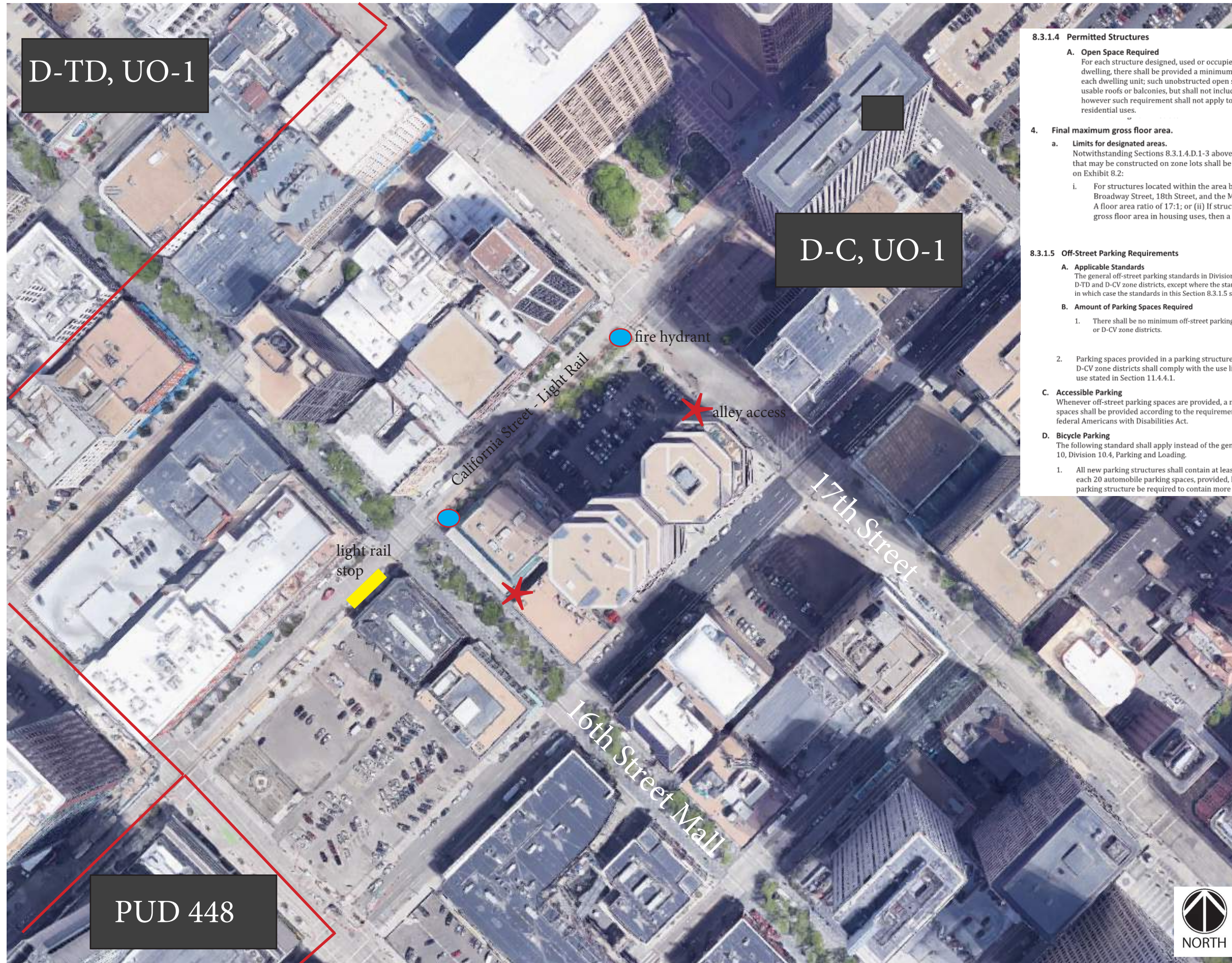




D-TD, UO-1

D-C, UO-1

PUD 448



8.3.1.4 Permitted Structures

A. Open Space Required

For each structure designed, used or occupied either in whole or in part as a multiple unit dwelling, there shall be provided a minimum of 30 square feet of unobstructed open space for each dwelling unit; such unobstructed open space may be located on the ground or on several usable roofs or balconies, but shall not include space provided for off-street parking; provided however such requirement shall not apply to any structure converted from nonresidential to residential uses.

4. Final maximum gross floor area.

a. Limits for designated areas.

Notwithstanding Sections 8.3.1.4.D.1-3 above, the final maximum gross floor areas that may be constructed on zone lots shall be limited as described below and shown on Exhibit 8.2:

- i. For structures located within the area bounded by 14th Street, Colfax Avenue, Broadway Street, 18th Street, and the Market Street-Larimer Street alley: (i) A floor area ratio of 17:1; or (ii) If structures contain over 50 percent of their gross floor area in housing uses, then a floor area ratio of 20:1.

8.3.1.5 Off-Street Parking Requirements

A. Applicable Standards

The general off-street parking standards in Division 10.4 of this Code shall apply in the D-C and D-TD and D-CV zone districts, except where the standards stated in this Section 8.3.1.5 conflict, in which case the standards in this Section 8.3.1.5 shall apply.

B. Amount of Parking Spaces Required

1. There shall be no minimum off-street parking requirement for any use in the D-C or D-TD or D-CV zone districts.
2. Parking spaces provided in a parking structure to serve office uses in the D-C or D-TD or D-CV zone districts shall comply with the use limitations applicable to a "parking, garage" use stated in Section 11.4.4.1.

C. Accessible Parking

Whenever off-street parking spaces are provided, a minimum number of accessible parking spaces shall be provided according to the requirements of the Denver Building Code and the federal Americans with Disabilities Act.

D. Bicycle Parking

The following standard shall apply instead of the general bicycle parking standards in Article 10, Division 10.4, Parking and Loading.

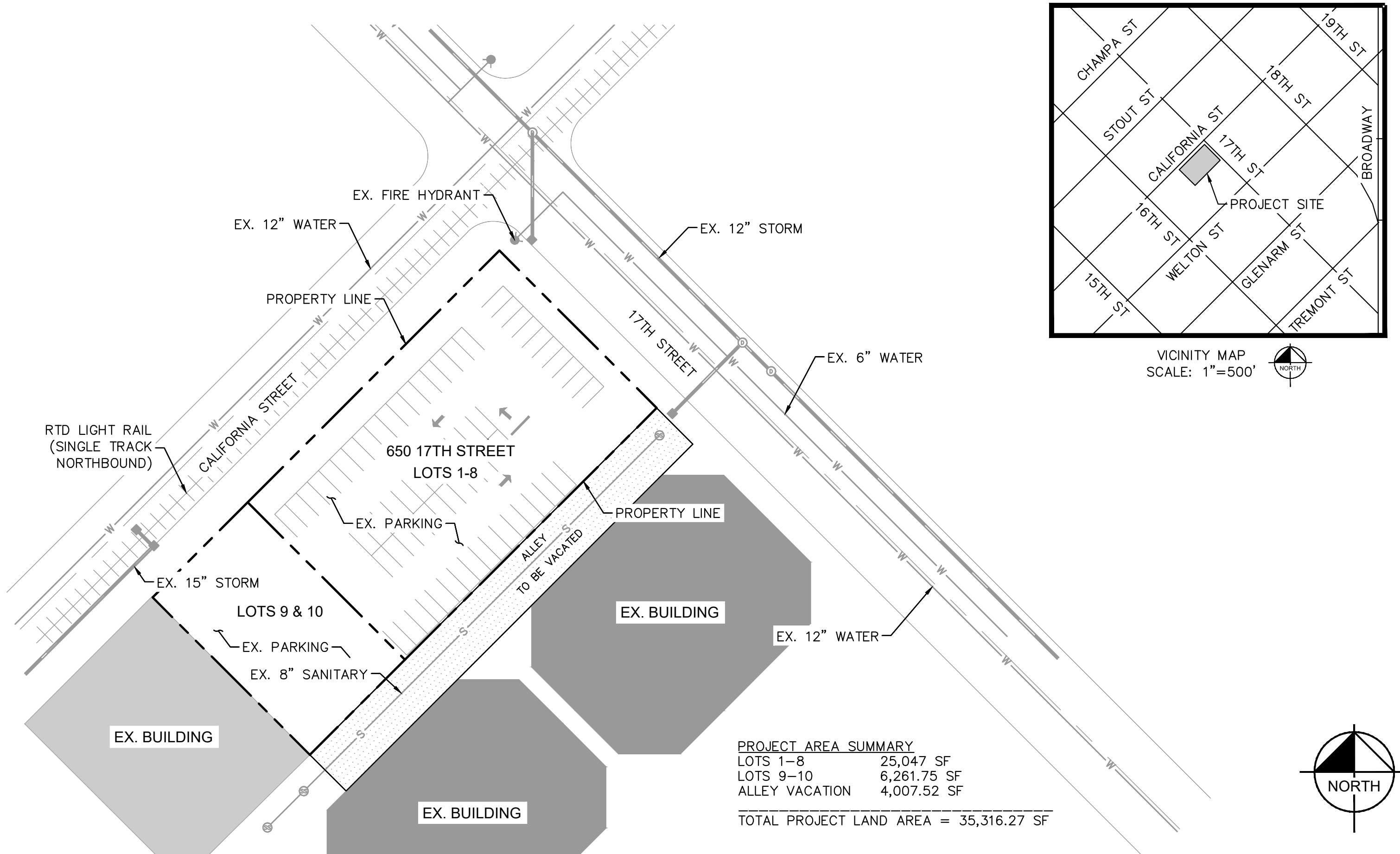
1. All new parking structures shall contain at least 1 designated bicycle parking space for each 20 automobile parking spaces, provided, however, that in no event shall any new parking structure be required to contain more than 50 bicycle parking spaces.







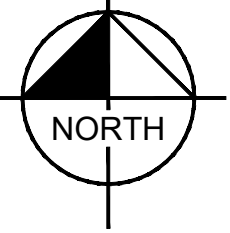


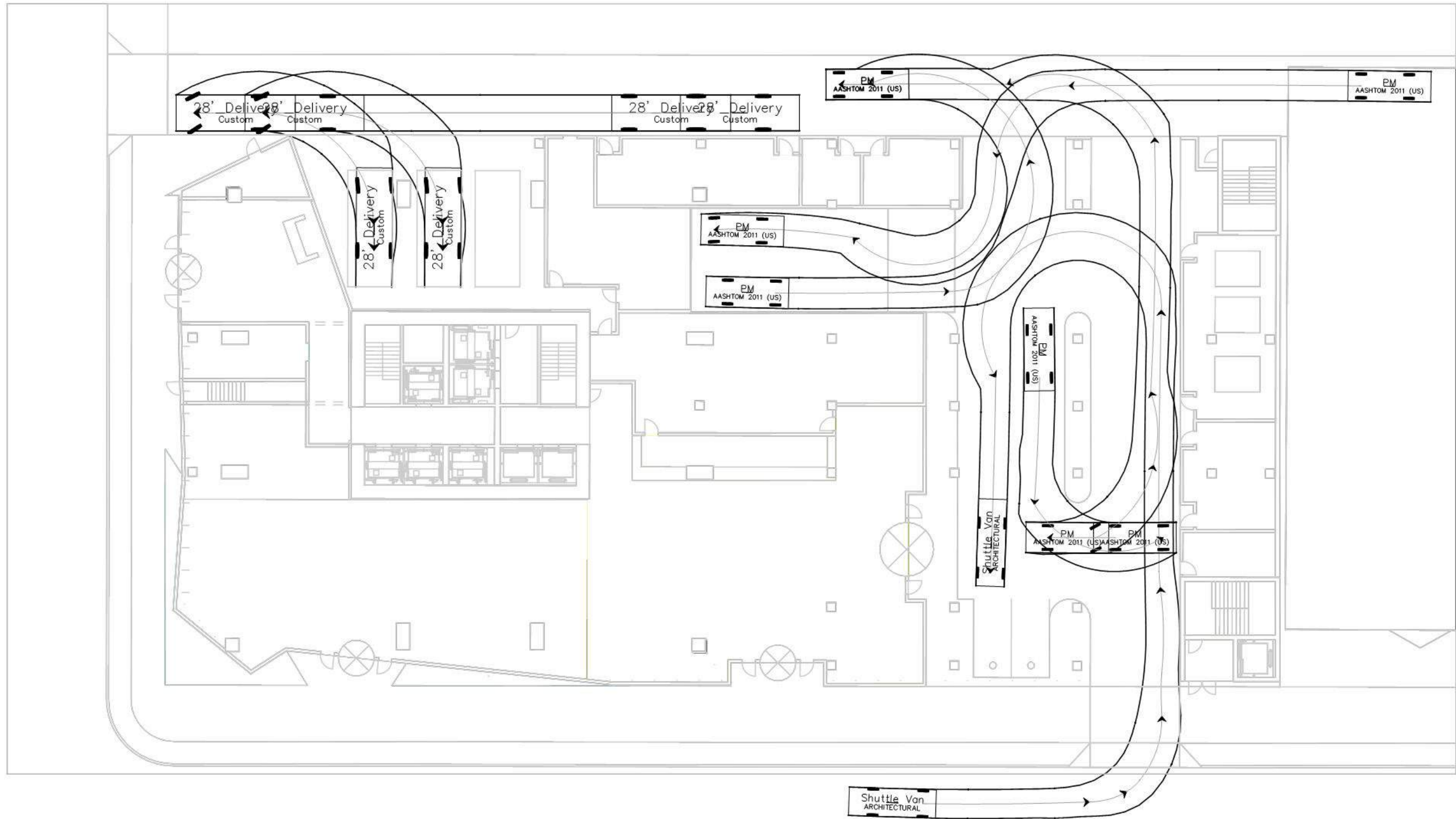


VICINITY MAP  
SCALE: 1"=500'

**PROJECT AREA SUMMARY**

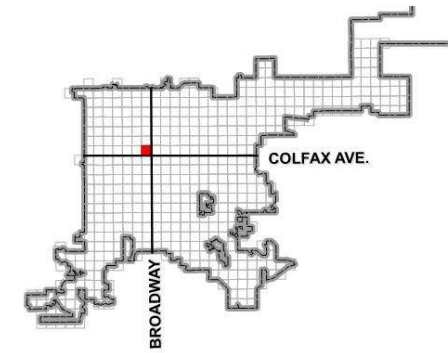
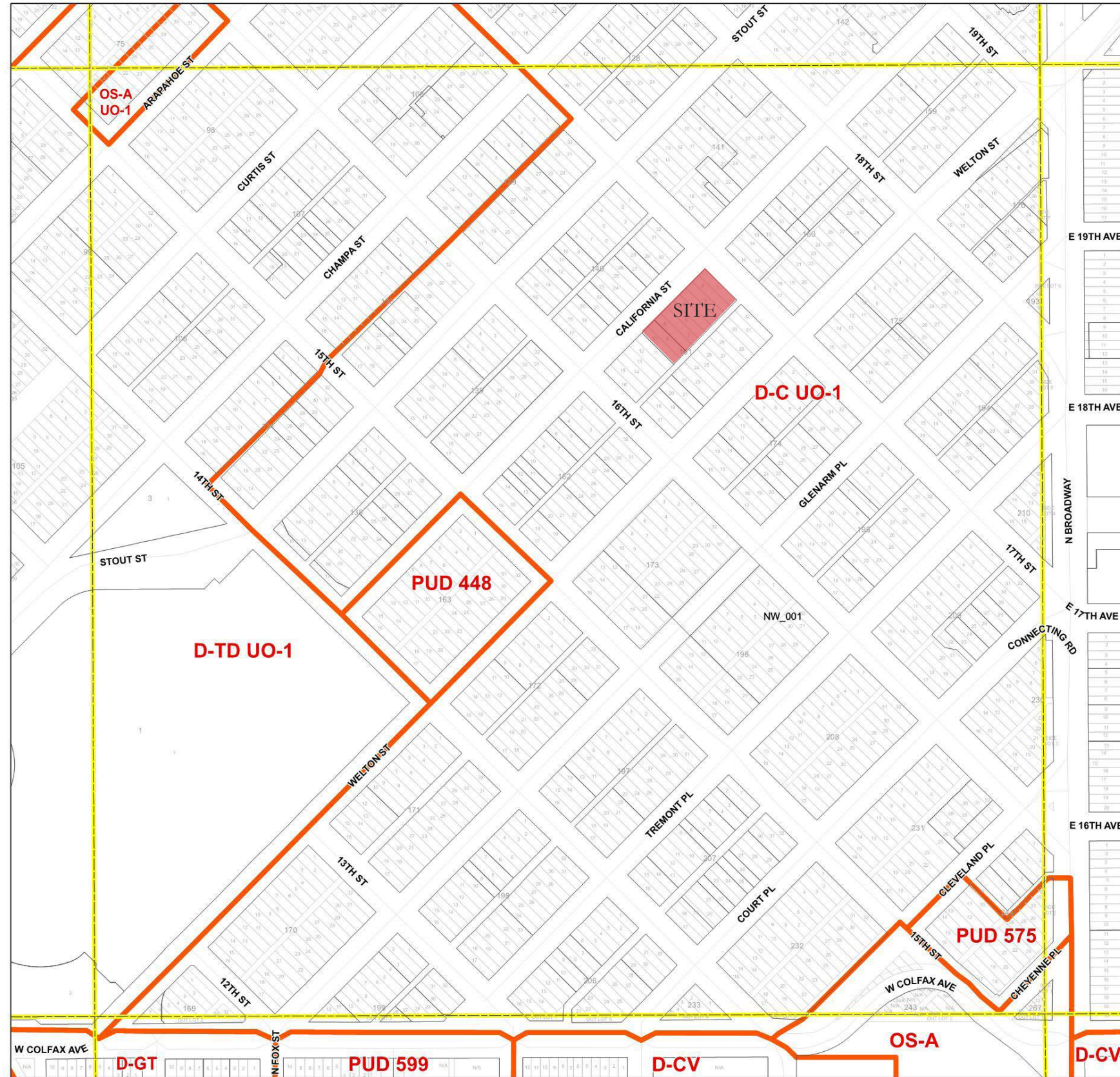
LOTS 1-8	25,047 SF
LOTS 9-10	6,261.75 SF
ALLEY VACATION	4,007.52 SF
<b>TOTAL PROJECT LAND AREA = 35,316.27 SF</b>	





NORTH





Quarter Section Index

NW_013	NW_014	NE_022
NW_002	NW_001	NE_001
SW_002	SW_001	SE_001

Surrounding Mapsheets

### City and County of Denver Zoning Map

QUARTER SECTION: NW\_001



Scale 1" = 200'  
When printed at 17"x22"



Feb 05, 2018

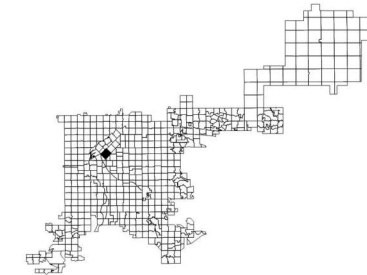
City and County of Denver  
Community Planning and Development  
Geographic Information Systems

Disclaimer: The City and County of Denver shall not be liable for damages of any kind arising out of the use of this information. The information is provided "as is" without warranty of any kind, express or implied, including, but not limited to, the fitness for a particular use. This map is a representation of the proposed official zoning map for the City and County of Denver, filed with the Denver City Clerk on May 20, 2010.

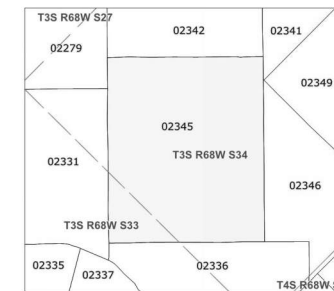


# Denver County Assessor's Map

## 02345



City and County of Denver Assessor Map Index



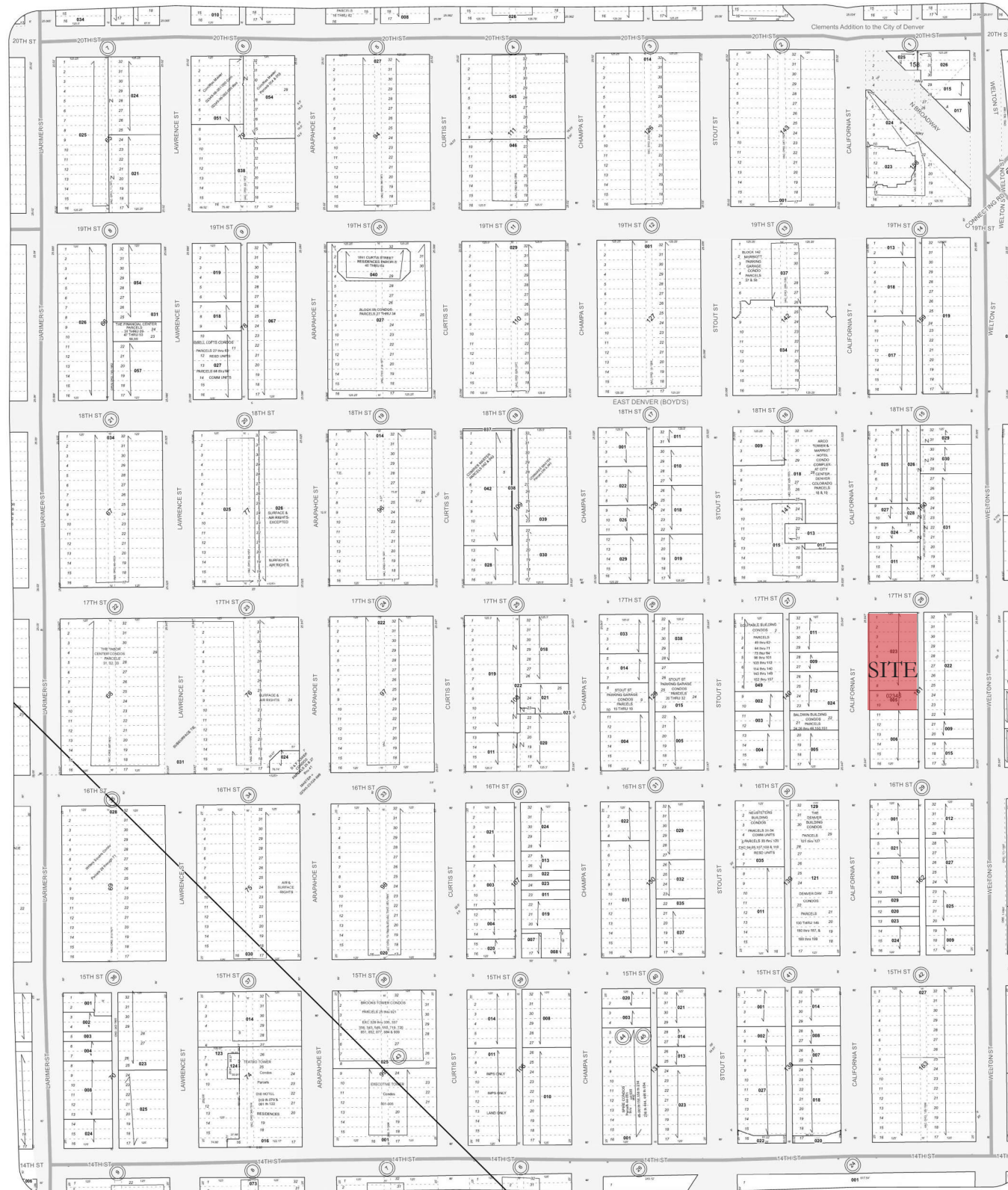
Surrounding Mapsheets



1 inch = 100 feet

Projection: StatePlane  
Units: US Survey Feet  
Colorado Central Zone 502  
Horizontal Datum: NAD83/92 HARN  
Vertical Datum: NAVD83  
Map Updated: 5/22/2017

Disclaimer: The City and County of Denver shall not be liable for damages of any kind arising out of the use of this information. The information is provided "as is" without warranty of any kind, express or implied, including, but not limited to, the fitness for a particular use. This is not a legal document.





650 17th st Search

**Additional Property Information**  
[Clear results](#)

**Zoning**  
Zone District: D-C , UO-1  
Code Version:  
[Zoning Map](#)

**Neighborhood**  
CBD

**Subdivision**  
EAST DENVER (BOYD'S)

**Historic Landmark District**  
No

**Individual Historic Landmark**  
No

**Enterprise Zone**  
Not in enterprise zone.

**Floodplain Designation**  
Click Details button for floodplain information for this location.

**Downloadable Maps**  
[Parcel Map](#)  
[Quarter Section Map #NW\\_001](#)  
[Assessment Parcel Map Index](#)  
[Quarter Section Map Index](#)

**Related Links**  
[Assessor's Property Records](#)

**650 17TH ST**  
DENVER, CO  
Schedule Number: 0234528023000  
Owner:  
PARADISE INVESTMENT PROPERTIES LLC  
3310 E COLFAX AVE  
DENVER, CO 80206-1714  
Property Value  
Full property record  
Directions | Street View | Parcel Map

**Tags**  
property

650 17TH ST

Owner	Schedule Number	Legal Description	Property Type	Tax District
PARADISE INVESTMENT PROPERTIES 3310 E COLFAX AVE DENVER , CO 80206-1714	0234528023000	EAST DENVER B161 L1 TO 8	COMMERCIAL - MISC IMPROVEMENTS	320A

Summary Property Map Assessed Values Assessment Protest Taxes Comparables Neighborhood Sales Chain of Title

Property Description			
Style:	OTHER	Building Sqr. Foot:	0
Bedrooms:		Baths Full/Half:	0/0
Effective Year Built:	0000	Basement/Finish:	0/0
Lot Size:	25,047	Zoned As:	D-C
Mill Levy:	77.134	Document Type:	SW
Valuation zoning may be different from City's new zoning code.			

Find information about real property in Denver.

650 17th Search

**Additional Property Information**  
[Clear results](#)

**Zoning**  
Zone District: D-C , UO-1  
Code Version:  
[Zoning Map](#)

**Neighborhood**  
CBD

**Subdivision**  
EAST DENVER (BOYD'S)

**Historic Landmark District**  
No

**Individual Historic Landmark**  
No

**Enterprise Zone**  
Not in enterprise zone.

**Floodplain Designation**  
Click Details button for floodplain information for this location.

**Downloadable Maps**  
[Parcel Map](#)  
[Quarter Section Map #NW\\_001](#)  
[Assessment Parcel Map Index](#)  
[Quarter Section Map Index](#)

**Related Links**

**1630 CALIFORNIA ST**  
DENVER, CO  
Schedule Number: 0234528005000  
Owner:  
FSP 600 17TH STREET LLC  
401 EDGEWATER PL STE 200  
WAKEFIELD, MA 01880-6207  
Property Value  
Full property record  
Directions | Street View | Parcel Map

**Tags**

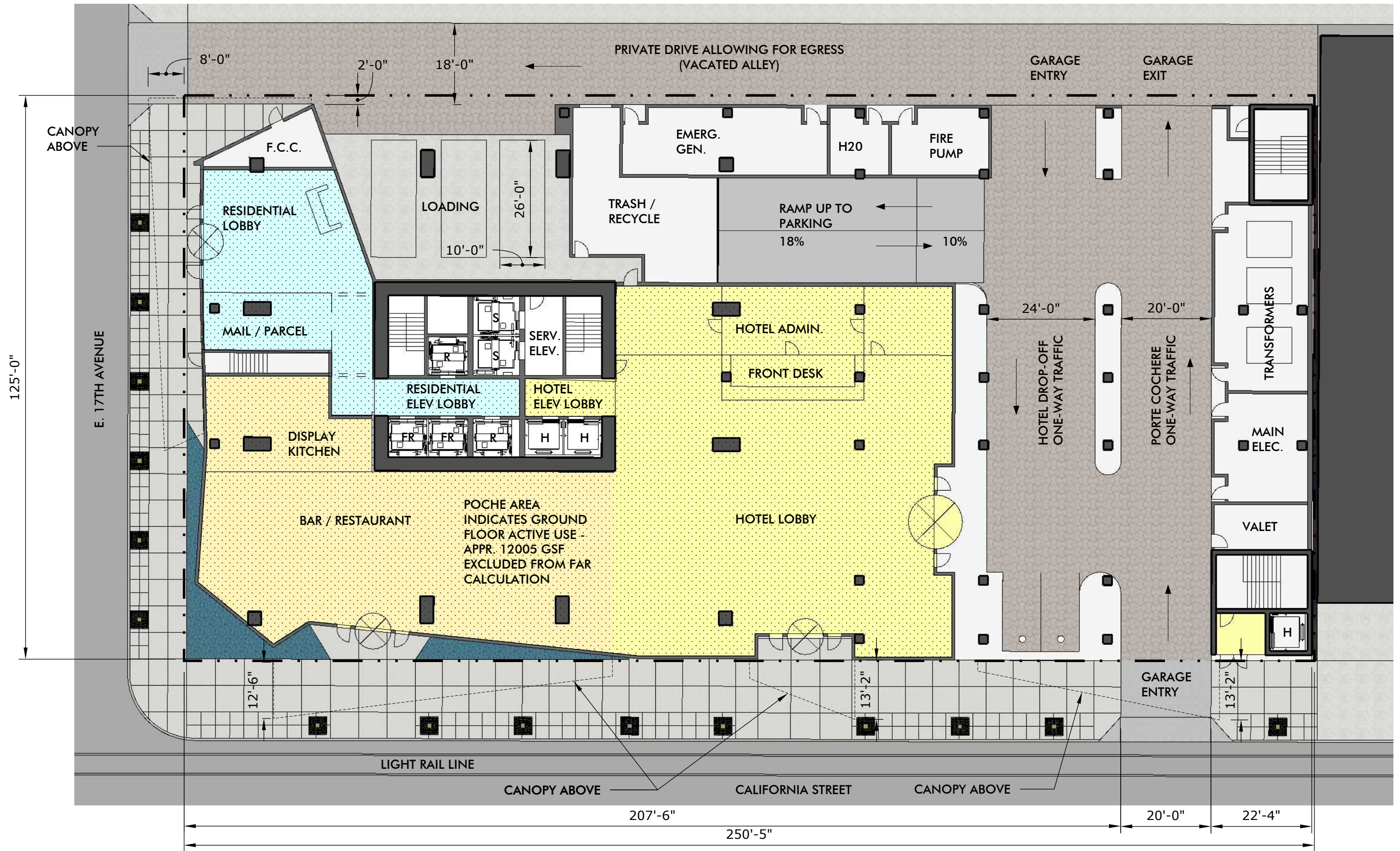
1630 CALIFORNIA ST

Owner	Schedule Number	Legal Description	Property Type	Tax District
FSP 600 17TH STREET LLC 401 EDGEWATER PL 200 WAKEFIELD , MA 01880-6207	0234528005000	EAST DENVER B161 L9 & 10	COMMERCIAL - MISC IMPROVEMENTS	320A

Summary Property Map Assessed Values Assessment Protest Taxes Comparables Neighborhood Sales Chain of Title

Property Description			
Style:	OTHER	Building Sqr. Foot:	0
Bedrooms:		Baths Full/Half:	0/0
Effective Year Built:	0000	Basement/Finish:	0/0
Lot Size:	6,262	Zoned As:	D-C
Mill Levy:	77.134	Document Type:	SW
Valuation zoning may be different from City's new zoning code.			







**650 17th STREET - Denver, USA.**

Building Height (FT)	Floor height (FT)	Floor	NON SALEABLE	SALEABLE INDOOR	SLAB AREA	BALCONY AREA	FAR IMPACT
1,000	67	CROWN					
		1 MECH.					
933	33	81			9,000 not computed in FAR		
900	11	80		3,588	3,588	544	3,588
889	11	79	2,231	7,175	9,950		9,406
878	11	78		3,638	3,638		3,638
867	11	77	2,231	7,275	10,050	544	9,506
856	11	76		3,688	3,688		3,688
845	11	75	2,231	7,375	10,150	544	9,606
834	11	74		3,774	3,774		3,774
823	11	73	2,231	7,547	10,322	544	9,778
812	11	72	2,231	7,634	10,355	490	9,865
801	11	71	2,231	7,664	10,384	489	9,895
790	11	70	2,231	7,692	10,410	487	9,923
779	11	69	2,231	7,716	10,433	486	9,947
768	11	68	2,231	7,737	10,452	484	9,968
757	11	67	2,231	7,754	10,468	483	9,985
746	11	66	2,231	7,768	10,481	482	9,999
735	11	65	2,231	7,779	10,491	481	10,010
724	11	64	2,231	7,786	10,497	480	10,017
713	11	63	2,231	7,790	10,500	479	10,021
702	11	62	2,231	7,790	10,499	478	10,021
691	11	61	2,231	7,787	10,495	477	10,018
680	11	60	2,231	7,776	10,489	482	10,007
669	11	59	2,231	7,922	10,527	374	10,153
658	11	58	2,231	8,099	10,572	242	10,330
647	11	57	2,231	8,100	10,623	292	10,331
636	11	56	2,231	8,197	10,681	253	10,428
625	11	55	2,231	8,197	10,681	253	10,428
614	11	54			2,701 not computed in FAR		
603	11	53			10,802 not computed in FAR		
592	11	52	2,231	8,315	10,802	256	10,546
581	11	51	2,231	8,352	10,839	256	10,583
570	11	50	2,231	8,256	10,876	389	10,487
559	11	49	2,231	8,176	10,913	506	10,407
548	11	48	2,231	8,103	10,953	619	10,334
537	11	47	2,231	8,143	10,997	623	10,374
526	11	46	2,231	8,447	11,044	366	10,678
515	11	45	2,231	8,513	11,126	382	10,744
504	11	44	2,231	8,488	11,228	509	10,719
493	11	43	2,231	8,610	11,350	509	10,841
482	11	42	2,231	8,706	11,444	507	10,937
471	11	41	2,231	8,793	11,532	508	11,024
460	11	40	2,231	8,874	11,615	510	11,105
449	11	39	2,231	8,951	11,693	511	11,182
438	11	38	2,231	8,919	11,765	615	11,150
427	11	37	2,231	8,982	11,833	620	11,213
416	11	36	2,231	9,095	11,952	626	11,326
405	11	35	2,231	9,143	12,004	630	11,374
394	11	34	2,231	9,186	12,051	634	11,417
383	11	33	2,231	9,224	12,093	638	11,455
372	11	32	2,231	9,255	12,129	643	11,486
361	11	31	2,231	9,283	12,162	648	11,514
350	11	30	2,231	9,398	12,305	676	11,629
339	11	29	2,231	9,464	12,383	688	11,695
328	11	28	2,231	9,690	12,458	537	11,921
317	11	27	2,231	9,920	12,531	380	12,151
306	11	26			3,192 not computed in FAR		
295	11	25			12,767 not computed in FAR		
284	11	24	12,976		12,976		12,976
273	11	23	13,038		13,038		13,038
262	11	22	13,079		13,079		13,079
251	11	21	13,099		13,099		13,099
240	11	20	13,098		13,098		13,098
229	11	19	13,076		13,076		13,076
218	11	18	13,033		13,033		13,033
207	11	17	12,969		12,969		12,969
196	11	16	12,884		12,884		12,884
185	11	15	12,777		12,777		12,777
174	22	14			14,875		14,875
152	22	13			30,720		30,720
130	11	12			28,040		28,040
119	11	11			31,135		31,135
108	11	10			31,135		31,135
97	11	9			31,135		31,135
86	11	8			31,135		31,135
75	11	7			31,135		31,135
64	11	6			31,135		31,135
53	11	5			31,135		31,135
42	11	4			31,135		31,135
31	11	3			23,327		23,327
20	10	2			3,400 not computed in FAR		
10	10	1			18,806		18,806
16	P1	1			31,250 not computed in FAR		

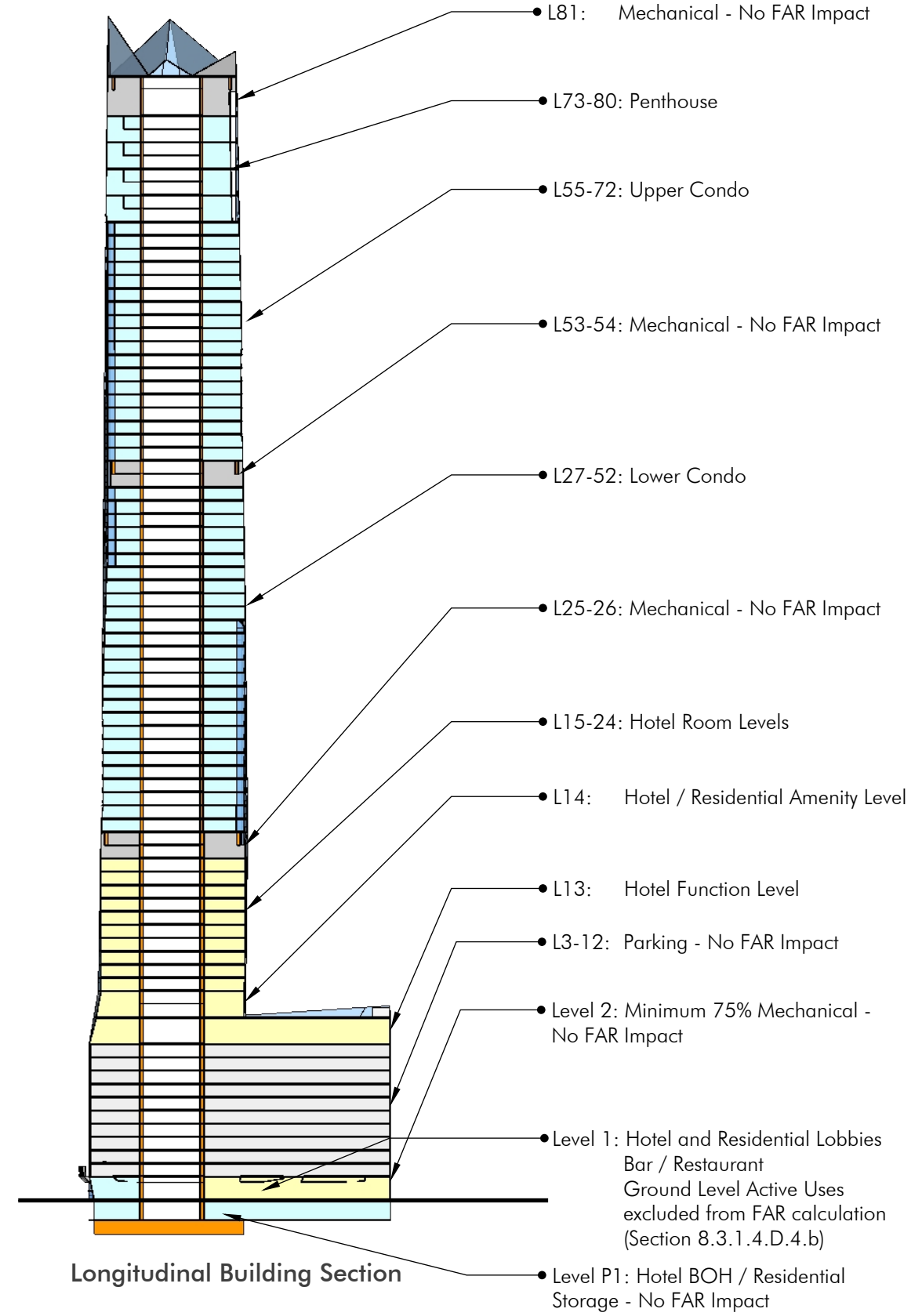
# PARKING SPACES
80
80
80
80
80
80
80
80
80
81
81
54
2
778

23,654 AREA

1,114,262 Total Project GSF

FAR IMPACT
3,588
9,406
3,638
9,506
3,688
9,606
3,774
9,778
9,865
9,895
9,923
9,947
9,968
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10,010
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10,331
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11,150
11,213
11,326
11,374
11,417
11,455
11,486
11,514
11,629
11,695
11,921
12,151
12,976
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13,079
13,099
13,098
13,076
13,033
12,969
12,884
12,777
14,875
30,720
28,040
31,135
31,135
31,135
31,135
31,135
31,135
31,135
31,135
31,135
23,327
3,400 not computed in FAR
18,806
31,250 not computed in FAR
705,045
706,325 FAR
-1,280 Delta

6801 reduced impact on FAR after excluding ground level active uses and mechanical uses  
Total Project Area toward FAR  
706,325 FAR  
-1,280 Delta

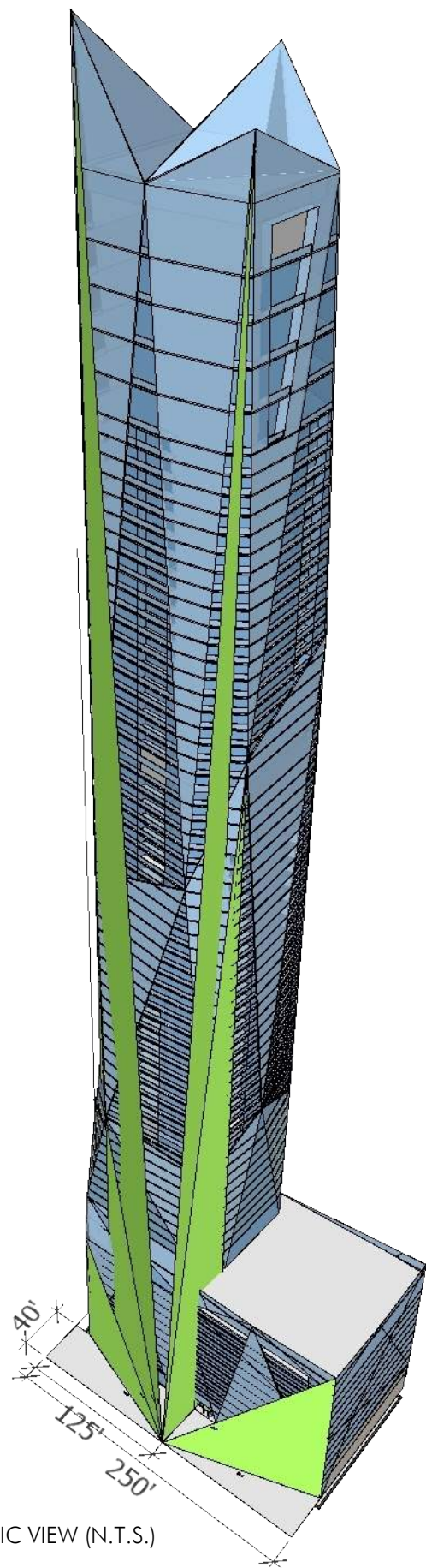


Longitudinal Building Section

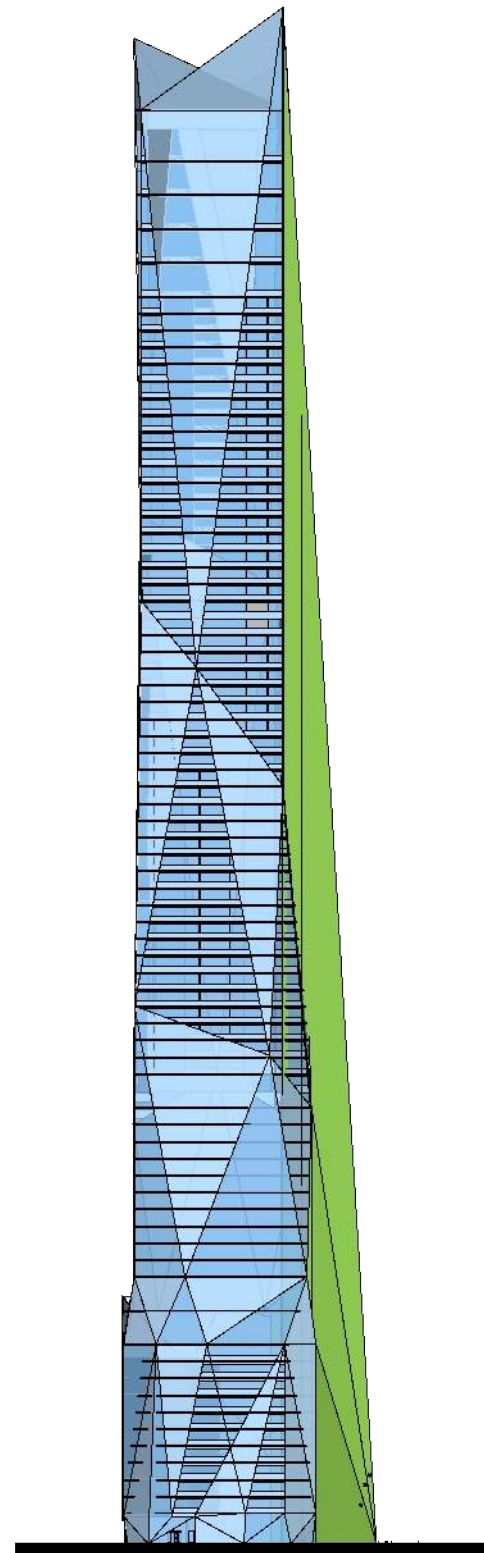
Allowable FAR Summary:

650 17th St LOTS 1-8	25,047.00	SF
South Lot Easement LOTS 9-10	6,261.75	SF
Alley Vacation	4,007.52	SF
Total Land Area	35,316.27	SF
Basic Allowable FAR	10:1	
FAR Premium for >50% Housing (Section 8.3.1.4.D.4.a.1)	20:1 (maximum)	
<b>Total Allowable Area (20:1)</b>	<b>706,325.4</b>	<b>SF</b>

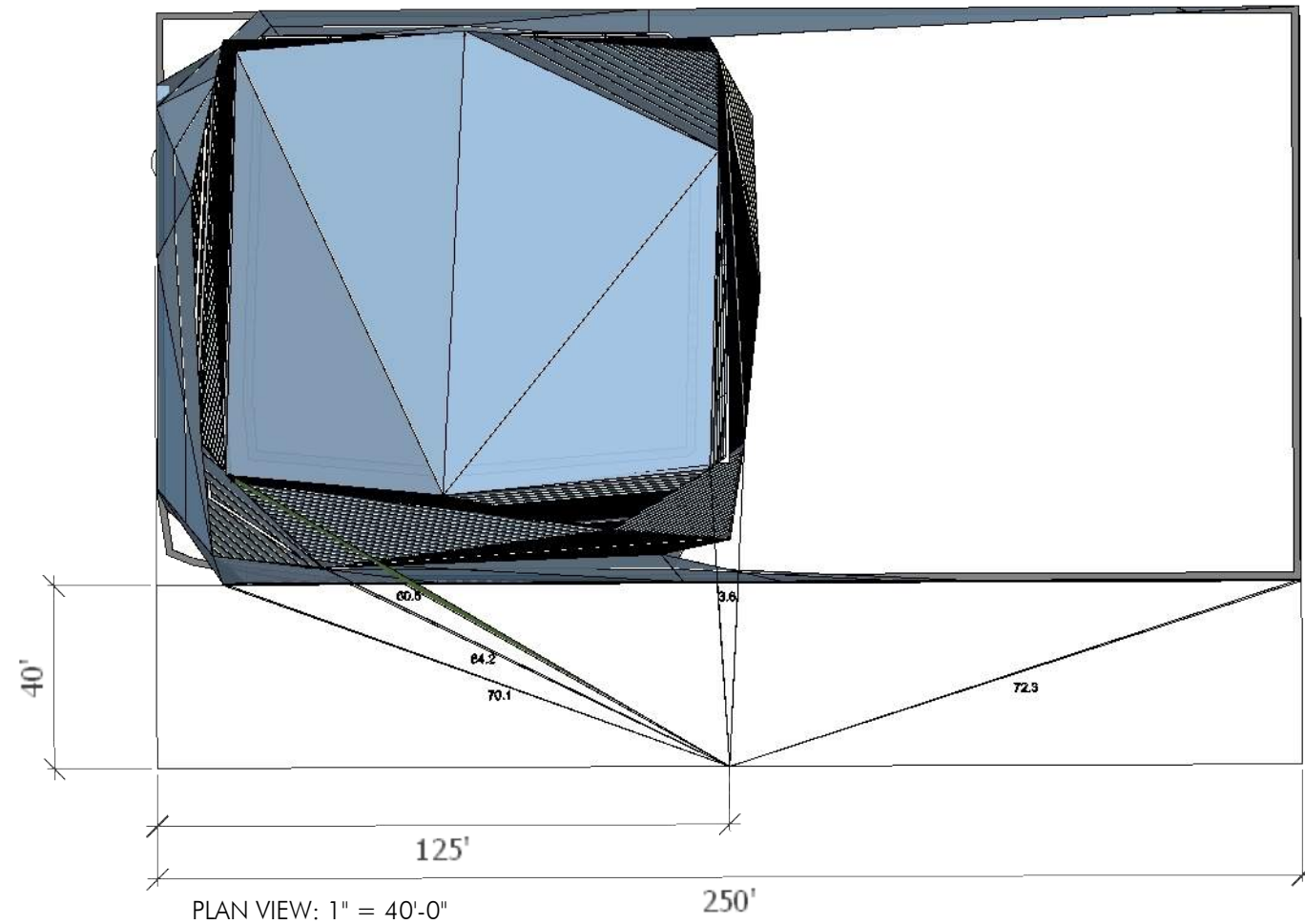




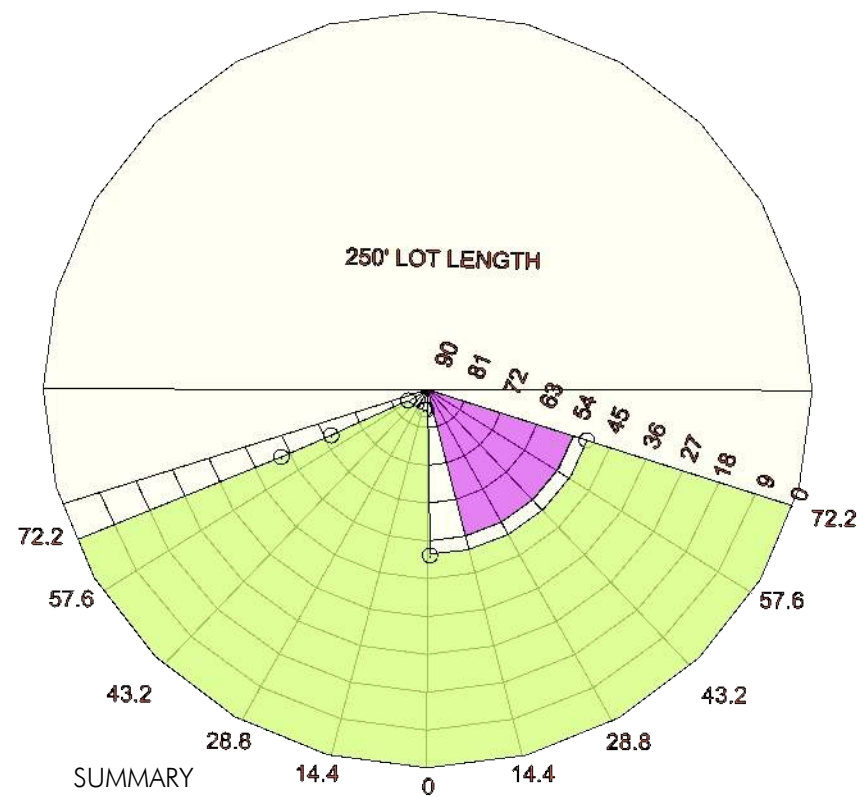
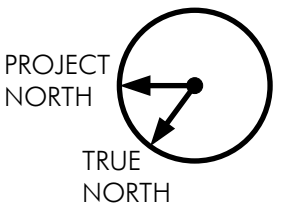
AXONOMETRIC VIEW (N.T.S.)



NORTH ELEVATION - 17TH STREET



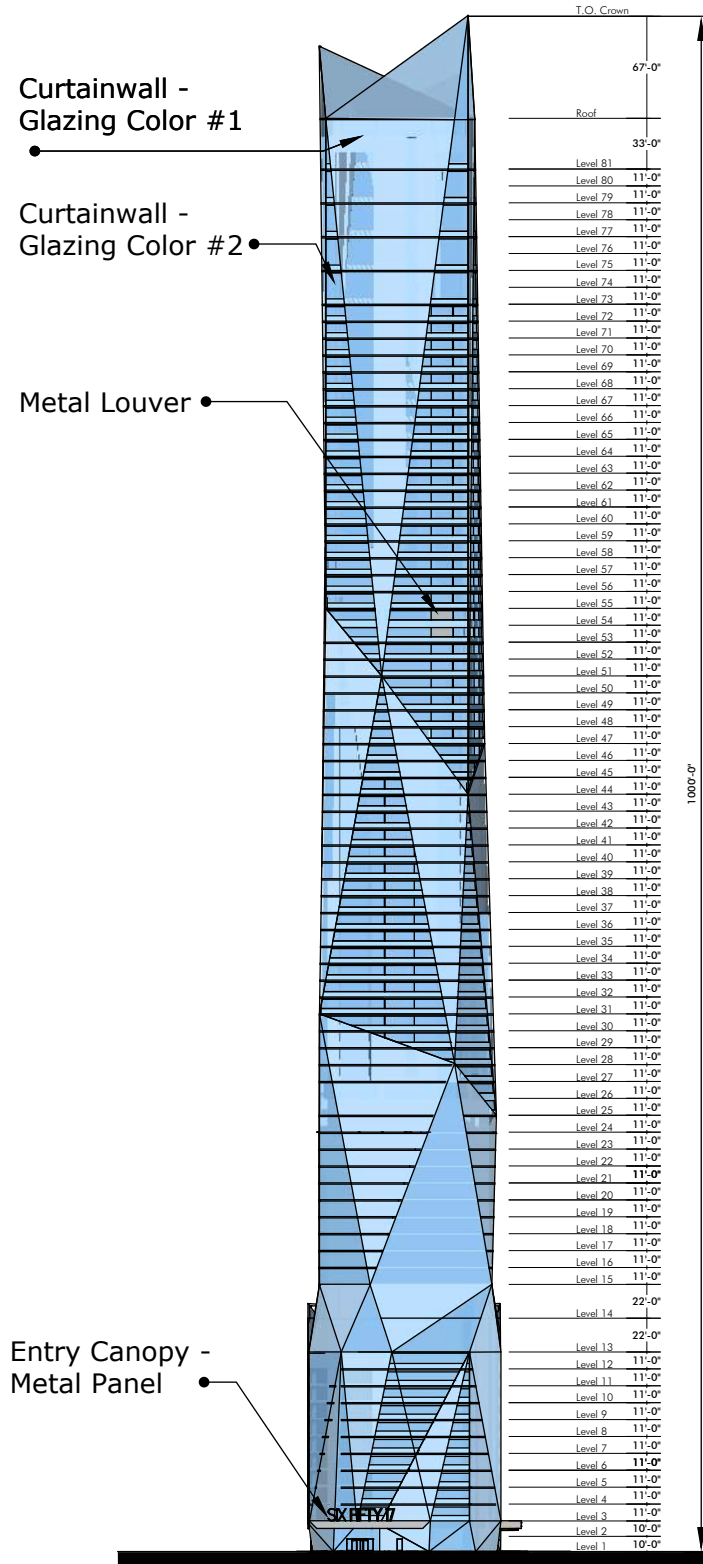
PLAN VIEW: 1" = 40'-0"



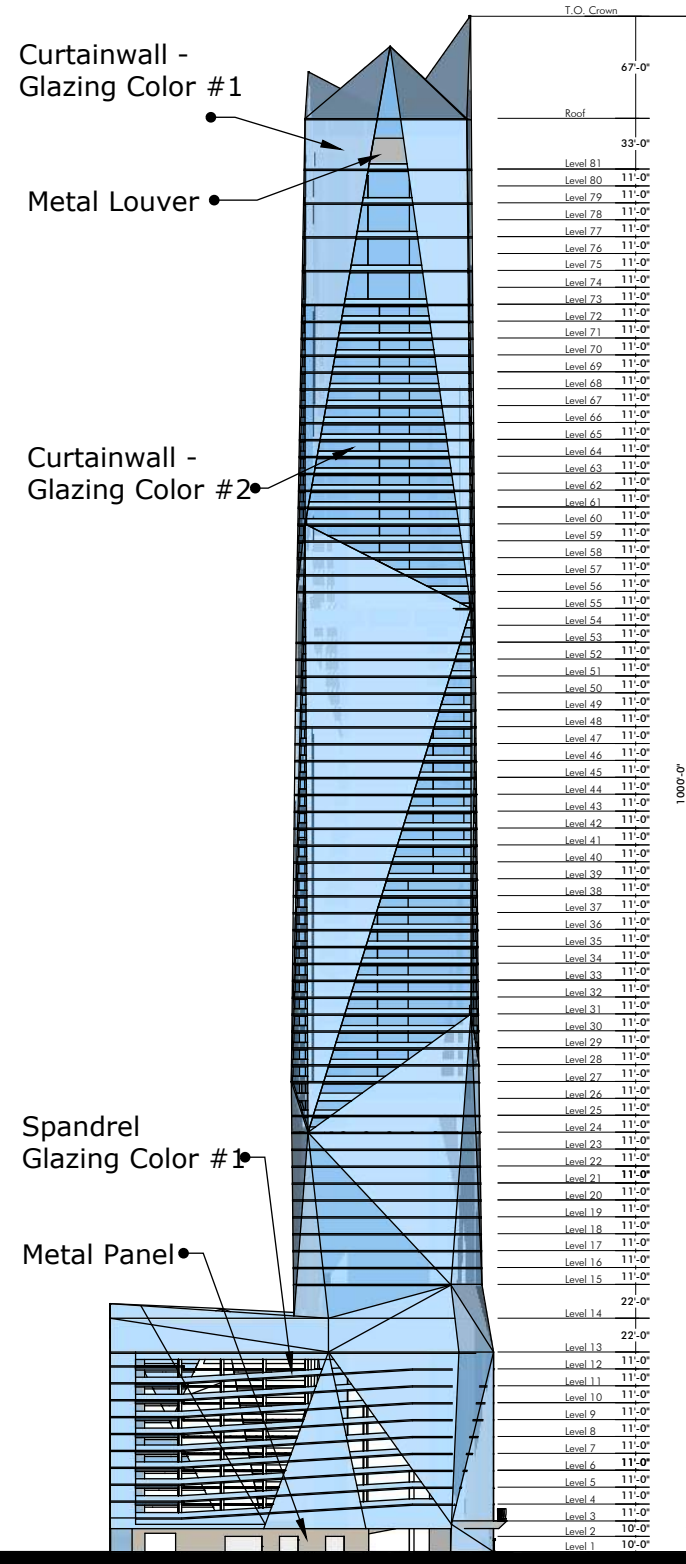
SUMMARY

Minimum Open Sky Requirement:	15%
Project Open Sky Provided:	16%

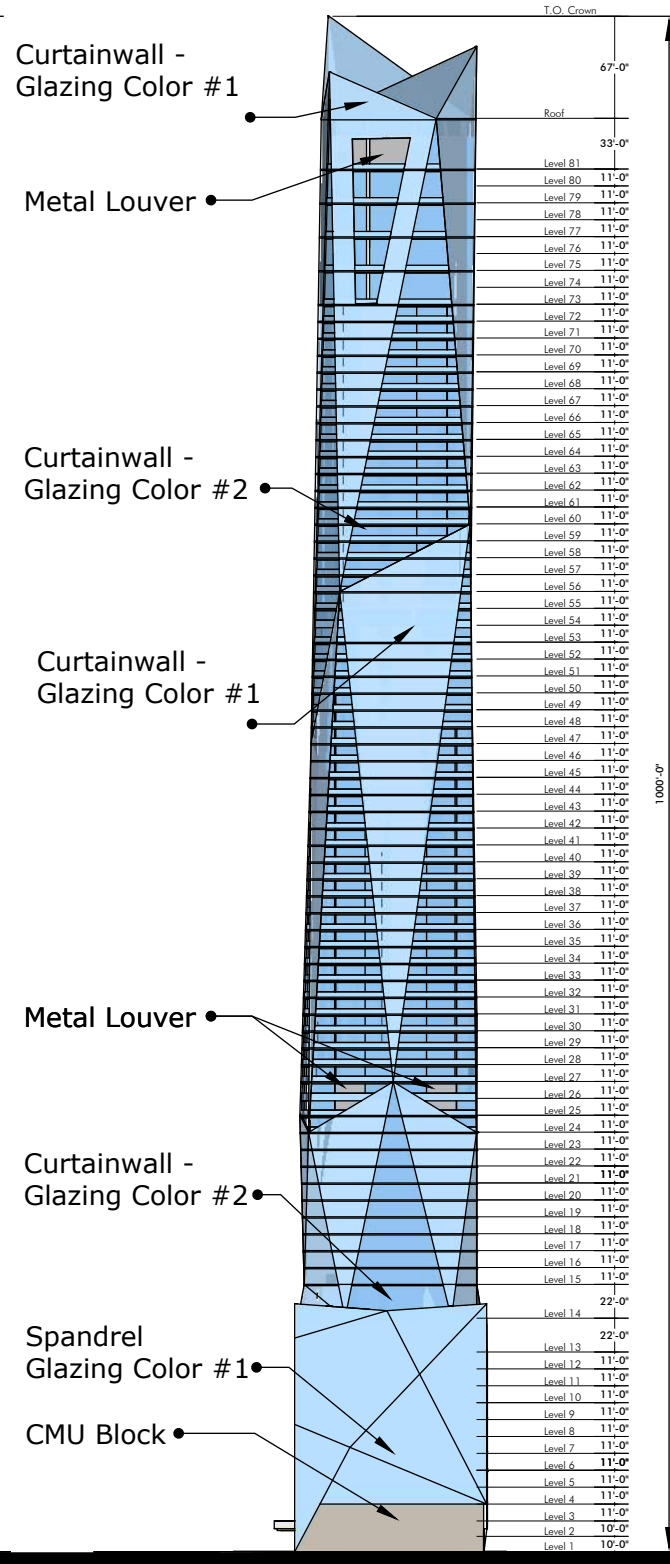




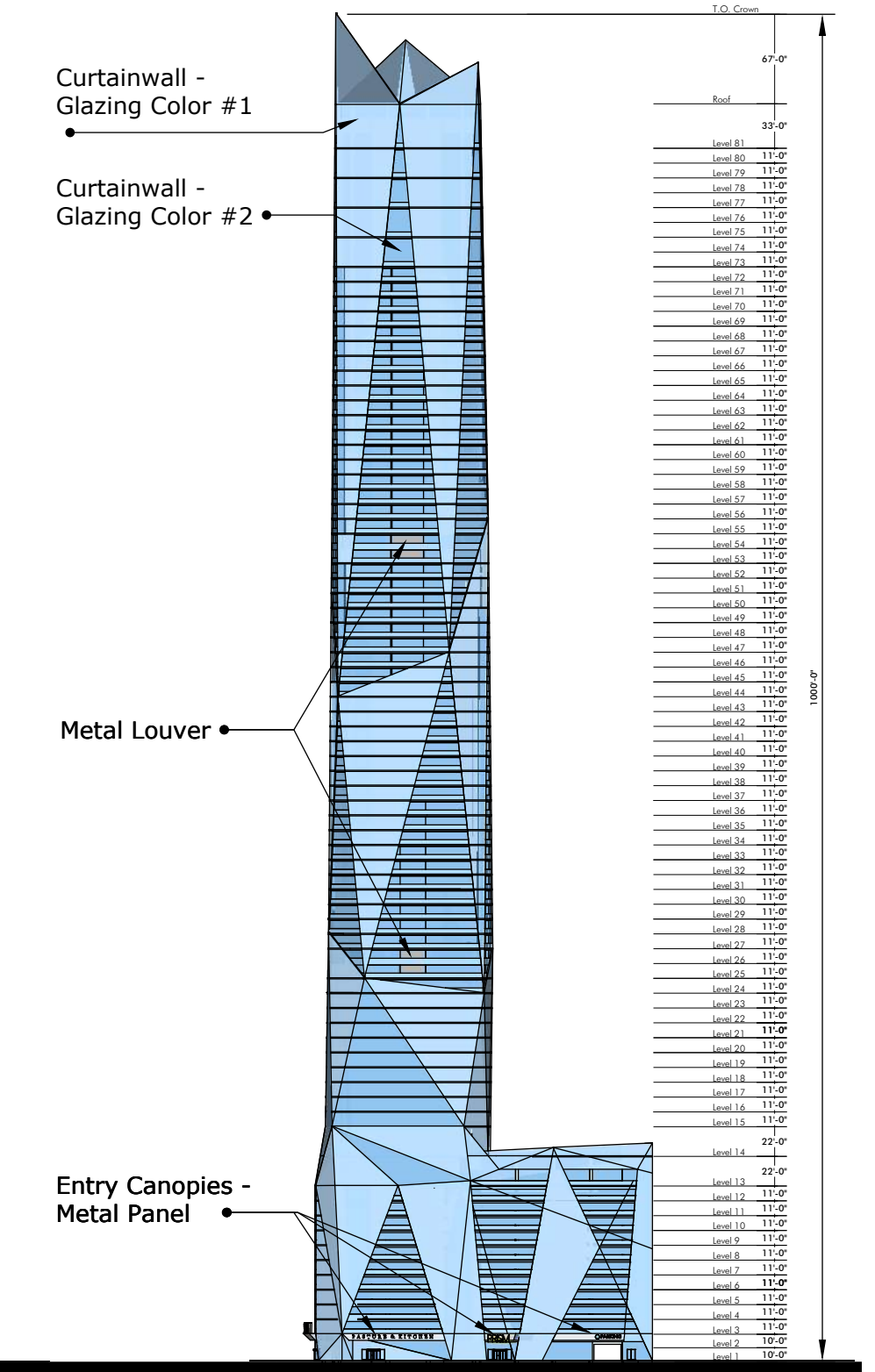
North Elevation - 17th Street



East Elevation - Alley



South Elevation



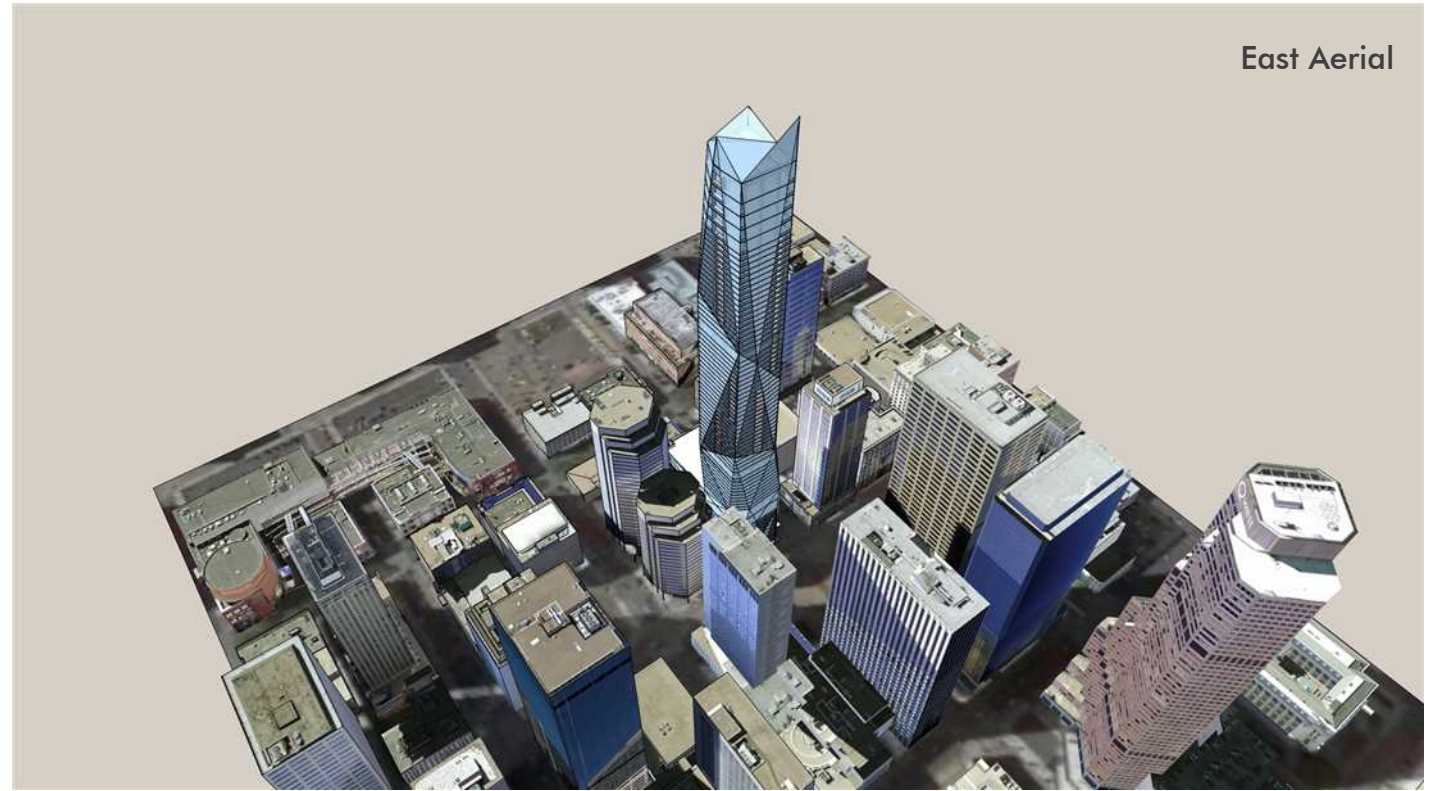
West Elevation - California Street



North Aerial



East Aerial



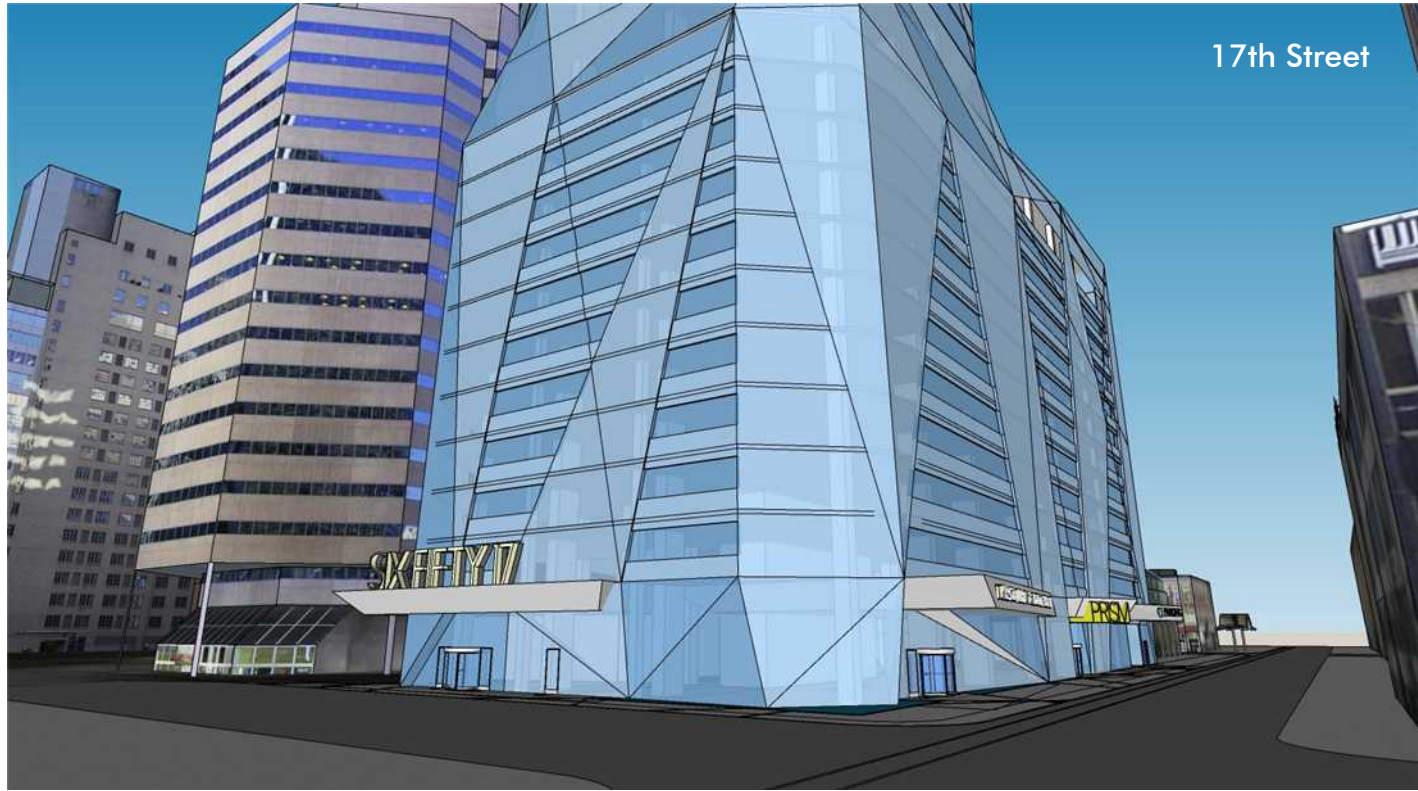
West Aerial



South Aerial







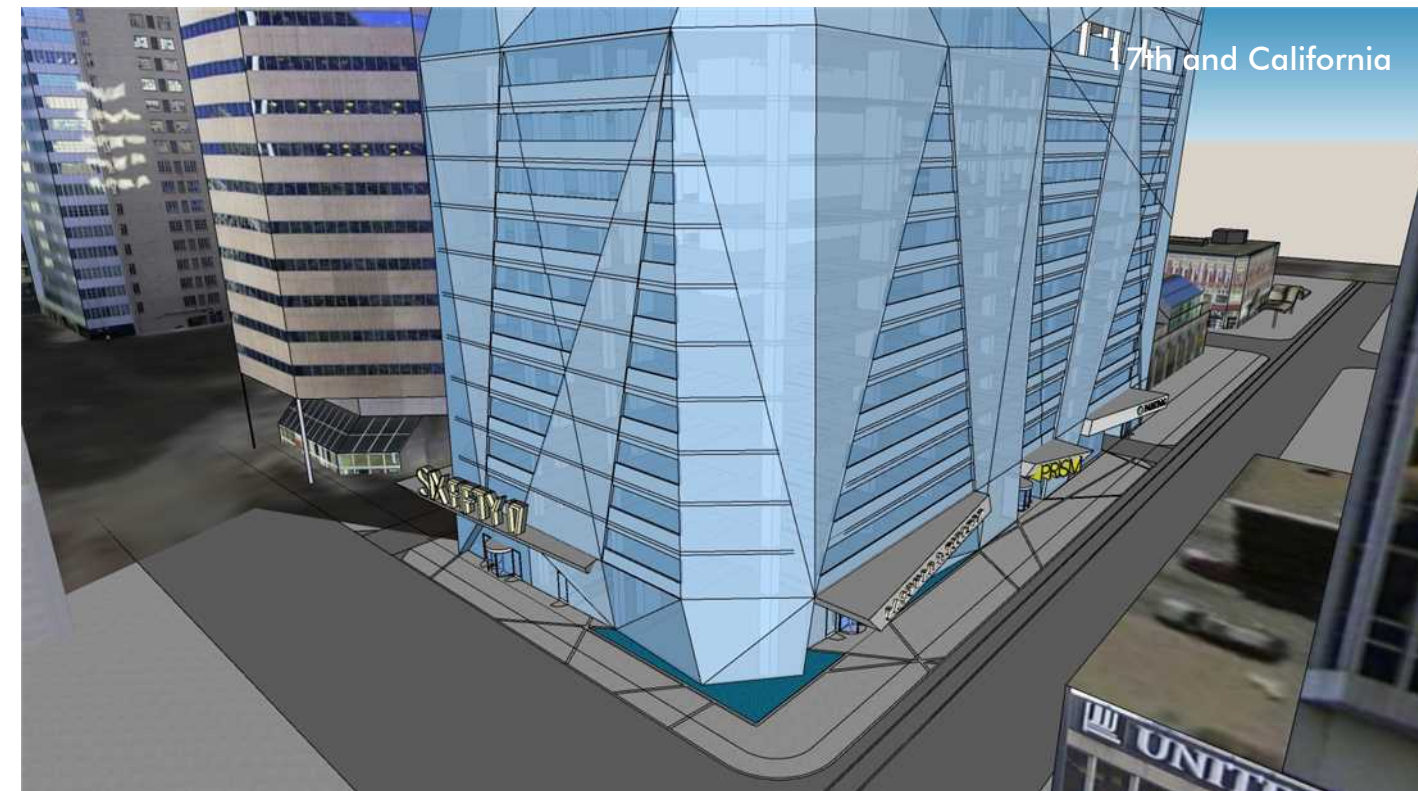
17th Street



California Street



17th St - Alley

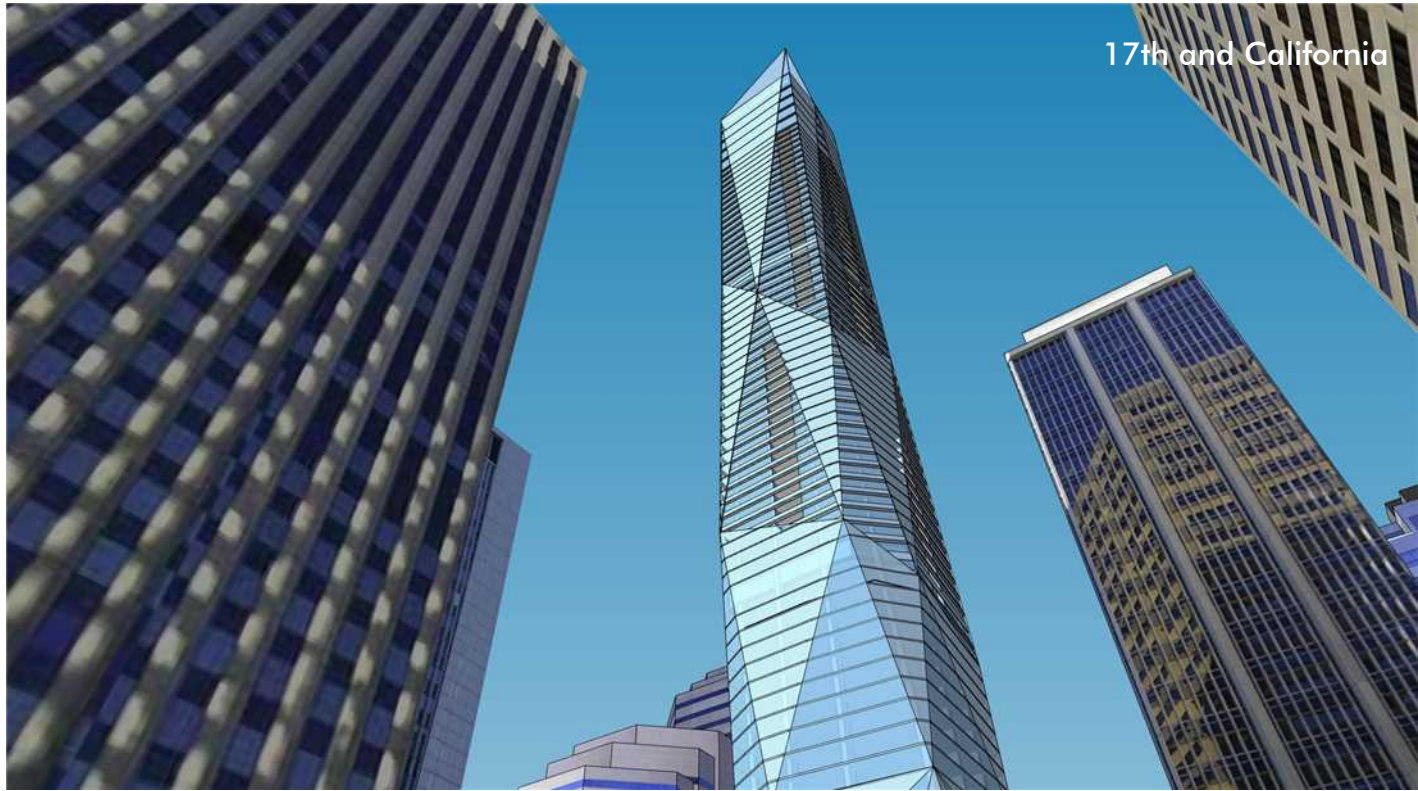


17th and California





View from West



17th and California



17th Street



View from Southwest