



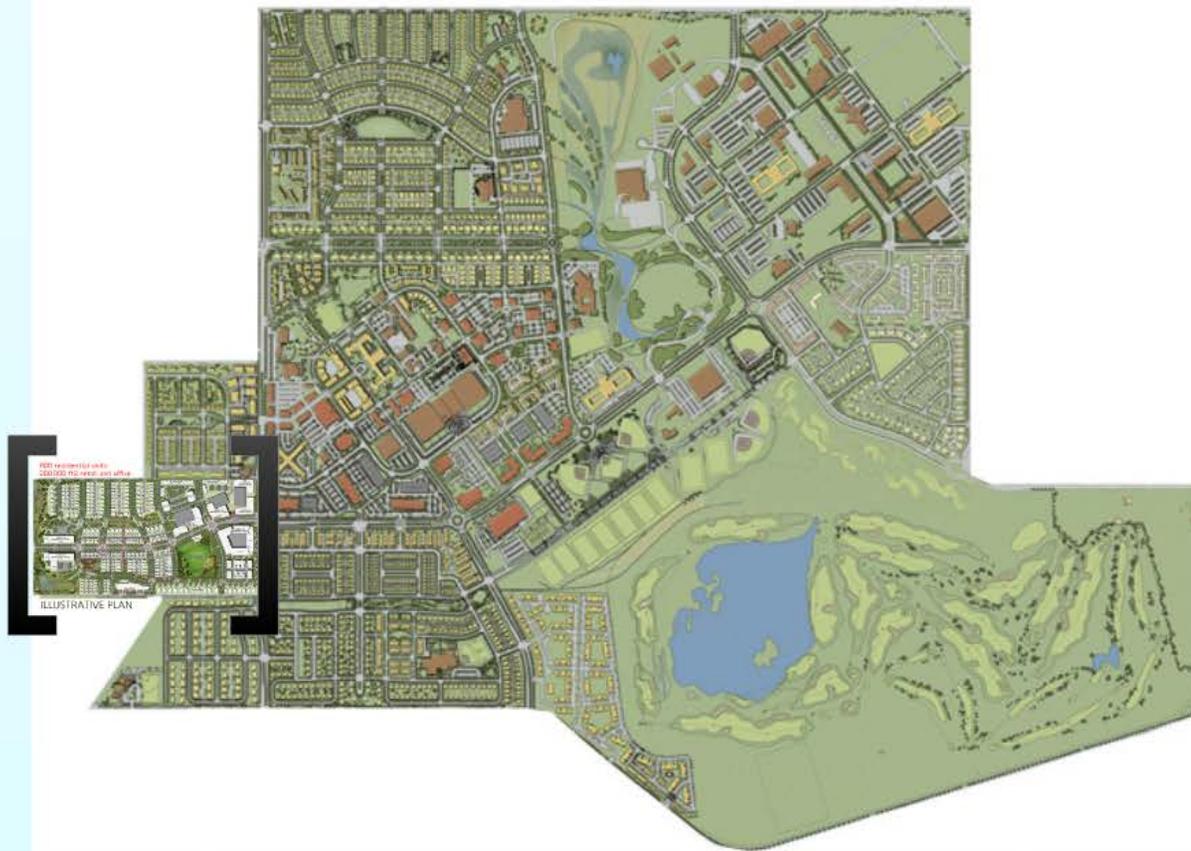
Buckley Annex Introduction to Zoning

May 7, 2013



BUCKLEY ANNEX *Redevelopment Plan*

Denver, Colorado
February 2008
Revised May 14, 2010



800 residential units
200,000 ft² retail and office



ILLUSTRATIVE PLAN

BUCKLEY ANNEX GENERAL DEVELOPMENT PLAN

A PART OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
LOCATED AT THE INTERSECTION OF LOWRY BOULEVARD & QUEBEC STREET
COVER SHEET



SURVEY

I, Christopher
the Buckley

Christopher
for and on

APPROVED

This Buckley
County of
covered by

Approved

Approved

MAYFAIR PARK NEIGHBORHOOD

LOWRY WEST NEIGHBORHOOD

MAGNOLIA ST

NIAGARA ST

NEWPORT ST

ONEIDA ST

ONEIDA CT

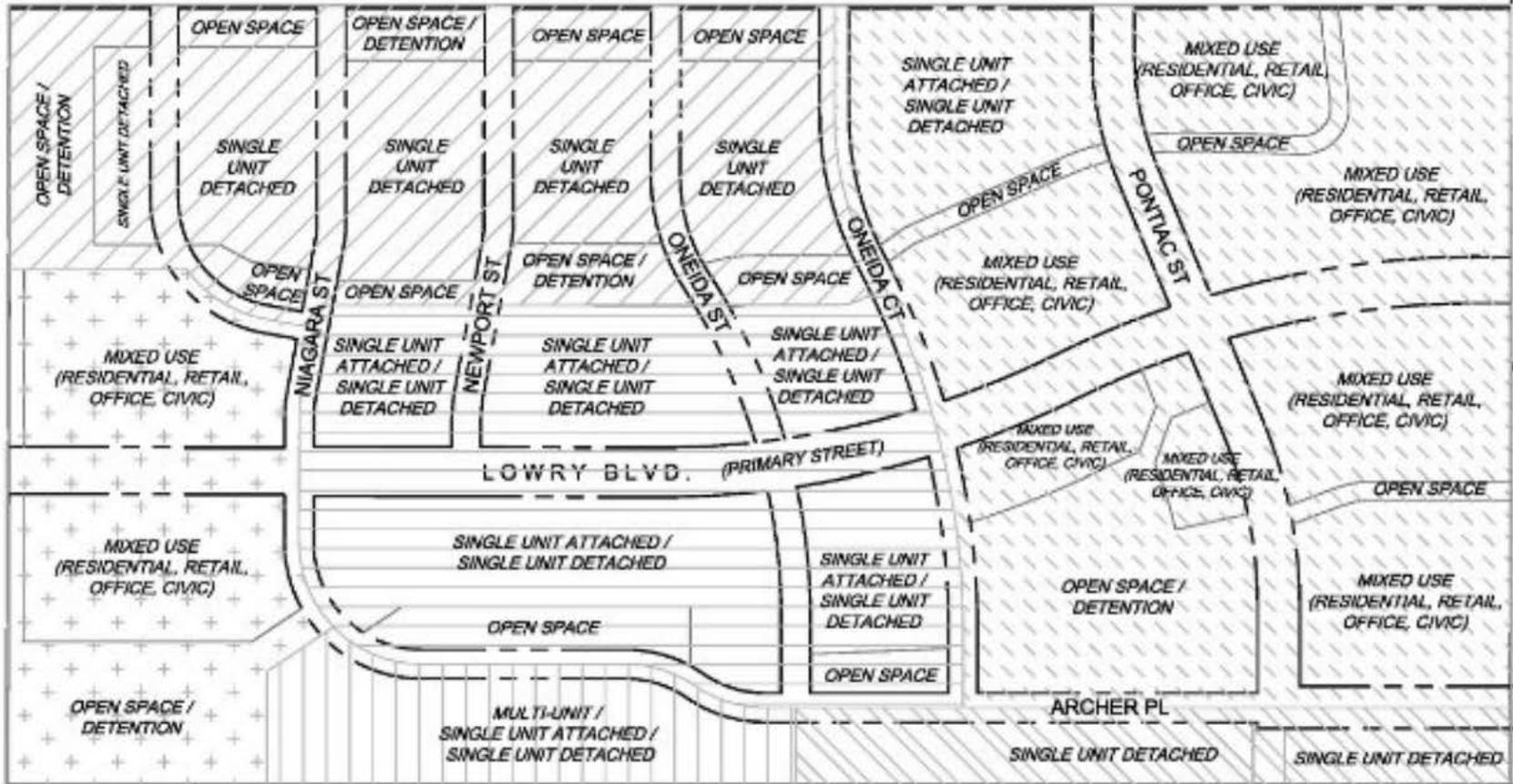
2ND AVE

POPLAR ST

1st AVENUE

MONACO PARKWAY

QUEBEC STREET (PRIMARY STREET)



GDP BOUNDARY

EAST 1st AVENUE

ONEIDA ST

OLIVE ST

PONTIAC ST

POP

TOWNHOME

TOWNHOME

MIXED USE

BUCKLEY ANNEX
GENERAL DEVELOPMENT PLAN
 A PART OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
 LOCATED AT THE INTERSECTION OF LOWRY BOULEVARD & QUEBEC STREET
GENERAL NOTES

A. Introduction and Purpose

A General Development Plan (GDP) establishes a framework for future land use and development and resulting public infrastructure. The GDP provides an opportunity to identify issues and the development's relationship with significant public infrastructure improvements such as major multi-modal facilities and connections thereto, major utility facilities, and publicly accessible parks and open spaces. An approved GDP provides a master plan for coordinating development, infrastructure improvements, and regulatory decisions as development proceeds within the subject area.

This General Development Plan for the Buckley Annex has been created within the guiding principles and framework of the 2006 Buckley Annex Redevelopment Plan (the "Redevelopment Plan"). Many of the notes and principles on this sheet and through the Buckley Annex GDP come directly from the Redevelopment Plan. The term "Buckley Annex" shall refer to all property within the boundaries defined for this document (see Sheet 2).

B. Sustainability Principles

Development throughout Buckley Annex will be consistent with the principles of sustainable development by encouraging and fostering the following:

- Land uses that provide a variety of transportation alternatives and pedestrian trails;
- A variety of living and employment alternatives for a broad mix of economic levels;
- A wise use of natural resources - including water and energy;
- Landscaping that emphasizes water conservation and uses climate adapted plant materials;
- The use of building materials that are in keeping with concepts of "sustainable" construction practices;
- Consideration of LEED-ND requirements; and
- Protection of the air, water and natural environments;

C. Development Concept

Intent:

The Buckley Annex GDP calls for creation of a comprehensive community through the integration of housing, employment, and recreation. The 70-acre Buckley Annex land plan is shaped by an open space system that connects the walkable neighborhood and mixed-use developments to the surrounding neighborhoods, parks, and commercial areas.

Housing:

- Consider a range of housing product types to attract and retain a vibrant and diverse community.
- Provide affordable housing options.
- Provide compatible mix of medium density and low density housing.
- Ensure high quality residential development that will complement existing portions of Lowry and the surrounding neighborhoods.
- Integrate housing into a dynamic, mixed-use development.
- Relate housing types to surrounding residential context and promote appropriate affinities between building type and street types.

Planning:

- A diverse mixed-use plan will be more sustainable in the market place.
- Communities are enhanced by integrating with neighboring areas and systems.
- Integrated and diverse uses promote walkability.
- A distinctive destination will draw and lend value to the larger community.
- Open space should be high quality and enhanced by adjacent land uses.
- Maximize connections into the surrounding areas for all transportation modes.
- Use lower density to buffer sensitive uses.
- Neighborhood and area needs and amenities should be met on-site to the greatest extent possible.

Edge Treatments:

- In order to fulfill the GDP Development Concept while fitting within the existing fabric of the adjacent neighborhoods, a number of edge treatments will be implemented with various types of land uses, roadway improvements, and landscaping as discussed below.

The development concept for Buckley Annex seeks to achieve this vision:

Lowry Boulevard

- **Building Placement and Orientation:** Lowry Boulevard is expected to be an active urban boulevard that will be made more intimate by building massing, framing the street and establishing a pedestrian scaled street edge. All sites within Buckley Annex will treat Lowry Boulevard as their primary orientation with regard to the quality and direction of site design and architecture; this orientation may be in addition to any other required or provided access and layout. All development should provide as much Lowry Boulevard building frontage and activity as possible, and have active pedestrian entries visible from Lowry Boulevard and connected to the Lowry Boulevard street sidewalk by the most direct route practical.
- **Parking Placement:** All surface parking lots, parking structures, and drive aisles must be screened from Lowry Boulevard. It is preferred to have parking at the rear of buildings fronting Lowry Boulevard. If parking is located at the side, it must be screened. Landscaping or decorative walls/fences may be used as screening materials.

Land Use and Urban Design

Sheet 5 establishes five subareas in order to achieve the vision for Buckley Annex. The following provides the detail for those subareas:

First Avenue Residential:

Intent: The First Avenue Residential subarea is a residential area focused on pocket parks and walkable streets that connect to the existing Maylar Park and Lowry West Neighborhoods. An enhanced 1st Avenue streetscape further integrates the three neighborhoods. It is the intent of the GDP to provide single unit residential along 1st Avenue adjacent to the Maylar Park Neighborhood to buffer the neighborhood from the higher density areas along Lowry Boulevard while providing pedestrian and bicycle connectors to and across the site.

Land Use: Single Unit Detached with Accessory Dwelling Units

Height: Maximum 2.5 Stories

Urban Design:

- Vehicular access from alley
- Lot sizes 3,000 square feet to 7,000 square feet.
- Consistent shallow setbacks

Neighborhood Center West:

Intent: Gateway to Buckley Annex that is sensitive to and builds upon existing Crestmoor Park as a key asset. Overlooking Crestmoor Park, the Neighborhood Center West subarea offers an opportunity to provide small-scale retail on Lowry Boulevard with townhome and multifamily residential in close proximity to Crestmoor Park. The current character along Monaco Parkway is respected through a 35' setback, the preservation of the existing stormwater basin, and no retail/commercial facing Monaco Parkway.

Land Use: Mixed Use (Residential, Retail, Office, Civic)

Height: Maximum 5 stories, 3 stories maximum along Monaco Parkway.

Urban Design:

- Across Monaco Parkway from Crestmoor Neighborhood, building and signs will be setback 35 feet from right-of-way with landscaping and an improved sidewalk along Monaco Parkway in accordance with Monaco's existing status as a designated "Parkway".
- Build-to lines and pedestrian entrances along Lowry Boulevard.

Rowhouse Boulevard:

Intent: The Rowhouse Boulevard subarea connects the entire neighborhood by defining Lowry Boulevard as a comfortably scaled urban rowhouse/townhouses district. Rowhouses/townhouses overlook a tree-lined boulevard where bikers, joggers, and walkers pass by using the trail to and from Crestmoor Park, neighborhood retail, the community park, and the surrounding neighborhoods.

Land Use: Single unit attached, single unit detached.

Height: Maximum 5 stories.

Urban Design:

- Build-to lines and pedestrian entrances along Lowry Boulevard.

South Residential:

Intent: This residential area focuses on single-family detached and attached homes in close proximity to the neighborhood center to the west and the community park to the east. Single unit detached, single unit attached, or multi-units on the southern edge provide a transition from the higher density uses in Berkshire Apartments to the south of the site.

Land Use: Multi-unit, single unit attached, single unit detached.

Height: Maximum 5 stories

Urban Design:

- Pedestrian and vehicular access from the street.

Community Park South Residential:

Intent: Abutting the Park Heights Neighborhood, lower density residential will be utilized to provide a buffer between the neighborhood and the mixed-use development to the north. The Community Park South subarea presents an opportunity for single family detached homes to enjoy a prime location on the community park and serve as a transition to the existing Park Heights Neighborhood to the south. This subarea also provides a pedestrian connection that directly links the Park Heights Neighborhood to the community park.

Land Use: Single unit detached.

Height: Maximum 2.5 stories.

Urban Design:

- Vehicular access from the street.
- Street facing garages shall not be allowed along Oneida Court, but may be allowed along Archer Place, and they must be set back from the front of the house. Accessory dwelling units are permitted on set back detached garages.

Community Park Mixed Use Center:

Intent: The Community Park Mixed-Use Center serves as a community-wide gathering place that is defined by a significant community park and plaza; new opportunities for park-side retail and multifamily and single-family residences that look onto the park and plaza. The area for additional library parking shall also be provided in the northeast corner of this subarea to support the existing Schlemmer Library at the intersection of 1st Avenue and Quebec Street and to create synergy between library users and the new mixed-use center. Along the frontage of Lowry West Neighborhood, single family attached housing is anticipated before stepping up to higher density residential and mixed-use developments.

Land Use: Mixed use (residential, retail, office, civic). This area includes a community park that should serve as a gathering place for the Lowry Community.

Height: Maximum 5 stories with maximum height of 3 stories and 2.5 stories along 1st Avenue and a maximum height of 3 stories along Quebec Street between Archer Place and Lowry Boulevard.

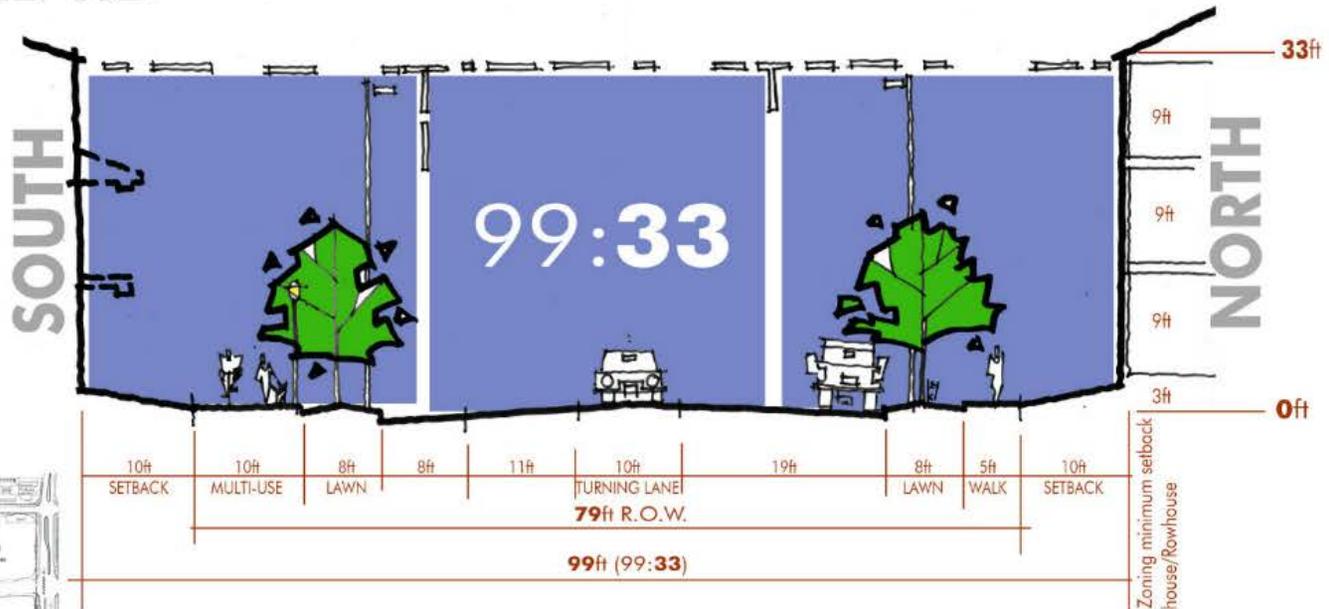
Urban Design:

- Build-to lines and pedestrian entrances along Lowry Boulevard, and Pontiac Street.
- Ground-floor active uses.
- Parking located to the side and/or the rear of buildings or structures.
- Buildings and uses will also be oriented to the active park.

LOWRYBOULEVARD TOWNHOUSE/ROWHOUSE ZONING BLOCKS 7,8,9,16,17

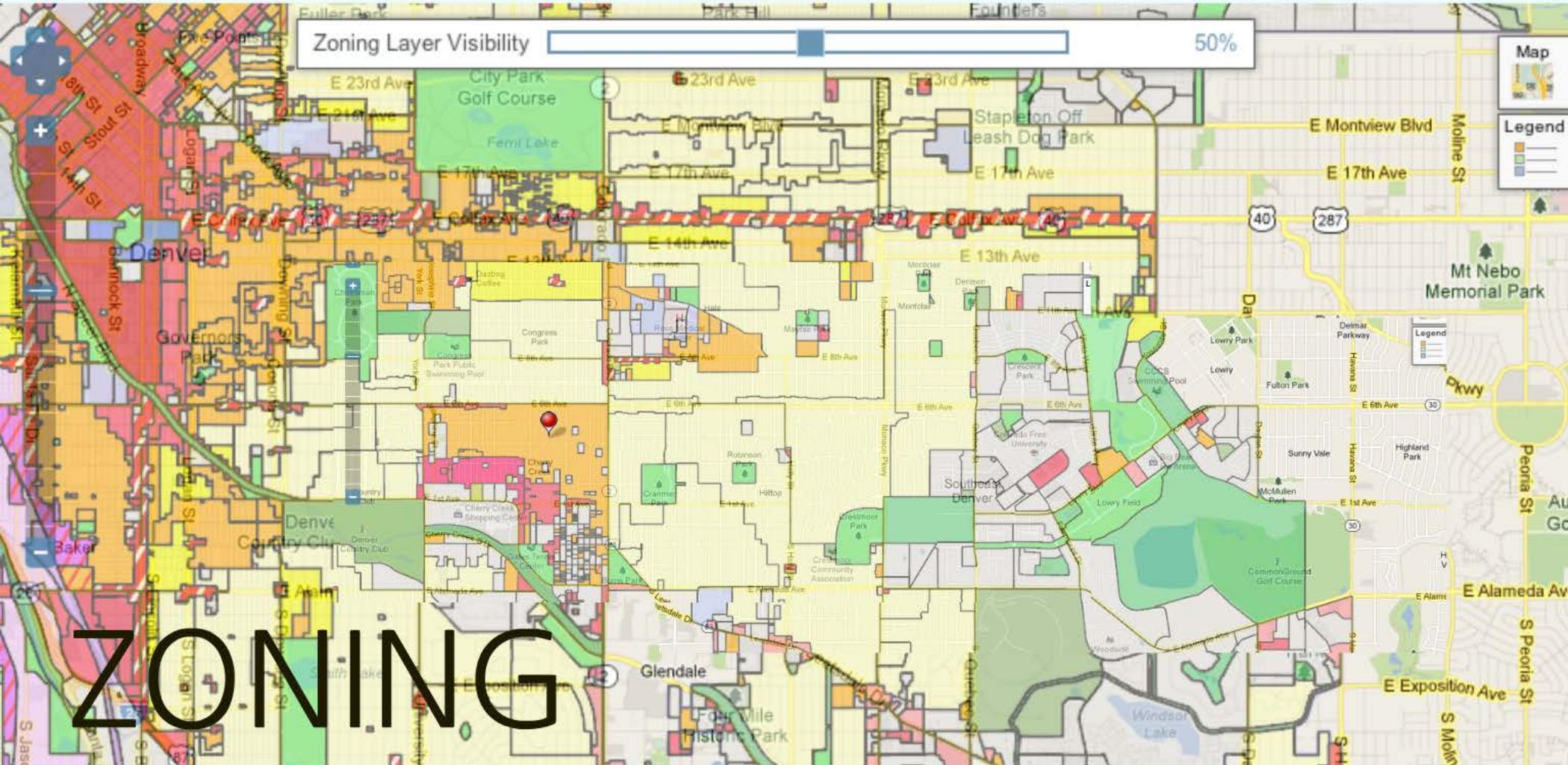


LEEDND
NEIGHBORHOOD PATTERN+DESIGN: PREREQUISITE 1: WALKABLE STREETS



LOWRYBUCKLEYANNEX





Key Differences

Traditional Zoning	Form Based Codes
Use-based	De-emphasize use
Districts	Neighborhoods/streets
Emphasis on individual uses of property, rigid use of lot size & building placement	Emphasis on building relationships & on fitting building to its use & surroundings
Segregation of land uses	Mixed uses
Uniformity in neighborhoods	Diversity in neighborhoods
Limited ability to effect change	Ability to transform or preserve
Limited design standards	Focus on building/site form
Setbacks	Build to lines
Focus on site; little on right-of-way	Attention to street & streetscape

DIVISION 2.3 CODE ORGANIZATION

FIRST LETTER	SECOND LETTERS	THIRD LETTER OR THIRD NUMBER	OCCASIONAL LAST NUMBER OR LETTER	EXAMPLES
Neighborhood Context	Dominant Building Form and Character	Minimum Zone Lot Size in square feet or Maximum Building Height in stories	Special Purpose	
S = Suburban E = Urban Edge U = Urban G = General Urban C = Urban Center	SU = Single Unit TU = Two Unit TH = Town House RH = Row House MU = Multi Unit RO = Residential Office RX = Residential Mixed Use CC = Commercial Corridor MX = Mixed Use MS = Main Street	<u>Minimum Zone Lot Size</u> A = 3,000 B = 4,500 C = 5,500 D = 6,000 E = 7,000 F = 8,500 G = 9,000 H = 10,000 I = 12,000 <u>Heights</u> 2 = 2 stories 2.5 = 2.5 stories 3 = 3 stories 5 = 5 stories 8 = 8 stories 12 = 12 stories 16 = 16 stories 20 = 20 stories	When there is a number or letter at the end of the Zone District name, that is an indicator of special regulations. Refer to the Zone District regulations for more detail. Typically: 1 = Accessory dwelling units allowed throughout 2 = Accessory dwelling unit and duplexes allowed on certain corners x = Special provisions tailored to that Zone District	U-SU-A: Urban Neighborhood Context, allows single units and the minimum zone lot size is 3,000 sf U-SU-A1: Urban Neighborhood Context, allow single units, a minimum lot size of 3,000 sf and allows accessory dwelling units G-MU-3: General Urban Neighborhood, allows up to multiple family uses with a maximum height of 3 stories C-MX-5: Urban Center Neighborhood, allows a commercial and residential uses with a maximum height of 5 stories.

Six Neighborhood Contexts



Suburban Neighborhood



Urban Edge Neighborhood



Urban Neighborhood



General Urban Neighborhood



Urban Center Neighborhood

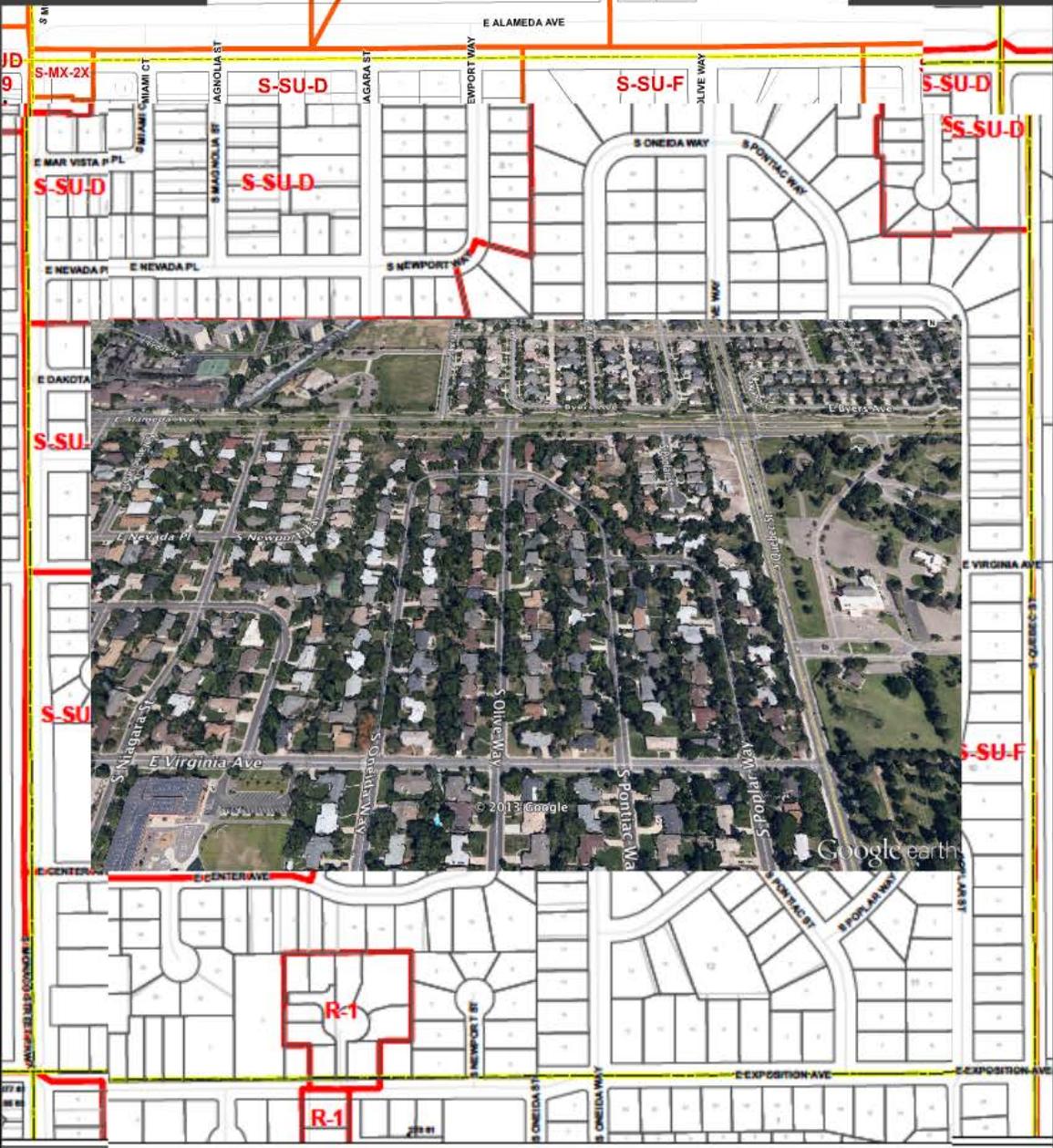


Downtown Neighborhood



WVRS
UO-3
•314 97

•12 95



E-SU-DX

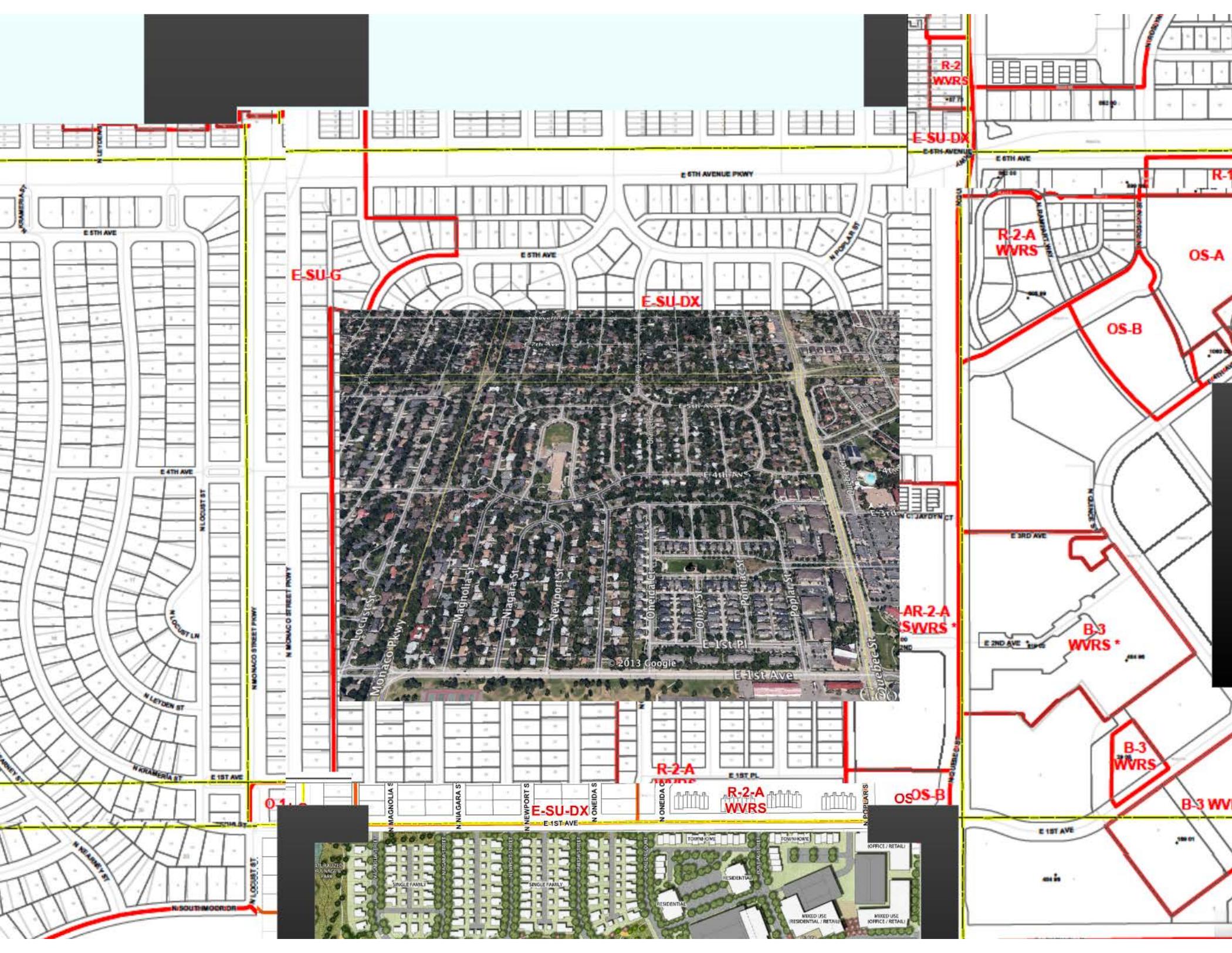
PUD 584

S-TH-2.5

R-1

R-1

Google earth



E-SU-G

E-SU-DX

R-2
WVRS

E-SU-DX

R-2-A
WVRS

OS-A

OS-B

AR-2-A
SWRS

B-3
WVRS

R-2-A
WVRS

R-2-A
WVRS

OS

B-3
WVRS

B-3
WVRS





R-2-A
WRS

E-MX-2X

E-MU-2.5

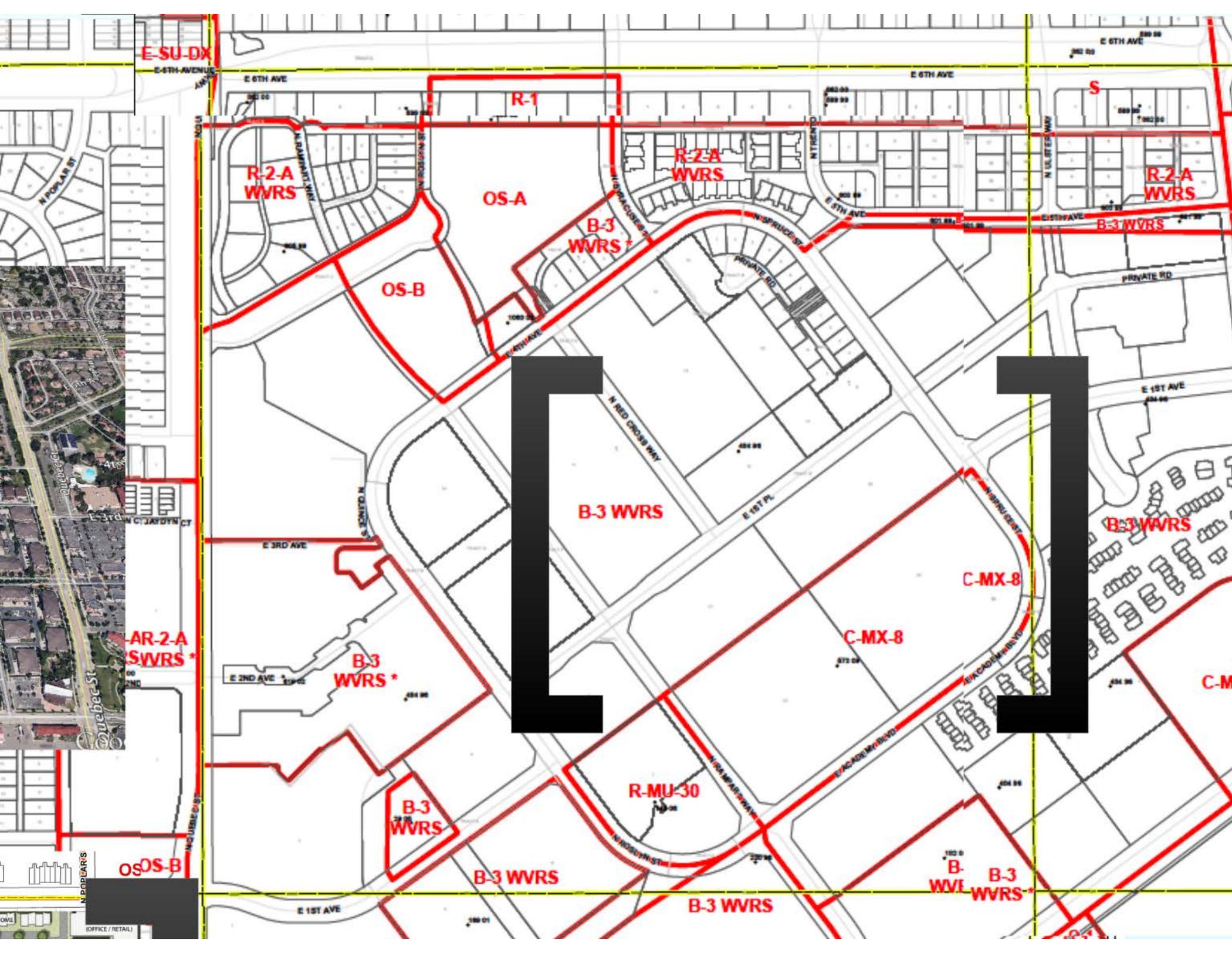
PUD
101

E-SU-DX

R-2-A
WRS *

-SU-DX

S-MX-2X





R-2-A
WVRS



R-2-A

R-2-A
WVRS

OSOS-B

E-SU-DX

E-1ST AVE

E-1ST PL

NATURALIZED
DRAINAGE &
PARK

MAGNOLIA STREET

NIAGARA STREET

NEWPORT STREET

ONEIDA STREET

ONEIDA COURT

PONTIAC STREET

SINGLE FAMILY

SINGLE FAMILY

RESIDENTIAL

RESIDENTIAL

TOWNHOME

(OFFICE / RETAIL)

NEIGHBORHOOD PARK

NEIGHBORHOOD PARK

NEIGHBORHOOD PARK

MIXED USE
(RESIDENTIAL / RETAIL)
3-story
5-story

TOWNHOME

RESIDENTIAL

MIXED USE
(RESIDENTIAL / RETAIL)

MIXED USE
(RESIDENTIAL / RETAIL)

MIXED USE
(OFFICE / RETAIL)

PLAZA

MIXED USE
(RESIDENTIAL / RETAIL)

RETAIL

MIXED USE
(RESIDENTIAL / RETAIL)

MIXED USE
(RESIDENTIAL / RETAIL)
3-story
5-story

4-story

TOWNHOME

LOWRY BLVD.

SINGLE FAMILY

COMMUNITY &
NEIGHBORHOOD PARK

3-story
5-story

RESIDENTIAL

NATURALIZED
DRAINAGE &
PARK

NEIGHBORHOOD PARK

S-ONEIDA STREET

S-ONEIDA COURT

S-PONTIAC STREET

ARCHER PLACE

SINGLE FAMILY

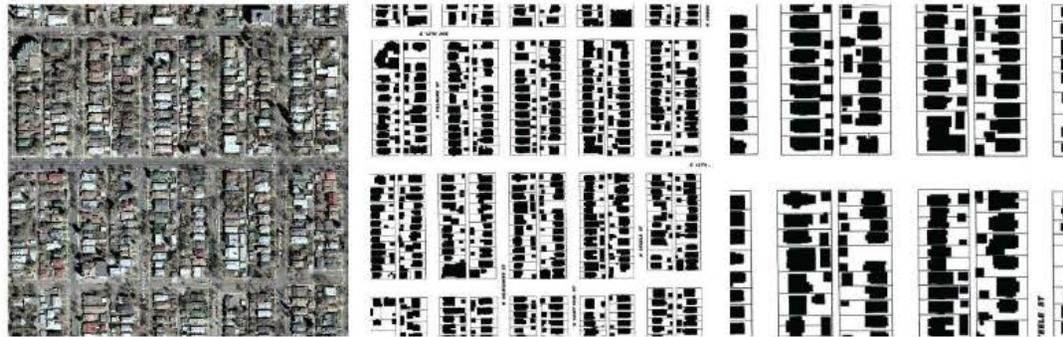
65 64

E BAYAUD AVE

IAC ST

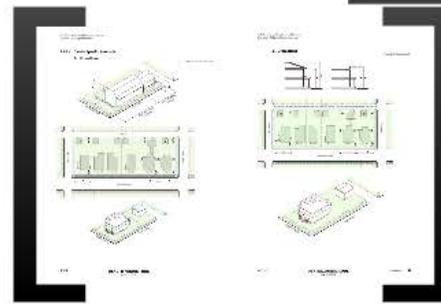
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ARTICLE 5. URBAN (U-) NEIGHBORHOOD CONTEXT



Urban U- Neighborhood Context Zone District	Min. # of Units per Lot	Max. # of Units per Lot	Building Form														
			Max. Height	Max. Floor Plate	Max. Lot Coverage	Max. Setback	Max. Floor-to-Floor Height	Max. Floor-to-Roof Height	Max. Floor-to-Grade Height	Max. Floor-to-Grade Height	Max. Floor-to-Grade Height	Max. Floor-to-Grade Height					
Urban U-1	12	18	40	12,000	30%	10'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'
Urban U-2	12	18	40	12,000	30%	10'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'
Urban U-3	12	18	40	12,000	30%	10'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'
Urban U-4	12	18	40	12,000	30%	10'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'
Urban U-5	12	18	40	12,000	30%	10'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'
Urban U-6	12	18	40	12,000	30%	10'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'
Urban U-7	12	18	40	12,000	30%	10'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'
Urban U-8	12	18	40	12,000	30%	10'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'
Urban U-9	12	18	40	12,000	30%	10'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'
Urban U-10	12	18	40	12,000	30%	10'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'

Legend: (A) Buildings subject to Section 5.1.1.1. (B) Buildings not subject to Section 5.1.1.1.



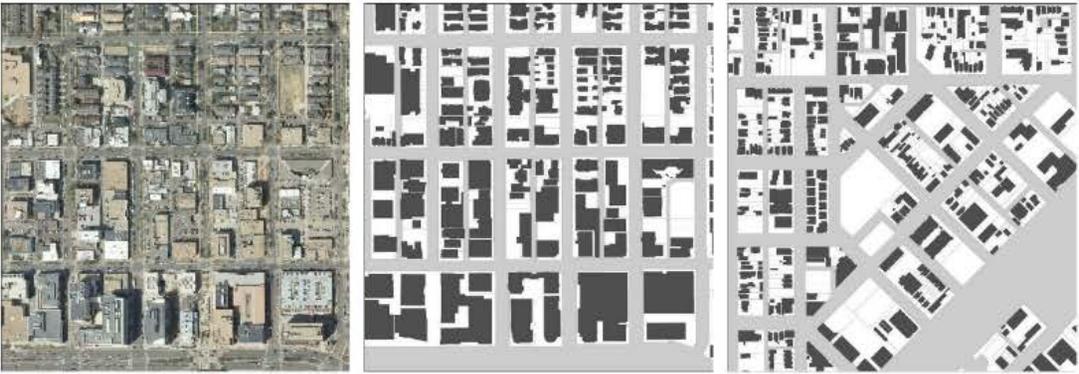
Section	Item	Value
GENERAL NOTES	1.01	SEE ARCHITECT'S NOTES
	1.02	SEE ARCHITECT'S NOTES
	1.03	SEE ARCHITECT'S NOTES
	1.04	SEE ARCHITECT'S NOTES
	1.05	SEE ARCHITECT'S NOTES
	1.06	SEE ARCHITECT'S NOTES
	1.07	SEE ARCHITECT'S NOTES
	1.08	SEE ARCHITECT'S NOTES
	1.09	SEE ARCHITECT'S NOTES
	1.10	SEE ARCHITECT'S NOTES
SPECIFICATIONS	2.01	SEE ARCHITECT'S NOTES
	2.02	SEE ARCHITECT'S NOTES
	2.03	SEE ARCHITECT'S NOTES
	2.04	SEE ARCHITECT'S NOTES
	2.05	SEE ARCHITECT'S NOTES
	2.06	SEE ARCHITECT'S NOTES
	2.07	SEE ARCHITECT'S NOTES
	2.08	SEE ARCHITECT'S NOTES
	2.09	SEE ARCHITECT'S NOTES
	2.10	SEE ARCHITECT'S NOTES

Urban (U-) Neighborhood Context Zone Districts		Max Number of Primary Structures per Zone Lot	Building Forms													
			Suburban House	Urban House	Detached Acc. Dwelling Unit	Duplex	Tandem House	Town House	Garden Court	Row House	Courtyard Apartment	Apartment	Drive Thru Services	Drive Thru Restaurant	General	Shopfront
Single Unit (SU)	U-SU-A, -B, -C, -E, -H	1*		■												
	U-SU-A1, B1, C1, E1, H1	1*		■	■											
	U-SU-A2, -B2, -C2	1*		■	□	□	□									
Two Unit (TU)	U-TU-B, -C	1*		■	■	■	■									
	U-TU-B2	1*		■	■	■	■			□						
Rowhouse (RH)	U-RH-2.5	no max		■	■	■	■		■	■						
	U-RH-3A	no max		■	■	■	■		■	■		□				
Residential Mixed Use (RX)	U-RX-5	no max								■	■	■				■
Mixed Use (MX)	U-MX-2x	no max								■	■	■			■	
	U-MX-2, -3	no max								■	■	■	■	■	■	
Main Street (MS)	U-MS-2x	no max								■		■				■
	U-MS-2, -3, -5	no max								■		■	■	■		■

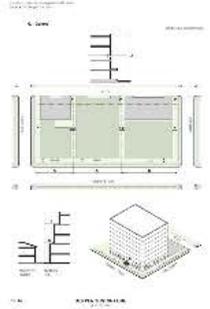
■ = Allowed □ = Allowed subject to limitations *See Section 1.2.3.5 for exceptions



ARTICLE 7. URBAN CENTER (C-) NEIGHBORHOOD CONTEXT



Urban Center (C-) Neighborhood Context Zone Districts	Max Number of Primary Structures per Zone Lot	Building Forms													
		Detached House	Urban House	Detached And Standing Unit	Duplex	Townhome House	Town House	Golden Coach	Row House	Condo/condo Apartment	Apartment	Drive Thru Services	Drive Thru Restaurant	Commercial	Strip Retail
Residential Mixed Use (RMU)	C-MS, S, R, T2	no max													
Island Use (IU)	C-MR, S, S, R, T2, T3, T4	no max													
Main Street (MS)	C-MS, S, R, T2	no max													
Cherry Creek North	C-CO	See Sec. 7.2.5 for Standards Applicable to the C-CO District													



USE	MAXIMUM HEIGHT	MAXIMUM FLOOR AREA	MAXIMUM LOT COVERAGE	MAXIMUM SETBACK
RESIDENTIAL	40 FT	10,000 SQ FT	75%	10 FT
COMMERCIAL	40 FT	10,000 SQ FT	75%	10 FT
OFFICE	40 FT	10,000 SQ FT	75%	10 FT
RETAIL	40 FT	10,000 SQ FT	75%	10 FT
RESTAURANT	40 FT	10,000 SQ FT	75%	10 FT
SERVICES	40 FT	10,000 SQ FT	75%	10 FT
ENTERTAINMENT	40 FT	10,000 SQ FT	75%	10 FT
INDUSTRIAL	40 FT	10,000 SQ FT	75%	10 FT
UTILITY	40 FT	10,000 SQ FT	75%	10 FT
TRAVEL	40 FT	10,000 SQ FT	75%	10 FT
RECREATION	40 FT	10,000 SQ FT	75%	10 FT
RELIGIOUS	40 FT	10,000 SQ FT	75%	10 FT
EDUCATION	40 FT	10,000 SQ FT	75%	10 FT
HEALTH CARE	40 FT	10,000 SQ FT	75%	10 FT
GOVERNMENT	40 FT	10,000 SQ FT	75%	10 FT
ARTS AND CULTURE	40 FT	10,000 SQ FT	75%	10 FT
CONVENTION	40 FT	10,000 SQ FT	75%	10 FT
SPORTS	40 FT	10,000 SQ FT	75%	10 FT
TRANSPORTATION	40 FT	10,000 SQ FT	75%	10 FT
UTILITIES	40 FT	10,000 SQ FT	75%	10 FT
RECREATION	40 FT	10,000 SQ FT	75%	10 FT
RELIGIOUS	40 FT	10,000 SQ FT	75%	10 FT
EDUCATION	40 FT	10,000 SQ FT	75%	10 FT
HEALTH CARE	40 FT	10,000 SQ FT	75%	10 FT
GOVERNMENT	40 FT	10,000 SQ FT	75%	10 FT
ARTS AND CULTURE	40 FT	10,000 SQ FT	75%	10 FT
CONVENTION	40 FT	10,000 SQ FT	75%	10 FT
SPORTS	40 FT	10,000 SQ FT	75%	10 FT
TRANSPORTATION	40 FT	10,000 SQ FT	75%	10 FT
UTILITIES	40 FT	10,000 SQ FT	75%	10 FT



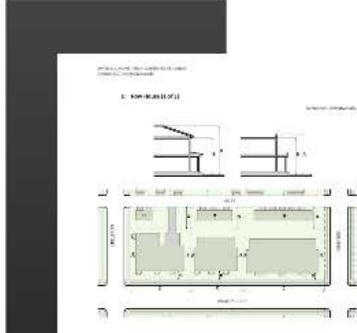
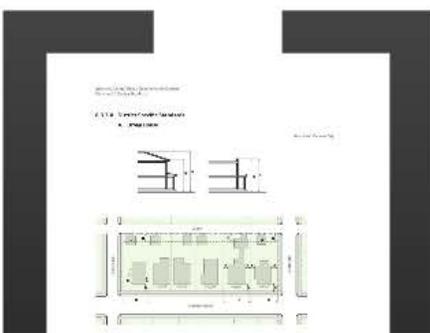
Urban Center (C-) Neighborhood Context Zone Districts		Max Number of Primary Structures per Zone Lot	Building Forms													
			Suburban House	Urban House	Detached Acc. Dwelling Unit	Duplex	Tandem House	Town House	Garden Court	Row House	Courtyard Apartment	Apartment	Drive Thru Services	Drive Thru Restaurant	General	Shopfront
Residential Mixed Use (RX)	C-RX-5, -8, -12	no max								■	■	■			■	
Mixed Use (MX)	C-MX-3, -5, -8, -12, -20	no max							●	■	■	■	■	■	●	
Main Street (MS)	C-MS-5, -8, -12	no max							■		■	■	■			■
Cherry Creek North	C-CCN	See Sec. 7.2.5 for Standards Applicable in the C-CCN District														

■ = Allowed □ = Allowed subject to limitations



General Urban (G-) Neighborhood Context Zone Districts		Max Number of Primary Structures per Zone Lot	Building Forms													
			Suburban House	Urban House	Detached Acc. Dwelling Unit	Duplex	Tandem House	Town House	Garden Court	Row House	Courtyard Apartment	Apartment	Drive Thru Services	Drive Thru Restaurant	General	Shopfront
Row House (RH)	G-RH-3	no max		●	■	■			■	●						
Multi Unit (MU)	G-MU-3, -5	no max		■	■	■			■	■	●					
	G-MU-8, -12, -20	no max		■	■	■			■	■	■					
Residential Office (RO)	G-RO-3, -5	no max		■	■	■				■	■					
Residential Mixed Use (RX)	G-RX-5	no max								■	■					■
Mixed Use (MX)	G-MX-3	no max								■	■	■	■	■	■	
Main Street (MS)	G-MS-3, -5	no max								■	■	■	■	■		■

■ = Allowed □ = Allowed subject to limitations

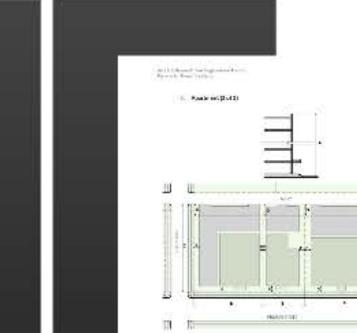


ROW HOUSE (2 OF 2)

UNIT	1	2	3	4
Area	1,200	1,200	1,200	1,200
Volume	12,000	12,000	12,000	12,000

ROW HOUSE (3 OF 2)

UNIT	1	2	3	4
Area	1,200	1,200	1,200	1,200
Volume	12,000	12,000	12,000	12,000



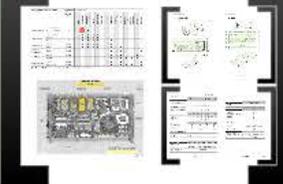
APARTMENT (1 OF 2)

UNIT	1	2	3	4
Area	1,200	1,200	1,200	1,200
Volume	12,000	12,000	12,000	12,000

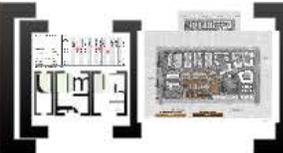
APARTMENT (2 OF 2)

UNIT	1	2	3	4
Area	1,200	1,200	1,200	1,200
Volume	12,000	12,000	12,000	12,000

ARTICLE 5. URBAN (U-) NEIGHBORHOOD CONTEXT



ARTICLE 6. GENERAL URBAN (G-) NEIGHBORHOOD CONTEXT



ARTICLE 7. URBAN CENTER (C-) NEIGHBORHOOD CONTEXT



NEIGHBORHOOD CENTER WEST
C-MX-2



FIRST AVENUE RESIDENTIAL
U-SU-B1



COMMUNITY PARK MIXED-USE
C-MX-3



ROWHOUSE BOULEVARD
G-MU-2



SOUTH RESIDENTIAL
G-MU-3

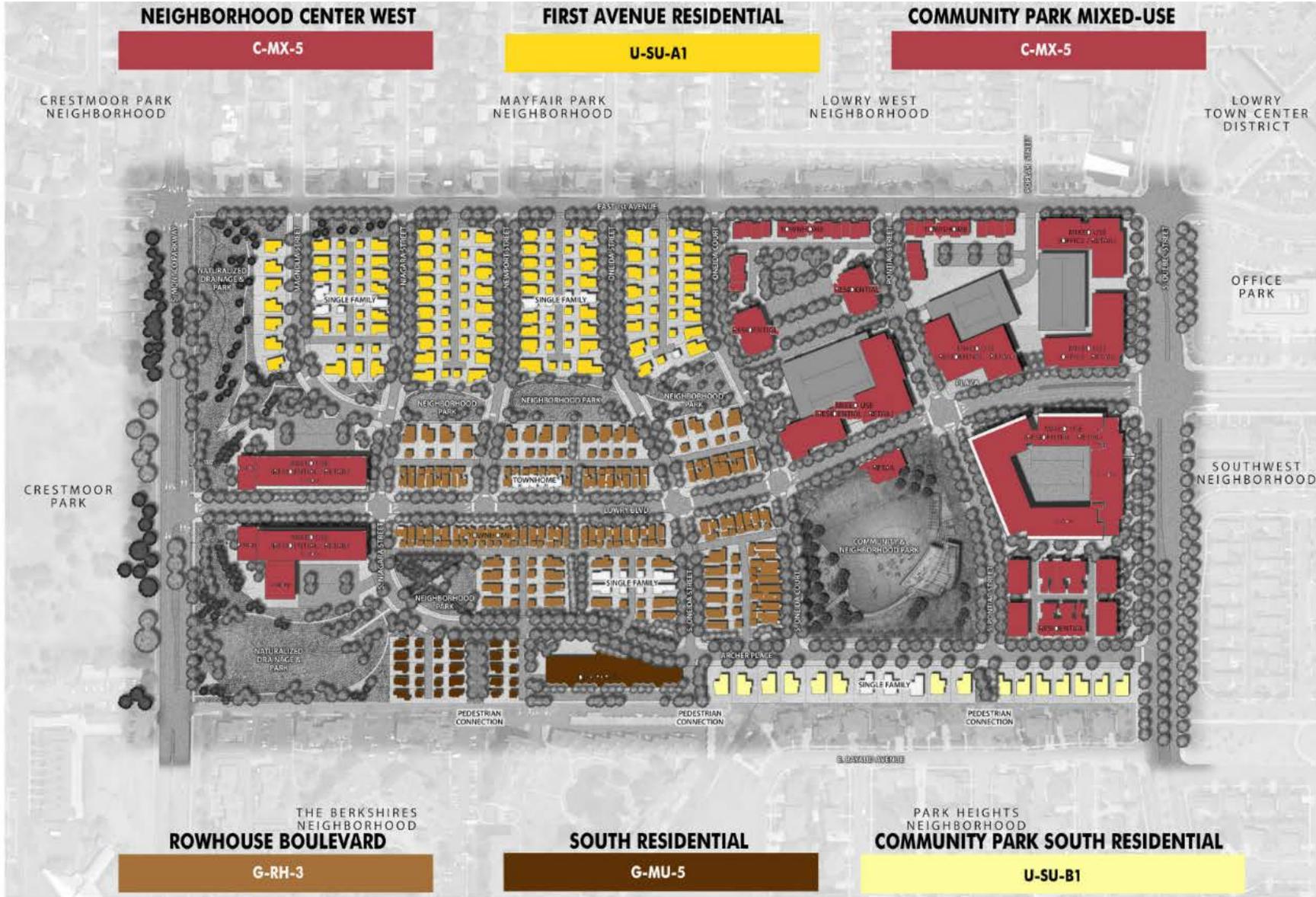


PARK HEIGHTS SOUTH RESIDENTIAL
U-SU-B1

Development of this plan is subject to the approval of the City of Denver. The City of Denver reserves the right to modify or delete any portion of this plan at any time without notice. The City of Denver is not responsible for any errors or omissions in this plan. The City of Denver is not responsible for any damages or liabilities arising from the use of this plan. The City of Denver is not responsible for any claims or lawsuits arising from the use of this plan. The City of Denver is not responsible for any claims or lawsuits arising from the use of this plan.

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Rowhouse Boulevard

The Rowhouse Boulevard area is located in the Rowhouse Boulevard neighborhood. It is a residential area with a mix of single-family homes and townhomes. The area is characterized by its historic architecture and is a popular destination for residents and visitors alike. The area is bounded by Rowhouse Boulevard to the north and South Residential to the south. The area is bounded by Rowhouse Boulevard to the north and South Residential to the south.

South Residential

The South Residential area is located in the South Residential neighborhood. It is a residential area with a mix of single-family homes and townhomes. The area is characterized by its historic architecture and is a popular destination for residents and visitors alike. The area is bounded by South Residential to the north and South Residential to the south. The area is bounded by South Residential to the north and South Residential to the south.

Community Park South Residential

The Community Park South Residential area is located in the Community Park South Residential neighborhood. It is a residential area with a mix of single-family homes and townhomes. The area is characterized by its historic architecture and is a popular destination for residents and visitors alike. The area is bounded by Community Park South Residential to the north and Community Park South Residential to the south. The area is bounded by Community Park South Residential to the north and Community Park South Residential to the south.