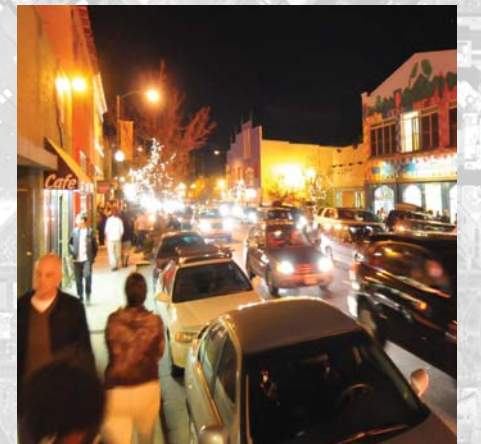


chroma

AFFORDABLE HOUSING / ARTIST LIVE WORK CONCEPTUAL DESIGN

Sherman Associates, Inc
233 Park Avenue, Suite 201
Minneapolis, MN 55415



ARTIST LIVE WORK IN THE ART DISTRICT ON SANTA FE

EXTERIOR PERSPECTIVES



ARTIST LIVE WORK IN THE ART DISTRICT ON SANTA FE

EXTERIOR PERSPECTIVE



FACADE PRECEDENTS



850 KALAMATH MIXED USE



HANGAR
ARCHITECTURE • PLANNING • INTERIORS



ARTIST LIVE WORK IN THE ART DISTRICT ON SANTA FE

INTERIOR PERSPECTIVES



ENTRY LOBBY



GALLERY SPACE

ARTIST LIVE WORK IN THE ART DISTRICT ON SANTA FE

EXTERIOR PERSPECTIVES



850 KALAMATH MIXED USE



HANGAR
ARCHITECTURE • PLANNING • INTERIORS



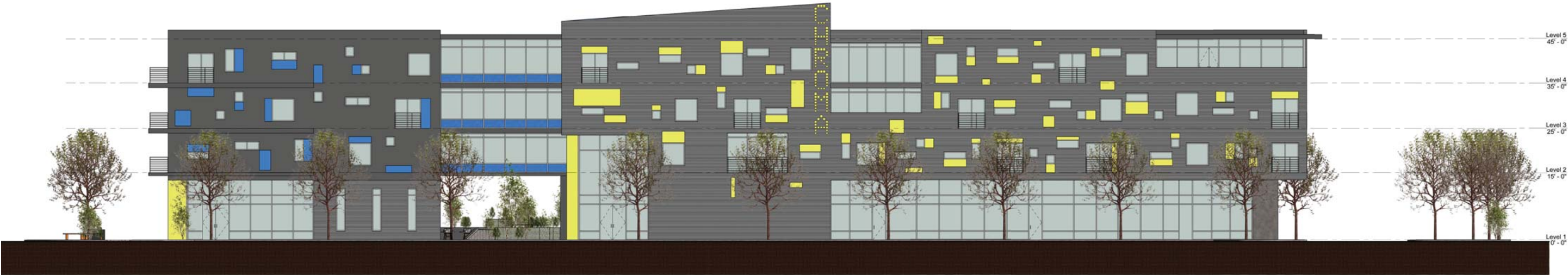
ARTIST LIVE WORK
IN THE ART DISTRICT ON SANTA FE

NORTH ELEVATION



ARTIST LIVE WORK
IN THE ART DISTRICT ON SANTA FE

WEST ELEVATION

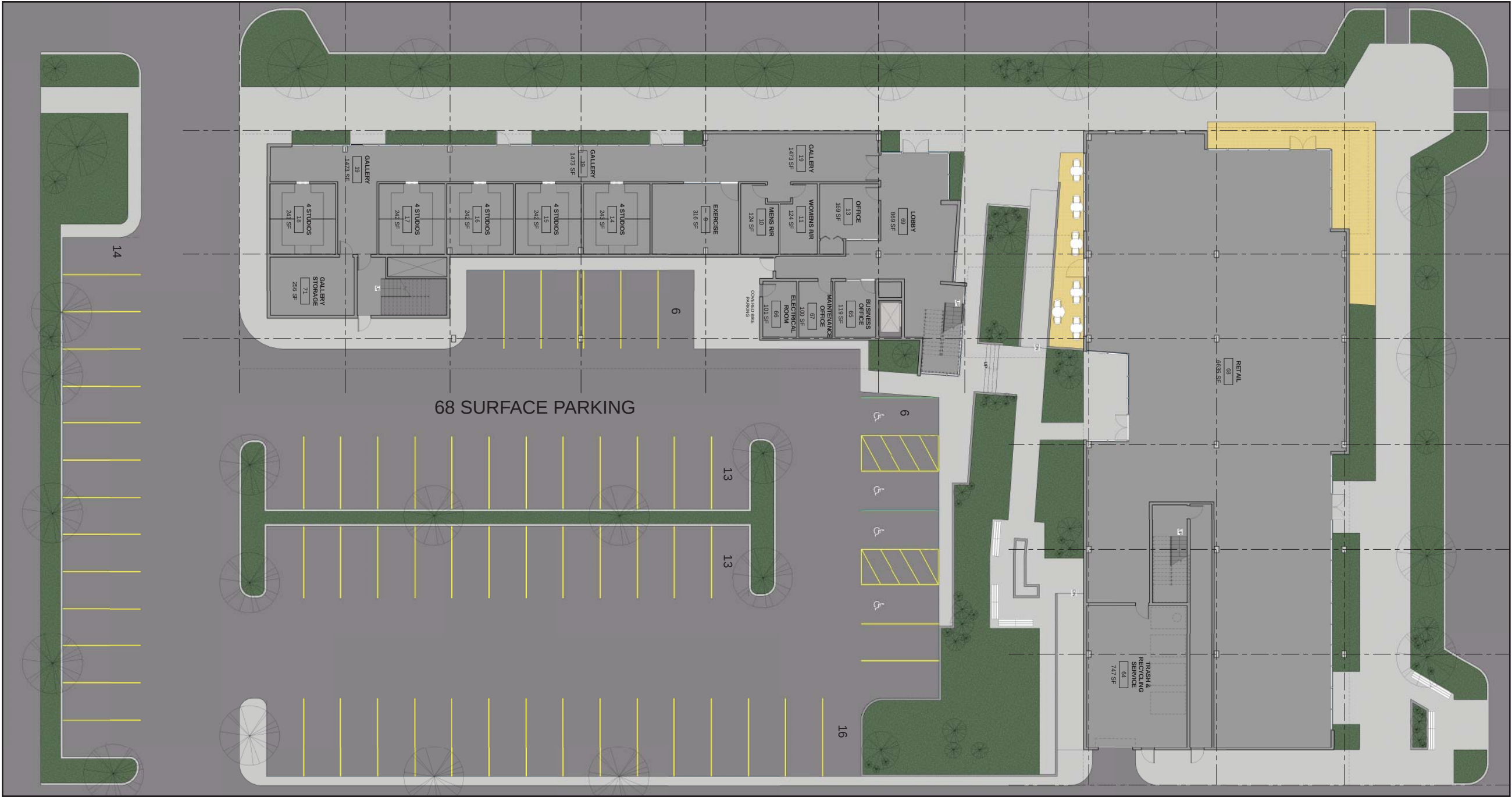


850 KALAMATH MIXED USE

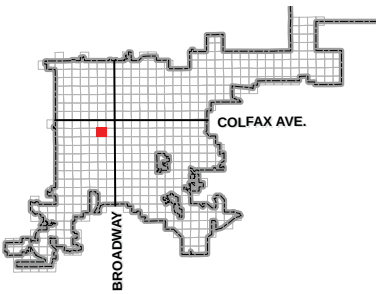
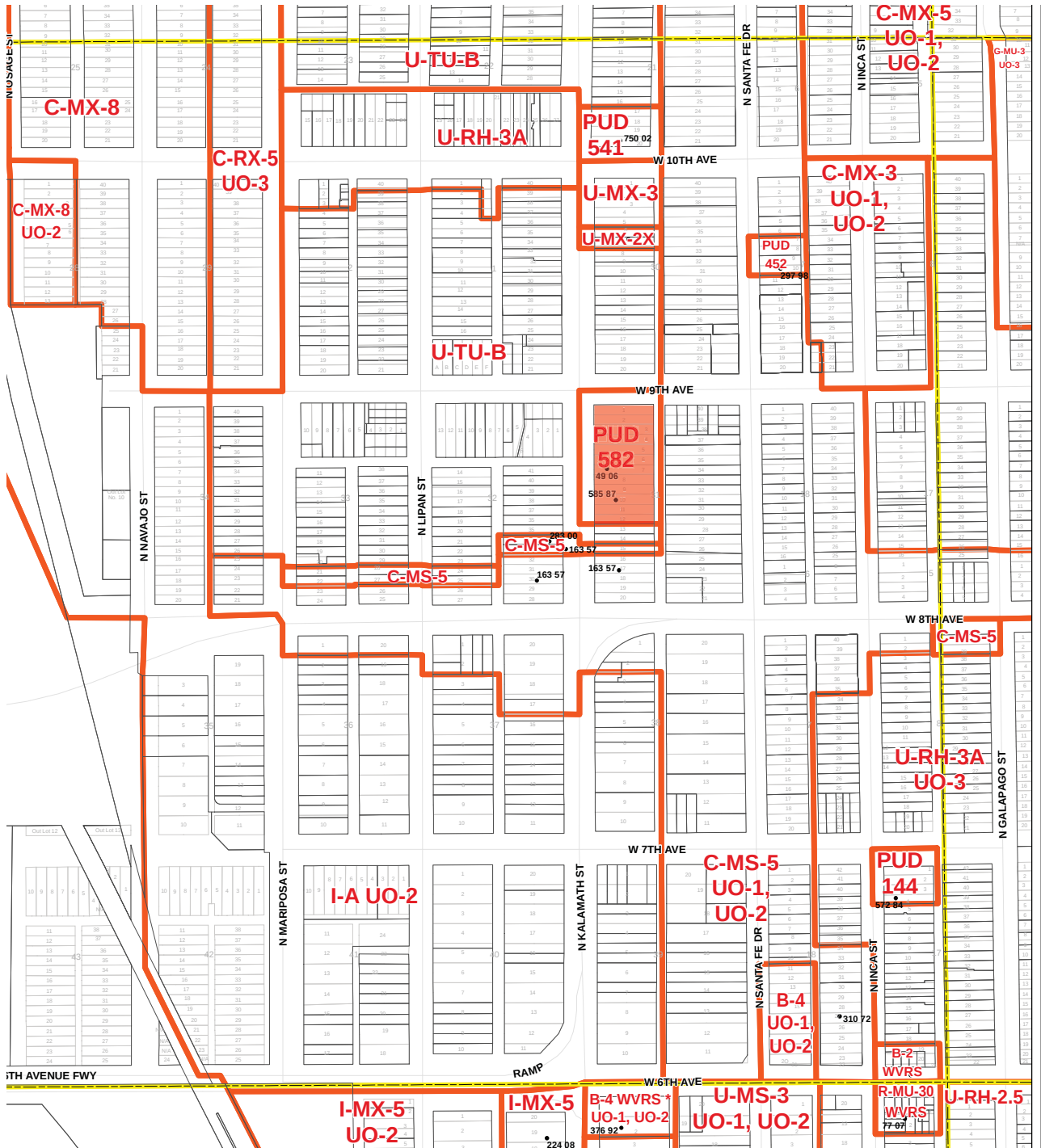


ARTIST LIVE WORK
IN THE ART DISTRICT ON SANTA FE

SITE PLAN



ARTIST LIVE WORK IN THE ART DISTRICT ON SANTA FE



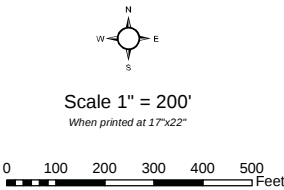
Quarter Section Index

SW_003	SW_002	SW_001
SW_012	SW_013	SW_014
SW_017	SW_016	SW_015

Surrounding Mapsheets

City and County of Denver Zoning Map

QUARTER SECTION: SW_013



Jul 02, 2012
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.



SITE SUMMARY

CURRENT ZONING:
PROPOSED ZONING:
MAX HGHT:

PUD 582
C-MX-5 C-MS-5 CMX-8
70'-0" 70'-0" 110'

BUILDING USE
RETAIL

SF 6670
PARKING REQ'D
1.25/1000 = 9 SPACES

RESIDENTIAL
STUDIO
1BR
2BR

30 UNITS .75/BED = 23 SPACES
26 UNITS .75/BED = 20 SPACES
10 UNITS .75/BED = 8 SPACES

TOTAL PARKING REQUIRED = 60 SPACES

PARKING REDUCTIONS
AFFORDABLE HOUSING 20% REDUCTION (ALL UNITS)
1 SPACE / EACH 5 BIKE SHARE PARKING SPACES

= 11 SPACES
= 4 SPACES

TOTAL PARKING REQUIRED WITH REDUCTIONS = 49 SPACES

PARKING PROVIDED:
SURFACE PARKING:
ON STREET PARKING:

= 68 SPACES
= 14 SPACES

TOTAL PARKING PROVIDED: = 82 SPACES

850 KALAMATH MIXED USE



ARTIST LIVE WORK IN THE ART DISTRICT ON SANTA FE

UNIT TYPES

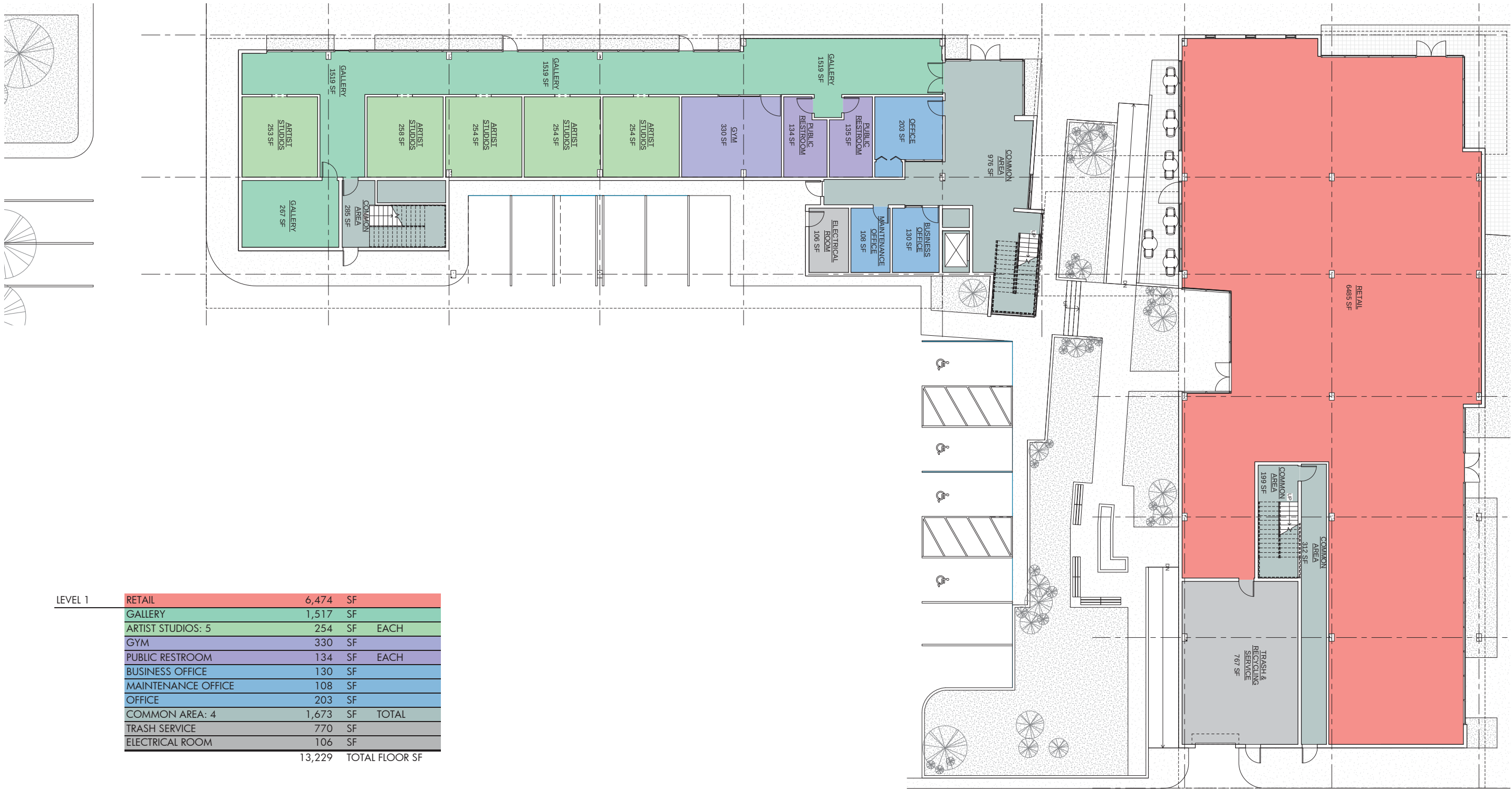
AREA SCHEDULE (RENTABLE)				
LEVEL 1	RETAIL	6,474	SF	
	GALLERY	1,517	SF	
	ARTIST STUDIOS: 5	254	SF	EACH
	GYM	330	SF	
	PUBLIC RESTROOM	134	SF	EACH
	BUSINESS OFFICE	130	SF	
	MAINTENANCE OFFICE	108	SF	
	OFFICE	203	SF	
	COMMON AREA: 4	1,673	SF	TOTAL
	TRASH SERVICE	770	SF	
	ELECTRICAL ROOM	106	SF	
		13,229	TOTAL FLOOR SF	
LEVEL 2	STUDIOS: 12	512	SF	AVERAGE
	1 BEDROOMS: 8	722	SF	AVERAGE
	2 BEDROOMS: 3	875	SF	AVERAGE
	COMMON AREAS: 3	3,061	SF	TOTAL
	LAUNDRY	306	SF	
	TRASH SERVICE	74	SF	
		21,142	TOTAL FLOOR SF	
LEVEL 3	STUDIOS: 11	517	SF	AVERAGE
	1 BEDROOMS: 8	722	SF	AVERAGE
	2 BEDROOMS: 4	866	SF	AVERAGE
	ROOF DECK	555	SF	
	COMMON AREAS: 3	2,906	SF	TOTAL
	TRASH SERVICE	74	SF	
		18,266	TOTAL FLOOR SF	
LEVEL 4	STUDIOS: 7	520	SF	AVERAGE
	1 BEDROOMS: 10	723	SF	AVERAGE
	2 BEDROOMS: 3	868	SF	AVERAGE
	ROOF DECK	319	SF	
	AMENITY	1,339	SF	
	COMMON AREAS: 3	2,196	SF	TOTAL
	TRASH SERVICE	74	SF	
		18,682	TOTAL FLOOR SF	

TOTAL BUILDING: 71,319 SF



ARTIST LIVE WORK
IN THE ART DISTRICT ON SANTA FE

LEVEL 1



LEVEL 1	RETAIL	6,474	SF	
	GALLERY	1,517	SF	
	ARTIST STUDIOS: 5	254	SF	EACH
	GYM	330	SF	
	PUBLIC RESTROOM	134	SF	EACH
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	COMMON AREA: 4	1,673	SF	TOTAL
	TRASH SERVICE	770	SF	
	ELECTRICAL ROOM	106	SF	
		13,229	TOTAL FLOOR SF	

ARTIST LIVE WORK
IN THE ART DISTRICT ON SANTA FE

LEVEL 2



LEVEL 2	STUDIOS: 12	512	SF	AVERAGE
	1 BEDROOMS: 8	722	SF	AVERAGE
	2 BEDROOMS: 3	875	SF	AVERAGE
	COMMON AREAS: 3	3,061	SF	TOTAL
	LAUNDRY	306	SF	
	TRASH SERVICE	74	SF	
		21,142	TOTAL FLOOR SF	

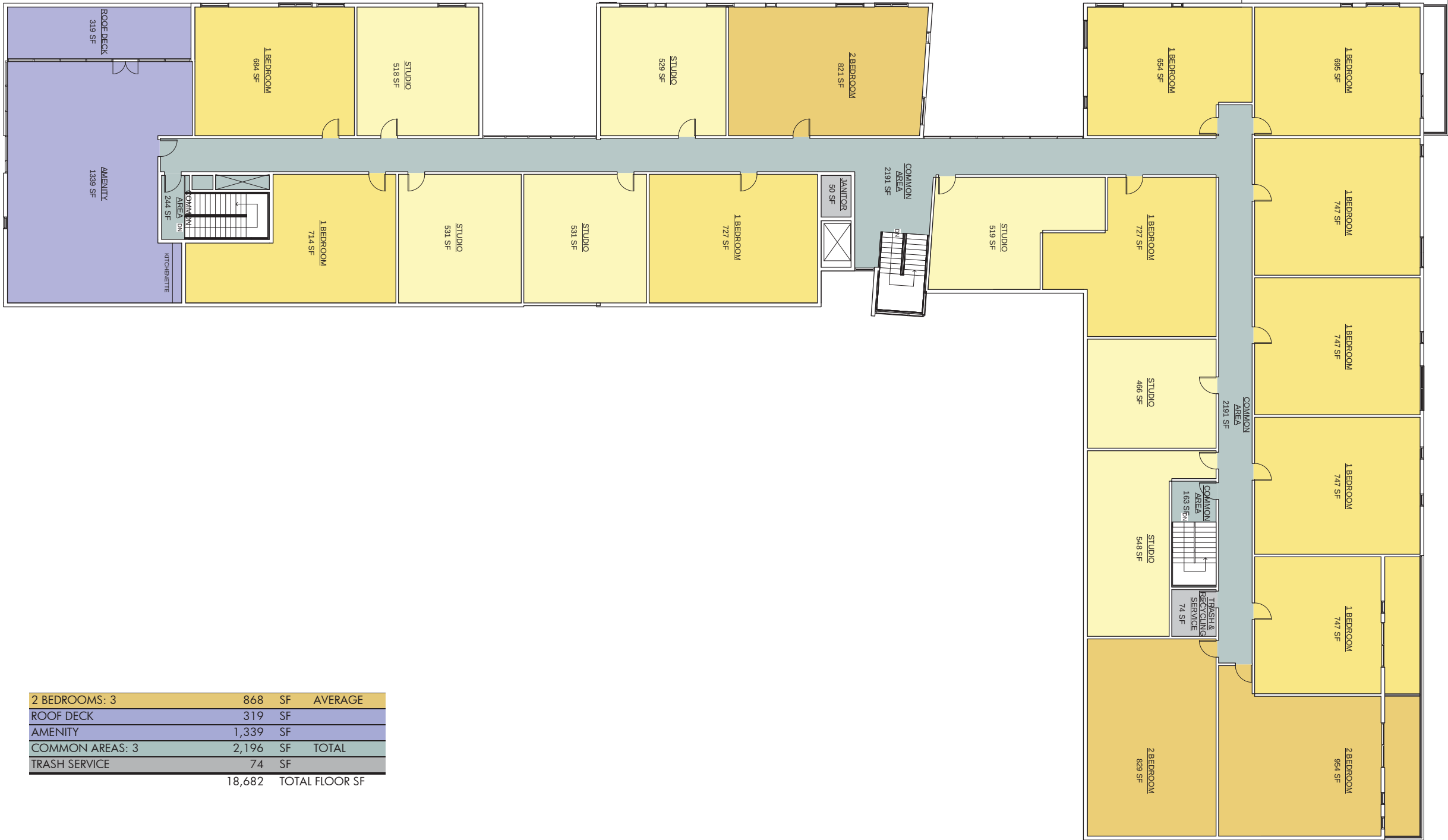
ARTIST LIVE WORK
IN THE ART DISTRICT ON SANTA FE

LEVEL 3



ARTIST LIVE WORK
IN THE ART DISTRICT ON SANTA FE

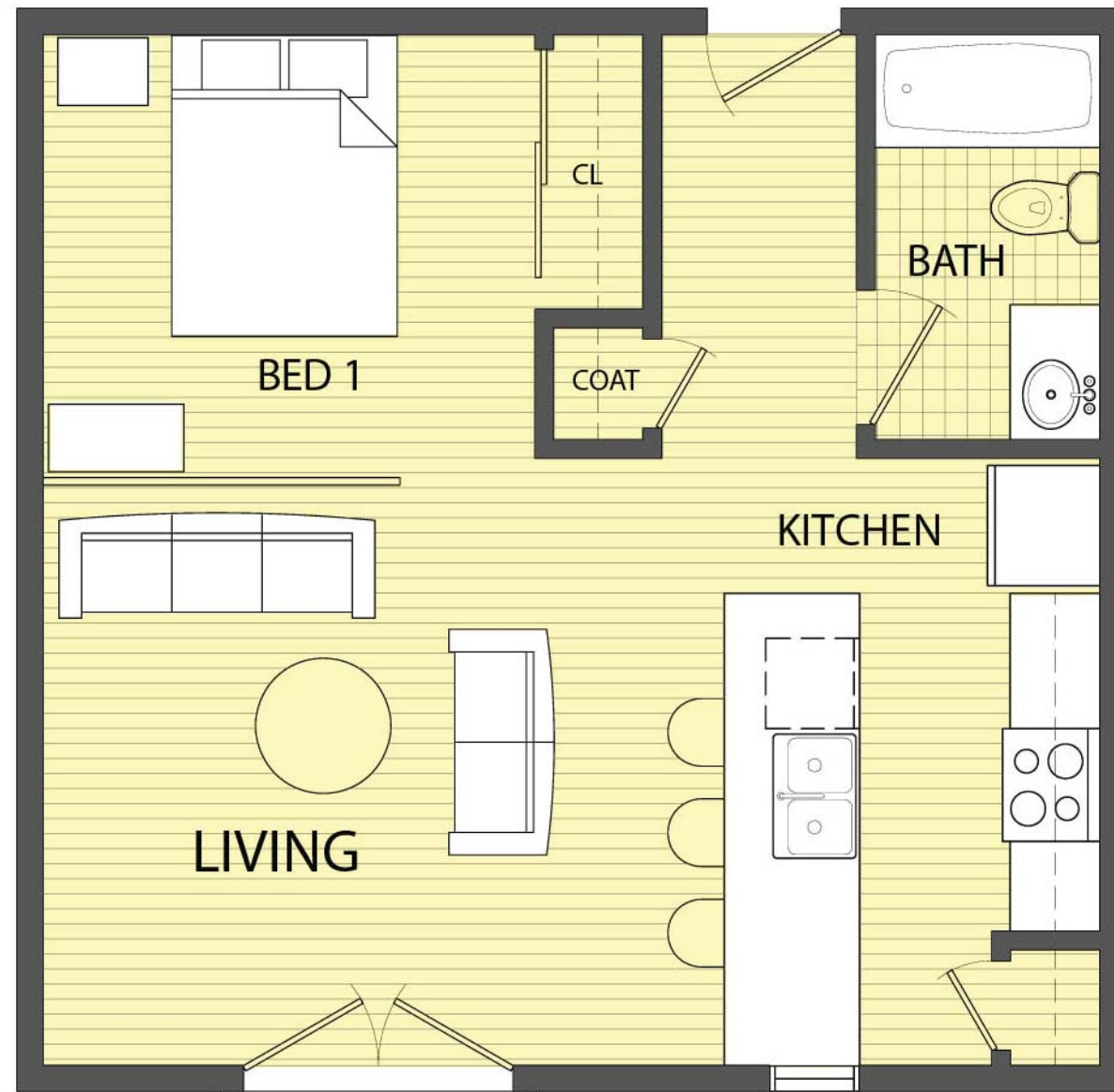
LEVEL 4



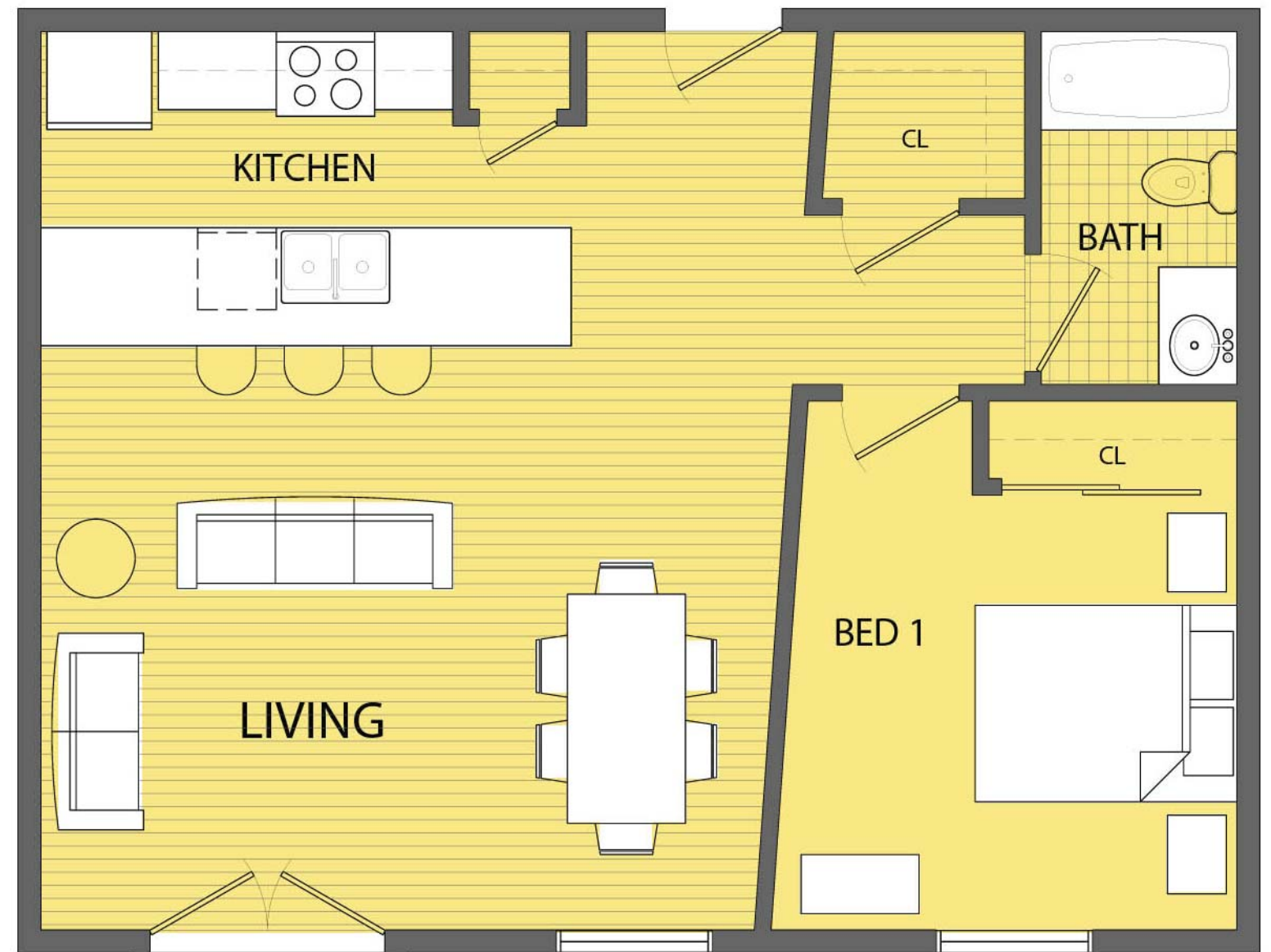
2 BEDROOMS: 3	868	SF	AVERAGE
ROOF DECK	319	SF	
AMENITY	1,339	SF	
COMMON AREAS: 3	2,196	SF	TOTAL
TRASH SERVICE	74	SF	
18,682		TOTAL FLOOR SF	

ARTIST LIVE WORK IN THE ART DISTRICT ON SANTA FE

UNIT PLANS



TYPICAL STUDIO
540 SF

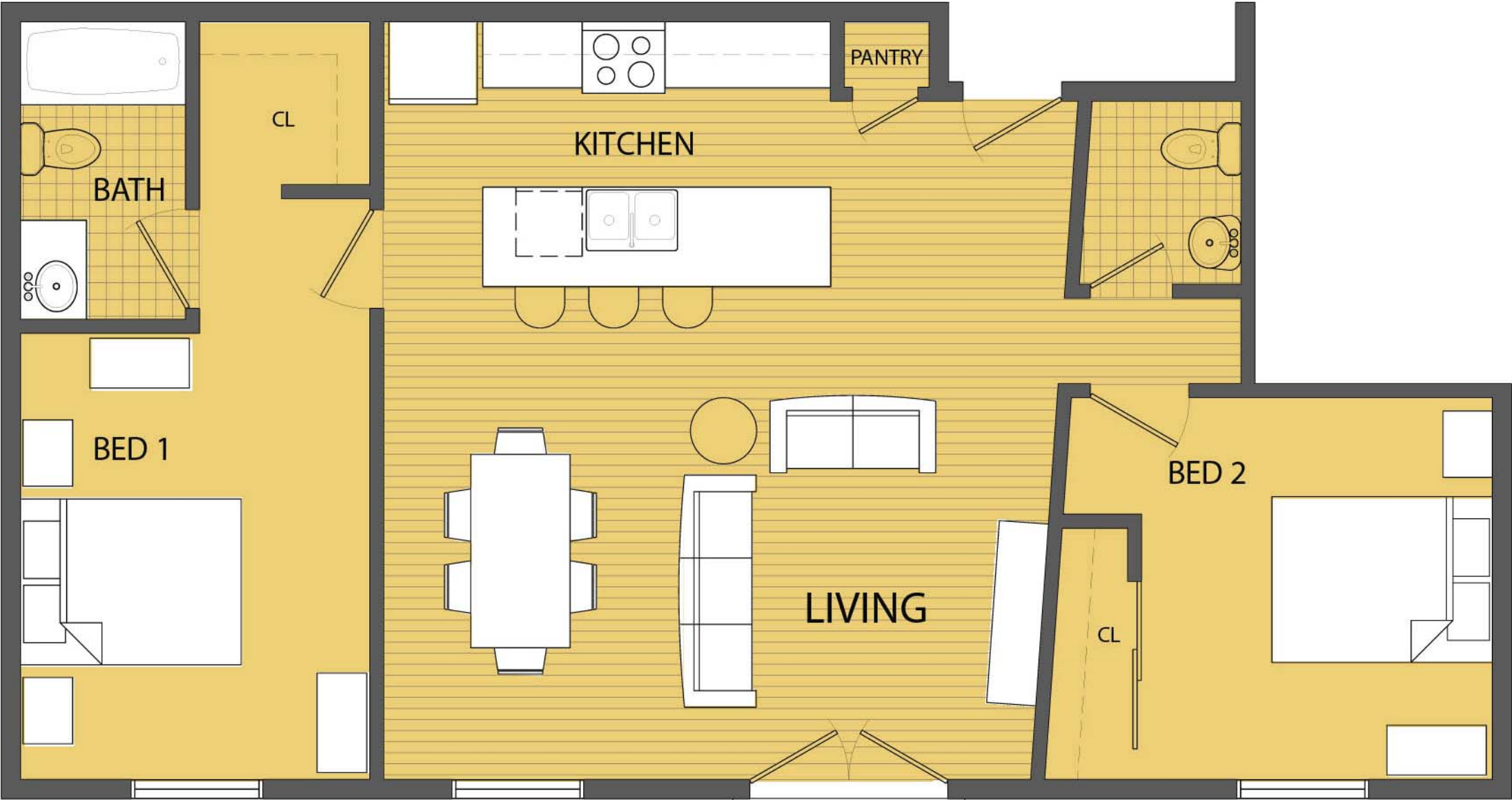


TYPICAL 1 BEDROOM
735 SF

850 KALAMATH MIXED USE

ARTIST LIVE WORK
IN THE ART DISTRICT ON SANTA FE

UNIT PLANS



TYPICAL 2 BEDROOM
954 SF