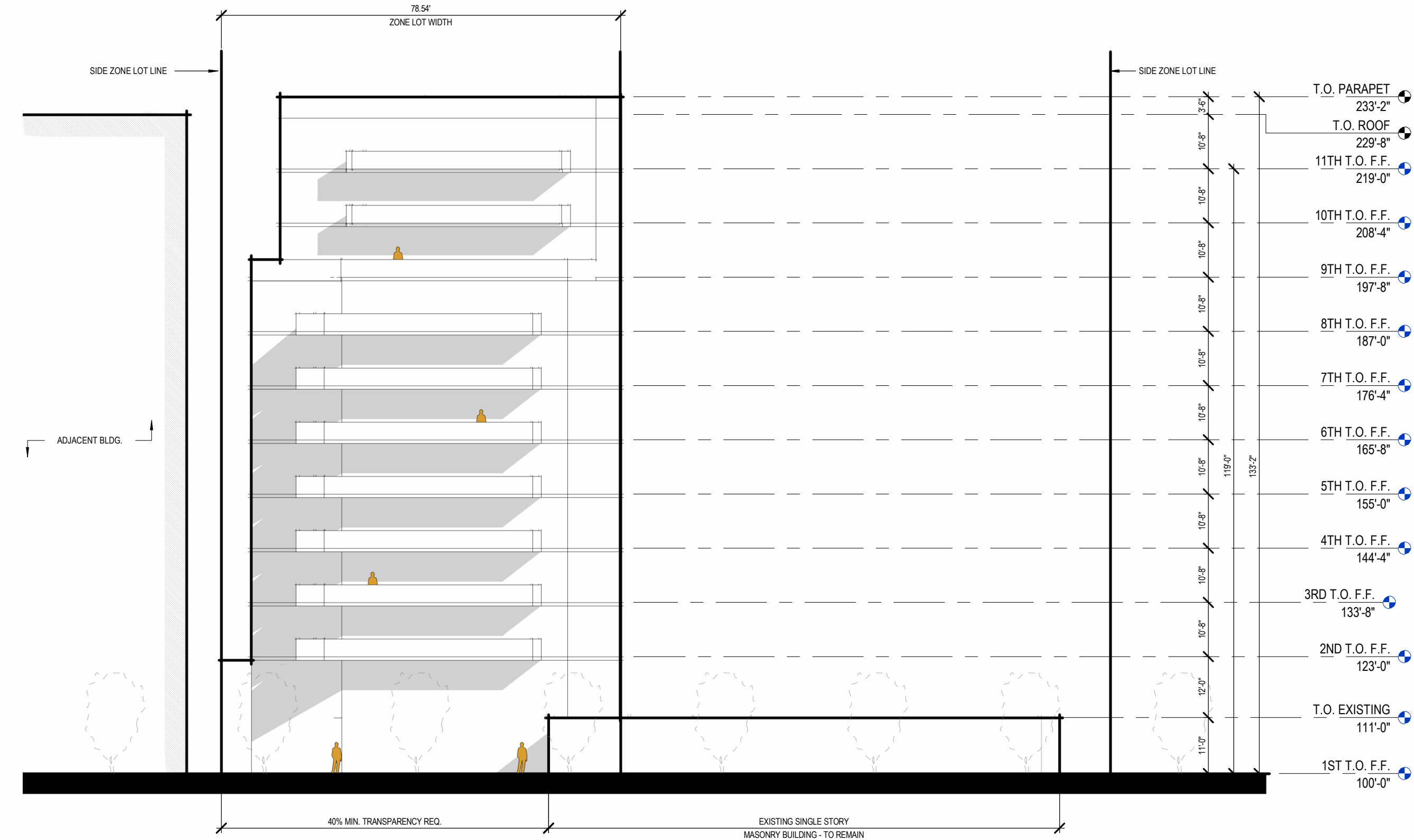
① 10TH-11TH LEVEL PLAN
1" = 20'-0"



1240 SPEER BLVD

Project Number	CONCEPT-1
Date	12/30/23
Description	SPEER ELEVATION

Drawing Scale 1" = 20'-0"



① CONCEPT ELEVATION
1" = 20'-0"



1240 SPEER BLVD

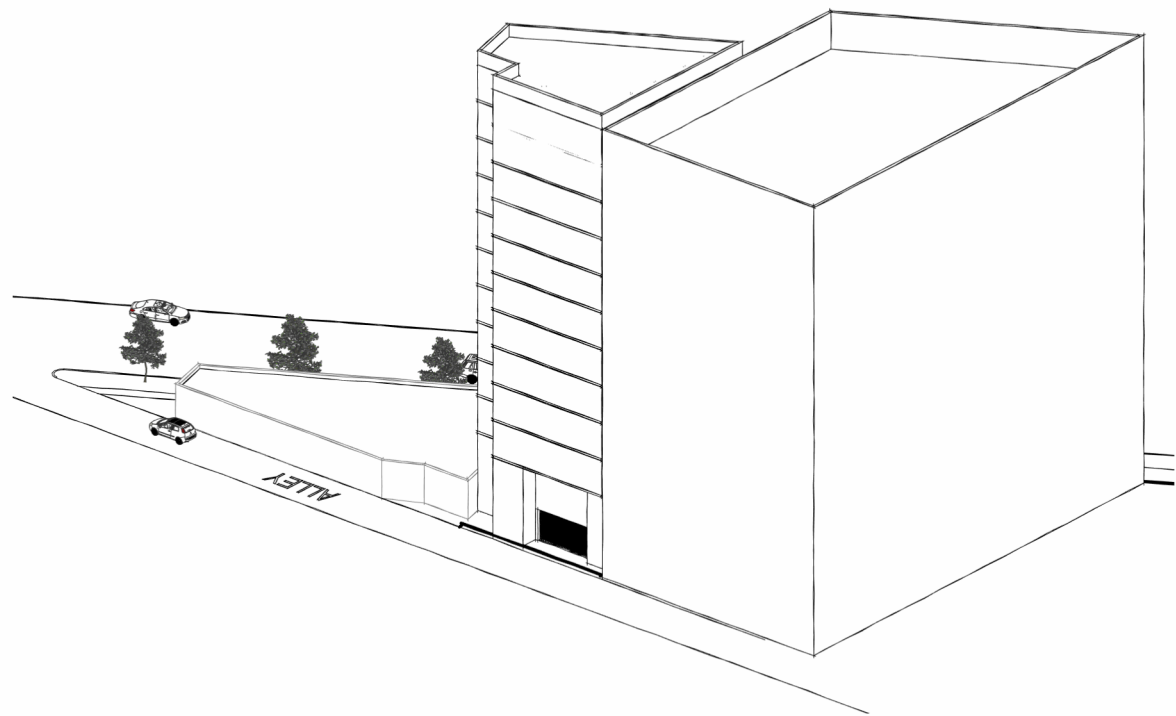
Project Number	CONCEPT-1
Date	12/28/23
Description	BUILDING SECTION
Drawing Scale	1/16" = 1'-0"

BROWN

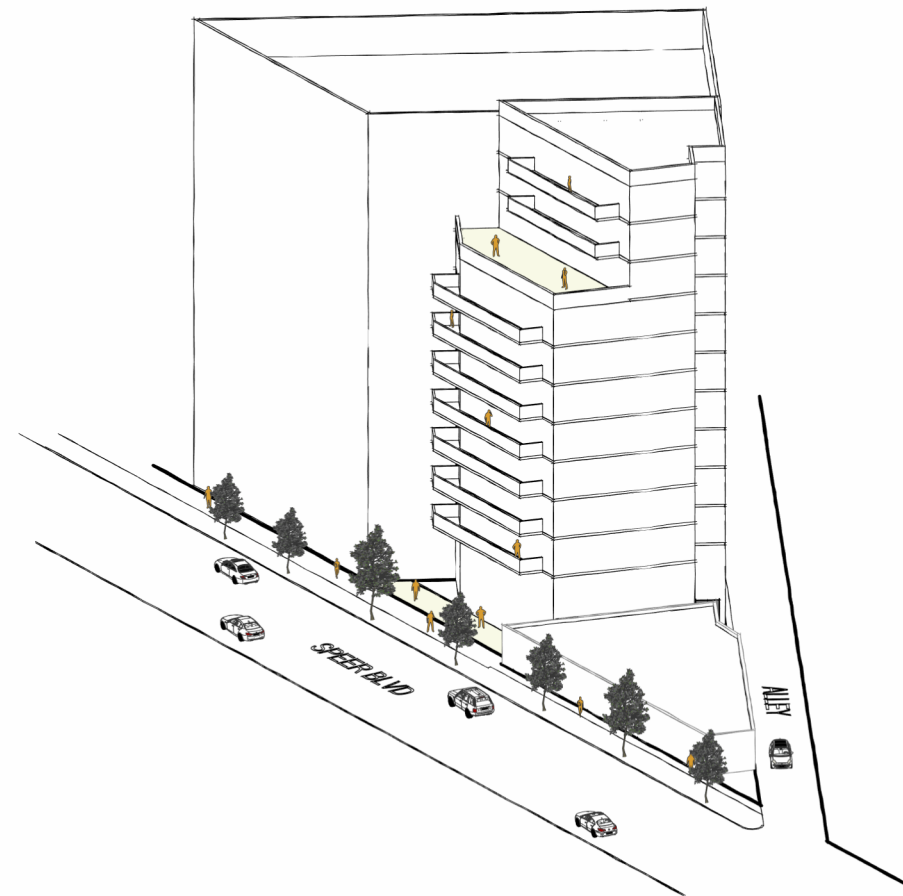
COLLECTIVE

ARCHITECTURE • DESIGN

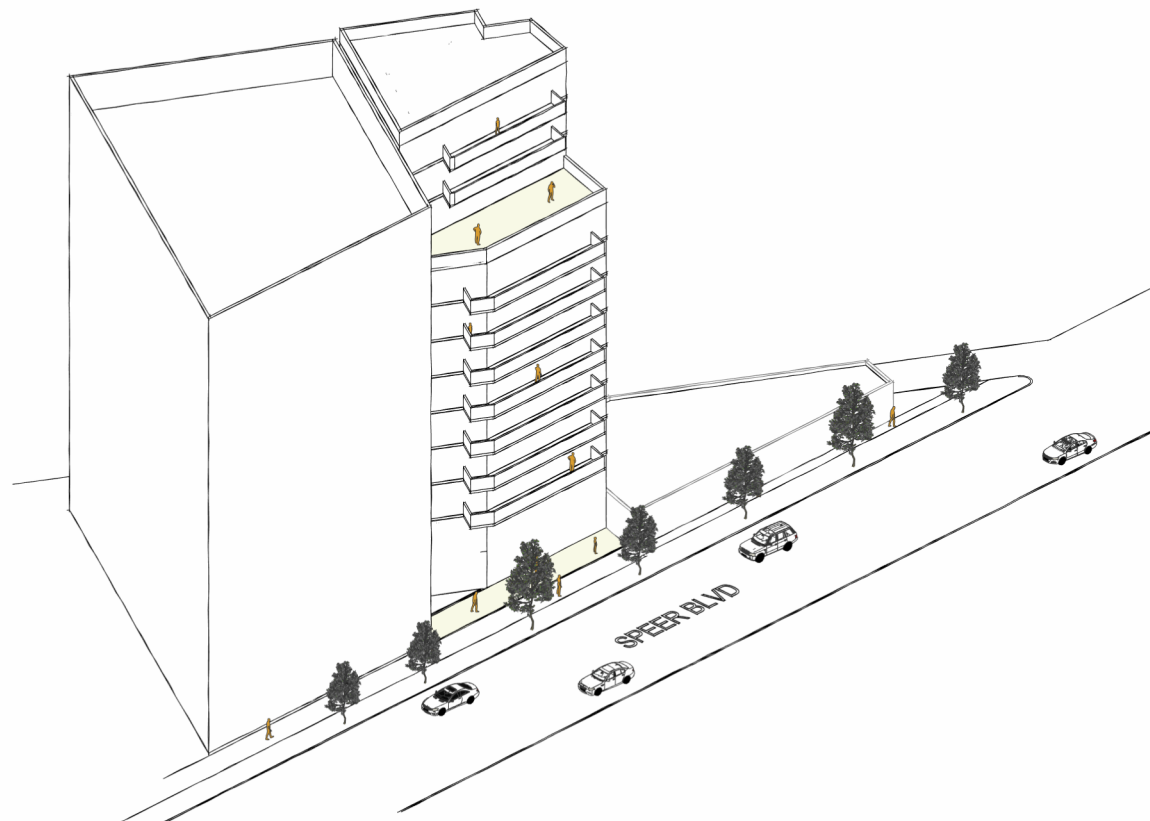
1 E/W CONCEPT BUILDING SECTION
1/16" = 1'-0"



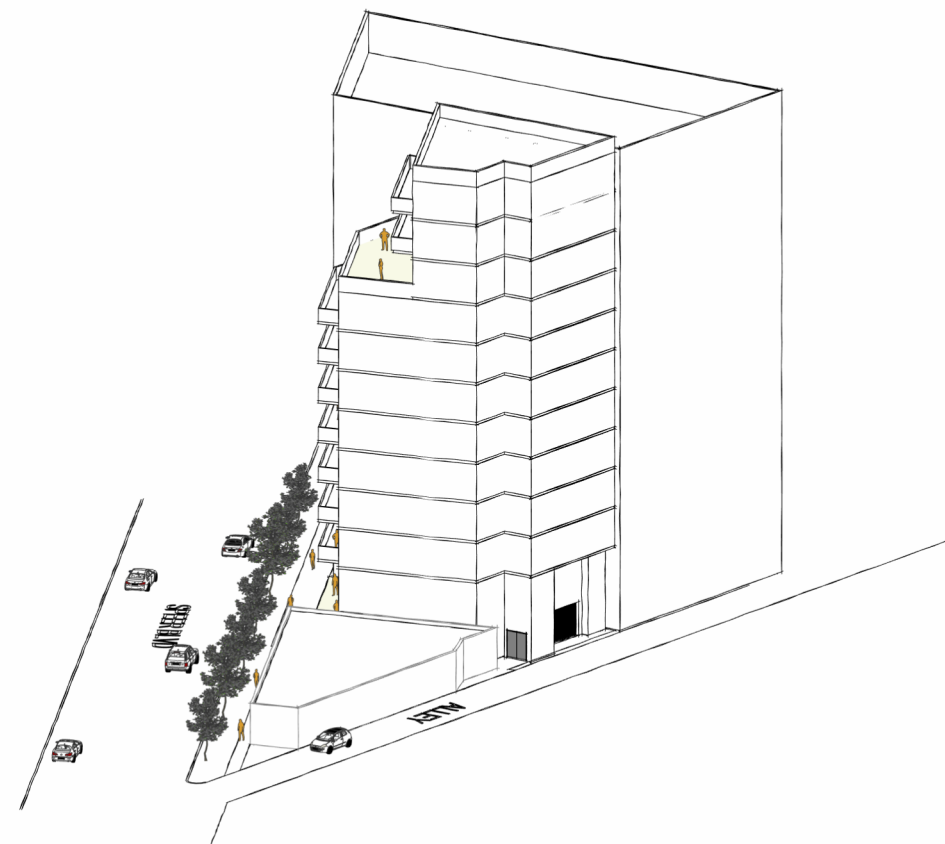
① NORTHEAST AXO



④ SOUTHWEST AXO



② NORTHWEST AXO

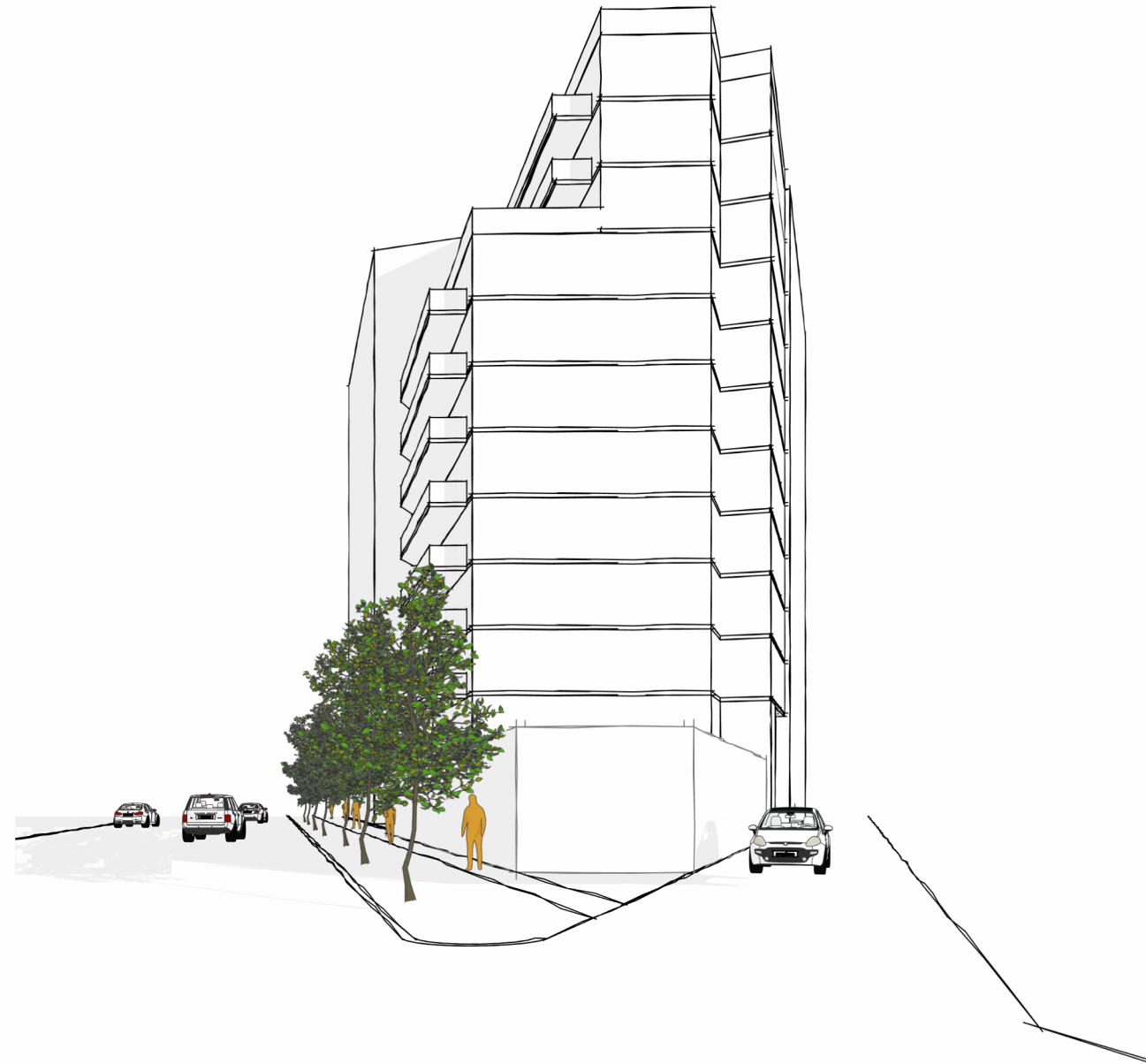


③ SOUTHEAST AXO

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Project Number	CONCEPT-1
Date	12/30/23
Description	3D AXONOMETRIC

Drawing Scale	
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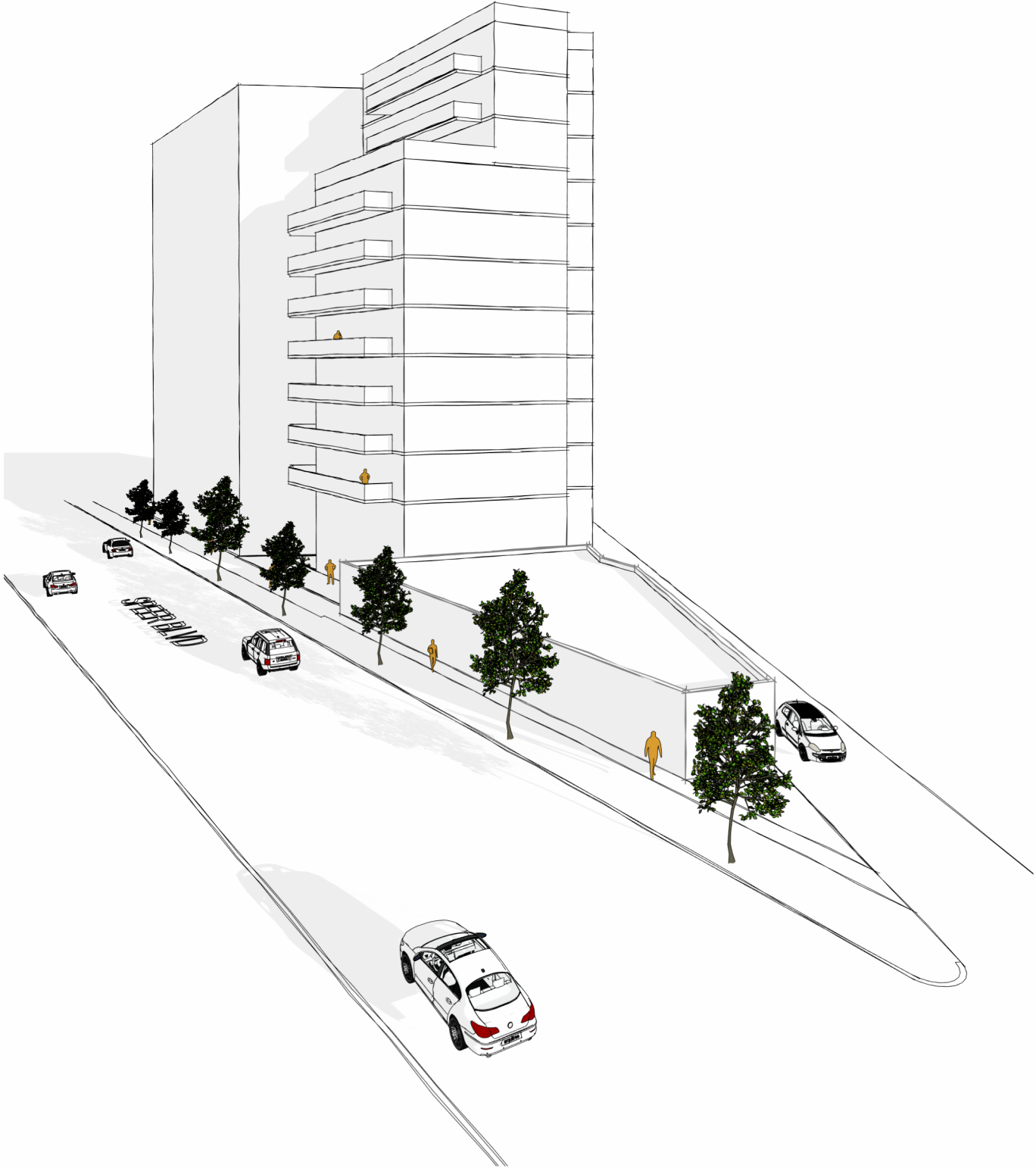


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Project Number	CONCEPT-1
Date	12/30/23
Description	PERSPECTIVES
Drawing Scale	

1240 SPEER
BLVD

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Date	12/30/23
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Drawing Scale	

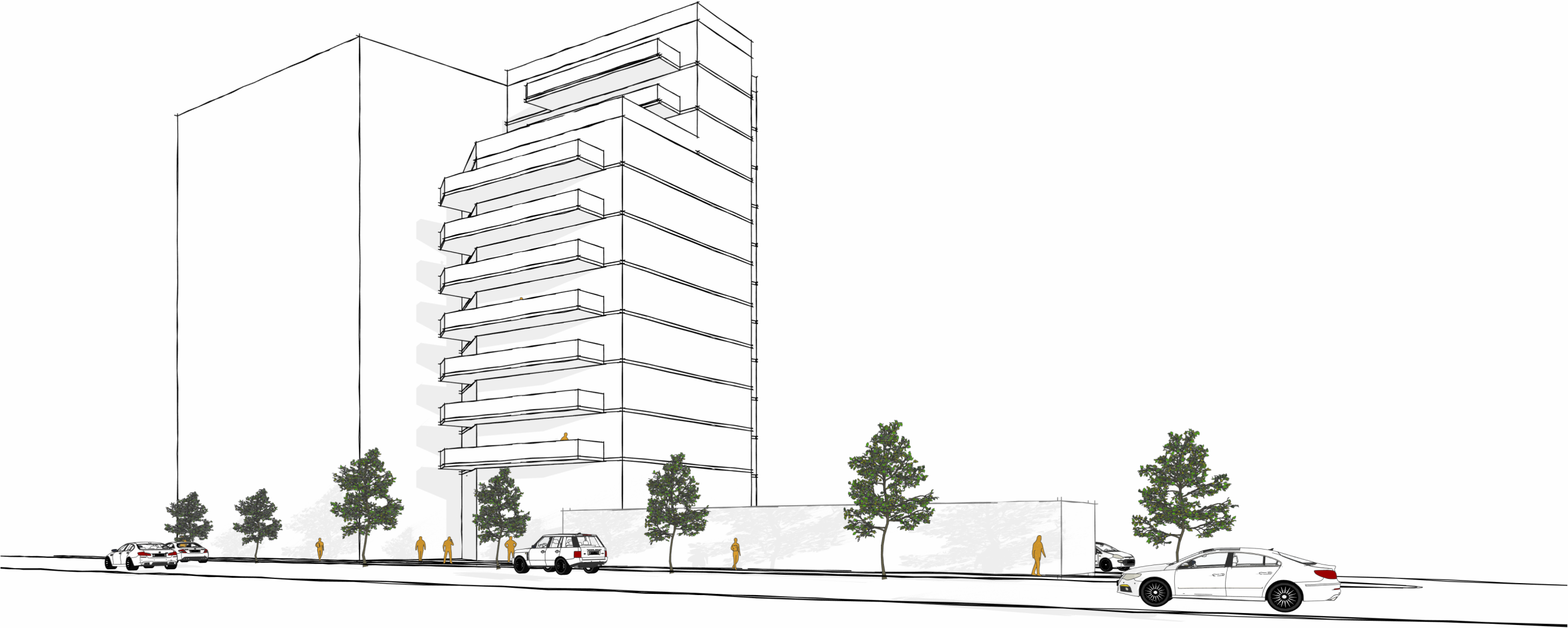


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Project Number	CONCEPT-1
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Description	PERSPECTIVES
Drawing Scale	



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