

LEGEND

PROPERTY LINE
100 YEAR FLOOD PLAIN

North Denver Dr

Ridge Rd

Sweet St

Sweet St

Park Ave

Road to Connect
Redevelopment

Redevelop Multifamily Into High Density Residential
Tied Into Street Grid and Connected To Open Space



Area Takeoffs		(acres)	(s.f.)	
Gross Acreage		24.547		
Current Flood (FEMA)		5.63	245,243	
Unit Quantities				
Casita		36		
Villa		17		
Townhomes		36		
Total		89		
Units Per Gross Acres		3.63		
Units Per Net Acres		4.70		
Amount of Units on Open Space		36		
Percent of Units on Open Space		40%		
Open Space Quantities		(acres)	(s.f.)	(percent)
Percent Open Space Including Flood Plain				52%
Percent Open Space Excluding Flood Plain				37%
Park Space (Outside Flood Plain)		4.81	209,524	
Park Space (Inside Flood Plain)		5.63	245,243	
West Pocket Park		1.01	43,880	
East Pocket Park		1.3	56,724	
Total		12.75	555,370	