

*DRCOG/APA Planning
Commissioners Workshop*

Density – Denver Case Studies

May 11, 2002

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Density Quiz

Guess the net and gross densities
of the following projects.

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Single Family Housing

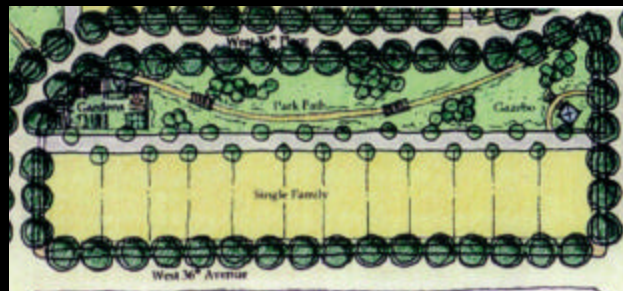


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Single Family Housing

Net Density (streets and alleys not included): 12 du/ac

Gross Density (includes open space): 6.8 du/ac



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Townhomes / Condominiums

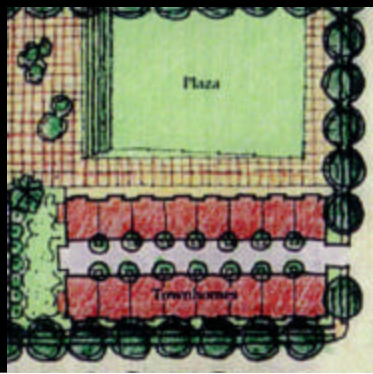


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Townhomes / Condominiums

Net Density (streets and alleys not included): 43 du/ac

Gross Density (includes open space): 14 du/ac



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Senior Housing

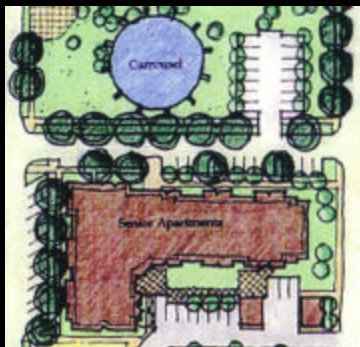


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Senior Housing

Net Density (streets and alleys not included): 88 du/ac

Gross Density (includes open space): 38 du/ac



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Post Uptown Apartments



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Post Uptown Apartments



top left, section left

view of street facade

bottom left

side view

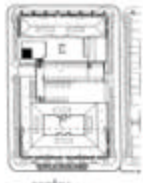


top right

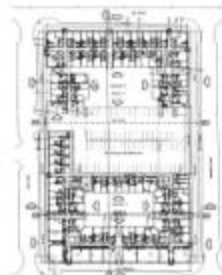
opposed view view

bottom right

view of facade



section
1" = 160'



100'
section: 1" = 100'



multifamily wrap

post uptown apartments

lot size	320 x 400 (128,000 s.f.)
gross floor area, area by use and type	
lot area	320 x 400 (128,000 s.f.)
building footprint	370 x 470 (173,900 s.f.)
# of units	387
typical unit area	448 sq ft
	1 bedroom: 373 sq ft
	2 bedrooms: 530 sq ft
	3 1/2 bedrooms: 1089 sq ft
net density	1021 units/acre
	gross: 75 units/acre
parking	201 garage spaces (1.02 spaces per unit) also: 2000 surface
open space	walk courtyard: 120 x 30.0 park courtyard: 110 x 73.0 112,000 sq ft, 17% of footprint
notes	Net development area includes 7,500 sq ft of retail space on ground floor on 1/4th-acre lot.

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100'

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Speer Boulevard Lofts



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Speer Boulevard Lofts



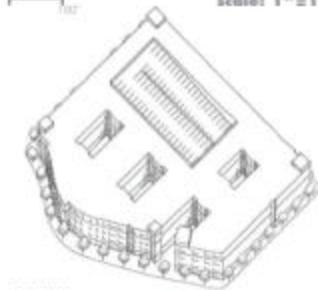
top left: view of courtyard
top right: sample facade



bottom left: elevations
bottom right: typical floor plan



scale: 1" = 100'



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multifamily wrap

speer boulevard lofts

three stories
surface garage & basement

project developer
S&B Development

lot area: 1.7 AC ± (73,700 sq ft)

building footprint: 128,377 sq ft

of units: 280

typical unit size:

1 bedroom: 37' x 32' (1,192 sq ft)

2 bedroom: 37' x 34' (1,258 sq ft)

3 bedroom: 37' x 38' (1,406 sq ft)

net density: 87.2 units/acre

gross density: 81.75 units/acre

parking: 1.7 AC garage space
11.88 spaces per unit

open space: 8 courtyards, 1.7 AC ± (73,700 sq ft)

notes: based on 100% build-out. 27' height limit, surrounded by 10' buildings. The project is 100' deep for development control, and 30' for height control. See generally Section 16.04.

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Case Study:
Highlands' Garden Village

Mixed Use P.U.D.

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Highlands Garden Village

Project Size: 27.39 acres (Total housing units: 326)

Gross Density: 11.9 du/ac (open space 3.2 acres)

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Single Family Housing

52 dwelling units

2,000 – 4,000 s.f.

Typical lot size: 40' x 80' = 3,200 s.f

Net Density (streets and alleys not included): 10 du/ac

Gross Density (includes open space): 6.8 du/ac



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Multifamily Housing

124 dwelling units

600 – 1,400 s.f.

Net Density (streets and alleys not included): 77 du/ac

Gross Density (includes open space): 49 du/ac



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Townhomes / Condominiums

54 dwelling units

1,300 – 2,200 s.f.

Net Density (streets and alleys not included): 43 du/ac

Gross Density (includes open space): 14 du/ac



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Senior Housing

63 dwelling units

500 – 1,200 s.f.

Net Density (streets and alleys not included): 88 du/ac

Gross Density (includes open space): 38 du/ac

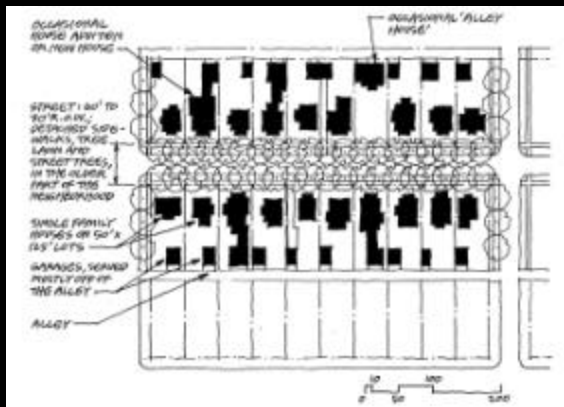


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Mature Denver Neighborhoods

Park Hill
Alamo Placita/West Washington Park
Montbello

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Park Hill Neighborhood

Common Lot Size: 50' x 125' = 6250' SF

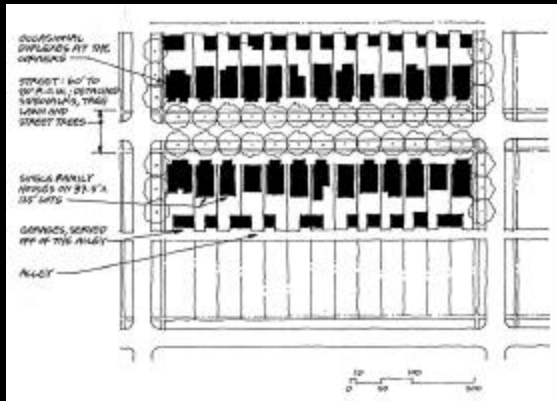
Common Block Size: 266' x 500' (20 houses)

Net Density (streets and alleys not included): 7 du/ac

Gross Density (includes streets and alleys): 4.5 du/ac



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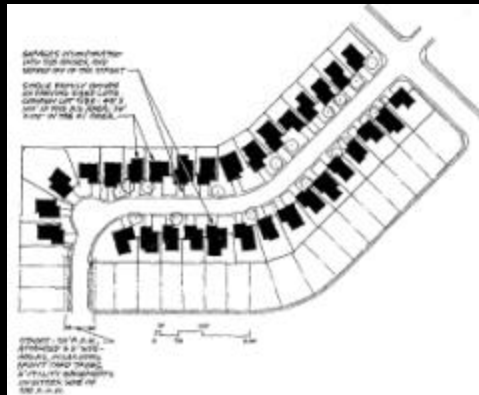
Alamo Placita / Washington Park Neighborhood

Common Lot Size: 37.5' x 125' = 4687.5 SF

Common Block Size: 266' x 600' (32 houses)

Net Density (streets and alleys not included): 9.3 du/ac

Gross Density (includes streets and alleys): 5.4 du/ac



Montbello Neighborhood

Common Lot Size: R1: 70' x 100' = 7000 SF R2: 48' x 100' = 4,800 SF

Common Block Size: Varies from 400'-1000' long

Net Density (streets and alleys not included): 5.5 du/ac for single family R1 up to 8.5 du/ac for single family R2

Gross Density (includes streets and alleys): 6.0 du/ac



Conclusion

As illustrated in the previous examples, providing shared open spaces allow for higher densities than is apparent from just looking at the building type.

With a variety of building types and architecture, density can be achieved without visually negative impacts of massiveness and monotony.

Higher density can be achieved when it is carefully fitted into a neighborhood.