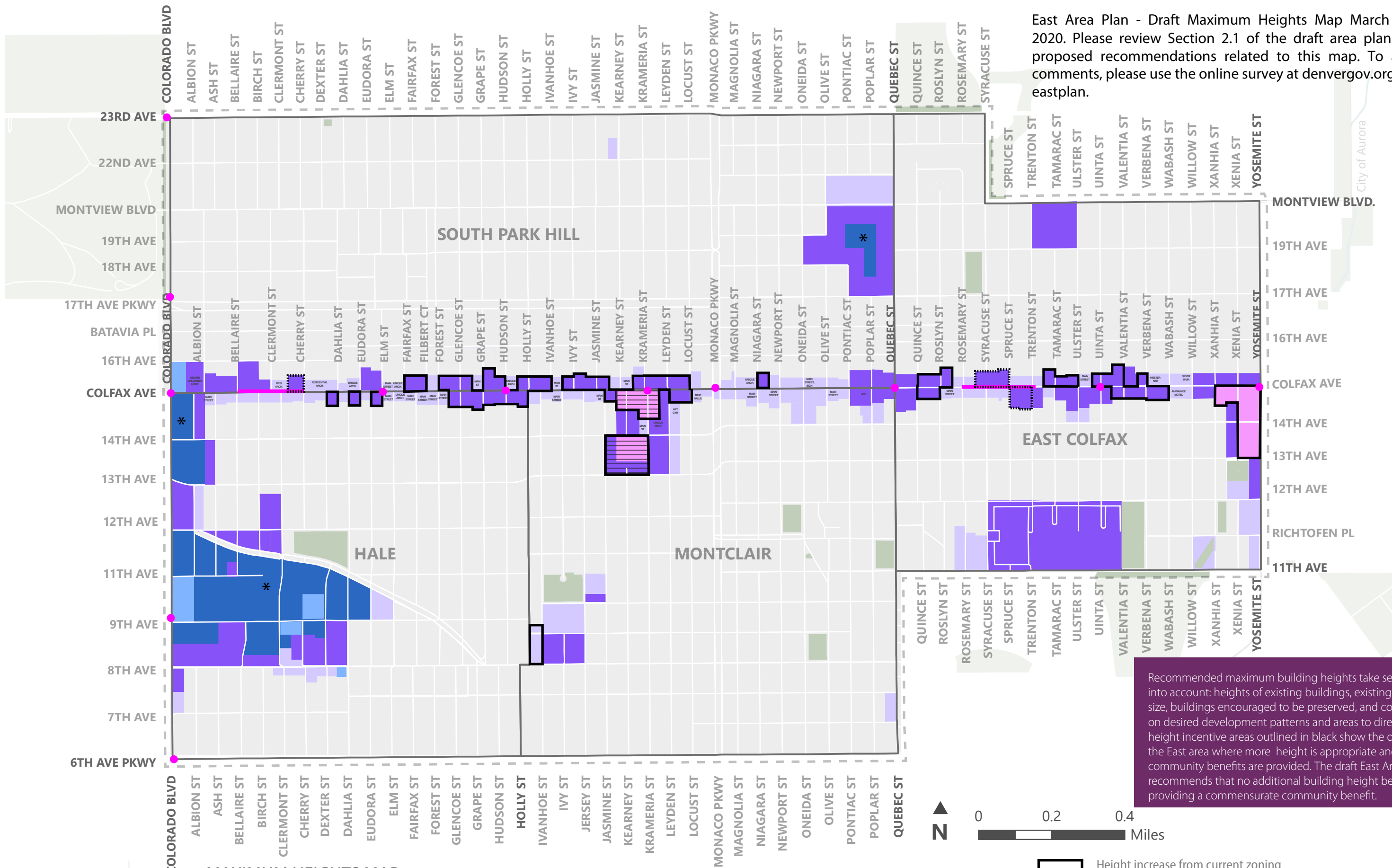


East Area Plan - Draft Maximum Heights Map March 20, 2020. Please review Section 2.1 of the draft area plan for proposed recommendations related to this map. To add comments, please use the online survey at [denvergov.org/eastplan](http://denvergov.org/eastplan).



Recommended maximum building heights take several factors into account: heights of existing buildings, existing zoning, lot size, buildings encouraged to be preserved, and community input on desired development patterns and areas to direct growth. The height incentive areas outlined in black show the only locations in the East area where more height is appropriate and only if community benefits are provided. The draft East Area Plan recommends that no additional building height be allowed without providing a commensurate community benefit.



**MAXIMUM HEIGHTS MAP**

- Up to 2.5 Stories
- Up to 3 Stories
- Up to 5 Stories
- Up to 7 Stories
- Up to 8 Stories
- Up to 12 Stories
- Open Space
- Unique Arch
- Campus heights may vary based on existing allowances in campus zoning
- Colfax Character Buildings labeled for reference

- Future High Capacity Transit Station
- Study Area: Future High Capacity Transit Station
- Height increase from current zoning (Height shown only available if community benefit provided)
- Height increase from current zoning (Height shown only available if BRT stop added and community benefit provided)
- Public Park priority area

