

# FEASIBILITY STUDY

2128 HOOKER STREET  
Denver, CO

## GENERAL DATA

Address:	2128 Hooker Street
Lot Area:	12,609 (per Denver public Record)
Zone District:	R-2
Landmark District:	Witter Cofield Historic District

## ASSUMPTIONS

Lot Dimensions:	Undetermined (need survey to verify) Assumption for this exercise: 60' x 210' +/-
Zone lot Front Setback:	20'
Rear Setback:	East property line
Side setbacks:	North and South Property lines

## ZONING REQUIREMENTS

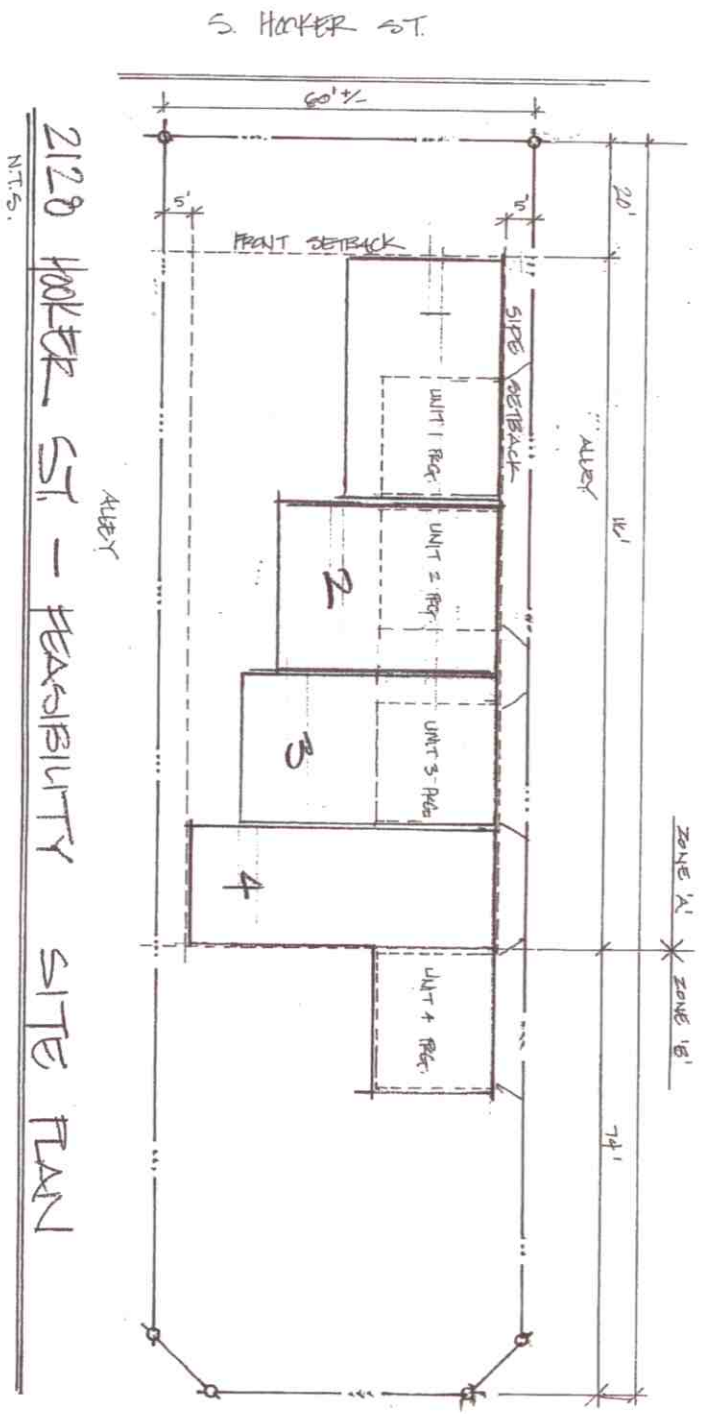
Required Open Space (Total Zone Lot):	7,881 square feet
Buildable footprint (including garages):	4,728
Area of Zone 'B' (17' max ht limit):	rear 74 feet of the lot
Required Open Space (Zone 'B'):	60% or 2,664 square feet
Bulk plane:	Occurs at centerline of each alley and center of Hooker St.
Maximum Height:	32 Maximum Height
Estimated Max buildable area:	12,000 +/-
Estimated Max Sellable (excl. garages):	3,000 square feet per unit

## DEVELOPMENT PROPOSAL

Maximum allowable units:	4
Unit Description:	Three-story townhomes with 2-car garage at grade
Unit Area recommended:	1800-2500 square feet above grade / unit
Parking configuration:	Each unit to have an attached 2-car garage @ 400 sq.ft. ea.
Basement:	Units could have a potential for a small basement

## LANDMARK HISTORIC DISTRICT

Any development on this site will be subject to Landmark Preservation Commission guidelines and an increased design timeline.



**HOOKER STREET FEASIBILITY STUDY**

2120 HOOKER STREET  
DENVER, CO

Project Number  
field empty

FEASIBILITY STUDY

DATE:

03.19.08

