

# PENA Station: Aviation Place

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063 is currently designing and entitling 750+/- units at PENA Station Next located one stop from Denver International Airport (DEN). PENA Station Next is a mixed-use Master Planned area that is designed to serve residents of northeast Denver, national and international employers, users and workers at DEN as well as users and visitors throughout the region. Located 9 minutes on light rail from DEN, PENA Station Next is poised to become a destination that attracts and connects residents, businesses, and users through pedestrian friendly and vibrant community.

*Aviation Place* is a 2.7-acre site steps from the PENA Station Light Rail Stop. The TOD site is conveniently located 9 minutes from DEN, 14 minutes from 38<sup>th</sup> and Blake stop (RINO) and 25 minutes from Union Station. The project will be constructed with two story podium and 5 story wood construction with two large amenity decks. The site is CMX-8 zoning and will accommodate 394 residential units, 7,700 SF ground floor retail and parking.



The site is in a prime location situated on a private street, across from Aviation Park, light rail connectivity and surrounded by miles of trails, parks, and open space. These public, community focused spaces will be activated with pedestrian friendly streets programmed with lively community events. The mixed-use project will include restaurants, bars, coffee shops and creative amenities for residents.

Construction is expected to begin 1<sup>st</sup> quarter 2023 with delivery in Spring 2025.





## Development Team

- 063 Development
- The Wells Partnership

## Design and Construction Team

- GC: GH PHIPPS
- Architect: 4240
- Structural: Jirsa Hedrick
- MEP: Galloway + MVC
- Civil: JR Engineering
- Interiors: Styleworks
- Landscape: Brightview Design Group

## Project Highlights

- Land, Entitlements, Construction + Deal Costs \$159M
- Project has been grandfathered under the City of Denver upcoming affordable housing regulations
- Site Development Plan Approvals anticipated October 2022
- Foundation Permit early 1<sup>st</sup> quarter 2023
- 394 Residential Units
  - 8% Micro
  - 26% Studio and Studio+
  - 48% 1 Bed and 1 Bed+
  - 12% 2 Bed
  - 6% Townhome
- Average unit size: 824 SF
- Total Residential Rentable SF: 325,375 SF
- Total Retail SF: 7,700 SF including prime corner restaurant and coffee shop locations
- Parking: 299 spaces, structured parking garage
- Luxury Amenity package
- Easy commute to DIA, RINO and Downtown

