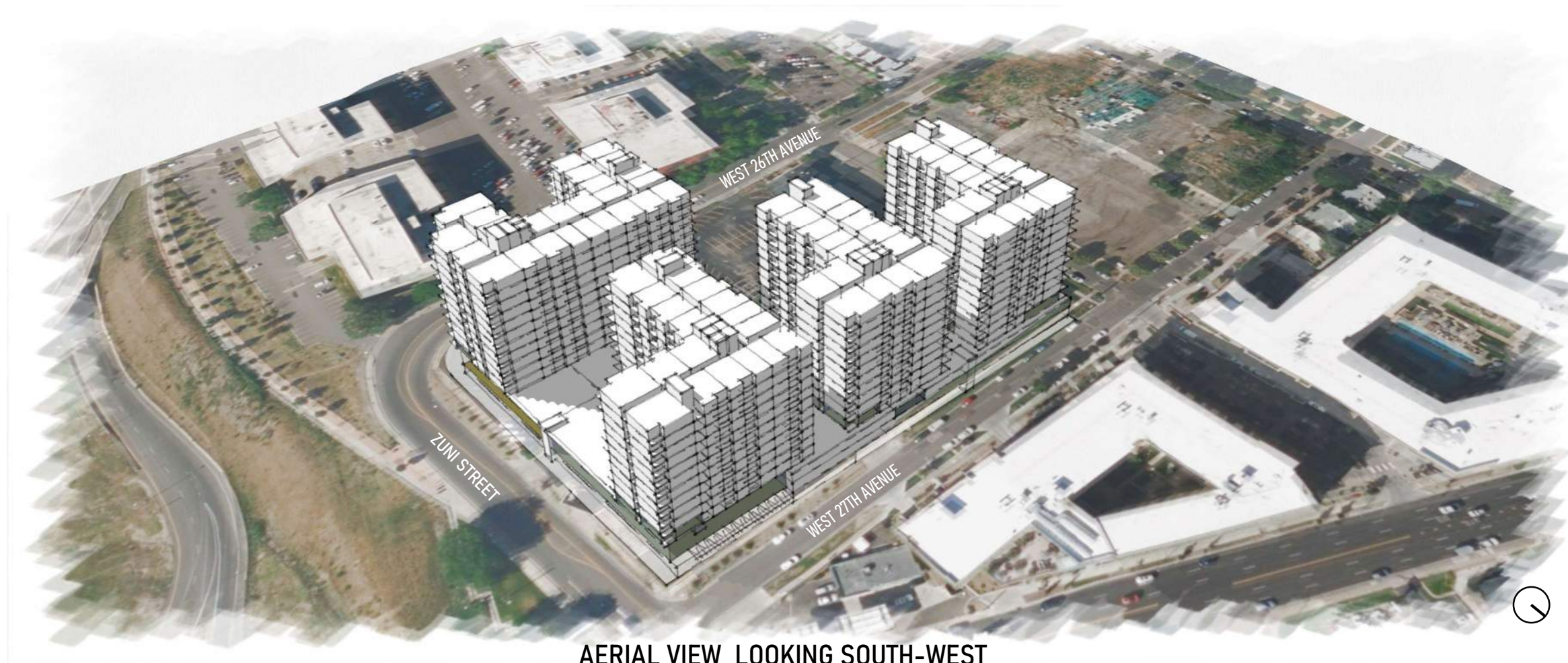




SOUTH-WEST VIEW



AERIAL VIEW LOOKING SOUTH-WEST

CONCEPTUAL YIELD STUDY



SITE PLAN

SCALE 1" = 100'-0"



2601 N Zuni Street, Denver, Colorado
A Concept for Denver Equities LLC

01.13.2023

PROJECT INFORMATION

2601 ZUNI STREET, DENVER, COLORADO

PROPOSED USE: MIXED USE, MULTI-FAMILY RESIDENTIAL AND RETAIL

ZONING INFORMATION

ZONE DISTRICT: C-MX-12,
BUILDING FORM: GENERAL
PROTECTED DISTRICT: NONE ADJACENT
MAXIMUM BUILDING STORIES ALLOWED PER ZONING: 12 STORIES
MAXIMUM BUILDING HEIGHT PER ZONING: 150'-0" MAXIMUM.
REQUIRED BUILD-TO: 70% OF PRIMARY STREET FRONTAGE, 0'/10' - MIXED USE, 0'/15' - RESIDENTIAL ONLY USE

REQUIRED SETBACKS PER ZONING

PRIMARY: 0'-0"
SIDE INTERIOR: 0'-0"

STREET LEVEL ACTIVATION

MINIMUM 40% TRANSPARENCY AT THE PRIMARY STREET
MINIMUM 25% TRANSPARENCY AT THE SIDE STREET
STREET LEVEL ACTIVE USE 100%

PROJECT SUMMARY

DWELLING UNITS:	810 UNITS	
STUDIO:	186	24%
1 BEDROOM:	498	60%
2 BEDROOM:	126	16%
AVERAGE UNIT SIZE:	745 SF	

RETAIL:	10,000 SF
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PARKING REQUIREMENTS

C-MX-12 ZONING:

VEHICLE PARKING REQUIRED

MULTI UNIT DWELLING: 0.75 STALLS / UNIT = 608
RETAIL: 1.25/ 1,000 SF = 13
TOTAL = 621
PARKING PROVIDED = 720

BICYCLE PARKING REQUIRED

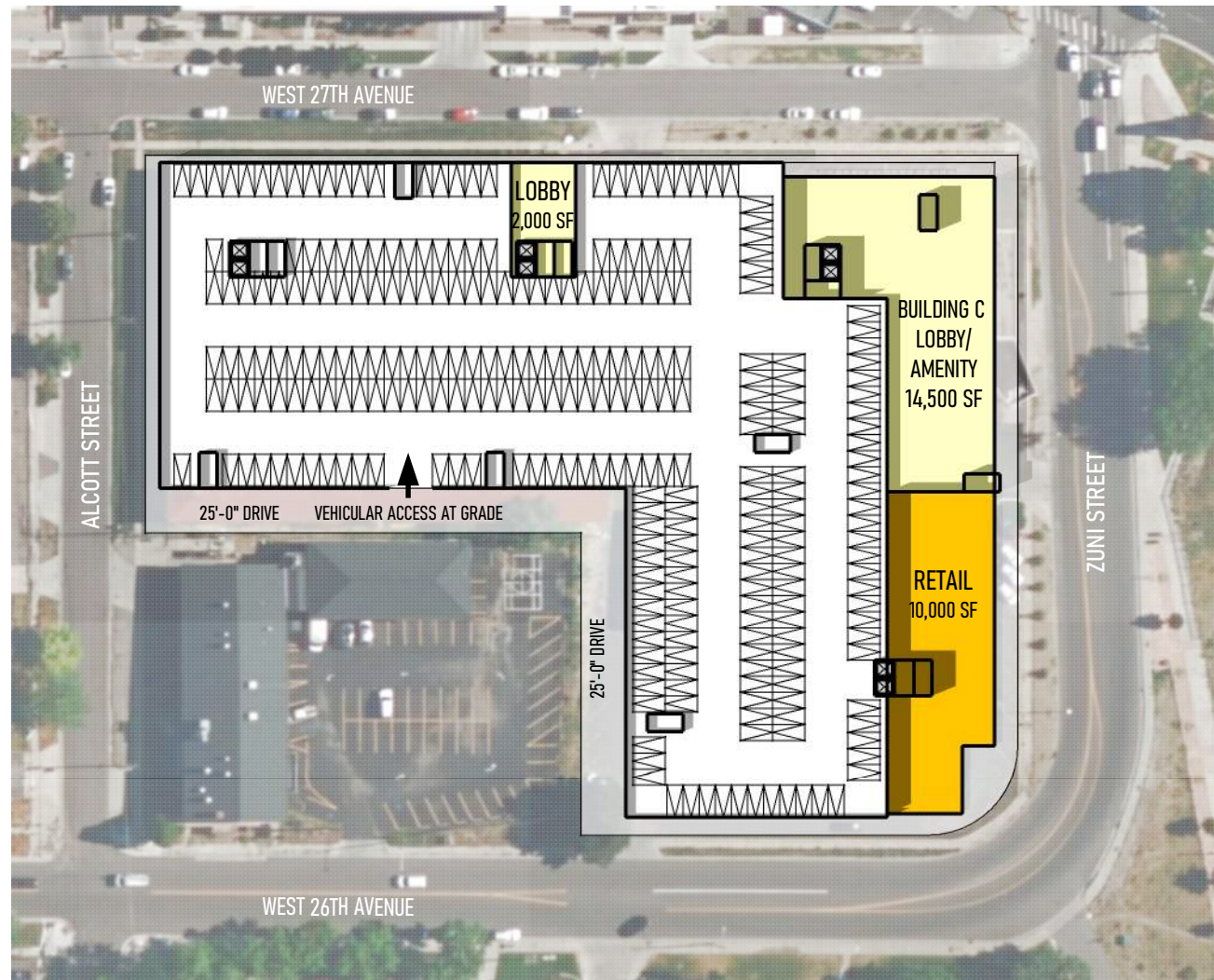
MULTI UNIT DWELLING: 1/ 2 UNIT (80% ENCLOSED/ 20% FIXED ONLY) = 405
RETAIL: 1/ 7500 (60/ 40) = 2
TOTAL = 407

NOTE:

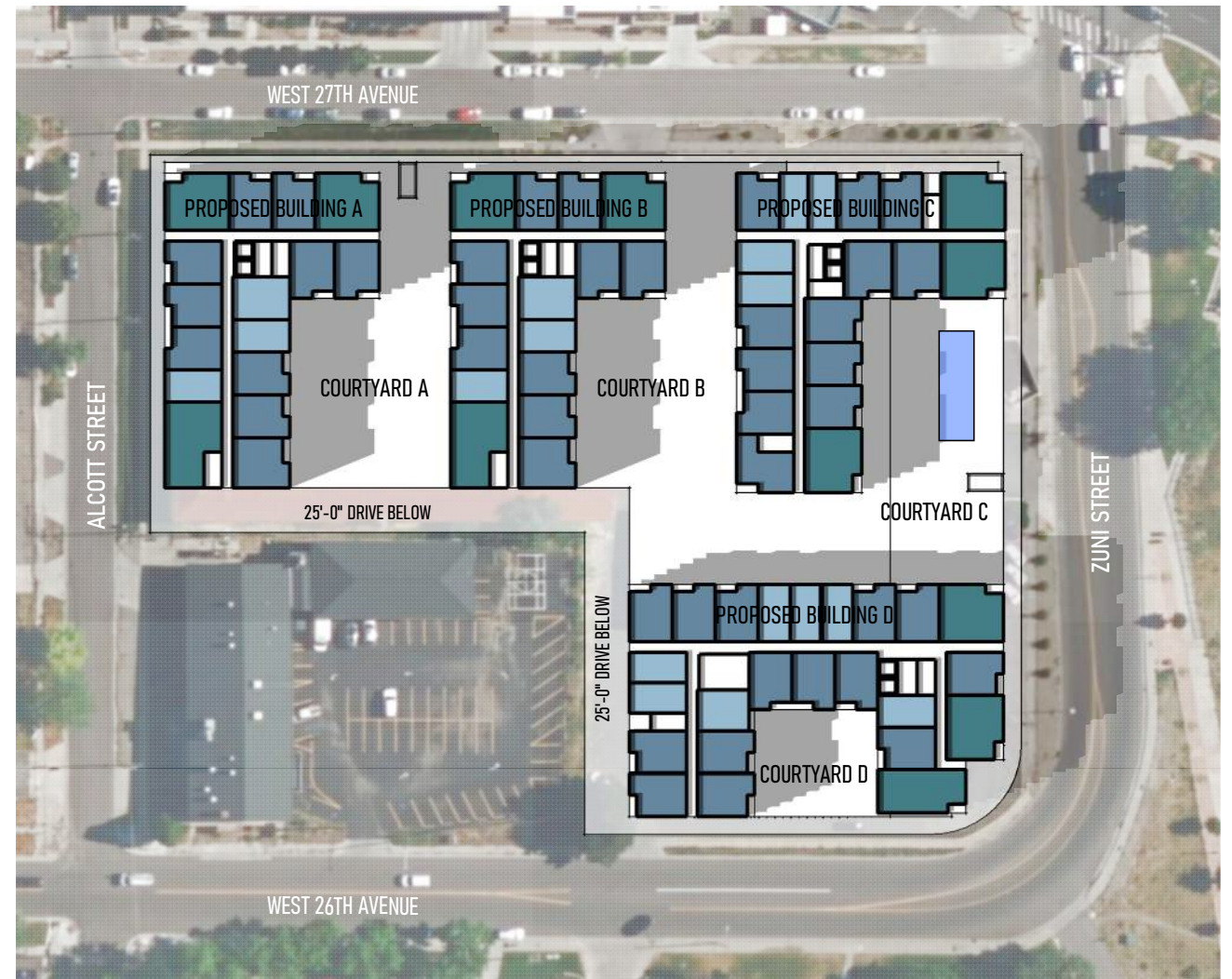
PER SECTION 10.12 INCENTIVES FOR AFFORDABLE HOUSING, A STRUCTURE THAT QUALIFIES FOR THE INCENTIVES FOR ENHANCED ON-SITE COMPLIANCE AS SET FORTH IN D.R.M.C. CHAPTER 27, ARTICLE X MANDATORY AFFORDABLE HOUSING AND ANY APPLICABLE RULES AND REGULATIONS MAY DEVELOP TO THE MAXIMUM HEIGHT WITH INCENTIVES SET FORTH IN THE APPLICABLE BUILDING FORM TABLE AND SUMMARIZED IN TABLE 10.12.1.D.

THE PROJECT COULD QUALIFY FOR A MAXIMUM HEIGHT WITH INCENTIVES IN STORIES AND FEET OF 16/200'.





LEVEL 01 PLAN



TYPICAL LEVELS 03-12 PLAN

LEVEL 02 PLAN SIMILAR - INCLUDES AMENITY SPACES

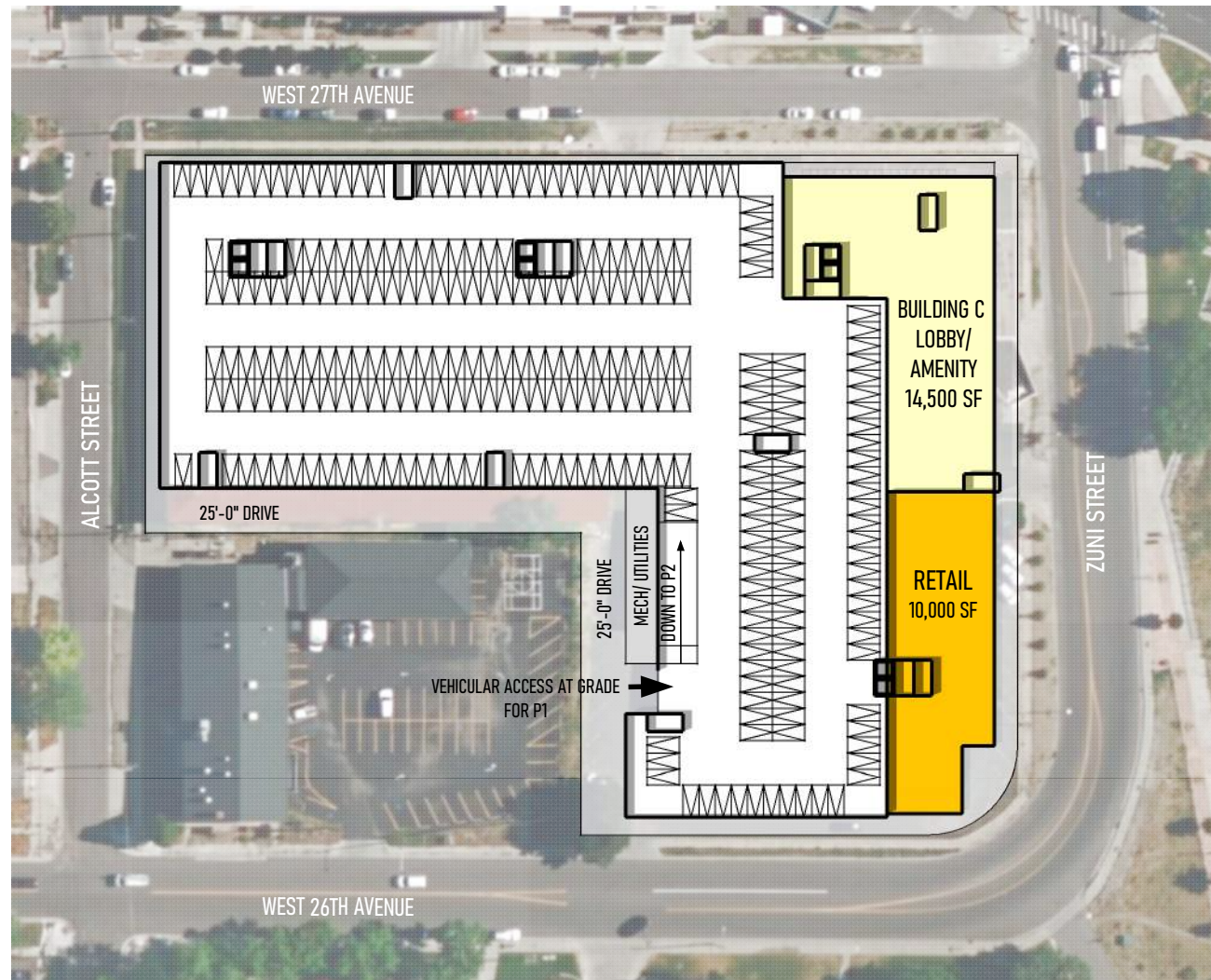
- RETAIL
- RESIDENTIAL LOBBY AND AMENITY
- 2 BEDROOM UNIT
- 1 BEDROOM UNIT
- STUDIO

FLOOR PLANS

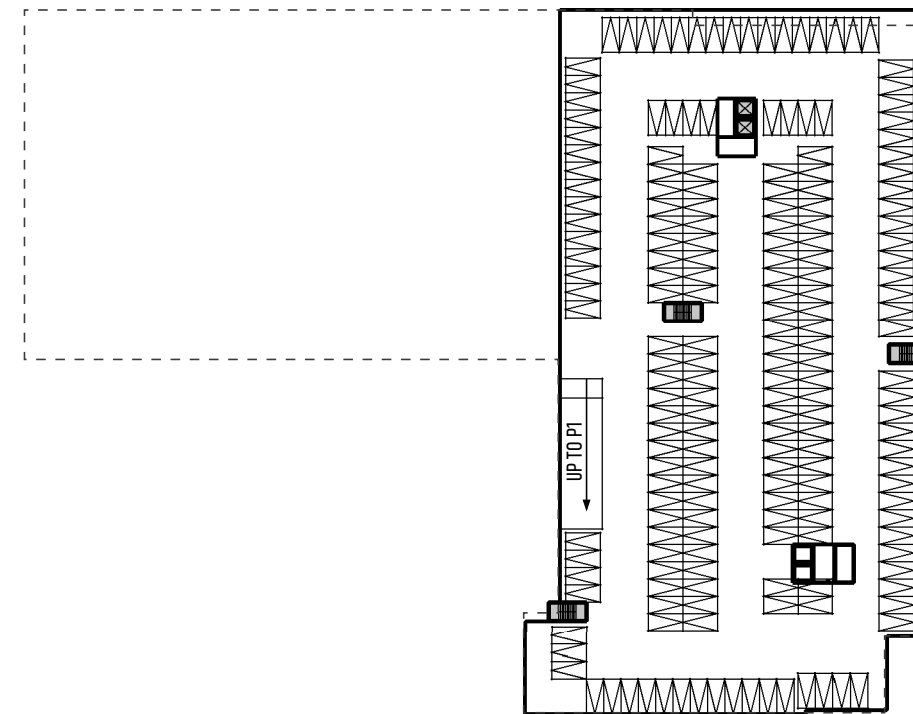
SCALE 1" = 100'-0"



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LEVEL P1 PLAN



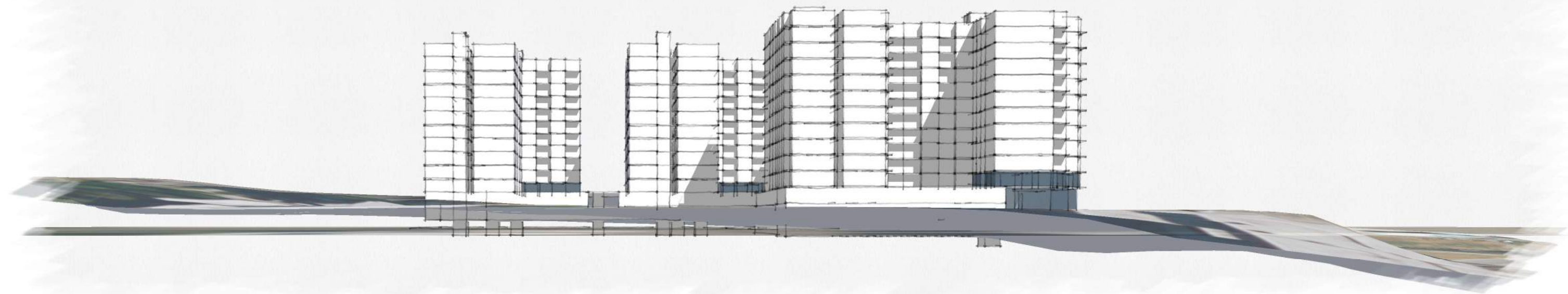
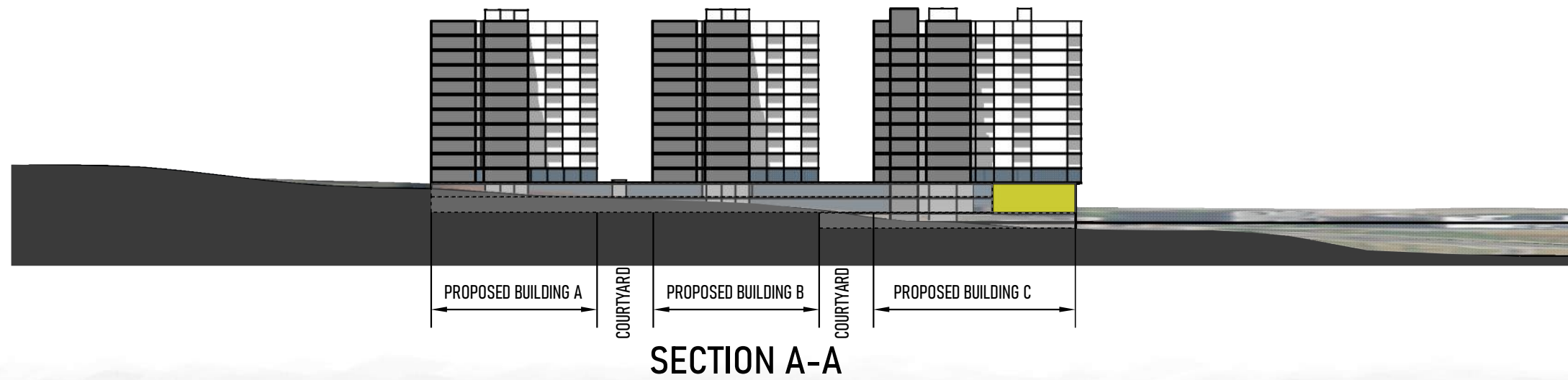
LEVEL P2 PLAN

- RETAIL
- RESIDENTIAL LOBBY AND AMENITY
- 2 BEDROOM UNIT
- 1 BEDROOM UNIT
- STUDIO

FLOOR PLANS

SCALE 1" = 100'-0"





SECTIONAL VIEWS



GOOGLE EARTH VIEWS



GOOGLE EARTH VIEWS - ALTERNATIVE STUDY B



GOOGLE EARTH VIEWS - ALTERNATIVE STUDY C