

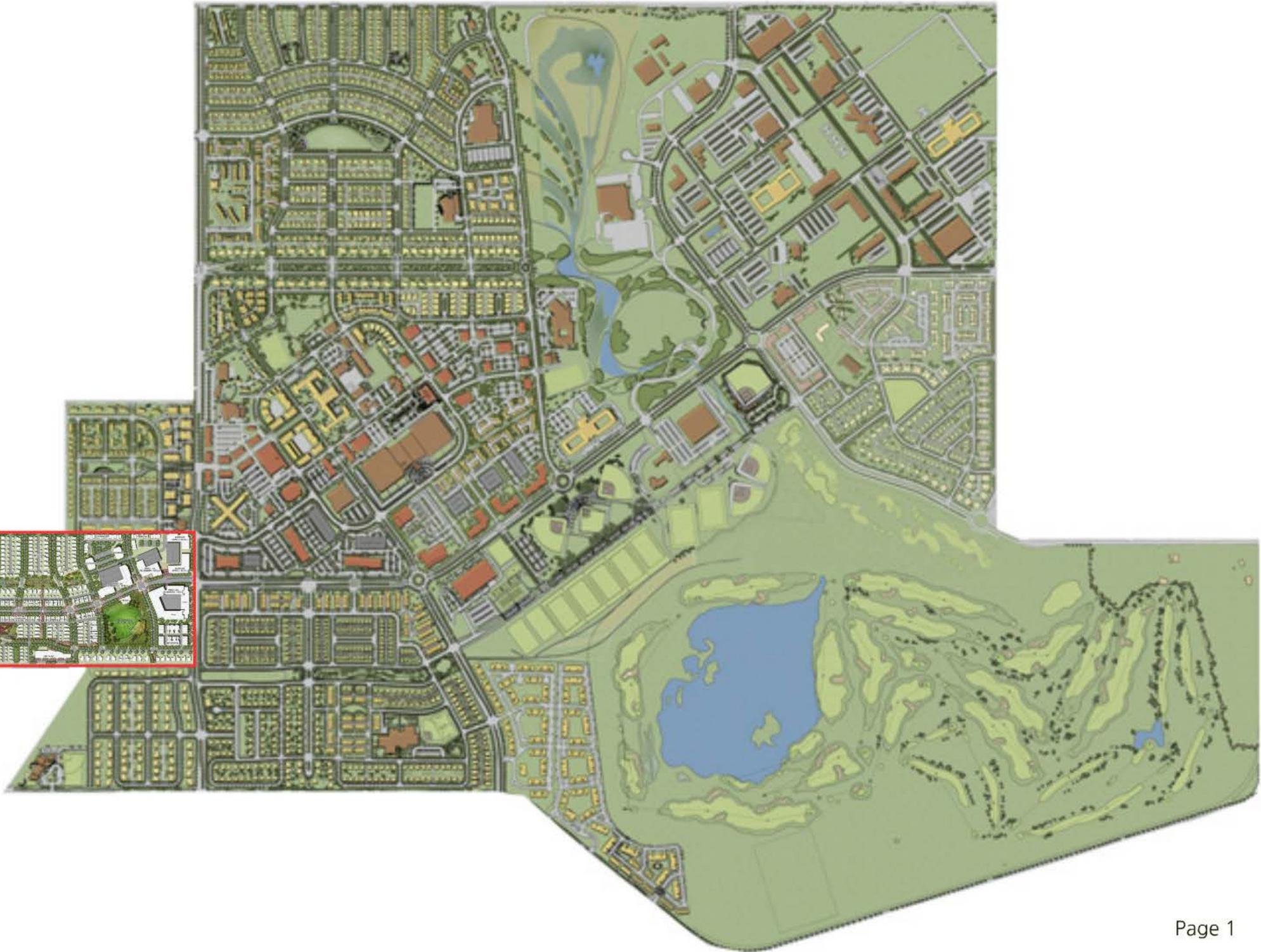
BOULEVARD ONE

Redesign
your life.



ZONING







MONACO PARKWAY

MAGNOLIA ST

NIAGARA ST

NEWPORT ST

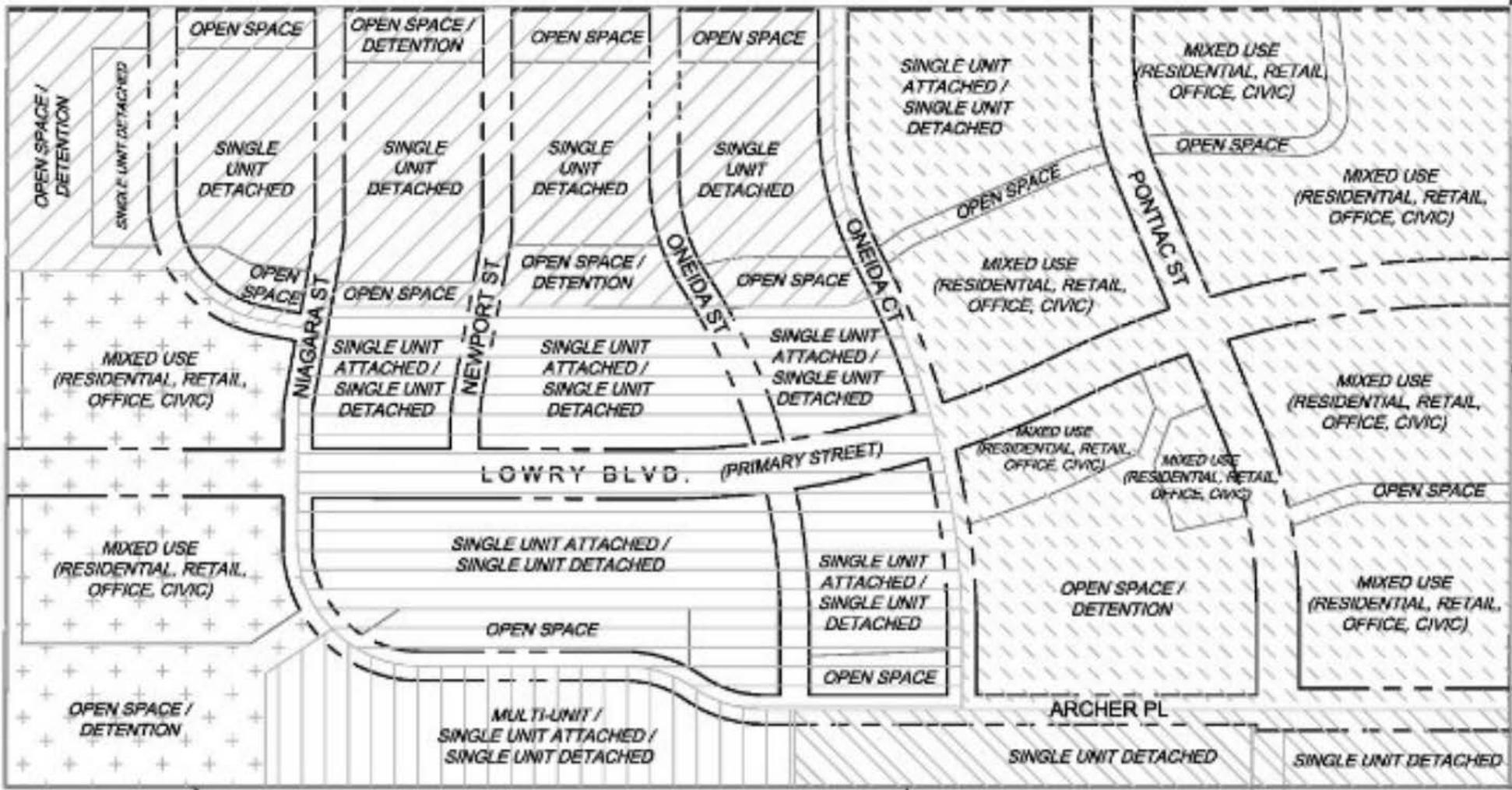
ONEIDA ST

ONEIDA CT

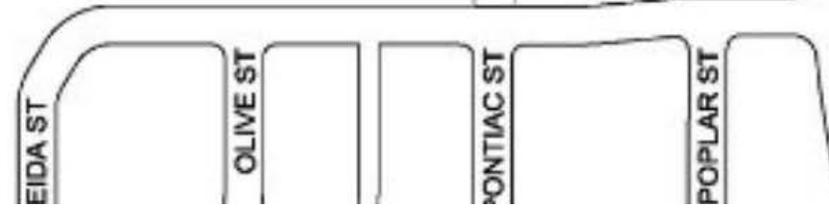
2ND AVE

POPLAR ST

1st AVENUE



GDP BOUNDARY



QUEBEC STREET (PRIMARY STREET)

Lowry Area Zoning



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.

Proposed Boulevard One Zoning

NEIGHBORHOOD CENTER WEST

C-MX-5

FIRST AVENUE RESIDENTIAL

U-SU-A1

COMMUNITY PARK MIXED-USE

C-MX-5

WESTMOOR PARK NEIGHBORHOOD

MAYFAIR PARK NEIGHBORHOOD

LOWRY WEST NEIGHBORHOOD

LOWRY TOWN CENTER DISTRICT

WESTMOOR PARK

OFFICE PARK

SOUTHWEST NEIGHBORHOOD

SOUTH RESIDENTIAL

G-MU-5

PARK HEIGHTS NEIGHBORHOOD
COMMUNITY PARK SOUTH RESIDENTIAL

U-SU-B1

THE BERKSHIRES NEIGHBORHOOD

G-RH-3

G-RH-3



**Alley Character
(5' Rear Setback)**



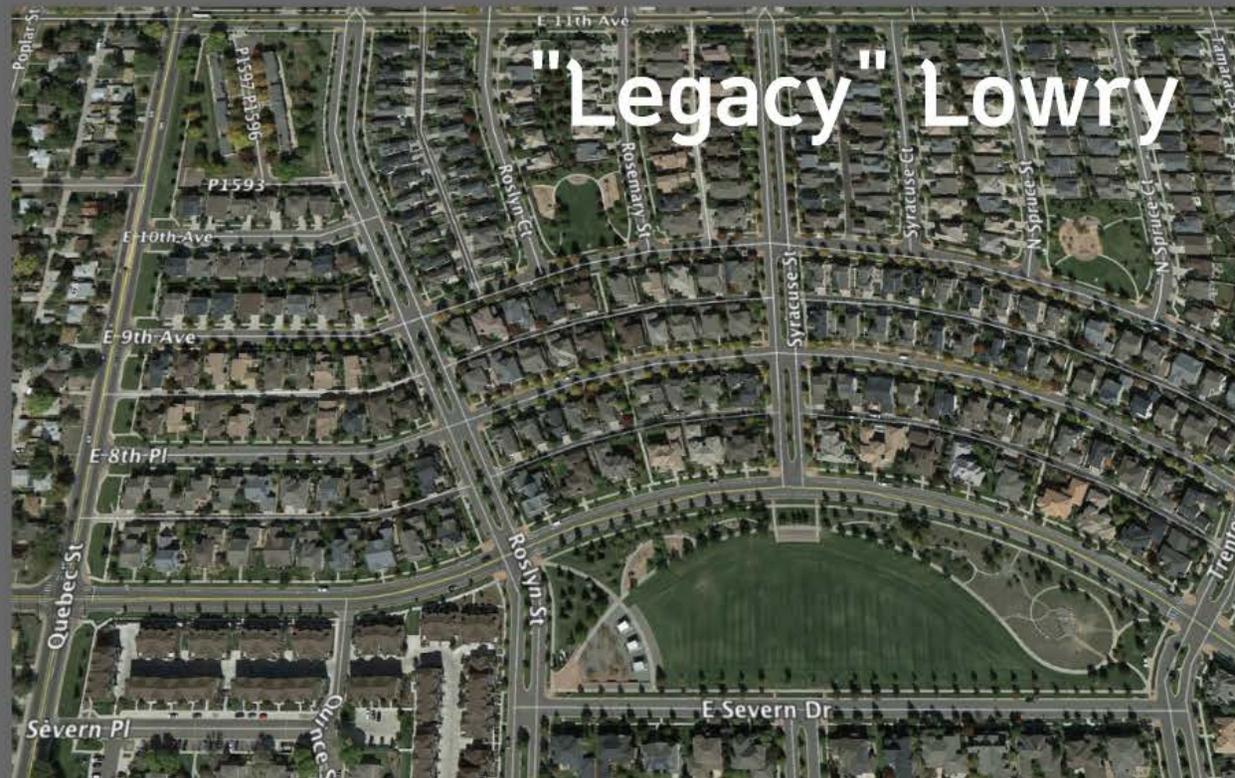
**Street Character
(10' front setback)**



Rowhouse Character
(10' front setback)
(5' rear setback)



Street Character
(Side Setback)





Building Height (3-Stories/40')

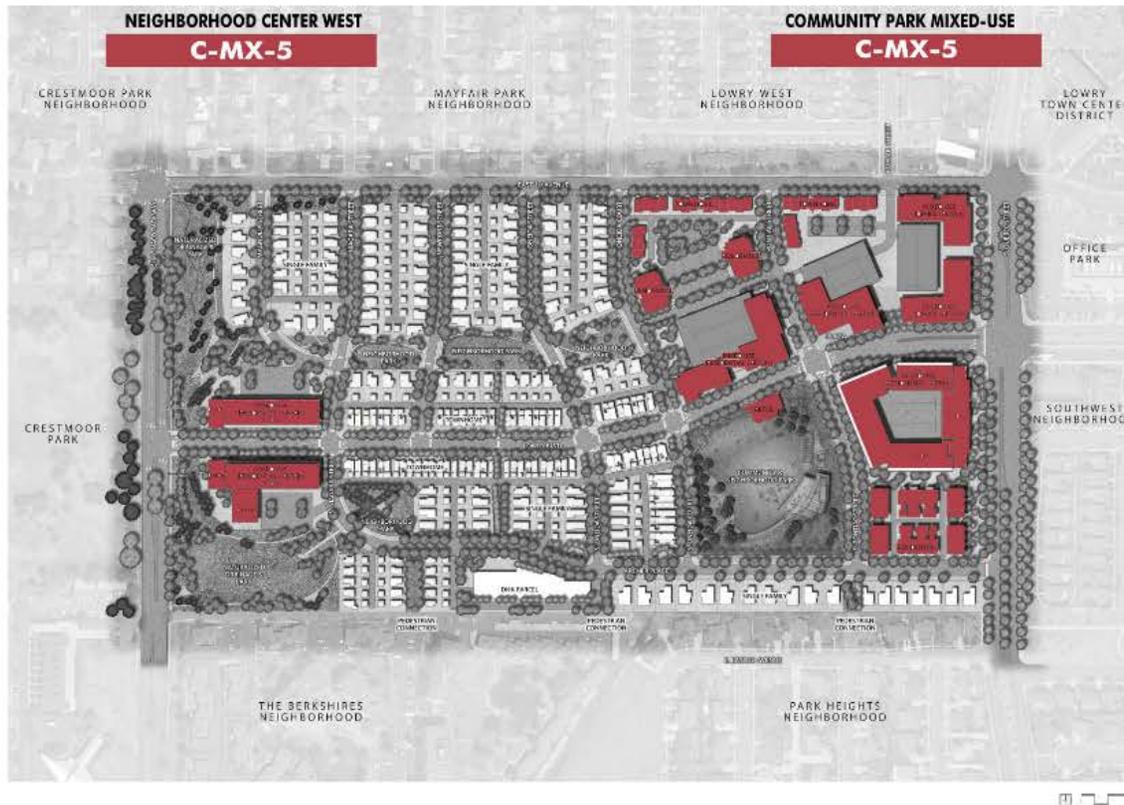


Building Height (35')

"Legacy" Lowry



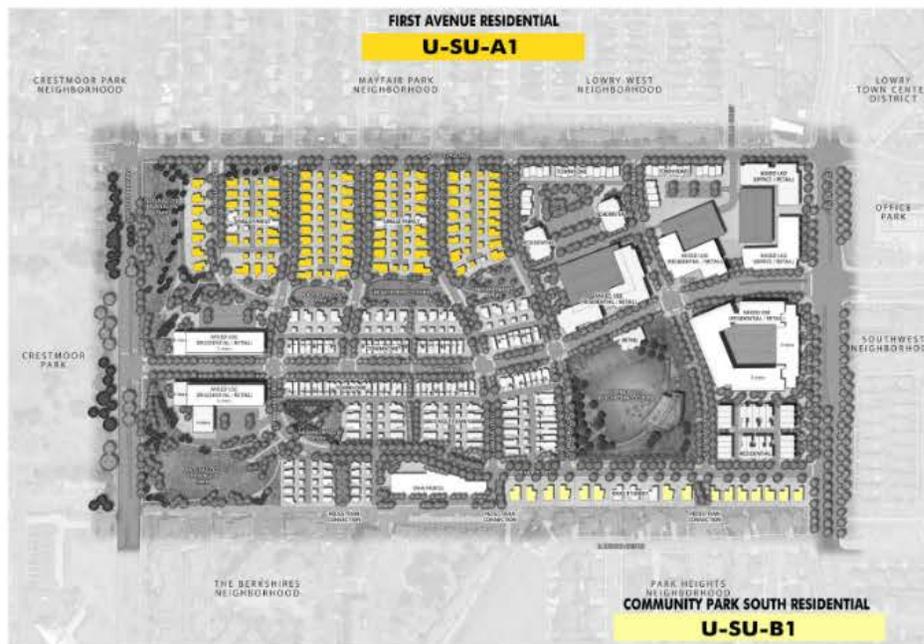
C-MX-5	PROPOSED CONDITION
GENERAL, ROWHOUSE	Buildings shall not exceed 3 stories within a 30' zone parallel to South Monaco Parkway measured from the City of Denver Zoning required setback.
	Buildings shall not exceed 3 stories within a 30' zone parallel to 1 st Avenue and Quebec Street (between Archer Place and Lowry Blvd), measured from the City and county of Denver required setback.



C (Urban Center Neighborhood) MX (Mixed Use) 5-stories

U-SU-A1		EXISTING CODE	PROPOSED CONDITION
URBAN HOUSE	Height, stories	2.5/1	2.5
	Height, feet	30'/17'	35'
	Setback, primary street	20'	10'
	Setback, rear, alley	12'	5'
DETACHED ACCESSORY STRUCTURE	Height, stories	2	
	Height, feet	35'	

U-SU-B1		EXISTING CODE	PROPOSED CONDITION
URBAN HOUSE	Height, stories	2.5/1	2.5
	Height, feet	30'/17'	35'
	Setback, primary street	20'	10'
	Setback, rear, alley	12'	5'
DETACHED ACCESSORY STRUCTURE	Height, stories	2	
	Height, feet	35'	



U (Urban Neighborhood)
 SU (Single Unit) A1
 SU (Single Unit) B1

G-MU-5	PROPOSED CONDITION
APARTMENT	No conditions

G-RH-3		EXISTING CODE	PROPOSED CONDITION
URBAN HOUSE	Height, stories	3/1	3
	Height, feet	30'/19'	40'
	Setback, primary street	20'	10'
	Setback, rear, alley	12'	5'
DETACHED ACCESSORY STRUCTURE	Height, stories	2	
	Height, feet	35'	
DUPLEX	Height, stories	3/1	3
	Height, feet	30'/19'	40'
	Setback, primary street	20'	10'
	Setback, rear, alley	12'	5'
ROWHOUSE	Height, stories	3/1	3
	Height, feet	30'/19'	40'
	Setback, primary street	20'	10'
	Setback, rear, alley	12'	5'



G (General Urban Neighborhood)
 MU (Multi Unit), 5-stories
 RH (Row House), 3-stories

<u>Use</u>	<u>Old Code</u>	<u>New Code</u>	<u>Proposed</u>
	Spaces	Spaces	Spaces
Office	2/1000 sf	1.25/1000 sf	2/1000 sf
Retail	5/1000 sf	1.25/1000 sf	5/1000 sf
Eating/Drinking	5/1000 sf	2.5/1000 sf	5/1000 sf
Single Family			2 off-street spaces/lot
Detached Accessory Dwelling			1 off-street space/unit
Duplex			2 off street spaces/unit
Row House			2 off-street spaces/unit
Multifamily	1.5 spaces/unit	.75 spaces/unit	1.5 spaces/unit*

*May be adjusted based upon unit mix at Lowry Design Review Committee

PARKING

More Information

Public Meetings & Key Documents: www.lowryredevelopment.org/annex
Boulevard One: www.boulevardonelowry.org