Project Benefits

• Environmentally sensitive design
  • Environmental Remediation of the Site
  • Removal of all gas station related contaminants
  • LEED building design
  • Green Roof

• Additional Street Parking
  • 4 new spaces from curb cut reduction (Pending CDOT approval)

• Transit oriented design
  • Appropriate parking ratio to promote use of nearby public transportation
  • Car Share (i.e. I Go, Zip Car) Parking
  • Bike Parking

• Continuation of momentum of retail interest in area
  • Continuation of retail corridor along Broadway
  • Pedestrian accessed storefront retail

• Tower biased towards corner of Broadway and Sheridan to define urban edge and provide setback relief to neighbor
Community Input and Response

Concern over Height:

**Response:** Reduced Height 3 stories and 26 feet

- Original: 196 Feet
- Revised: 170 Feet

Concern over Density/Size:

**Response:** Reduced units by 20% and decreased building size (FAR) by over 30,000 SF

- Original: 120 Units
- Revised: 101 Units

- Original FAR: 134,771SF
- Revised: 101,630 SF

Concern over Parking Ratio:

**Response:** Parking increased from .5/unit to .7/unit

- Original: 60 spaces
- Revised: 68 Spaces

Concern over proximity to east neighbor:

**Response:** Moved building to West to create 20’ side yard