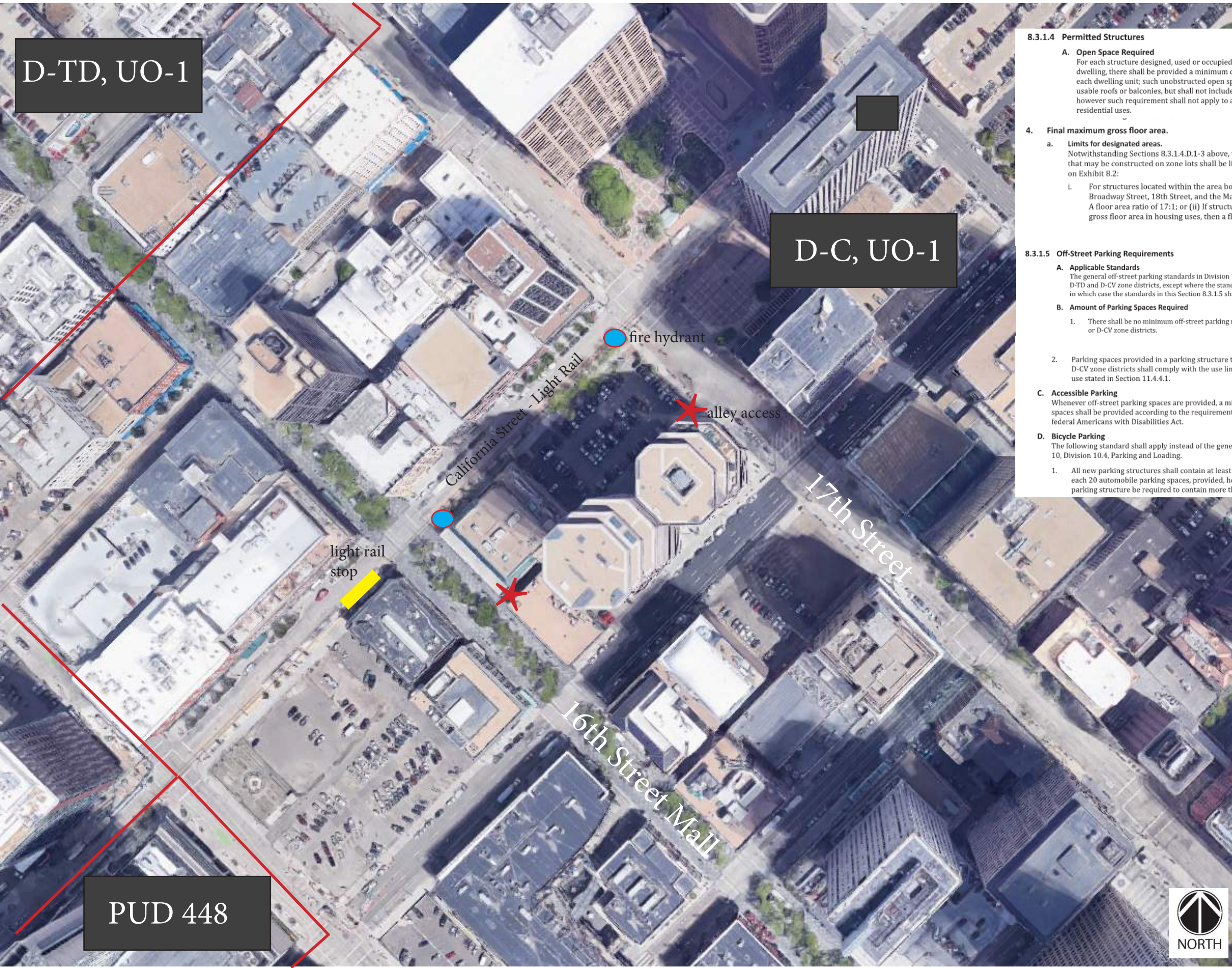






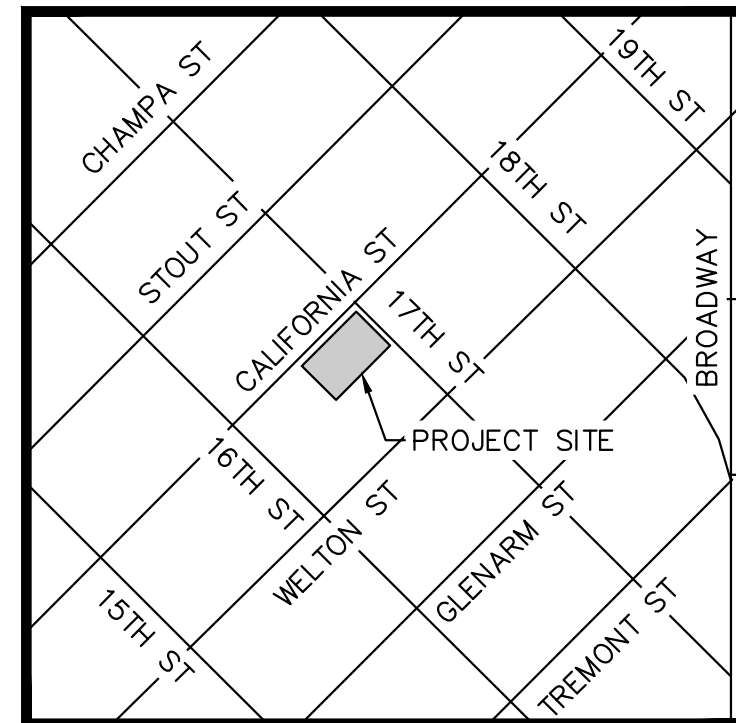
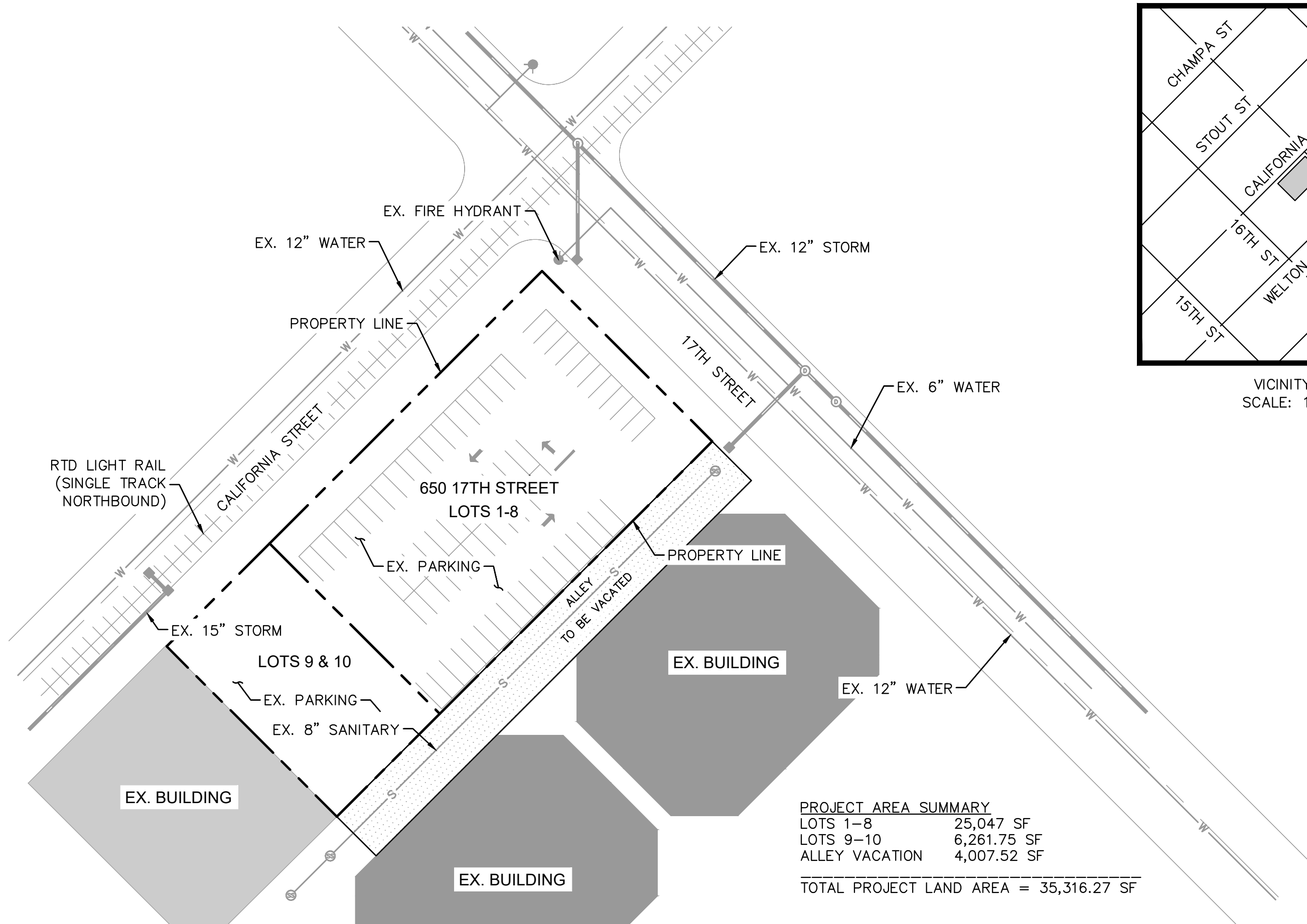
8.3.1.4 Permitted Structures

- A. Open Space Required**
For each structure designed, used or occupied either in whole or in part as a multiple unit dwelling, there shall be provided a minimum of 30 square feet of unobstructed open space for each dwelling unit; such unobstructed open space may be located on the ground or on several usable roofs or balconies, but shall not include space provided for off-street parking; provided however such requirement shall not apply to any structure converted from nonresidential to residential uses.
- 4. Final maximum gross floor area.**
a. Limits for designated areas.
Notwithstanding Sections 8.3.1.4.D.1-3 above, the final maximum gross floor areas that may be constructed on zone lots shall be limited as described below and shown on Exhibit 8.2:
- i. For structures located within the area bounded by 14th Street, Colfax Avenue, Broadway Street, 18th Street, and the Market Street-Larimer Street alley: (i) A floor area ratio of 17:1; or (ii) If structures contain over 50 percent of their gross floor area in housing uses, then a floor area ratio of 20:1.

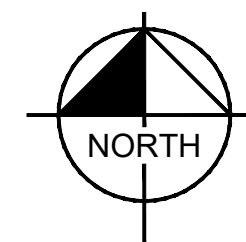
8.3.1.5 Off-Street Parking Requirements

- A. Applicable Standards**
The general off-street parking standards in Division 10.4 of this Code shall apply in the D-C and D-TD and D-CV zone districts, except where the standards stated in this Section 8.3.1.5 conflict, in which case the standards in this Section 8.3.1.5 shall apply.
- B. Amount of Parking Spaces Required**
1. There shall be no minimum off-street parking requirement for any use in the D-C or D-TD or D-CV zone districts.
2. Parking spaces provided in a parking structure to serve office uses in the D-C or D-TD or D-CV zone districts shall comply with the use limitations applicable to a "parking, garage" use stated in Section 11.4.4.1.
- C. Accessible Parking**
Whenever off-street parking spaces are provided, a minimum number of accessible parking spaces shall be provided according to the requirements of the Denver Building Code and the federal Americans with Disabilities Act.
- D. Bicycle Parking**
The following standard shall apply instead of the general bicycle parking standards in Article 10, Division 10.4, Parking and Loading.
1. All new parking structures shall contain at least 1 designated bicycle parking space for each 20 automobile parking spaces, provided, however, that in no event shall any new parking structure be required to contain more than 50 bicycle parking spaces.





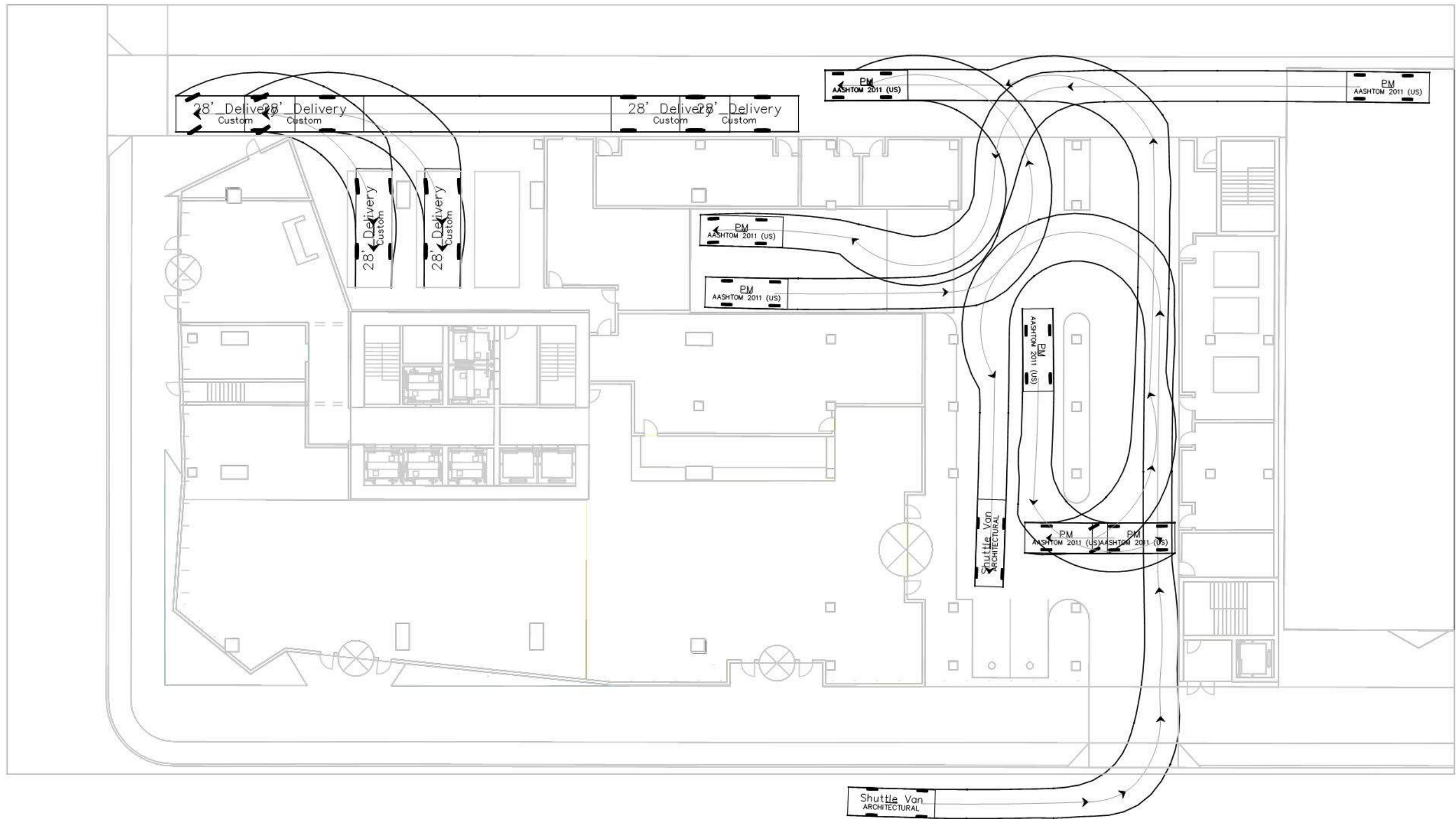
VICINITY MAP
SCALE: 1"=500'



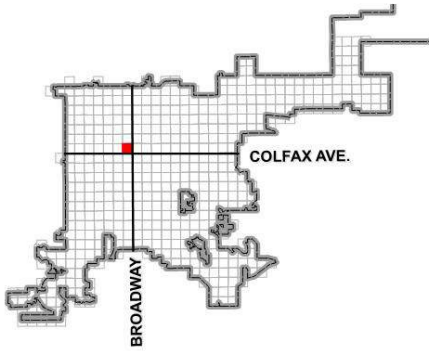
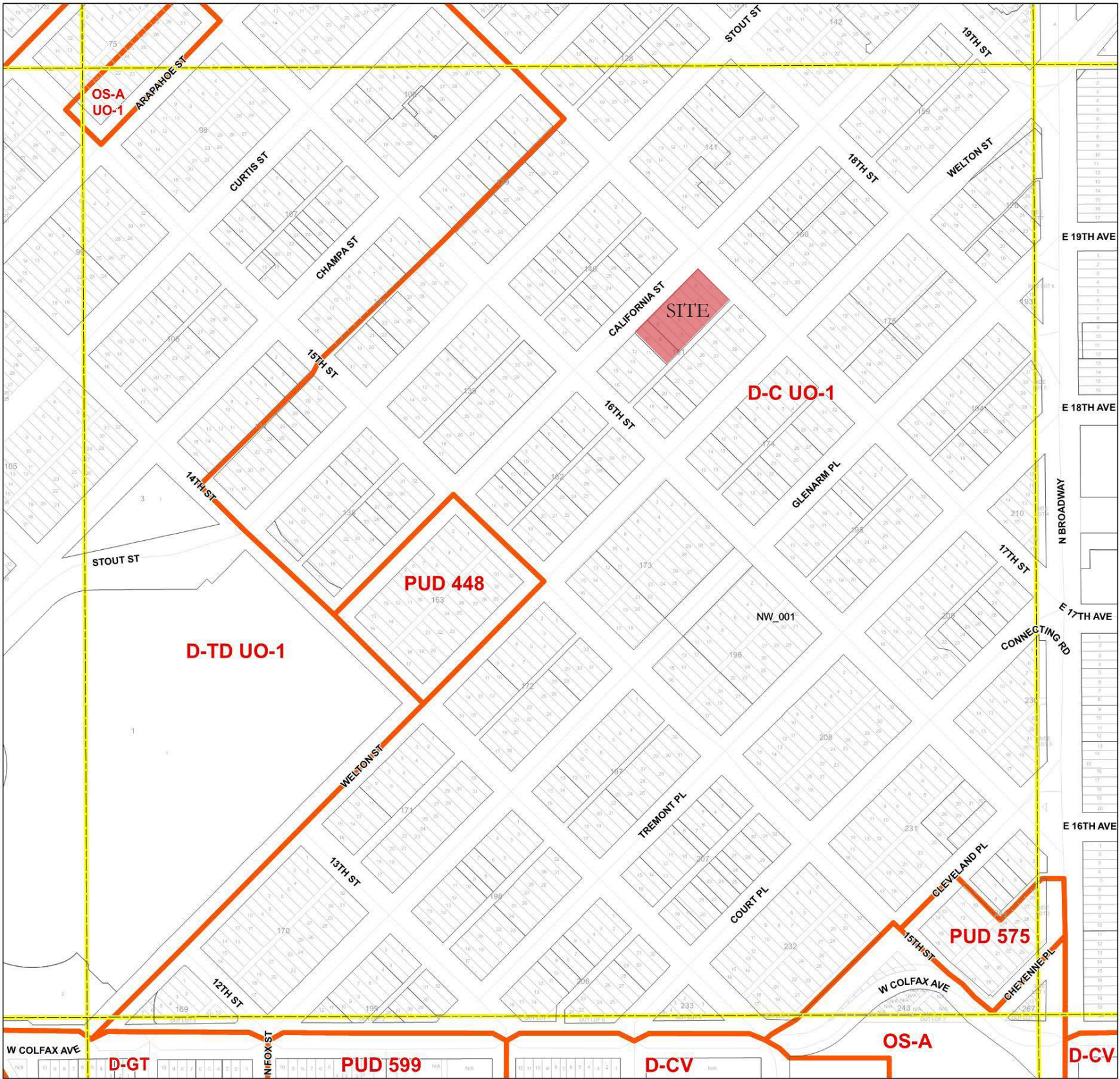
PROJECT AREA SUMMARY

LOTS 1-8	25,047 SF
LOTS 9-10	6,261.75 SF
ALLEY VACATION	4,007.52 SF

TOTAL PROJECT LAND AREA = 35,316.27 SF



NORTH



Quarter Section Index

NW_013	NW_014	NE_022
NW_002	NW_001	NE_001
SW_002	SW_001	SE_001

Surrounding Mapsheets

City and County of Denver Zoning Map

QUARTER SECTION: NW_001



Scale 1" = 200'
When printed at 17"x22"

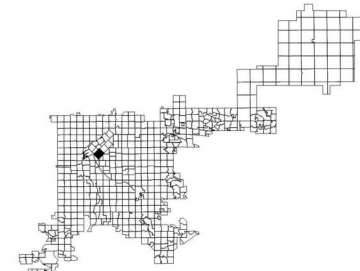


Feb 05, 2018

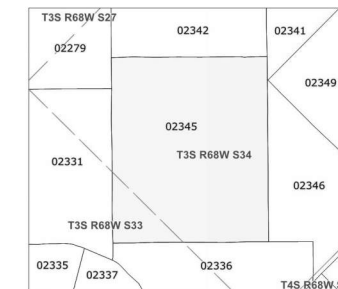
City and County of Denver
Community Planning and Development
Geographic Information Systems

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. This map is a representation of the proposed official zoning map for the City and County of Denver, filed with the Denver City Clerk on May 20, 2010.

Denver County Assessor's Map 02345



City and County of Denver
Assessor Map Index



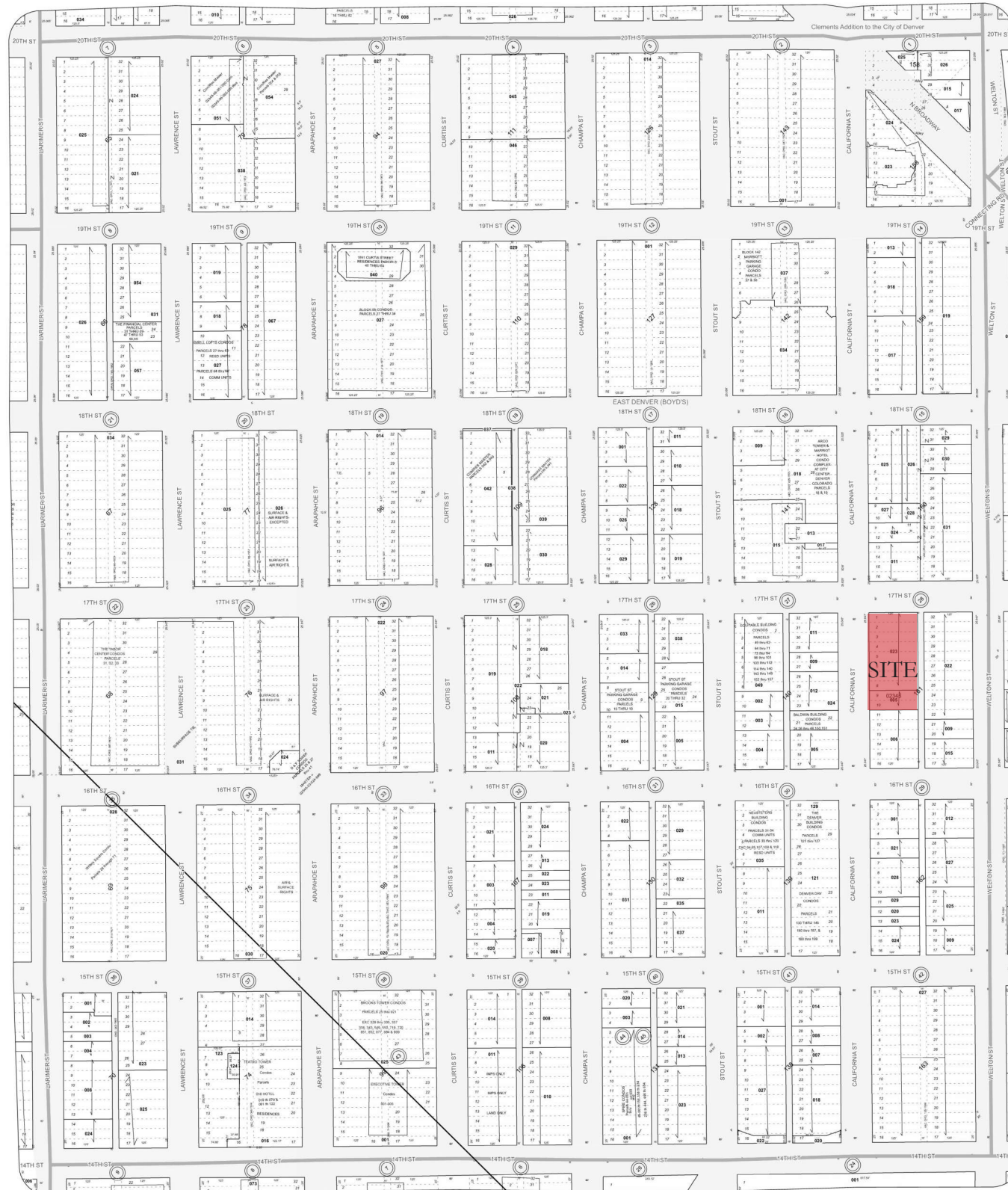
Surrounding Mapsheets



1 inch = 100 feet
0 200 Feet

Projection: StatePlane
Units: US Survey Feet
Colorado Central Zone 502
Horizontal Datum: NAD83/92 HARN
Vertical Datum: NAVD83
Map Updated: 5/2017

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. This is not a legal document.



650 17th st

Search

Additional Property Information

Clear results

Zoning

Zone District: D-C , UO-1

Code Version:

Zoning Map

Neighborhood

CBD

Subdivision

EAST DENVER (BOYD'S)

Historic Landmark District

No

Individual Historic Landmark

No

Enterprise Zone

Not in enterprise zone.

Floodplain Designation

Click Details button for floodplain information for this location.

Downloadable Maps

Parcel Map

Quarter Section Map #NW_001

Assessment Parcel Map Index

Quarter Section Map Index

Related Links

Assessor's Property Records

650 17TH ST

DENVER, CO

Schedule Number: 0234528023000

Owner:

PARADISE INVESTMENT PROPERTIES LLC

3310 E COLFAX AVE

DENVER, CO 80206-1714

Property Value

Full property record

Directions

Street View

Parcel Map

Find information about real property in Denver.

650 17th

Search

Additional Property Information

Clear results

Zoning

Zone District: D-C , UO-1

Code Version:

Zoning Map

Neighborhood

CBD

Subdivision

EAST DENVER (BOYD'S)

Historic Landmark District

No

Individual Historic Landmark

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Enterprise Zone

Not in enterprise zone.

Floodplain Designation

Click Details button for floodplain information for this location.

Downloadable Maps

Parcel Map

Quarter Section Map #NW_001

Assessment Parcel Map Index

Quarter Section Map Index

Related Links

1630 CALIFORNIA ST

DENVER, CO

Schedule Number: 0234528005000

Owner:

FSP 600 17TH STREET LLC

401 EDGEWATER PL STE 200

WAKEFIELD, MA 01880-6207

Property Value

Full property record

Directions

Street View

Parcel Map

650 17TH ST

Owner	Schedule Number	Legal Description	Property Type	Tax District
PARADISE INVESTMENT PROPERTIES 3310 E COLFAX AVE DENVER , CO 80206-1714	0234528023000	EAST DENVER B161 L1 TO 8	COMMERCIAL - MISC IMPROVEMENTS	320A

Summary	Property Map	Assessed Values	Assessment Protest	Taxes	Comparables	Neighborhood Sales	Chain of Title
---------	--------------	-----------------	--------------------	-------	-------------	--------------------	----------------

Property Description			
Style:	OTHER	Building Sqr. Foot:	0
Bedrooms:		Baths Full/Half:	0/0
Effective Year Built:	0000	Basement/Finish:	0/0
Lot Size:	25,047	Zoned As:	D-C
Mill Levy:	77.134	Document Type:	SW
Valuation zoning may be different from City's new zoning code.			

1630 CALIFORNIA ST

Owner	Schedule Number	Legal Description	Property Type	Tax District
FSP 600 17TH STREET LLC 401 EDGEWATER PL STE 200 WAKEFIELD , MA 01880-6207	0234528005000	EAST DENVER B161 L9 & 10	COMMERCIAL - MISC IMPROVEMENTS	320A

Summary	Property Map	Assessed Values	Assessment Protest	Taxes	Comparables	Neighborhood Sales	Chain of Title
---------	--------------	-----------------	--------------------	-------	-------------	--------------------	----------------

Property Description			
Style:	OTHER	Building Sqr. Foot:	0
Bedrooms:		Baths Full/Half:	0/0
Effective Year Built:	0000	Basement/Finish:	0/0
Lot Size:	6,262	Zoned As:	D-C
Mill Levy:	77.134	Document Type:	SW
Valuation zoning may be different from City's new zoning code.			

DAVIS
PARTNERSHIP
ARCHITECTS

GREENWICH REALTY CAPITAL 650 17TH STREET

Assessors Information

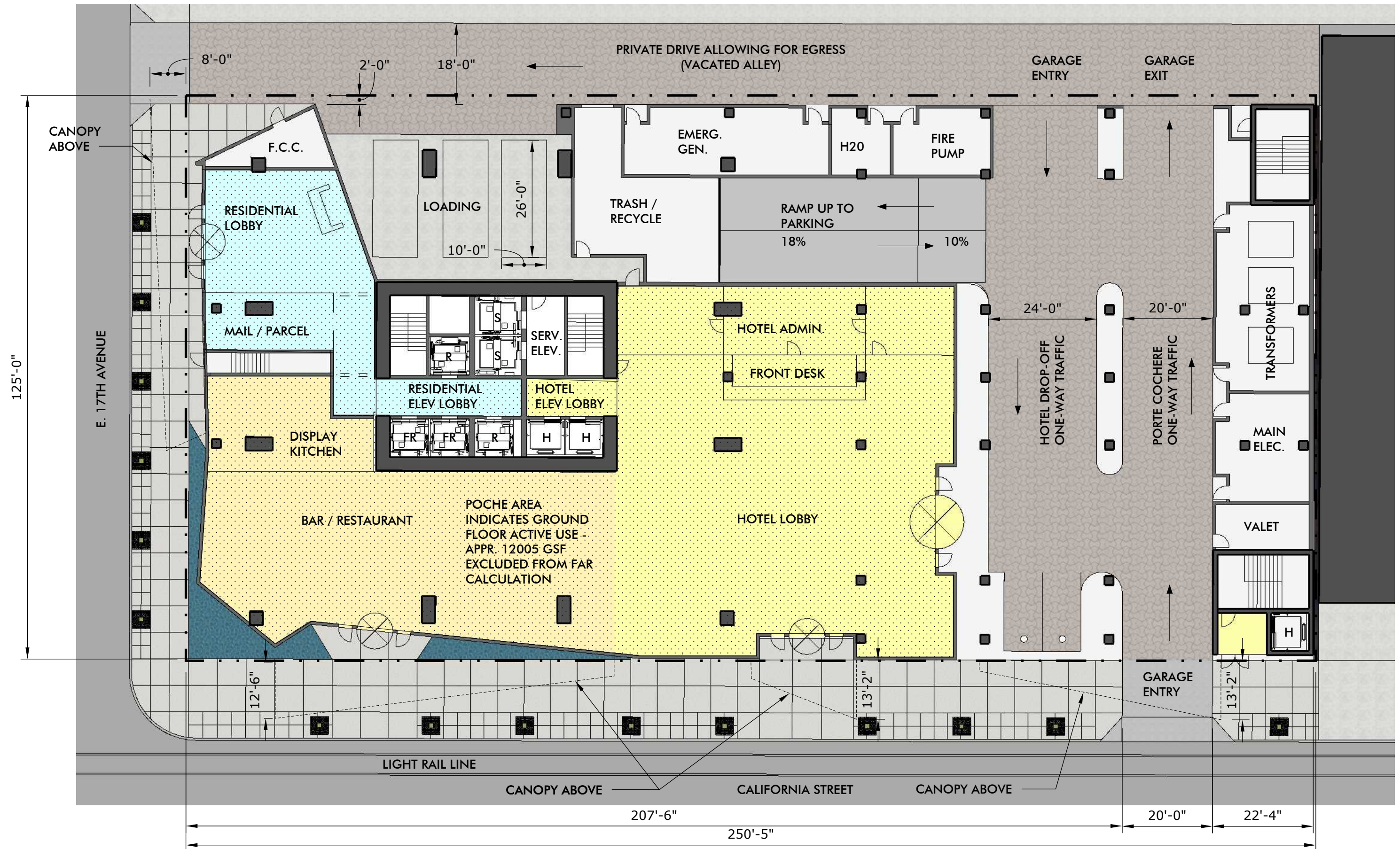
PROJECT NO. 17501.00.000

ISSUE DATE 02/14/2018

SCALE N.T.S.

L-8

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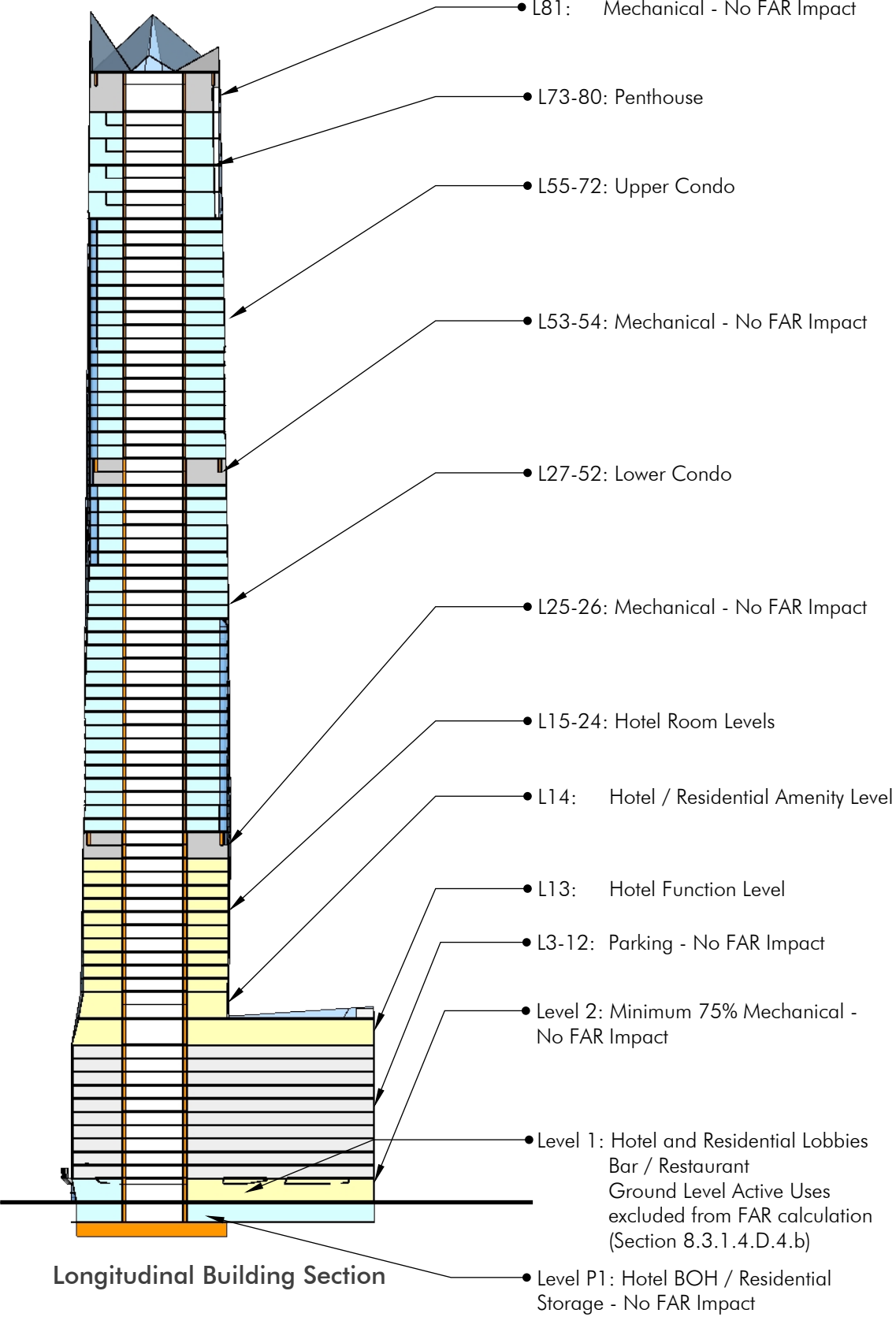
650 17th STREET - Denver, USA.

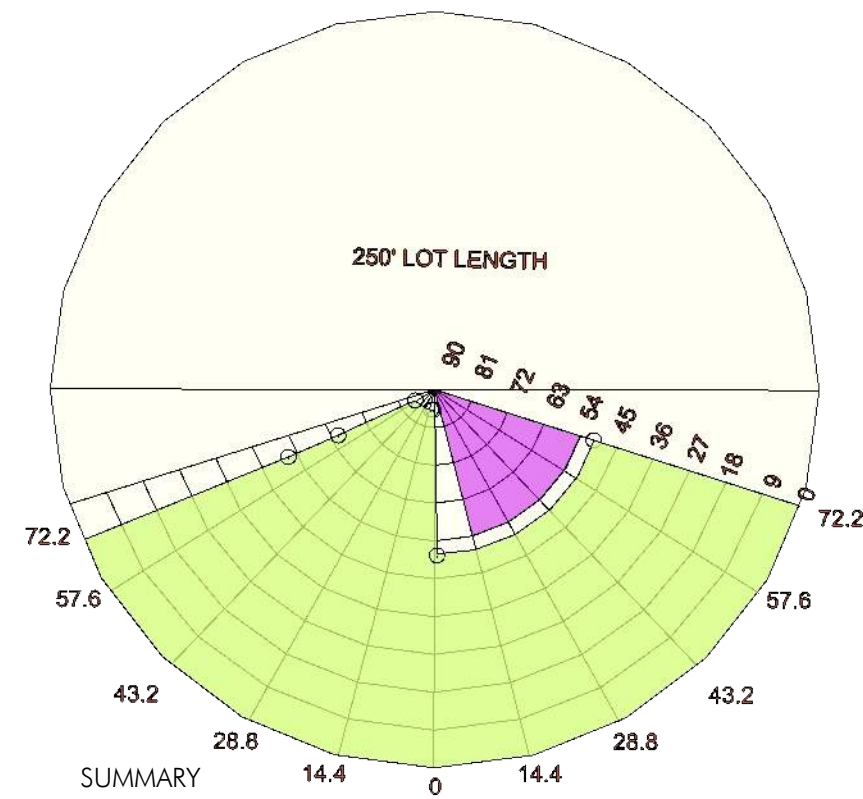
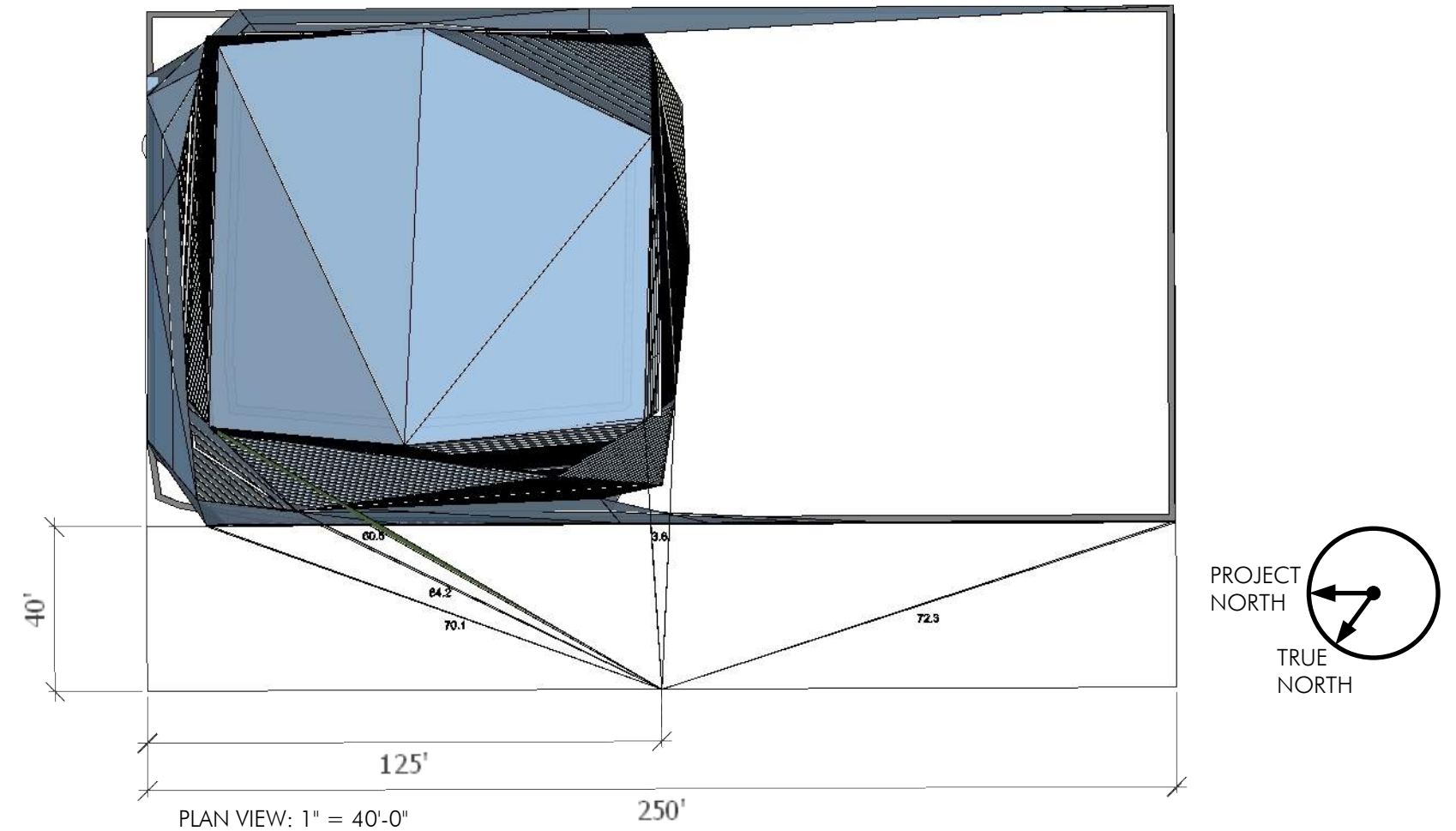
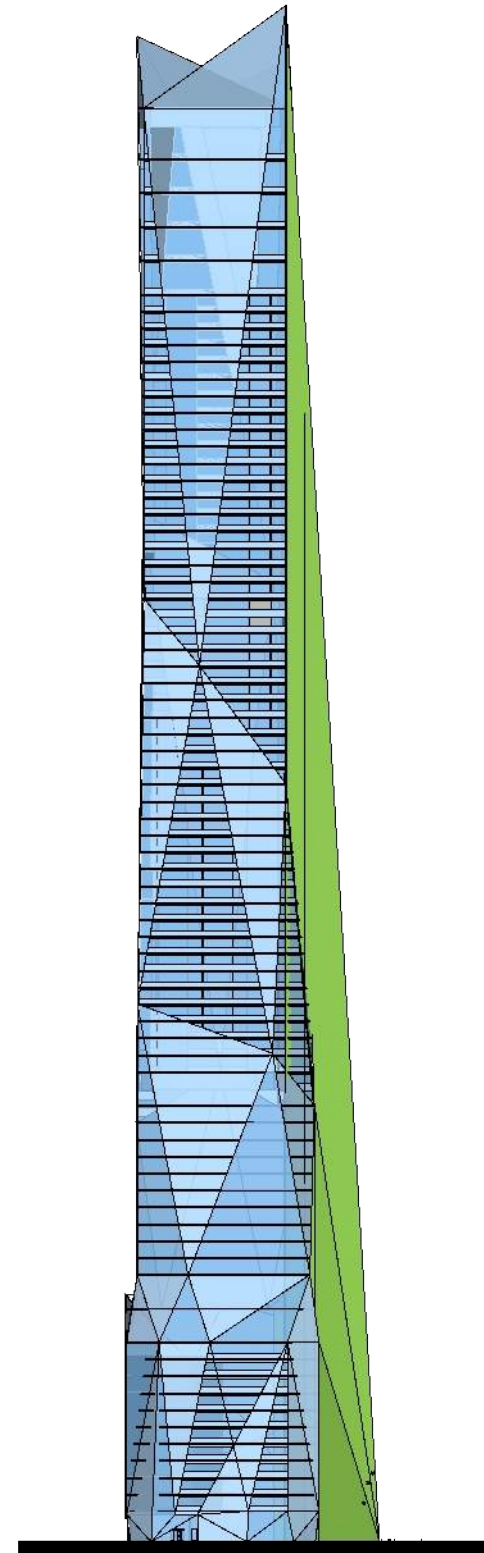
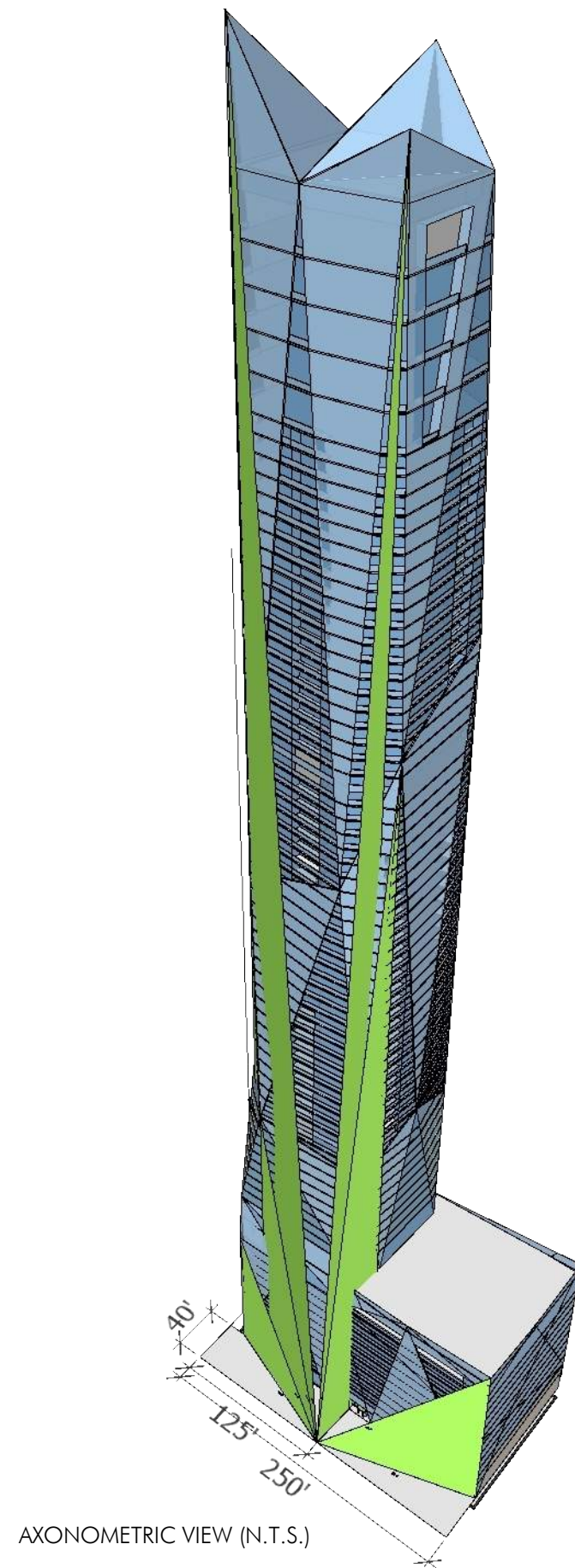
Building Height (FT)	Floor height (FT)	Floor	
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		1	MECH.
933	33	81	
900	11	80	PH UPPER LEVEL
889	11	79	RESIDENTIAL PH
878	11	78	PH UPPER LEVEL
867	11	77	RESIDENTIAL PH
856	11	76	PH UPPER LEVEL
845	11	75	RESIDENTIAL PH
834	11	74	PH UPPER LEVEL
823	11	73	RESIDENTIAL PH
812	11	72	RESIDENCES
801	11	71	RESIDENCES
790	11	70	RESIDENCES
779	11	69	RESIDENCES
768	11	68	RESIDENCES
757	11	67	RESIDENCES
746	11	66	RESIDENCES
735	11	65	RESIDENCES
724	11	64	RESIDENCES
713	11	63	RESIDENCES
702	11	62	RESIDENCES
691	11	61	RESIDENCES
680	11	60	RESIDENCES
669	11	59	RESIDENCES
658	11	58	RESIDENCES
647	11	57	RESIDENCES
636	11	56	RESIDENCES
625	11	55	RESIDENCES
614	11	54	MECH.
603	11	53	MECH.
592	11	52	RESIDENCES
581	11	51	RESIDENCES
570	11	50	RESIDENCES
559	11	49	RESIDENCES
548	11	48	RESIDENCES
537	11	47	RESIDENCES
526	11	46	RESIDENCES
515	11	45	RESIDENCES
504	11	44	RESIDENCES
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482	11	42	RESIDENCES
471	11	41	RESIDENCES
460	11	40	RESIDENCES
449	11	39	RESIDENCES
438	11	38	RESIDENCES
427	11	37	RESIDENCES
416	11	36	RESIDENCES
405	11	35	RESIDENCES
394	11	34	RESIDENCES
383	11	33	RESIDENCES
372	11	32	RESIDENCES
361	11	31	RESIDENCES
350	11	30	RESIDENCES
339	11	29	RESIDENCES
328	11	28	RESIDENCES
317	11	27	RESIDENCES
306	11	26	MECH.
295	11	25	MECH.
284	11	24	HOTEL ROOMS
273	11	23	HOTEL ROOMS
262	11	22	HOTEL ROOMS
251	11	21	HOTEL ROOMS
240	11	20	HOTEL ROOMS
229	11	19	HOTEL ROOMS
218	11	18	HOTEL ROOMS
207	11	17	HOTEL ROOMS
196	11	16	HOTEL ROOMS
185	11	15	HOTEL ROOMS
174	22	14	SPA / FITNESS
163	22	13	LOBBY / MEETING / BANQUET / ADMIN
152	22	12	PARKING
141	11	11	PARKING
130	11	10	PARKING
119	11	9	PARKING
108	11	8	PARKING
97	11	7	PARKING
86	11	6	PARKING
75	11	5	PARKING
64	11	4	PARKING
53	11	3	PARKING
42	11	2	PARKING
31	11	1	PARKING
20	10	2	RES. LOBBY
10	10	1	HOTEL ENTRY / RESTAURANT
			DRIVEWAY
16	P1	1	50% HOTEL BOH
			50% OWNER STORAGE

Allowable FAR Summary:		
650 17th St LOTS 1-8	25,047.00	SF
South Lot Easement LOTS 9-10	6,261.75	SF
Alley Vacation	4,007.52	SF
Total Land Area	35,316.27	SF
Basic Allowable FAR	10:1	
FAR Premium for >50% Housing	20:1 (maximum)	
(Section 8.3.1.4.D.4.a.1)		
Total Allowable Area (20:1)	706,325.4	SF

NON SALEABLE	SALEABLE INDOOR	SLAB AREA	BALCONY AREA	FAR IMPACT
		9,000 not computed in FAR		
2,231	3,588	3,588	544	3,588
	7,175	9,950		9,406
	3,638	3,638		3,638
2,231	7,275	10,050	544	9,506
	3,688	3,688		3,688
2,231	7,375	10,150	544	9,606
	3,774	3,774		3,774
2,231	7,547	10,322	544	9,778
	7,634	10,355		9,865
2,231	7,664	10,384	489	9,895
	7,692	10,410		9,923
2,231	7,716	10,433	486	9,947
	7,737	10,452		9,968
2,231	7,754	10,468	483	9,985
	7,768	10,481		9,999
2,231	7,779	10,491	481	10,010
	7,786	10,497		10,017
2,231	7,790	10,500	479	10,021
	7,790	10,499		10,021
2,231	7,787	10,495	477	10,018
	7,776	10,489		10,007
2,231	7,922	10,527	374	10,153
	8,099	10,572		10,330
2,231	8,100	10,623	292	10,331
	8,197	10,681		10,428
2,231	8,197	10,681	253	10,428
	2,701 not computed in FAR			
	10,802 not computed in FAR			
2,231	8,315	10,802	256	10,546
	8,352	10,839		10,583
2,231	8,256	10,876	389	10,487
	8,176	10,913		10,407
2,231	8,103	10,953	619	10,334
	8,143	10,997		10,374
2,231	8,447	11,044	366	10,678
	8,513	11,126		10,744
2,231	8,488	11,228	509	10,719
	8,610	11,350		10,841
2,231	8,706	11,444	507	10,937
	8,793	11,532		11,024
2,231	8,874	11,615	510	11,105
	8,951	11,693		11,182
2,231	8,919	11,765	615	11,150
	8,982	11,833		11,213
2,231	9,095	11,952	626	11,326
	9,143	12,004		11,374
2,231	9,186	12,051	634	11,417
	9,224	12,093		11,455
2,231	9,255	12,129	643	11,486
	9,283	12,162		11,514
2,231	9,398	12,305	676	11,629
	9,464	12,383		11,695
2,231	9,690	12,458	537	11,921
	9,920	12,531		12,151
	3,192 not computed in FAR			
	12,767 not computed in FAR			
12,976		12,976		12,976
13,038		13,038		13,038
13,079		13,079		13,079
13,099		13,099		13,099
13,098		13,098		13,098
13,076		13,076		13,076
13,033		13,033		13,033
12,969		12,969		12,969
12,884		12,884		12,884
12,777		12,777		12,777
		14,875		14,875
		30,720		30,720
		28040		
		31135		
		31135		
		31135		
		31135		
		31135		
		31135		
		31135		
		31135		
		31135		
		31135		
		23327		
		3400 not computed in FAR		
		18806		
		31,250 not computed in FAR		
		1,114,262 Total Project GSF		
		23,654 AREA		
		# PARKING SPACES		
		80		
		80		
		80		
		80		
		80		
		80		
		80		
		81		
		81		
		54		
		2		
		TOTAL PARKING SPACES		
		778		
		6801 reduced impact on FAR after excluding ground level active uses and mechanical uses		
		Total Project Area toward FAR		
		705,045		
		706,325 FAR		
		-1,280 Delta		

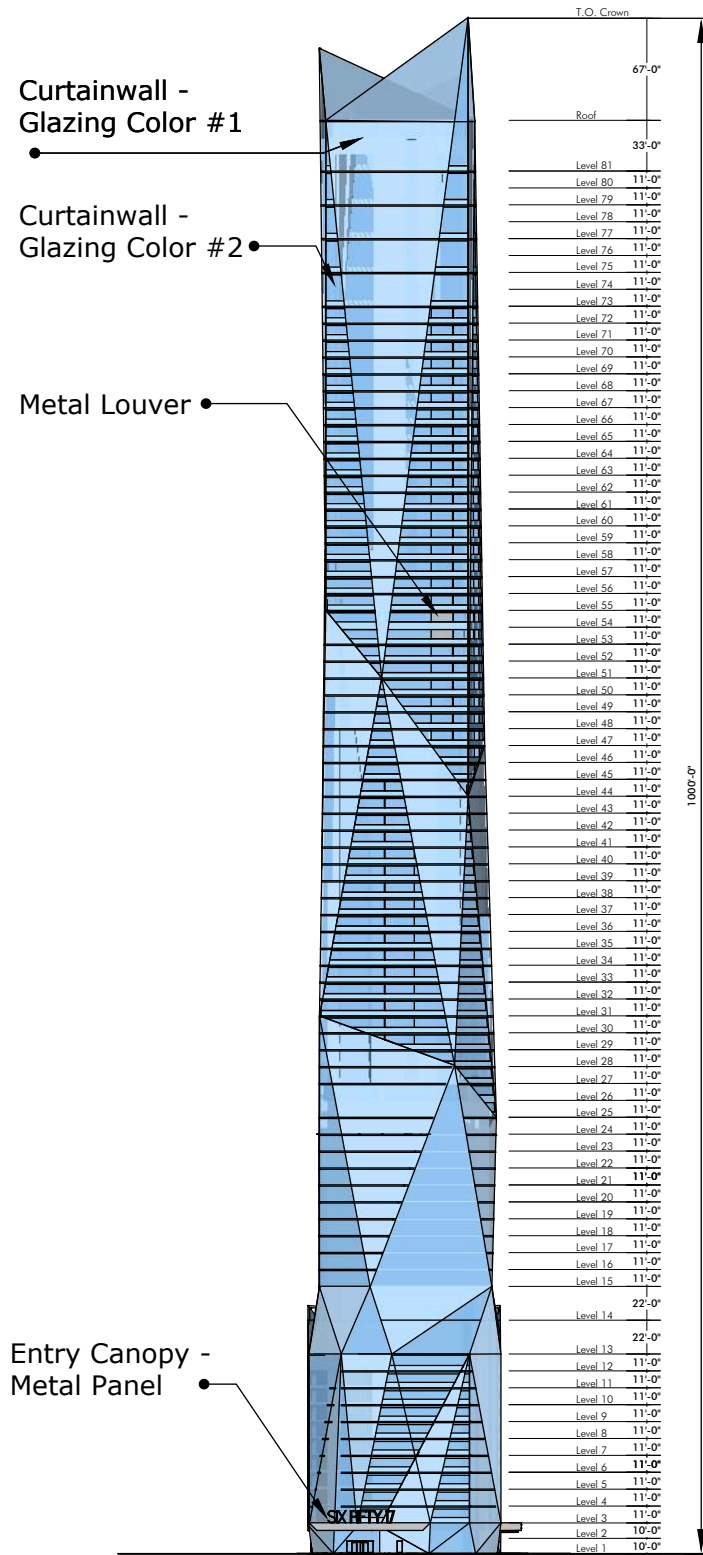
FAR IMPACT
3,588
9,406
3,638
9,506
3,688
9,606
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30,720
6801 reduced impact on FAR after excluding ground level active uses and mechanical uses
Total Project Area toward FAR
705,045
706,325 FAR
-1,280 Delta



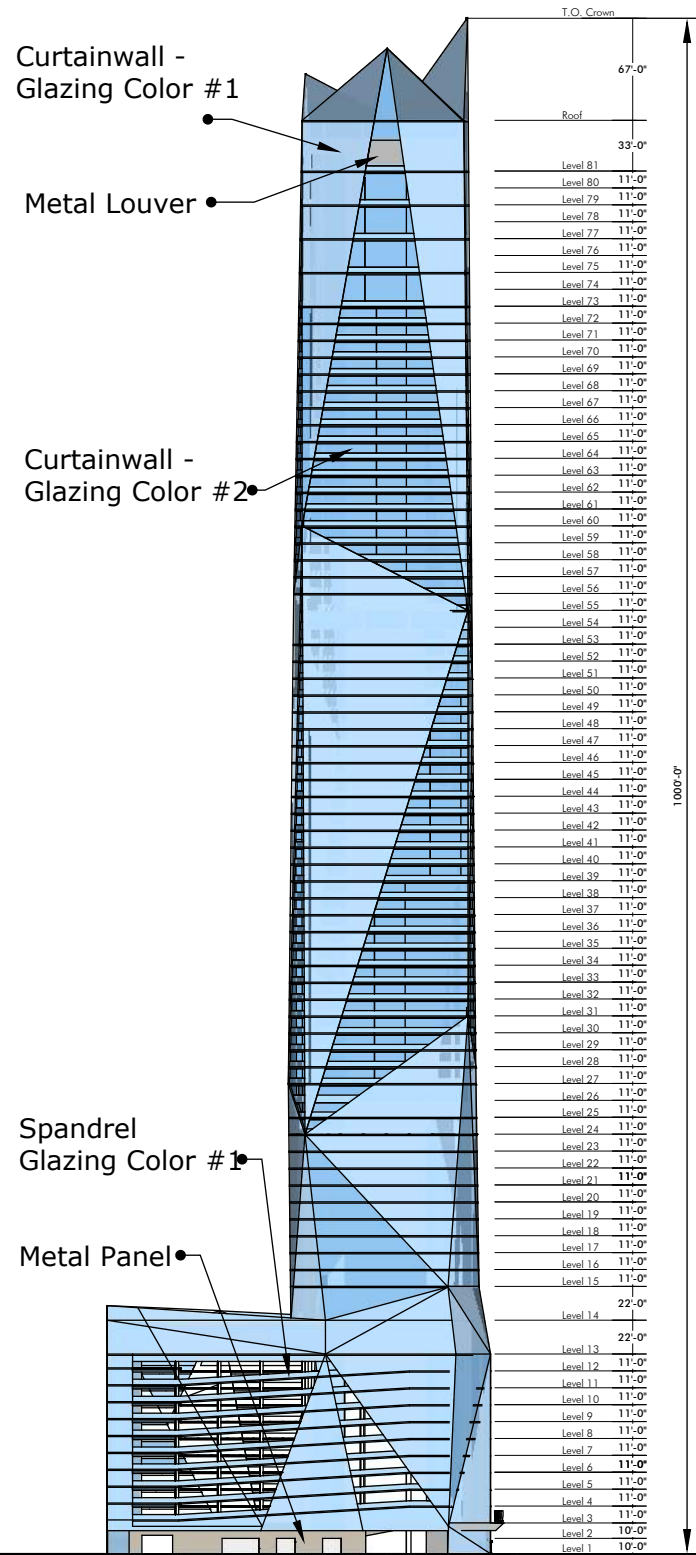


Minimum Open Sky Requirement: 15%

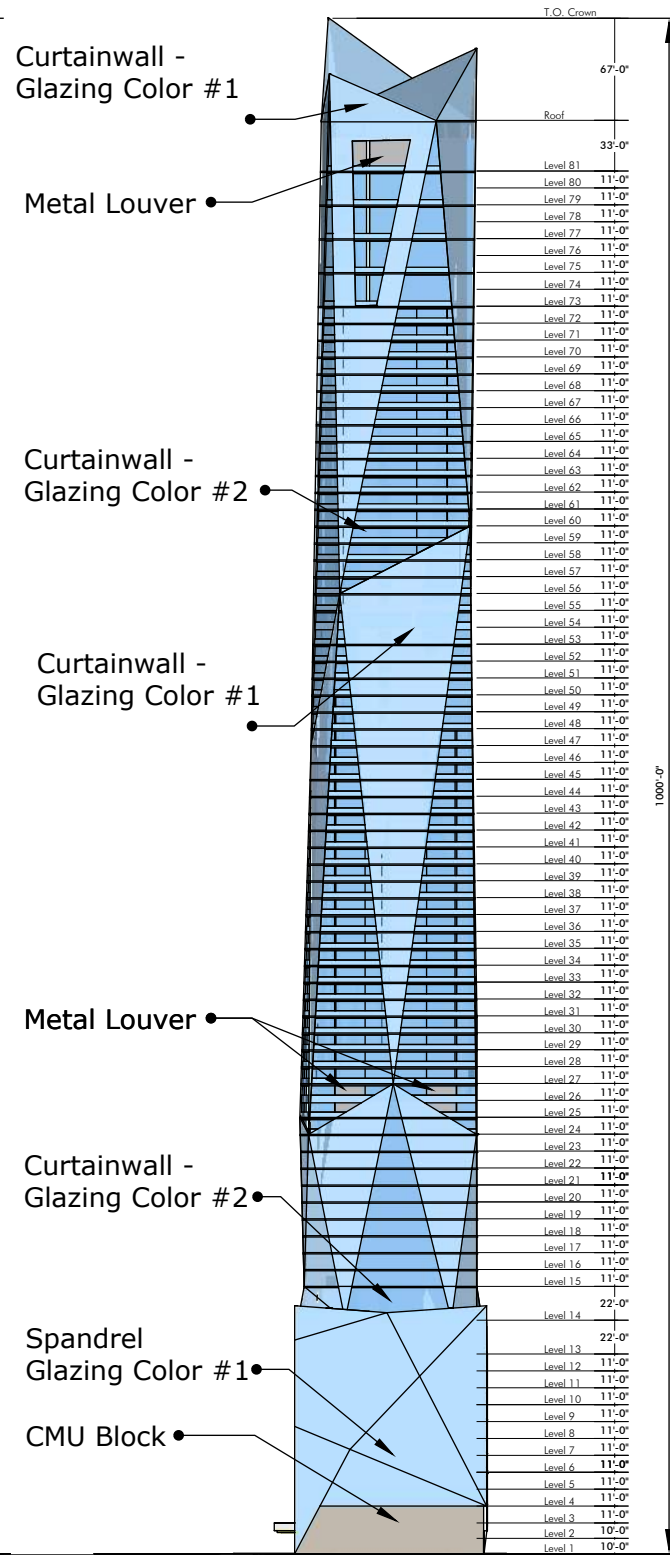
Project Open Sky
Provided: 16%



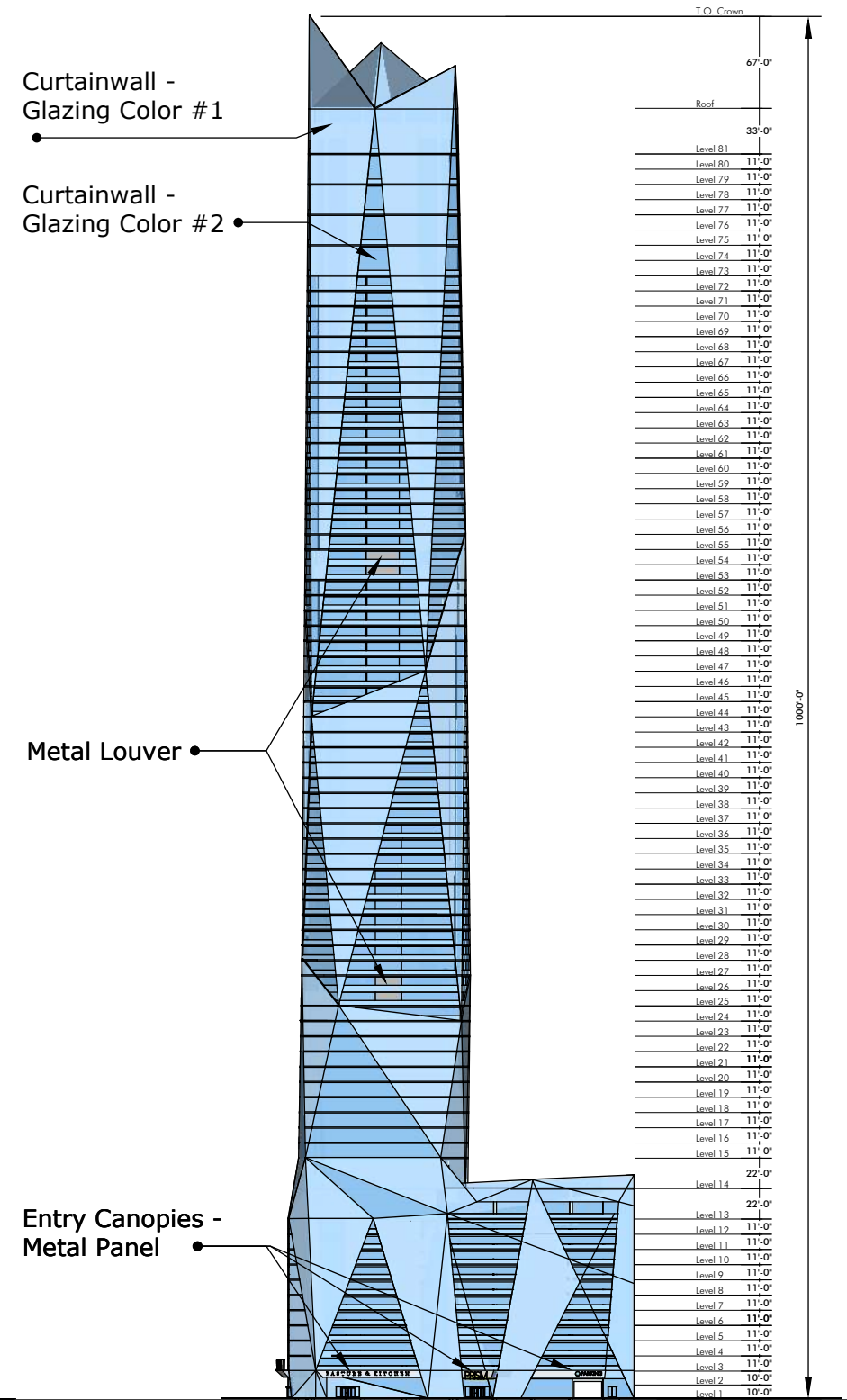
North Elevation - 17th Street



East Elevation - Alley



South Elevation

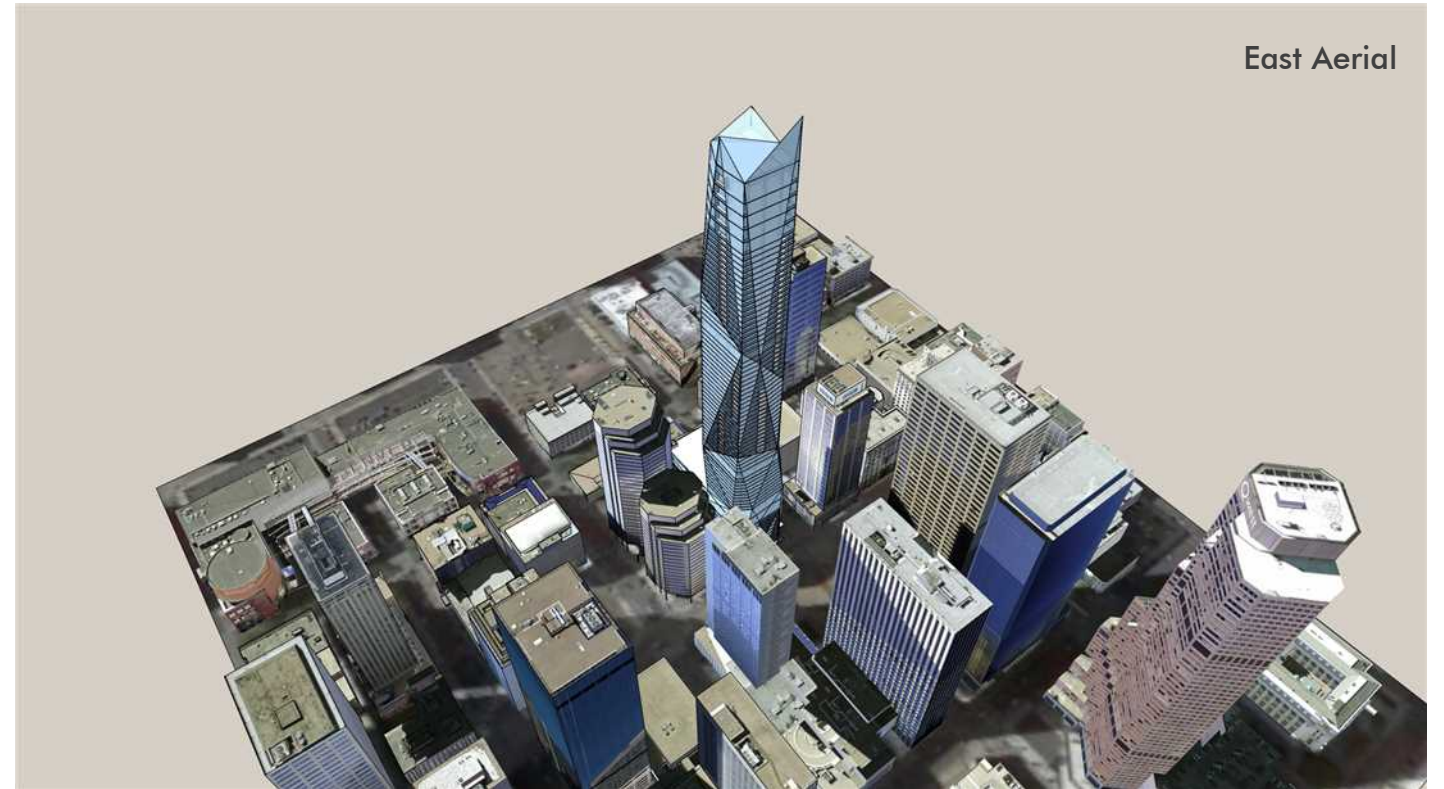


West Elevation - California Street

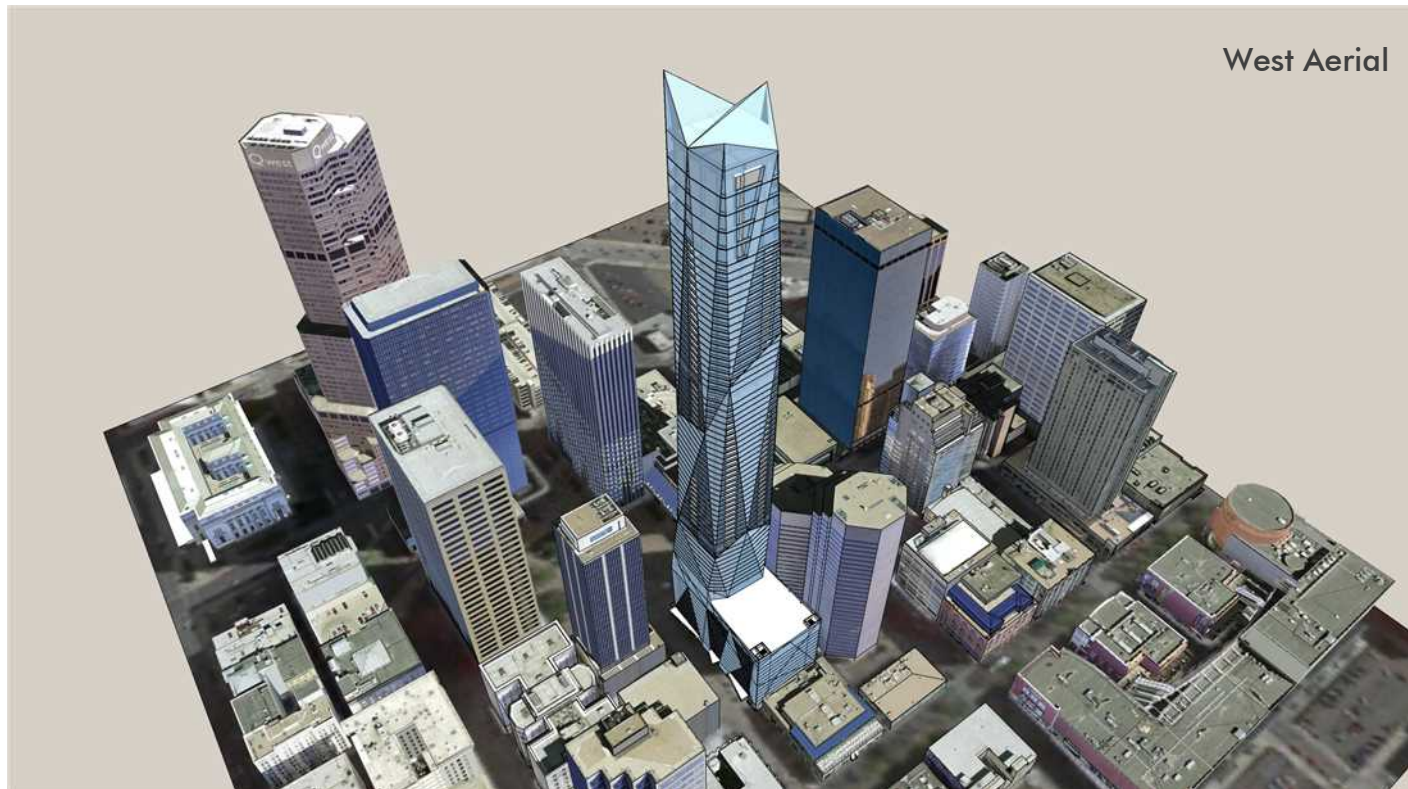
North Aerial



East Aerial

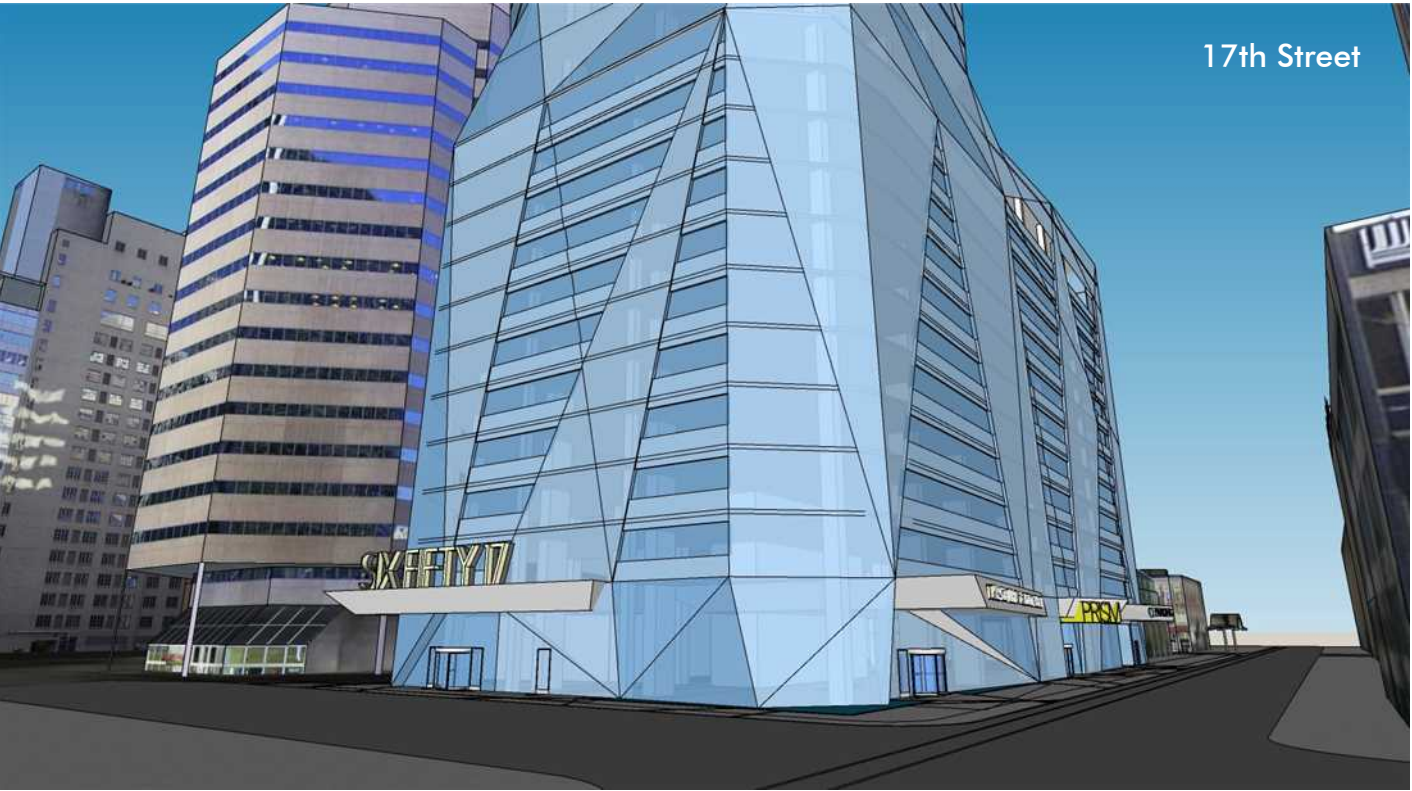


West Aerial



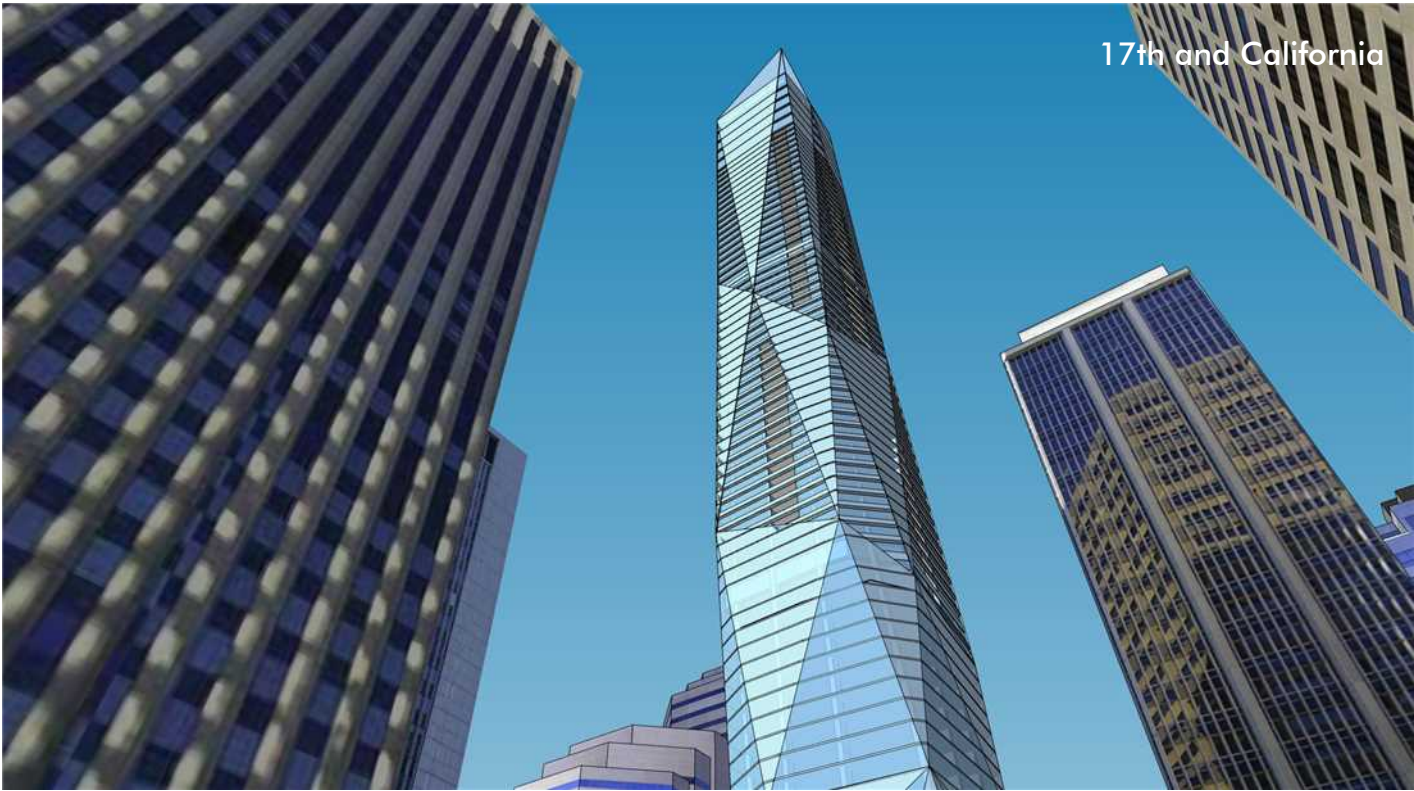
South Aerial







View from West



17th and California



17th Street



View from Southwest