

Downtown Denver Build Out Scenerio

Site ID	Land Area (SF)	Project Overview					Final FAR	Project Breakdown						Project Description	Comments/Other
		Proposed Use(s)	Floor Count	Building Height	Gross Floor Area (SF)	Residential Units		Net Residential (SF)	Net Retail (SF)	Net Office (SF)	Hotel Rooms	Parking Spaces			
						1 Bed							2 Bed		
1	25,000	Retail, Residential Support, Hotel	18	222	325,000	13:1	n/a	n/a	n/a	31,875	n/a	935	581	Retail condos and hotel lobby on first floor, Gym and Spa on second floor, hotel above.	FAR not maxed out due to no residential bonus. Combined Lots 23,25.
2	106,400	Retail, Residential	111	1,245	2,122,104	19.9:1	476	306	1,713,348	91,400	n/a	n/a	2,126		
3	17,257	Residential, Office, Retail	16	198	276,112	13:1	88	66	154,000	7,334	14,668	n/a	285		Combined Lots 5,6,7.
4	78,199	Residential, Office(2), Retail	32	392	1,249,194	13:1	390	260	643,500	53,719	132,938	n/a	1,300		Combined Lots 9,78.
5	12,563	Retail, Hotel	20	217	12,563	14:1	n/a	n/a	n/a	5,339	n/a	546	328	Retail condo space on first floor with hotel lobby.	
6	12,563	Residential Support, Residential	20	283	251,260	20:1	n/a	144	172,800	18,844	n/a	n/a	205	Gocery use on first floor, fitness center on second floor, with residential above.	
7	25,126	Retail, Office, Residential	22	262	452,268	20:1	240	160	396,000	10,678	21,357	n/a	498	Retail condos on first floor, Office condos on second floor, residential above.	Combined Lots 16, 17 and 20.
8	10,552	Retail, Residential	29	293	200,488	20:1	77	84	170,415	5,236	n/a	n/a	214		Lots 75,76,77.
9	15,312	Hotel	24	280	367,488	17:1	n/a	n/a	n/a	6,508	n/a	336	459		
10	15,500	Lobby Floor and Residential	25	298	310,000	20:1	133	95	227,050	n/a	n/a	n/a	255	Residential Lofts, First floor is lobby area.	Combined Lots 28,29.
11	25,000	Hotel, Retail	16	257	387,500	15.5:1	n/a	n/a	n/a	12,500	n/a	1,232	730	Ground floor restaurant/bar 14.5 hotel floors.	
12	31,238	Hotel, Restaurant	35	395	374,856	12:1	n/a	n/a	n/a	7,810	n/a	989	678	15,619 SF footprint	Combined Lots 33, 79.
13	15,625	Hotel	24	280	375,000	17:1	n/a	n/a	n/a	6,641	n/a	336	468		Combined Lots 3, 32.
14	12,538	Retail, Residential	24	227	250,760	20:1	114	76	188,100	5,328	n/a	n/a	246	Book store on first floor, residential above.	
15	18,750	Hotel	15	181	206,250	11:1	n/a	n/a	n/a	n/a	n/a	551	372	Hotel lobby and hotel rooms only.	
16	18,750	Retail, Office, Residential	24	291	375,000	20:1	162	108	267,300	7,968	15,937	n/a	372	Retail condo space and deli first floor, office second floor, residential above.	
17	22,331	Office	16	210	245,641	11:1	n/a	n/a	n/a	n/a	199,303	n/a	518	Office use with office lobby on first floor.	FAR not maxed out due to no office bonus; only parking bonus.
18	37,500	Retail, Office, Residential	28	340	907,500	19.2:1	285	190	470,250	19,125	95,625	n/a	875		Combined Lots 36,38,40.
19	31,172	Resturant, Childcare, Office	26	325	599,924	17:1	n/a	n/a	n/a	46,758	410,691	n/a	1,045	First floor resturant, second floor choldcare, office above.	Combined Lots 30, 31.
20	22,027	Office, Childcare, Residential	20	246	374,459	17:1	165	105	140,025	n/a	30,287	n/a	365	Childcare and retail on first floor with office sopace on second floor and residential above.	Childcare 12.5 %, Retail 37.5% on first floor.
21	18,750	Residential, Retail	21	248	318,750	17:1	144	104	255,000	9,375	n/a	n/a	342	Ground floor retail; 16 floors of Apts.	
22	21,875	Retail, Residential	19	230	415,625	17:1	160	112	270,400	9,297	n/a	n/a	292	Ground floor retail with residential above.	
23	18,750	Hotel	15	181	206,250	11:1	n/a	n/a	n/a	n/a	n/a	520	372	Hotel	Lobby on first floor.
24	33,250	Retail, Office (3), Residential	26	316	809,250	19.3:1	255	170	420,750	15,513	84,788	n/a	770		
25	33,250	Retail, Office (3), Residential	26	316	809,250	19.3:1	255	170	420,750	15,513	84,788	n/a	770		
26	18,750	Residential, Retail	23	275	375,000	20:1	162	130	302,813	9,375	n/a	n/a	386	Ground floor retail; 19 floors of apts.	
27	18,750	Office	17	224	215,625	11.5:1	n/a	n/a	n/a	n/a	167,344	n/a	394	Office, close proximity to government buildings.	
28	12,500	Office	17	224	143,750	11.5:1	n/a	n/a	n/a	n/a	111,563	n/a	263	Office, close proximity to government buildings.	
29	15,625	Residential	23	275	304,688	20:1	150	99	252,344	n/a	n/a	n/a	249	Apartments	
30	28,125	Residential, Retail	23	275	562,500	20:1	280	171	454,219	14,063	n/a	n/a	451	Condominiums with ground floor retail.	Combined lots 55,57,59,60,61.
31	18,750	Office, Childcare	17	197	225,000	12:1	n/a	n/a	n/a	9,375	175,313	n/a	413	Office with ground level childcare facility.	Combined lots 52,53.
32	25,047	Retail, Hotel	17	202	300,564	12:1	n/a	n/a	n/a	12,524	n/a	770	586	Hotel, Retail	Close to Denver Pavillions.
33	50,212	Residential, Office(2), Retail	30	365	1,041,484	16.7:1	345	230	569,250	29,930	85,360	n/a	1,002		
34	15,095	Residential, Office, Retail	20	246	301,900	17:1	105	75	179,250	6,415	12,831	n/a	250		Combined Lots 18,74.
35	23,224	Residential, Office, Retail	21	255	487,704	17:1	165	120	284,250	9,870	19,740	n/a	462		
36	31,833	Office, Residential	22	270	573,766	17:1	255	170	420,750	n/a	27,100	n/a	530		
37	17,858	Retail, Office	17	229	196,438	11:1	n/a	n/a	n/a	7,589	163,177	n/a	472	Retail first floor with office above.	
38	10,490	Office, Residential	19	237	199,310	17:1	75	45	117,750	n/a	8,916	n/a	136	Lobby use on first floor, office use on second floor, residential above.	
39	40,625	Residential, Office(2), Retail	25	305	824,375	16.3:1	270	180	445,500	21,781	69,063	n/a	810		Combined Lots 64,67.
40	53,125	Residential, Office(2), Retail	31	377	1,091,875	16.6:1	360	240	594,000	32,406	90,313	n/a	1,062		
41	46,875	Residential, Office(2), Retail	28	341	958,125	16.4:1	315	210	519,750	27,094	79,688	n/a	936		
42	39,912	Residential, Office(2), Retail	25	305	819,384	16.5:1	270	180	445,500	21,175	67,850	n/a	798		
43	17,756	Retail, Residential	24	284	355,120	20:1	152	114	266,000	7,546	n/a	n/a	354	Retail condo space on first floor with residential above.	
44	15,625	Residential, Office(2), Retail	21	257	328,125	17:1	98	70	167,300	6,641	26,563	n/a	312		
45	53,200	Retail, Office (1), Residential	31	377	1,092,400	16.5:1	360	240	594,000	32,470	90,440	n/a	1,062		
46	40,747	Retail and Residential	25	304	792,988	16.5:1	315	210	519,750	21,885	n/a	n/a	675		
47	12,500	Office, Retail	19	237	150,000	12:1	n/a	n/a	n/a	6,250	116,875	n/a	363	Office with ground floor retail.	Combined lots 56,58.
48	66,638	Office	17	224	766,337	11.5:1	n/a	n/a	n/a	n/a	594,745	n/a	1,400	Office, close proximity to government buildings.	
Total	1,396,100				25,196,070		5,586	4,894	10,620,900	687,427	3,034,286	6,215	28,847		