

# Denizen

## Denver, Colorado

PARTNER/CLIENT  
D4 Urban

CATEGORY  
Mixed Use, Podium

**275**  
HOMES

**2.87**  
ACRES

**95.8**  
DU/AC

**691**  
AVG SQFT

### ABOUT THE PROJECT

Alameda Station, currently a park-n-ride stop, is the first transit station in the city being redesigned using the TOD pilot program guidelines created by the Regional Transportation District and the City and County of Denver to transform transit stations into vibrant destinations. Designed to achieve LEED Platinum certification, the apartments feature a variety of home styles ranging from 425 sq. ft studios to 1,300 sq. ft. townhomes to attract everyone from first-time renters to empty nester couples. Gathering areas with fountains, benches and public art provide the distinct identity and sense of place.

### SERVICES PROVIDED

- › Architectural Design
- › Land Planning

### PROJECT FEATURES

- › Construction Type: V-A/V-B over I-A
- › 38% Studio
- › 42% 1-Bedroom
- › 20% 2-Bedroom
- › 280 Parking Spaces
- › 1:1 Parking Ratio
- › 5,488 sf Clubhouse
- › 713 sf Retail Space
- › Designations: LEED Platinum

