

Overlay District (OD)	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							
D1	0	18,750	Dwelling, Multiple Unit	20	239	318,750	17.00	144	96	255,000	9,375	0	0	287	Residential tower with first floor retail	
D1	1	21,875	Dwelling, Multiple Unit	20	239	371,875	17.00	160	112	297,500	10,938	0	0	327	Residential tower with first floor retail	
D1	2	22,027	Hotel	17	202	242,297	12.00	0	0	0	11,014	0	968	459	Civic Public Space/Homeless Shelter/Hotel with first floor retail	This parcel is being treated as a Hotel use in order to calculate the maximum buildout square footage.
D2	3	12,500	Structured Parking	11	110	137,500	1.00	0	0	0	6,250	0	0	500	Structured Parking in Academic Village	Parcel 3 & 32 have been combined for a total of 15,625 sf. This parcel is being treated as a Parking Structure.
Larimer Square	4	32,487	Office	15	196	324,870	10.00	0	0	0	17,487	292,383	0	672	Office tower with first floor retail	
D3	5	17,257	Pocket Park	15	182	224,341	13.00	96	72	176,021	8,629	0	0	211	Pocket Park	Parcel 5, 6, & 7 have been combined for a total of 17,257 sf. This parcel is being treated as a Residential Tower
D1	8	23,224	Office	18	233	255,464	12.00	0	0	0	11,612	255,464	0	569	Office tower with first floor retail	
D3	9	54,905	Dwelling, Multiple Unit	32	383	878,480	16.00	420	280	700,039	39,905	0	0	900	Residential tower with first floor retail	
D1	10	40,747	Office	18	233	448,217	12.00	0	0	0	25,747	448,217	0	1,025	Office tower with first floor retail	
D3	14	28,267	Office	18	233	310,937	12.00	0	0	0	14,134	310,937	0	693	Office tower with first floor retail	Parcel 14, 15 & 16 have been combined for a total of 28,264 sf.
D3	17	9,422	Pocket Park	23	275	188,440	20.00	76	57	152,165	4,711	0	0	157	Pocket Park	This parcel is being treated as a Residential Tower to calculate the maximum buildout
D2	18	15,095	Office	18	233	166,045	12.00	0	0	0	7,548	166,045	0	370	Academic Village/Office	Parcel 18 & 74 have been combined for a total of 15,095 sf. This parcel is being treated as an office tower
D3	20	12,563	Retail/Residential	26	323	251,260	20.00	102	68	181,535	6,282	25,126	0	327	Two floors of retail space with residential tower above	
D2	21	12,538	Pocket Park	24	284	250,760	20.00	114	76	202,489	6,269	0	0	221	Pocket Park	This parcel is being treated as a Residential Tower to calculate the maximum buildout.
Larimer Square	23	12,500	Structured Parking	13	128	162,500	1.00	0	0	0	6,250	0	0	500	Parking structure with first floor retail	This parking structure does not have any underground parking based on its location condition.
D2	24	50,212	Dwelling, Multiple Unit	30	359	803,392	16.00	390	260	640,203	35,212	0	0	826	Residential/Student Housing in the Academic Village	
Larimer Square	25	12,500	Structured Parking	11	110	137,500	1.00	0	0	0	6,250	0	0	500	Parking structure with first floor retail	
D3	26a	26,600	Residential/Mixed Use	25	302	532,000	20.00	221	153	384,370	13,300	53,200	0	547	Residential tower with first floor retail and two floors of special use office	
D3	26b	26,600	Structured Parking	11	110	292,600	1.00	0	0	0	13,300	0	0	1,000	Parking structure with first floor retail	
D3	26c	26,600	Park	24	284	532,000	20.00	247	171	429,590	13,300	0	0	485	Park connecting the Skyline Park	This parcel is being treated as a Residential tower to calculate the maximum buildout
D3	26d	26,600	Retail/Residential	26	306	532,000	20.00	221	153	384,370	66,500	0	0	707	Retail with residential tower above	
D3	27	15,312	Office	18	233	168,432	12.00	0	0	0	7,656	168,432	0	375	Office tower with first floor retail	
D3	28	15,500	Dwelling, Multiple Unit	24	293	310,000	20.00	119	85	223,975	7,750	31,000	0	305	Residential tower with two floors of special office and first floor retail to support DPAC	Parcel 28 & 29 have been combined for a total of 15,500 sf.
D2	30	31,309	Dwelling, Multiple Unit	25	302	563,562	19.00	255	170	425,802	16,309	62,618	0	632	Residential tower with two floors of special office and first floor retail.	Parcel 30 & 31 have been combined for a total of 31,309 sf.
D2	33	31,238	Office	18	233	343,618	12.00	0	0	0	16,238	343,618	0	768	Office building in the Academic Village sub-district supporting the CU Denver campus	Parcel 33 & 79 have been combined for a total of 31,238 sf.
D2	34	18,750	Retail/Residential	28	326	375,000	20.00	144	96	255,000	65,625	0	0	568	Retail and residential use in the Academic Village sub-district	Parcel 34 & 35 have been combined for a total of 18,750 sf.
D2	36	28,125	Dwelling, Multiple Unit	24	284	562,500	20.00	266	171	454,219	14,063	0	0	507	Student Housing/residential in Academic Village sub-district	Parcel 36 & 38 have been combined for a total of 28,135 sf.
D2	37	18,750	Office	18	233	206,250	12.00	0	0	0	9,375	206,250	0	459	Office in the Academic Village sub-district supporting CU Denver Campus	Parcel 37 & 39 have been combined for a total of 18,750 sf.
D2	40	9,375	Retail/Residential	26	306	187,500	20.00	68	51	135,469	23,438	0	0	236	Retail and residential use in the Academic Village sub-district	
D2	41	22,331	Hotel	17	202	245,641	12.00	0	0	0	11,166	0	979	465	Hotel for the artists at the Performing Arts Center	
D1	42	31,883	Office	18	233	350,713	12.00	0	0	0	16,883	350,713	0	786	Office	Parcel 42 & 43 have been combined for a total of 31,883 sf.
D1	44	11,594	Retail/Residential	23	287	197,098	17.00	70	56	137,969	5,797	23,188	0	271	Retail and residential use building	Parcel 44, 45 have been combined for a total of 11,594 sf.
D1	46	6,264	Park	20	239	106,488	17.00	48	32	85,190	3,132	0	0	96	Park	This parcel is being treated as a Residential tower to calculate the maximum buildout
D1	47	10,490	Retail/Residential	22	261	178,330	17.00	70	42	124,831	26,225	0	0	243	Retail and residential use building	
D1	48	17,756	Retail/Residential	26	306	355,120	20.00	136	102	256,574	44,390	0	0	460	Retail and residential use building	
D1	49	25,047	Office	18	233	275,517	12.00	0	0	0	12,524	275,517	0	614	Office	
D1	50	33,250	Residential/Mixed Use	27	326	665,000	20.00	285	190	480,463	18,250	66,500	0	699	Residential tower with two floors of special office and first floor retail supporting the Academic Village sub-district	
D1	51	33,250	Residential/Mixed Use	27	326	665,000	20.00	285	190	480,463	18,250	66,500	0	699	Residential tower with two floors of special office and first floor retail supporting the Academic Village sub-district	
D1	52	18,750	Dwelling, Multiple Unit	24	284	375,000	20.00	171	114	302,813	9,375	0	0	332	Residential use building with first floor retail.	Parcel 52 & 53 have been combined for a total of 18,750 sf.
D1	54	15,625	Retail/Residential	27	317	312,500	20.00	112	80	212,500	54,688	0	0	465	Retail/Food Market with residential above	
D1	55	9,375	Retail/Residential	27	317	187,500	20.00	64	48	127,500	32,813	0	0	276	Retail and residential use building	Parcel 55 & 57 have been combined for a total of 9,375 sf.
D1	56	12,500	Retail/Residential	28	326	250,000	20.00	96	64	170,000	43,750	0	0	379	Retail and residential use building	Parcel 56 & 58 have been combined for a total of 12,500 sf.
D1	59	3,125	Pocket Park	23	275	62,500	20.00	19	19	50,469	1,563	0	0	46	Pocket Park	This parcel is being treated as a Residential tower to calculate the maximum buildout
D1	60	15,625	Dwelling, Multiple Unit	24	284	312,500	20.00	133	95	252,344	7,813	0	0	267	Residential use building with first floor retail.	Parcel 60 & 61 have been combined for a total of 15,625 sf.
D1	62	18,750	Office	18	233	206,250	12.00	0	0	0	9,375	206,250	0	459	Office building in the Press Club Plaza sub-district	
D1	63	12,500	Hotel	17	202	137,500	12.00	0	0	0	6,250	137,500	550	260	Hotel/Press Club Plaza/Extended Stay to support neighboring offices.	This parcel is being considered as a Hotel use to calculate the maximum buildout
D1	64	40,625	Residential/Mixed Use	27	330	690,625	17.00	255	170	414,375	25,625	162,500	0	878	Residential tower with two floors of special office and first floor retail.	Parcel 64 & 67 have been combined for a total of 40,625 sf.
D1	65	53,200	Residential/Mixed Use	32	390	904,400	17.00	330	220	542,640	38,200	212,800	0	1,167	Residential tower with two floors of special office and first floor retail.	
D1	66	25,000	Retail/Residential	24	281	425,000	17.00	156	104	276,250	87,500	0	0	698	Retail and residential use building	
D1	68	21,875	Structured Parking	17	224	371,875	1.00	0	0	0	10,938	240,625	0	500	Structured Parking for light rail park-n-ride	
D1	69	39,912	Office	18	233	439,032	12.00	0	0	0	24,912	439,032	0	1,003	Office	Parcel 69 & 70 have been combined for a total of 39,912 sf.
D1	71	15,625	Park	20	239	265,625	17.00	112	80	212,500	7,813	0	0	231	Residential pocket park	This parcel is treated as residential use to calculate the maximum buildout
D1	72	53,200	Residential/Mixed Use	33	400	904,400	17.00	360	240	587,860	38,200	159,600	0	1,110	Residential tower with two floors of special office and first floor retail.	
D1	73	66,638	Hotel	17	202	733,018	12.00	0	0	0	51,638	0	2,926	1,480	Hotel to support the cultural center events	
D3	75	10,552	Office	18	233	116,072	12.00	0	0	0	5,276	116,072	0	259	Office	Parcel 75,76 & 77 have been combined for a total of 10,552 sf.
D3	78	23,294	Dwelling, Multiple Unit	20	239	395,998	17.00	176	128	316,798	11,647	0	0	362	Residential with first floor retail.	
D2	80	25,000	Dwelling, Multiple Unit	24	284	500,000	20.00	228	152	403,750	12,500	0	0	443	Residential in Academic Village sub-district	
D1	81	18,750	Primary/Elementary School	18	233	206,250	12.00	0	0	0	9,375	206,250	0	459	Elementary/Primary School Vocational	This parcel is treated as office use to calculate the maximum buildout
D1	82	18,750	Dwelling, Multiple Unit	24	284	375,000	20.00	171	114	302,813	9,375	0	0	332	Residential with first floor retail.	
	Total	1,382,164				13,821,640	10.00	6,320	4,311	11,035,848	1,149,704	5,026,337	5,423	30,870		
	* Less Parks							5,608	3,804							