

CONTEXT : Site

CLIMATE Denver

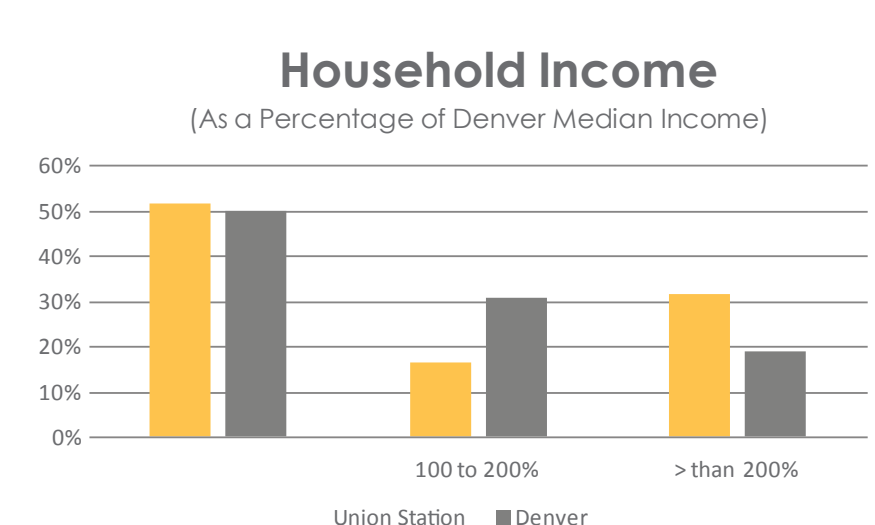
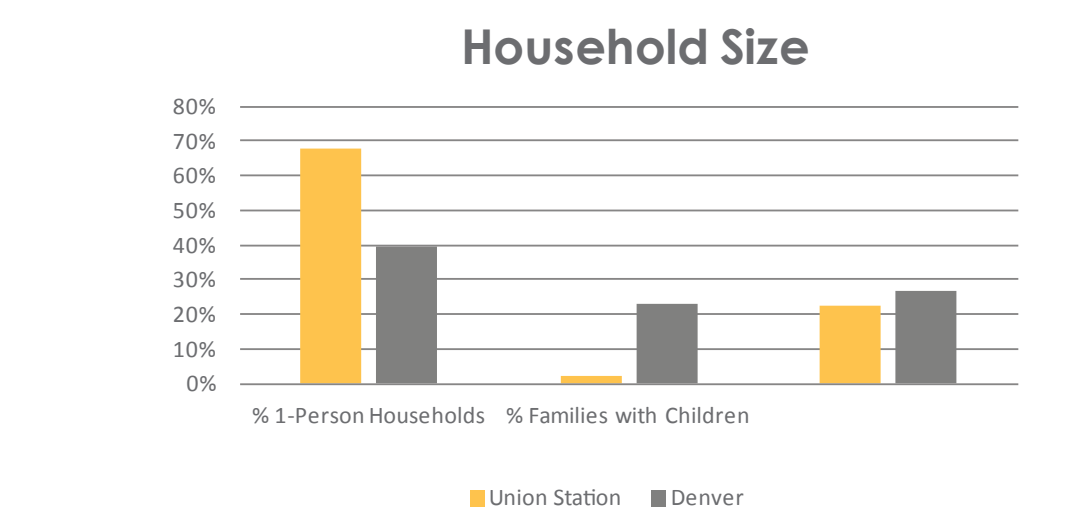
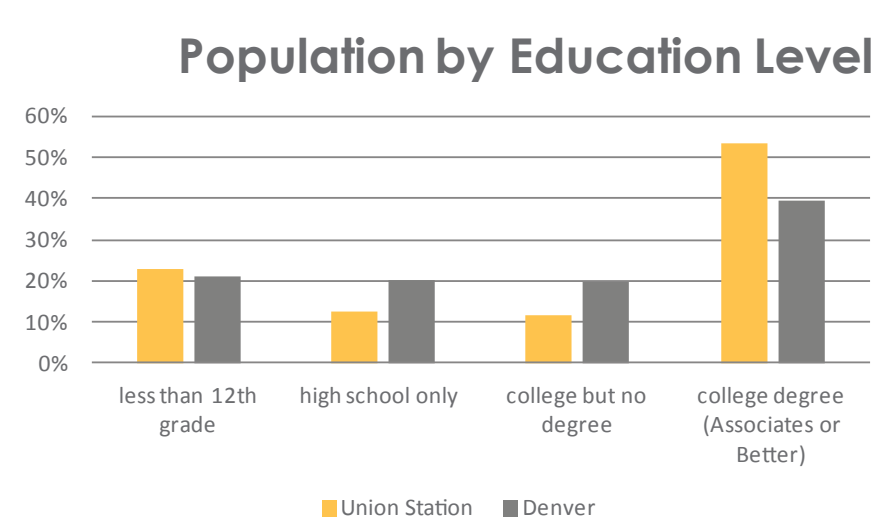
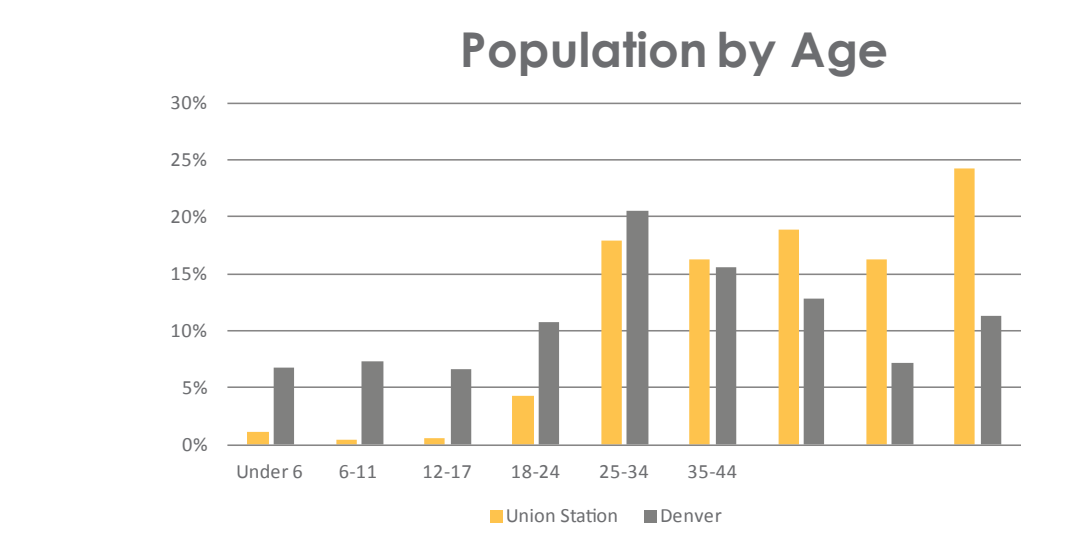
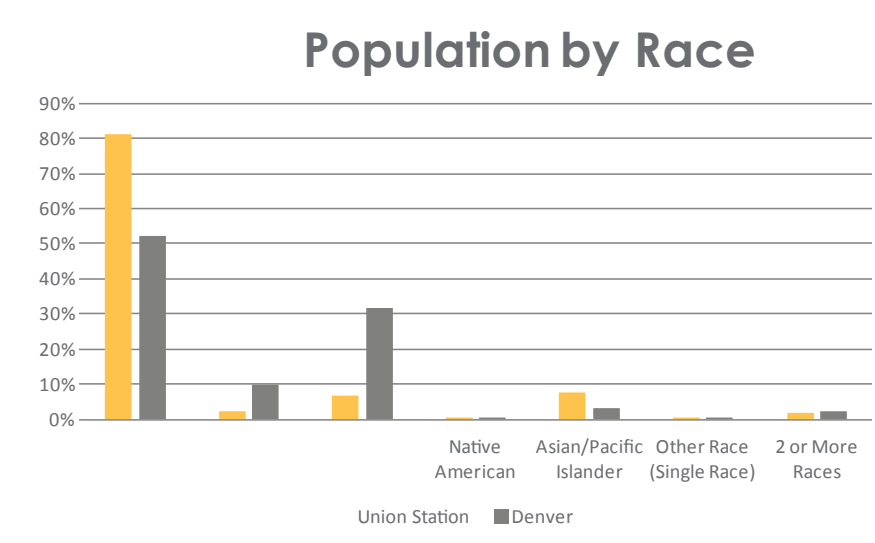
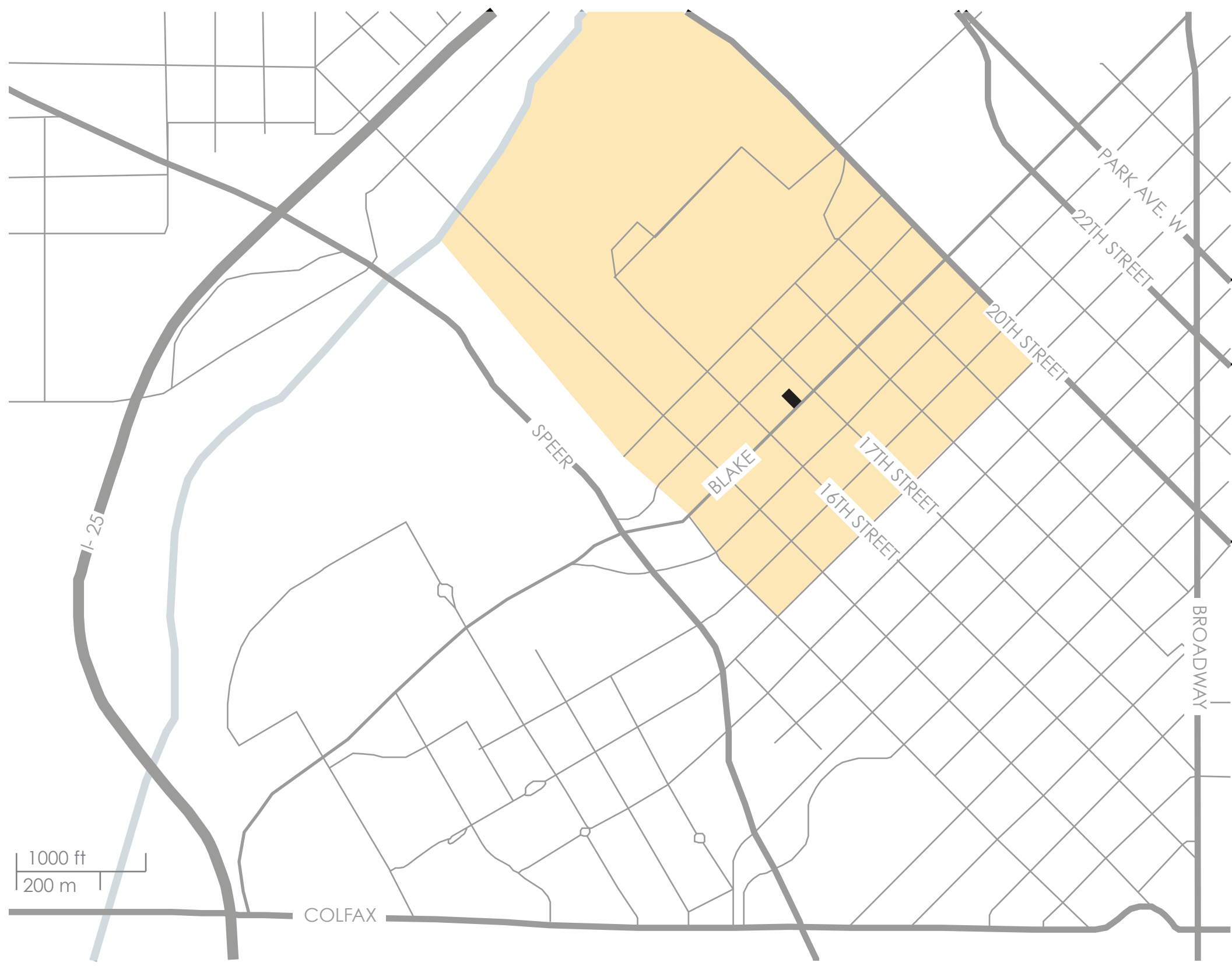
SUNNY WINTERS mid 40's to mid 50's
5,332 ft. above sea level
FREEZE/THAW 245 DAYS OF SUNSHINE!
15.81 in. Precipitation
SUMMERS mid 80's - mid 90's
Low humidity 70 DAYS OF PRECIPITATION
HIGH WINDS
Semi-Arid HIGH PLAINS BASE OF THE ROCKY MNT.

	Heating degree days	Cooling degree days	Sunshine hours
Jan.	1111	0	213.9
Feb.	892	0	211.9
March	788	0	254.2
April	524	2	276.0
May	267	23	291.4
June	60	136	315.0
July	1	261	325.5
Aug.	9	217	306.9
Sept.	136	57	273.0
Oct.	436	0	248.0
Nov.	826	0	195.0
Dec.	1078	0	195.3



1637 Blake Street Denver, Colorado

NEIGHBORHOOD Union Station



Average Household Income:
 Union Station \$97,080
 Denver \$55,129

Median Income for Home Purchasers:
 Union Station \$126,440
 Denver \$65,400

Lot Size: 9,390 SF
 Lot Value: \$1,428,300
 Depreciation from previous year: \$169,000

Population: 4,350
 Households: 2,490
 Units: 3,618
 Owner Occupied: 43.6%
 Housing Vacancy: 15.1%
 Housing Subsidized: 34.2%

ZONING D-LD

The zoning code does not have many specific restrictions, stating "The design of new structures should recognize the style and character of adjoining building exteriors, i.e., cornice lines and building materials and colors should be similar when possible." The zoning board is ultimately responsible for deciding what meets these standards.

Parking Requirements:
 1 Space for every residential unit
 1 Space for every 750 SF of non-residential uses

