

Site Number	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)	other ground floor uses	Net Office (SF)	Hotel Rooms	Parking Spaces				
						1 Bed								2 Bed			
1	25,000		RESIDENTIAL, RETAIL	21	251'	425,000	17	206	146	350,625	12,500		-	-	415	Residential with ground floor retail.	
2	106,400		RESIDENTIAL, HOTEL, RES. SUPPORT	6	70'	1,808,800	17	-	-	-	0	46,400	-	-	2,375	Residential (condominiums/ apartments) and hotel with excellent access to Convention Center, Auraria campus, Larimer square, 16th street mall and Cherry Creek path.	2 RESIDENTIAL TOWERS (20,000sqft plate) & 2 HOTEL TOWERS (20,000sqft plates) on a base of residential support, lobby and parking (lot size)
			RESIDENTIAL TOWER 1	22	264	-	-	212	150	361,760	-	-	-	-	-		
			RESIDENTIAL TOWER 2	22	264	-	-	212	150	361,760	-	-	-	-	-		
			HOTEL TOWER 1	22	264	-	-	-	-	-	-	-	-	1,191	-		
			HOTEL TOWER 2	22	264	-	-	-	-	-	-	-	-	1,191	-		
3	17,257		RESIDENTIAL, RESIDENTIAL SUPPORT	15	200'	224,341	13	103	73	176,021	0	2,158	0	-	187	Residential, residential support and lobby. Possibility for future CU Denver campus housing.	Couldn't take residential bonus due to 200' height limit in od-4 zone.
4	15,312		RESIDENTIAL, OFFICE, RETAIL	25	312'	260,304	17	48	34	83,296	7,656		124,945	-	415	Office and residential with ground floor retail.	
5	15,500		RESIDENTIAL, OFFICE, RETAIL	25	312'	263,500	17	51	36	86,955	7,750		130,432	-	433	Office and residential with ground floor retail.	
6	25,000		OFFICE, RETAIL	18	233'	300,000	12	-	-	-	12,500		233,750	-	613	Office with ground floor retail.	
7	31,238		OFFICE, RETAIL	18	233'	374,856	12	-	-	-	15,619		292,075	-	767	Office with ground floor retail.	
8	15,625		HOTEL, RESIDENTIAL, RETAIL	24	283'	265,625	17	28	19	47,812	1,954		0	542	380	Hotel and condominiums with ground floor lobby.	
9	18,750		HOTEL, RETAIL	17	202'	225,000	12	-	-	-	9,375		-	577	391	Hotel with ground floor retail and lobby.	Convention center Hotel district.
10	18,750		HOTEL, RETAIL	17	202'	225,000	12	-	-	-	9,375		-	577	391	Hotel with ground floor retail and lobby.	Convention center Hotel district.
11	22,331		HOTEL, RETAIL	17	202'	267,972	12	-	-	-	11,166		-	687	466	Hotel with ground floor retail and lobby.	Convention center Hotel district.
12	37,500		RESIDENTIAL, COMMUNITY CENTER/ CHILD CARE	24	284'	750,000	20	356	252	605,625	-	22,500	-	-	721	Residential with community and child care center.	
13	33,250		RESIDENTIAL, RETAIL	24	284'	665,000	20	315	223	536,987	18,250		-	-	630	Residential with ground floor residential support lobby and retail.	
14	33,250		RESIDENTIAL, RETAIL	24	284'	665,000	20	315	223	536,987	18,250		-	-	630	Residential with ground floor residential support, lobby, and retail.	
15	18,750		OFFICE, HOTEL, RETAIL	18	226'	225,000	12	-	-	-	9,375		87,656	288	426	Office and hotel.	Close to Convention center.
16	21,875		OFFICE, RETAIL	18	233'	262,500	12	-	-	-	10,938		204,531	-	537	Office with ground floor retail. ground floor retail could be supported by school.	Ground floor retail could be supported by school.
17	18,750		OFFICE, RETAIL	18	233'	225,000	12	-	-	-	9,375		175,312	-	460	Office with ground floor retail.	
18	18,750		OFFICE, RETAIL	18	233'	225,000	12	-	-	-	9,375		175,312	-	460	Office with ground floor retail.	
19	15,625		OFFICE, CHILD CARE	18	233'	187,500	12	-	-	-	-	7,813	146,093	-	384	Office with ground floor retail and child care to support the surrounding office.	
20	18,750		OFFICE, RETAIL	18	233'	225,000	12	-	-	-	9,375		175,312	-	460	Office with ground floor retail to keep with the future Colfax plan.	Ground floor retail following the design guidelines of future Colfax plan.
21	12,500		OFFICE, RETAIL	18	233'	150,000	12	-	-	-	6,250		116,875	-	307	Office with ground floor retail.	
22	28,125		OFFICE, RETAIL	18	233'	337,500	12	-	-	-	14,063		262,968	-	690	Office with ground floor of retail.	
23	22,027		HOTEL, RETAIL	18	211'	264,324	12	-	-	-	2,754		0	678	418	Hotel with ground floor retail. Close to Convention Center with great view corridors.	Ground floor retail following the design guidelines of future Colfax plan.
24	18,750		HOTEL, RETAIL	17	202'	225,000	12	-	-	-	9,375		-	577	391	Hotel with ground floor retail.	
25	12,500		OFFICE, RETAIL	18	233'	150,000	12	-	-	-	6,250		116,875	-	307	Office with ground floor retail.	
26	66,638		CIVIC/OFFICE	14	187'	666,380	10	-	-	-	-		509,780	-	1,199	Government and Civic	Good opportunity for the new headquarters of the Colorado branch of the FBI.
27	40,747		RESIDENTIAL, OFFICE, RETAIL	20	246'	488,964	12	89	63	152,393	25,747		228,590	-	819	Office and residential with ground floor retail.	Cannot due underground parking on this parcel.
28	53,200		OFFICE, HOTEL, RETAIL	26	326'	638,400	12	-	-	-	26,600		198,968	983	1,188	Office with hotel , ground floor lobby and hotel amenities, pool and fitness center.	53000 sq ft parking with 30,000 tower. remaining 23,000 green space.
29	17,756		RESIDENTIAL, OFFICE, RETAIL	25	312'	301,852	17	56	40	96,592	8,878		144,888	-	482	Office and residential , ground floor residential support.	
30	39,912		RESIDENTIAL, OFFICE, RES. SUPPORT	18	228'	478,944	12	87	62	149,270	-	24,912	223,906	-	801	Office and residential ground floor residential support.	
31	15,625		OFFICE, RETAIL	18	233'	187,500	12	-	-	-	7,813		146,093	-	384	Office with ground floor retail.	
32	46,875		RESIDENTIAL, OFFICE, RETAIL	18	228'	562,500	12	103	73	175,312	31,875		262,968	-	955	Office and residential with ground floor retail.	
33	53,125		RESIDENTIAL, COMMUNITY CENTER/ CHILD CARE.	21	248'	903,125	17	425	301	722,500	-		-	-	917	Residential with ground floor child care/community center.	
34	40,625		RESIDENTIAL, RETAIL	23	266'	690,625	17	325	230	552,500	25,625		-	-	684	Residential with ground level retail.	
35	28,348		RESIDENTIAL, RETAIL	20	239'	481,916	17	226	160	68,035	14,174		-	-	457	Less than 50% residential with remaining office and ground floor retail.	
36	31,883		RESIDENTIAL, RESIDENTIAL SUPPORT, RETAIL	20	239'	542,011	17	255	180	433,608	8,883	8,000	-	-	520	Residential with ground floor retail and residential support.	
37	50,212		RESIDENTIAL, OFFICE, RETAIL	17	194'	602,544	12	110	78	187,792	25,106		281,689	-	977	Residential with child care.	Enhance connection to uptown and central business district.
38	23,224		RESIDENTIAL, OFFICE, RETAIL	18	230'	278,688	12	41	29	71,065	11,612		46,078	-	473	Residential and office with ground floor retail.	Retail supported by people walking to central business district.
39	15,095		RESIDENTIAL, OFFICE, RES. SUPPORT	17	219'	181,400	12	33	23	56,455	-	7,548	84,682	-	294	Office residential mix with ground floor residential support.	Near light rail station.
40	25,047		OFFICE, RETAIL	18	233'	300,564	12	-	-	-	12,524		234,189	-	615	Office with ground floor retail.	
41	31,309		OFFICE, RETAIL	18	233'	375,708	12	-	-	-	16,309		292,739	-	771	Office with ground floor retail.	
42	10,552		OFFICE, RETAIL	18	233'	126,624	12	-	-	-	5,276		98,661	-	260	Office with ground floor retail.	
43	12,538		OFFICE, RETAIL	18	233'	117,230	12	-	-	-	6,269		117,230	-	308	Office with ground floor retail, area not very safe for residential.	
44	50,252		OFFICE, RETAIL	18	233'	603,024	12	-	-	-	35,252		469,856	-	1,283	Financial district, office ground floor retail.	
45	78,199		RESIDENTIAL, CHILD CARE, RETAIL	5	56'	1,329,382	17	-	-	-	48,199	15,000	0	-	1,321	This parcel is a great opportunity for a large grocery store to service the surrounding residential community.	(3) Towers of 25,000 sq ft floor plate Residential & (5) 78,199 sqft base of lobby, retail, child care, & parking
			RESIDENTIAL TOWER 1	6	72'	-	-	208	147	354,501	-	-	-	-	-		
			RESIDENTIAL TOWER 2	6	72'	-	-	208	147	354,501	-	-	-	-	-		
			RESIDENTIAL TOWER 3	6	72'	-	-	208	147	354,501	-	-	-	-	-		
Totals	1,352,727					19,054,603	14	4,220	2,986	6,876,853	521,667	134,331	5,582,453	7,291	28,362		