

SUBJECT: GDP21-002 – ARCADIA GENERAL DEVELOPMENT PLAN

MOLLY ORKILD-LARSON, PRINCIPAL PLANNER

FEBRUARY 7, 2022

LOCATION:

The proposed application is located 9495 E. Florida Avenue, Denver, where the Potters House Church of Denver presently resides. The subject property is situated in Commissioner District No. 4 and zoned R-A PUD.



Vicinity and Zoning Map

ADJACENT SUBDIVISIONS, ZONING, AND LAND USES:

- North: Alton Park Subdivision, Mixed Use (MU), single-family residential
- South: Addison at Cherry Creek Apartment Homes, zoned R-5 PUD; 9300 E. Florida Avenue Condominiums, zoned R-PH; and Copperstone Condominiums, zoned R-5 PUD
- East: Redstone Park, zoned R-PM, duplexes; Cherry Creek Gun Club; zoned MU; Vacant, zoned RR-B; Public Storage, zoned B-4 PUD
- West: Alton Green Apartments, zoned R-5 PUD

PROPOSAL:

The applicant is seeking approval for a mixed housing development on 32.21 acres. This community will consist of 352 rental apartments and 168 for sale paired-homes. The apartments will be three-stories with a maximum height of 50 feet and the two-story paired-homes will have a maximum height of 30 feet. A five-acre public park is also proposed and will be located in the northern portion of the site and provide a buffer between the homes north of the property and the development. The Open Spaces Division and the applicant are in discussions regarding the park and its' dedication to Arapahoe County. Public meetings and a survey to obtain input on the park's amenities are presently being discussed for the park.

Presently, a Commercial Mobile Radio System Facility (CMRS) is located on the existing church and in order to continue telecommunication service in the area, this facility will need to be relocated to either an existing or new facility when the church is demolished. The applicant is proposing a new tower with a maximum height of 70 feet on the subject property. This facility will be further reviewed through a CMRS review process. At this time, no CMRS application has been submitted to the County.

This application proposes to rezone the property from R-A PUD to Planned Unit Development (PUD) with a maximum density of 17 du/ac.

This application is being reviewed concurrently with a Specific Development Plan (SDP21-004).

BACKGROUND:

In 1992 the Board of County Commissioners (BOCC) approved the Heritage Christian Preliminary Development Plan (Z91-018). That application rezoned the property from R-A and R-5 PUD to R-A PUD and expanded the existing church approved by a Use by Special Review in 1990. Three years later, a Final Development Plan (P92-017) and Administrative Replat were approved for the church.

ANALYSIS OF THE GDP APPLICATION:

Staff review of this application included a comparison of the proposal to: 1) applicable policies and goals outlined in the Comprehensive Plan; 2) review of pertinent zoning regulations; and 3) analysis of referral comments.

1. The Comprehensive Plan

Comprehensive Plan (Comp Plan): The subject parcel is located within the Four Square Mile Sub-Area Plan, which identifies this site as Multi-Family (MF). The primary uses in this designation are: multi-family residential structures including apartments, cooperatives and condominium dwelling units with shared or designated on-site parking, open space, and recreation facilities for residents. Secondary uses are: neighborhood commercial centers; parks and recreation facilities; schools, both public and private; and places of worship. Development density is from 13 to 25 dwelling units per gross acre.

The paired-homes product does not meet the Sub-Area Plan's MF definition. Staff felt that even if the paired-homes are not consistent with multi-family land use designation, the

County could support this without a Comp Plan amendment as a mixed-use development that incorporates two housing types that provides a transition to lower-density homes on adjoining and nearby property. Furthermore, the projects overall proposed density aligns with the MF designation. The Sub-Area Plan anticipates a density of 13 to 25 dwelling units per acre in the MF areas; with the mix of apartments and paired-homes, the density is 16.1 dwellings per acre.

The application complies with the Comp Plan as follows:

Policy GM 3.1 – Direct Future Development to Areas with Low Risks from Natural and Man-made Hazards

The subject property is located within areas of low risk from natural and man-made hazards. The Colorado Geological Survey indicated that they don't have any objections to the development as proposed.

GOAL PSF 1 – Ensure an Adequate Water Supply in Terms of Quantity and Quality for Existing and Future Development

The subject site is within the Cherry Creek Valley Water and Sanitation District and the district has stated that they can serve the site and have provided a "will serve" letter for this development.

Policy PFS 4.3 - Require Adequate Wastewater Treatment

The subject site is within the Cherry Creek Valley Water and Sanitation District and the district has stated that they can serve the site and have provided a "will serve" letter for this development.

Policy PFS 2.1 – Require Adequate Water Availability for Proposed Development

The property will be served by the Cherry Creek Valley Water and Sanitation District.

GOAL PFS 6 – Ensure the Adequacy of Electric, Natural Gas, Telephone, Cable and Internet

The property will be served by Xcel Energy and CenturyLink.

GOAL PFS 7 – Ensure Existing and New Development have Adequate Police and Fire Protection

The Sheriff had no comments on this application and the South Metro Fire District stated that the General Development Plan (GDP) is acceptable and will provide more comments as details for the site and buildings develop.

GOAL NL 1 – Create Livable Mixed Use Neighborhoods in Designated Growth Areas

This proposal will provide housing diversity in the Urban Growth Area.

2. Land Development Code Review

Section 5-3.3.F of the Land Development Code allows GDP to be approved if the proposal meets all of the following criteria:

- a. It generally conforms to the Arapahoe County Comprehensive Plan; and
As noted above, the proposed GDP is generally consistent with the Comp Plan.
- b. It complies with the standards for conventional rezoning pursuant to Section 5-3.2.A;

5-3.2.B.1

Recognize the limitations of existing and planned infrastructure, by thoroughly examining the availability and capability of water, sewer, drainage, and transportation systems to serve present and future land uses.

The site will be served by Cherry Creek Valley Water and Sanitation District, Xcel Energy, CenturyLink and RTD. Cherry Creek Valley Water and Sanitation District provided a “will serve” for the development and Xcel Energy will provide service to the site. RTD stated they have a bus stop along E. Florida Avenue adjacent to the development and will have more comments once there’s more site detail.

5-3.2.B.2

Assure compatibility between the proposed development, surrounding land uses, and the natural environment.

The proposed design standards and densities will assist in achieving compatibility with surrounding developments. This development also proposes a density transition from the existing single-family detached homes located north of the site, to the existing multi-family properties located to the south and west of the proposed development.

The paired-homes have been located near the single-family homes north of the site since they are both two-story. The park will also assist in providing a buffer between these single-family homes and the development. To the west and south of the proposed apartments are multi-family developments, some of which are three-stories.

5-3.2.B.3

Allow for the efficient and adequate provision of public services. Applicable public services include, but are not limited to, police, fire, school, parks, and libraries.

The proposal will be served by police, fire, school and libraries. The development includes an on-site public park accessible to the future residents and surrounding neighborhoods.

5-3.2.B.4

Enhance convenience for the present and future residents of Arapahoe County by ensuring that appropriate supporting activities, such as employment, housing, leisure-time, and retail centers are in close proximity to one another.

The proposed development is located on E. Florida Avenue which will provide easy access to employment and retail centers. The development will also contain a public park.

5-3.2.B.5

Ensure that public health and safety is adequately protected against natural and man-made hazards which include, but are not limited to, traffic noise, water pollution, airport hazards, and flooding.

The public health and safety is adequately protected from traffic noise, water pollution and flooding. County staff agrees with the applicant's traffic study, which concluded that the nearby road networks could accommodate the additional traffic generated by the proposed development. The site is not located within a floodplain or airport hazard areas.

5-3.2.B.6

Provide for accessibility within the proposed development, and between the development and existing adjacent uses. Adequate on-site interior traffic circulation, public transit, pedestrian avenues, parking and thoroughfare connections are all factors to be examined when determining the accessibility of a site.

The GDP illustrates the location of the internal streets and points of access. Sidewalks and parking will be reviewed at the time of the Specific Development Plan and Administrative Site Plan. There is a RTD stop along E. Florida Avenue which the applicant is planning to incorporate into the development's design.

5-3.2.B.7

Minimize disruption to existing physiographic features, including vegetation, streams, lakes, soil types and other relevant topographical elements.

The site has been developed with a church and parking. There are existing trees along S. Alton Street, some of these trees will be preserved with the future development.

5-3.2.B.8

Ensure that the amenities provided adequately enhance the quality of life in the area, by creating a comfortable and aesthetically enjoyable environment through conventions such as, the preservation of mountain views, the creation of landscaped open areas, and the establishment of recreational activities.

The proposal is expected to create a comfortable and aesthetically enjoyable environment. The proposed public park would establish an open landscaped area with recreational activities, which would also serve as a buffer between this development and the Alton Park neighborhood to the north.

5-3.2.B.9

Enhance the useable open spaces in Arapahoe County, and provide sufficient unobstructed open space and recreational area to accommodate a project's residents and employees.

The development is to have a maximum of 35% open space. Some of the open space proposed within this development will be the public park which will provide recreation opportunities for the development's residents and surrounding neighborhoods.

5-3.2.B.10

Ensure the application complies with the requirements of this Resolution and the Arapahoe County Comprehensive Plan.

The application complies with the Land Development Code. The subject property is located within the Four Square Mile Sub-Area Plan, which identifies MF (13-25 du/ac) as the allowed land use. The paired-homes product doesn't meet the Sub-Area Plan MF definition

but the proposed paired-homes provide a transition to lower-density homes on adjoining and nearby property. As noted earlier, the overall density of 16.1 dwellings per acre aligns with the Sub-Area Plan MF classification.

- c. It represents an improvement in quality over the strict application of the otherwise applicable zone district or development standards in this LDC, including but not limited to open space and access; environmental protection; vegetative preservation; efficiency in transportation systems and connectivity; alternative transportation options; improvements in utilities and services; or innovative housing or employment centers; and *The proposal represents an improvement in quality from the strict standards of the Land Development Code including a public park, residential design standards and mix of uses that would be difficult to achieve through standard zoning. The proposal includes adequate housing diversity, open space and pedestrian connections. The Four Square Mile area is need of parkland and this development is providing a park for future and existing residents in the area.*
- d. It is consistent with the purpose of the Planned Unit Development District as stated in Section 5-3.3.A of this LDC; and
The proposal is consistent with the purpose of a PUD and appears to satisfy the Arapahoe County Zoning Regulations and procedures as stated in Section 5-3 of the LDC.
- e. Any modifications to the standards and requirements of this LDC are warranted by the layout and design of the site, amenities incorporated into the development plan, or by the need to protect or avoid unique site features; and
The proposed modifications to the standards and requirements of the LDC are warranted in order to provide a mixture of residential in the area. The park is to provide recreation opportunities for future and existing residents in the area and accommodate the development's on-site drainage. The proposed community also aims to expand pedestrian connectivity between the various surrounding subdivisions through the creation of a new public park.
- f. The proposed plan meets the applicable standards of this LDC, unless varied by the PUD.
The proposal meets the applicable standards of the LDC.

In addition to the above criteria the, a GDP must also meet the following criteria:

- a. The proposed land uses, development densities/intensities, and building heights will not create significant adverse impacts on surrounding properties; and,
The density and height of the proposal are not anticipated to create significant adverse impacts on the surrounding properties. The development proposes three-story apartments and two-story paired-homes. The surrounding neighborhood consists of two-story single-family homes to the north (Alton Park), three-story apartments to the west (Alton Green Apartments) and three and two-story condominiums and apartments to the south (Addison at Cherry Creek Apartments, 9300 E. Florida Avenue and Copperstone Condominiums). To reduce the impacts and separation between the neighborhood to the

north (Alton Park) and the proposed development, the applicant is proposing a public park along the north perimeter of the site as a buffer.

The proposed development is similar to what is existing in the area and proposes to reduce impacts to adjacent homes by implementing a landscape/open space buffer.

- b. It demonstrates an efficient use of land that facilitates a more economic arrangement of buildings, vehicular and pedestrian circulation systems and utilities; and,
The proposal demonstrates the efficient use of land while providing a mixture of land uses and densities with vehicular and pedestrian connectivity.
- c. It provides efficient street and trail connectivity to existing adjacent development that generally conforms with the Comprehensive Plan; and
The proposed development is to have internal pedestrian paths that will connect to the surrounding neighborhoods. These pathways will also connect the new park to surrounding neighborhoods.
- d. It provides or expands access to existing open space, and preserves and protects natural features; and
The applicant proposes to save some of the existing trees along S. Alton Street.
- e. It includes efficient general layouts for major water, sewer, and storm drainage areas.
The proposal will be served by the Cherry Creek Water and Sanitation District and more details of utilities will be provided at the time of Specific Development Plan and Administrative Site Plan.

3. Referral Comments

Comments received during the referral process are as follows:

Referral Agency	Comments
Arapahoe County Engineering Services Division	Recommending the application favorably subject to meeting staff's conditions.
Arapahoe County Mapping	The applicant is working with this division to address their comments.
Arapahoe County Zoning	No comments.
Arapahoe County Open Spaces	Open Spaces has no comments and agrees with the GDP.
Arapahoe County Sheriff	No comments.
Arapahoe County Assessor	No comments received.
Arapahoe County Library District	No comments on this development.
Colorado Geologic Survey	No objection to approval of the GDP as proposed.
Colorado Parks and Wildlife	No comments received.

South Metro Fire District	The GDP is acceptable. More specific comments will be provided as details for the site and buildings develop.
Post Office Growth Coordinator	No comments received.
Cherry Creek School District	The district will provide educational services to the development. To evaluate the cash-in-lieu for land dedication, the district will use the Appraisal Method to determine fair market value. <i>This will be reviewed with the Final Plat.</i>
Tri-County Health Department	Building demolition is to be done under the guidelines and rules of the Colorado Department of Public Health and Environment and Environmental Protection Agency. Provide a mosquito control plan for detention pond and design homes that are radon resistant. Encourages development to support walking and bicycling and community connections. <i>The applicant is willing to comply with these requests.</i>
Four Square Mile Neighborhood	No comments received.
RTD	There is an existing bus stop in the development and will need to be accommodated in the development's design. <i>Applicant is willing to work with RTD.</i>
Centurylink	No comments received.
Xcel Energy	For future planning and to ensure that adequate utility easements are available within this development and per state statutes, Public Service Company will be requesting the applicant to follow their guidelines when designing the community and complete the application process for any new natural gas or electric service, or modification to existing facilities including relocation and/or removals. <i>The applicant is willing to comply with this agencies requests.</i>
Cherry Creek Valley Water Sanitation District	The property is within the service area of this district. Water and sewer service is available subject to the District's rules and regulations in regards. <i>This district provided "will serve" letters for the application.</i>
Mile High Flood District (MHFD)	No comments on this development.

Southeast Metro Stormwater Authority (SEMSWA)	See engineering comments.
US Army Corp of Engineers	No comments received.
Four Square Mile Neighborhood Group	No comments received.
Home Owner Associations – Alton Park	No comments received.
Home Owner Association – Copperstone Condominium	No comments received.
Home Owner Association - Redstone Park	No comments received.
Home Owner Association – Alton Green	No comments received.
Home Owner Association – 9300 E. Florida Avenue	No comments received.
Home Owner Association – Parkside Villas	No comments received.
Home Owner Association – Addison at Cherry Creek Apartments	No comments received.

4. Public Comments

Comments that were received on the GDP were mainly opposed to the development. The public opposed the project for the following reasons (staff’s response is provide below each comment):

- Too many apartments in the area already.
This application is within the Four Square Mile area which contains a variety of product types including single-family detached, single-family attached and multi-family. The proposed apartments are compatible with surrounding uses and supported by the property’s Multi-Family classification in the Four Square Mile Sub-Area Plan.
- Development will increase traffic, air and noise pollution and will impact schools in the area.
This development will increase traffic in the area and the applicant has demonstrated in a traffic study that the traffic generated can be mitigated. The Cherry Creek School District has indicated that they would provide educational services to the future residents of this project. Tri-County Health Department’s review did not raise any concerns about air pollution and the development would have to comply with the state’s noise limitations.
- Don’t want apartment and would rather have single-family detached homes.
The Four Square Mile Sub-Area Plan does not support single-family detached homes in this location. At 16.1 dwellings per acre, the proposed development is at the lower end of the Sub-Area Plan’s anticipated density of up to 25 dwellings per acre.
- Don’t want apartments but rather mixed use such as small business retail, restaurants, etc.
The Four Square Mile Sub-Area Plan supports both multi-family development and neighborhood commercial centers.
- Removes existing open space used by existing residents now and there’s no nearby parks.

The Four Square Mile area needs more parks and this development is proposing a new five-acre park.

- Will further intensify parking on streets around site and Alton Neighborhood.
The development is providing on-site parking. Parking will occur along S. Alton Street and S. Clinton Street but it is not anticipated that the development will park in Alton Park neighborhood.
- Don't want the density.
The applicant is proposing 16.1 du/ac with a maximum of 17 du/ac; both comply with the Four Square Mile Sub-Area Plan designation of 13-25 du/ac.
- Crime will increase with new development and present services not adequate.
The sheriff's office reviewed the proposed development and did not offer any comments. The development will have service from a water and sanitation district, energy and communication companies, fire district and the sheriff's department.

There was a strong interest in developing the subject property as open space, park or a recreation center. The applicant is proposing a public five-acre park on the property that will be used by the existing and future residents in the area. One individual inquired if there would be any affordable housing and another wanting bike lanes and to improve bike safety. The applicant is not proposing income-restricted affordable housing and bike lanes could possibly be incorporated into the paths of the development.

5. Neighborhood Meetings

September 3, 2020

The applicant met with two members of the Four Square Mile Neighborhood (4SQM) on September 3, 2020 to discuss several design concepts and to gather initial feedback from the neighborhood to assist with the design of the development. The initial design for the development involved having the paired-homes located along the north property line and apartments situated adjacent to E. Florida Avenue. However, after discussing this initial design with 4SQM, the design was altered to:

- Focus on the open space and shift the park to the north, between the existing neighborhood and proposed community to create one large public park area.
- Create a continuous green buffer between the paired-homes and the Alton Park neighborhood to the north.
- Have on-street parallel parking along S. Clinton Street.
- Add a curb cut/drive aisle/open space directly north of E. Beeler Street.
- Have one or two curb cuts on E. Florida Avenue to help with dispersing traffic.

June 6, 2021

A neighborhood meeting was held on June 6, 2021 via Zoom to discuss the proposed GDP and its compliance to the Four Square Mile Sub-Area Plan. Approximately 96 people from the public attended this meeting. Some of the topics discussed include:

- Type of development that is being proposed and why;
- Decrease in property value of existing homes;
- Building design;
- School capacity;

- Uses to be included in the park;
- Impacts generated by the development; and,
- County review process and construction timeline for the development.

For further information on what was discussed at this meeting, see the Neighborhood Meeting document attached to this report.

July 12, 2021

Meeting with the Alton Park HOA and members to discuss the project and receive input; 16 in attendance. During this meeting the following was discussed:

- People from the proposed development walking in their neighborhood;
- Traffic on S. Alton and S. Clinton Streets will experience more issues;
- E. Florida Avenue is already at capacity and it's hard to make a left hand turn from S. Clinton Street onto Florida;
- The proposed telecommunication tower will be an eye sore;
- The park could bring additional traffic to the area;
- Fencing along the north side of the park will be needed; and,
- The project has inadequate parking.

Key changes that came from this meeting included:

- Continued refinement of the telecommunication tower to better integrate into the community;
- Adding on-street parking for the park and designing the park to become a pedestrian friendly neighborhood park.
- Continue to have conversations with Alton Park neighbors to find opportunities for park access.

July 14, 2021

Meeting with the Copperstone Condo Association to discuss the project and receive input; 26 in attendance. The following was discussed:

- Timeline to completion (overall development schedule);
- Traffic impacts and site access;
- Housing price points, number of bedrooms and parking;
- Mixed use retail with housing above the retail;
- Trail connections along S. Clinton Street to connect to E. Florida Ave (winding paths);
- County and outreach processes and time estimate of public hearings for Planning Commission and Board of County Commission; and,
- Discussion of other applications (Administrative Site Plan and Final Plat) to be reviewed for this development and permits that need to be approved before construction can occur.

Key changes that came out of this meeting included:

- Adding a curb cut/drive aisle/open space directly north of E. Beeler Street to create connections directly from E. Florida Avenue into the proposed community and help disperse traffic;
- Investigate activities in the park (food trucks, events, etc.); and,

- Review trail connections along borders of the community to ensure pedestrian safe networks.

August 5, 2021

Meeting with 9033 E. Florida Avenue residents to discuss the project and receive input; 11 in attendance. The following items were discussed at the meeting:

- Amenities (pool, dog park, community gardens, etc.);
- Traffic impacts generated from the development;
- Product type that is being proposed (price points, affordable housing); and,
- Traffic improvements discussed from other meetings.

Key changes that came out of this meeting include:

- Took community feedback and moved ideas and concepts into park planning meeting.

December 8, 2021, February 1, 2022 and March 14, 2022

There has been two meetings with the public to discuss the park design and its' amenities; approximately 30 people attended each meeting. A survey has also been put on-line to receive input on the park; presently 224 responses have been received. Majority of the comments received indicate that a park with relaxing open space areas, pollinator gardens, dog parks, play areas and some shelters with picnic tables is desired.

STAFF FINDINGS

Staff has visited the site, reviewed the plans, supporting documentation, referral comments, and citizen input in response to this application. Based upon review of applicable policies and goals in the Comprehensive Plan, review of the development regulations and analysis of referral comments, our findings include:

1. The proposed General Development Plan generally conforms to the Arapahoe County Comprehensive Plan, including the Four Square Mile Sub-Area Plan.
2. The proposed General Development Plan meets the Arapahoe County Land Development Code Section 5-3.3, Planned Unit Development.
3. The proposed General Development Plan complies with the General Submittal Requirements contained in Section 2-2.1 enumerated in the Arapahoe County Development Application Manual.

STAFF RECOMMENDATION

Considering the findings and other information provided herein, staff recommends approval of Case No. GDP21-002, Arcadia General Development Plan, with a condition of approval:

1. Prior to signature of the final copy of these plans, the applicant will address all Public Works and Development Staff comments.

The Planning Commission has alternatives that include the following:

1. Recommend approval of the proposed General Development Plan.
2. Continue to a date certain for more information.
3. Recommend denial of the proposed General Development Plan.

CONCURRENCE:

The Public Works and Development Planning and Engineering Services Division have reviewed the application and the Arapahoe County Public Works and Development Department is recommending approval of this case.

PLANNING COMMISSION DRAFT MOTIONS – GDP21-002, ARCADIA GENERAL DEVELOPMENT PLAN:

Conditional Recommendation to Approve

In the case of GDP21-002, Arcadia General Development Plan, I have reviewed the staff report, including all exhibits and attachments and have listened to the applicant's presentation and any public comment as presented at the hearing and hereby move to recommend approval of this application based on the findings in the staff report, subject to the following condition:

1. Prior to signature of the final copy of these plans, the applicant will address all Public Works and Development Staff comments.

Staff provides the following Draft Motions listed below as general guidance in preparing an alternative motion if the Planning Commission reaches a different determination:

Recommendation to Deny

In the case of GDP21-002, Arcadia General Development Plan, I have reviewed the staff report, including all exhibits and attachments and have listened to the applicant's presentation and any public comment as presented at the hearing and hereby move to recommend denial of this application based on the following findings:

1. *State new findings in support of denial as part of the motion.*

Continue to Date Certain:

In the case of GDP21-002, Arcadia General Development Plan, I move to continue the hearing to [date certain], 6:30 p.m., to obtain additional information and to further consider the information presented.

Engineering Staff Report

Referral Comments

Applicants Response Letter

Exhibits



ARAPAHOE COUNTY
COLORADO'S FIRST

**Arapahoe County
Public Works and Development
Planning Division**
6924 S. Lima Street
Centennial, Colorado 80112
Phone: 720-874-6650
www.arapahoegov.com

Land Development Application

This form must be **complete**.

Land Development Application materials received after 2pm shall be date stamped received the following business day.

APPLICANT NAME: DHI Communities	ADDRESS: 9555 S Kingston Court Englewood, CO 80112 PHONE: 970-219-3838 EMAIL: KJHenderson@drhorton.com	CONTACT: Kyle Henderson TITLE: Managing Director
OWNER(S) OF RECORD NAME(S): The Potters House Church of Denver, Inc., a Colorado non-profit corporation	ADDRESS: 9495 E. Florida Avenue, Denver, CO 80247 PHONE: 303-369-8514, ext 1034 EMAIL: ahenderson@+phd.org	SIGNATURE(S): 
ENGINEERING FIRM NAME: Harris Kocher Smith	ADDRESS: 1120 Lincoln St Suite 1000 Denver, CO 80203 PHONE: (303) 623-6300 EMAIL: mmoore@hkseng.com	CONTACT: Michael Moore TITLE: Associate Principal

Pre-Submittal Case Number: Q 20 - 095 Pre-Submittal Planner: Molly Orkild-Larson Pre-Submittal Engineer:

State Parcel ID No. (AIN no.): 1973-22-2-08-001.

Parcel Address or Cross Streets: 9495 E Florida Avenue

Subdivision Name & Filing No: Lot 1, Block 1, Heritage Christian Center

	EXISTING	PROPOSED
Zoning:	R-A	PUD
Project Name:	Heritage Christian Center	Arcadia
Site Area (Acres):	32.2 acres	32.2 acres
Density (Dwelling Units/Acre):	N/A	16 dus/ac
Building Square Footage:	7,000 SF	TBD
Disturbed Area (Acres):	N/A	

CASE TYPE (S)

GDP _____ _____

THIS SECTION IS FOR OFFICE USE ONLY

Case No:		Assigned Planner:		Assigned Engineer:	
TCHD Fee:	\$	Planning Fee(s):	\$	Engineering Fee(s):	\$

This land use application shall be submitted with all required application fees. Incomplete applications will not be accepted. Submittal of this application does not establish a vested property right in accordance with C.R.S. 24-68-105(1). Processing and review of this application may require the submittal of additional information, subsequent reviews, and/or meetings, as outlined in the Arapahoe County Land Development Code.

June 17, 2021

Arapahoe County Public Works & Development
Planning Division
6924 S. Lima St
Centennial, CO 80012

Re: Arcadia (9495 E. Florida Ave.) GDP| Q20-095
Letter of Introduction

Dear Planning Division:

Norris Design, on behalf of the property owner, The Potters House Church of Denver, and the developer, DHI Communities, is pleased to submit a new multi-family and paired-home community at 9495 E. Florida Avenue in unincorporated Arapahoe County. This property is located in Lot 1 Block 1 of Heritage Christian Center, parcel ID 1973-22-2-08-001. This project includes roughly 32.2 acres and is currently zoned as RA-PUD (non-residential religious).

This proposed three-story multi-family and paired-home community will include approximately 345 rental apartment units and 168, two-story for-sale paired-homes. The future land use designation of this property has been identified in Arapahoe County's Four-Square Mile Sub-Area Plan as "multifamily". The sub-area plan further defines this use as:

Primary uses are: Multi Family residential structures including apartments, cooperatives, condominium dwelling units with shared or designated on-site parking, open space and recreation facilities for residents. Secondary uses are: Neighborhood Commercial centers, parks and recreation facilities, schools, both public and private, and places of worship. Development density: From 13 to 25 dwelling units per gross acre.

This proposed community will therefore require a rezoning. We are proposing a single PUD to allow for both the development of multi-family and paired homes. This strategy provides the necessary flexibility and density transition from the existing single-family detached homes located north of the site, to the existing multi-family properties located to the south and west of the site. This approach meets the intent of the Four-Square Mile Area Sub-Area Plan and the desires of the adjacent neighborhoods.

Representatives from the design and development team met on September 3, 2020, at the property with members of the Four-Square Mile Neighborhood Association, including Mark Lampert. A couple different concepts were presented to gather initial feedback from the neighborhood. Our team listened to the neighborhood members and incorporated concepts into the current plan being submitted. Additionally, a neighborhood meeting was held on June 6, 2021 regarding the proposed General Development Plan (GDP).

As noted in the GDP, the proposed community will comply with the 35% required open space for the PUD area. A dedicated public park of approximately 5 acres provides a highly desired amenity to the surrounding neighborhood and helps anchor the project within the community. The park will also serve as on-site detention and be landscaped in accordance with county standards.

Parking is anticipated to be provided using both on-site surface parking and on-street parking. Surface parking lots are anticipated to be screened by multi-family buildings that are strategically organized along street frontages.

The ROW adjacent to the park will encompass street centerlines, gutter flow line, back of curb, gutter pan, and attached sidewalks per the County's public urban local roadway section. The walk on the north side of the road will also serve as the walk for that section of the park. The proposed street section adjacent to the park is anticipated to

include parallel parking on both sides of the street. The proposed General Development Plan included with this submittal provides the framework for future Specific Development Plans and Administrative Site Plans.

This application has been prepared by and for the following parties to the benefit of the residents of Arapahoe County:

Developer

DHI Communities
Kyle Henderson
9555 S. Kingston Court
Englewood CO 80112
kjhenderson@drhorton.com
970-219-3838

Owner

The Potters House Church of Denver
9495 E. Florida Ave
Denver CO 80247

Architect

KTGY Architecture + Planning
Alisa Romero
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aromero@ktgy.com
303-825-6400

Civil Engineer

Harris Kocher Smith
Michael Moore, PE
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mmore@hkseng.com
303-623-6300

**Landscape Architecture/
Entitlements**

Norris Design
Patrick Hannon, PLA
Bonnie Niziolek
1101 Bannock St
Denver CO 80204
phannon@norris-design.com
bniziolek@norris-design.com
303-892-1166

Thank you for your consideration of our application. We look forward to meeting with you to discuss further. Should you have any concerns or questions, you may reach out to myself directly at 303-892-1166 or by email, bniziolek@norris-design.com

Sincerely,
Norris Design



Bonnie L. Niziolek
Principal

COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401



July 23, 2021

Karen Berry
State Geologist

Molly Orkild-Larson
Arapahoe County Public Works – Planning Division
6924 S. Lima St.
Centennial, CO 80112

Location:
S½ NW¼ Section 22,
T4S, R67W, 6th P.M.
39.6911, -104.879

Subject: Arcadia General Development Plan GDP21-002
Arapahoe County, CO; CGS Unique No. AR-22-0002

Dear Molly:

Colorado Geological Survey has reviewed the general development plan referral for the Arcadia development at 9495 E. Florida Avenue. The 32.2-acre site currently encompasses an existing church building and paved parking lot located northwest of E. Florida Avenue and S. Clinton Street. With this referral, I received a request for CGS's review (Email dated July 5, 2021), a copy of the Land Development Application (undated), Phase I Drainage Report (Harris Kocher Smith, June 16, 2021), a Letter of Intent (Norris Design, June 17, 2021), and General Development Plans (Norris Design, June 17, 2021). No geologic or geotechnical information was included with the referral documents.

The site does not contain steep slopes, is not located within a mapped flood hazard zone, is not undermined, and is not exposed to any geologic hazards that preclude the proposed multi-family residential use and density. **CGS therefore has no objection to approval of the general development plan as proposed.**

Soil and bedrock engineering properties and geotechnical constraints. According to available geologic mapping (Shroba, R.R., 1980, Geologic map and physical properties of the surficial and bedrock units of the Englewood quadrangle, Denver, Arapahoe, and Adams Counties, Colorado: U.S.G.S., Geologic Quadrangle Map GQ-1524, scale 1:24,000), the site is underlain by eolian (wind-deposited) silty sand, described as exhibiting low to high consolidation, very low shear strength, and low swell potential. Claystone of the Denver formation is mapped as underlying the eolian deposits. Claystone layers and lenses within the Denver formation can exhibit very high swell when wetted and, if present at or near foundation depths, can cause significant damage to foundations and structures if not properly identified and mitigated.

A site-specific, design-level geotechnical investigation consisting of drilling, sampling, lab testing, and analysis should be required. The investigation should characterize the soil and bedrock engineering properties to analyze the density, strength, water content, swell/consolidation, hydrocompaction potential, and bearing capacity. This information is needed to design foundations, floor systems, pavements, and subsurface drainage.

Artificial fill. Fill material is likely within the subsurface beneath the existing building and pavement. If fill material is identified during the geotechnical investigation and documentation cannot be located that verifies proper placement and compaction, the fill should be removed and replaced as a densely compacted fill. In addition, any organic- or debris-laden fill encountered will need to be removed and replaced with clean, properly placed, and compacted structural fill.

Molly Orkild-Larson
July 23, 2021
Page 2 of 2

Thank you for the opportunity to review and comment on this project. If you have questions or require further review, please call me at 303-384-2632 or email acrandall@mines.edu.

Sincerely,

A handwritten signature in black ink that reads "Amy Crandall". The signature is written in a cursive style with a large, stylized "C" at the end.

Amy Crandall, P.E.
Engineering Geologist



Public Works and Development
 6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650; FAX 720-874-6611
www.co.arapahoe.co.us

Planning Division
Referral Routing

Case Number / Case Name:	GDP21-002, Arcadia General Development Plan
Planner:	Molly Orkild-Larson
Engineer:	Joseph Boateng
Date sent:	July 5, 2021
Date to be returned:	July 29, 2021

Arapahoe County Agencies		Citizen's Organizations		
<input checked="" type="checkbox"/>	Assessor / Arapahoe County (Residential)	Karen Hart		
<input type="checkbox"/>	Attorney / Arapahoe County	Robert Hill	<input type="checkbox"/> CCNA-Cherry Creek Neighborhoods Ass.	
<input type="checkbox"/>	Building / Arapahoe County	Joe Richards	<input type="checkbox"/> UACED Janet Cook	
<input checked="" type="checkbox"/>	Engineering / Arapahoe County	Joseph Boateng	<input checked="" type="checkbox"/> Four Square Mile Neighborhood Mark Lampert	
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<input checked="" type="checkbox"/>	Open Space / Arapahoe County	Roger Harvey	<input type="checkbox"/> Deer Trail Conservation District	
<input checked="" type="checkbox"/>	Planning / Arapahoe County	Molly Orkild-Larson	<input type="checkbox"/> West Arapahoe Conservation District	Tasha Chevarria
<input checked="" type="checkbox"/>	Sheriff / Arapahoe County	1 to Scott Sickafoose 1 to Glenn Thompson	Transportation	
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Referral Agencies			<input checked="" type="checkbox"/> RTD	
<input type="checkbox"/>	Architectural Review Committee		<input type="checkbox"/> Airport	
<input checked="" type="checkbox"/>	Arapahoe Library District	Linda Speas	Utilities: Gas, Electric & Phone	
<input checked="" type="checkbox"/>	CGS Colorado Geological Survey-Soils	Jill Carlson	<input checked="" type="checkbox"/> Centurylink/Phone	
<input type="checkbox"/>	City -		<input type="checkbox"/> Conoco Phillips / Gas Pipeline	
<input type="checkbox"/>	County -			
<input checked="" type="checkbox"/>	Colorado Parks and Wildlife	Matt Martinez	<input checked="" type="checkbox"/> XCEL	Donna George
<input type="checkbox"/>	Town		<input type="checkbox"/> IREA	Brooks Kaufman
<input type="checkbox"/>	DRCOG		Water / Sanitation / Stormwater / Wetlands	
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<input type="checkbox"/>	South Suburban Parks and Recreation		<input checked="" type="checkbox"/> SEMSWA	
<input checked="" type="checkbox"/>	School District - Cherry Creek	Vicky Lisi	<input checked="" type="checkbox"/> Mile High Flood District	
<input checked="" type="checkbox"/>	Tri-County Health Department		<input type="checkbox"/> East End Advisory (5 sets)	
<input checked="" type="checkbox"/>	HOMEOWNER'S ASSOCIATIONS Alton Park HOA, Copperstone Condominium HOA		<input type="checkbox"/> Colorado Department of Public Health and Environment (CDPHE)	

The enclosed case has been submitted to the Arapahoe County Planning Office for consideration. Because of the possible effect of the proposed development upon your area, the case is being referred for your comment. Please examine this request and, after review, check the appropriate line and return to the Arapahoe County Planning Office on or before the date indicated above.

COMMENTS:	SIGNATURE
<input type="checkbox"/> Have NO Comments to make on the case as submitted	
<input checked="" type="checkbox"/> Have the following comments to make related to the case:	

Referral Routing Comments

Case Number/Case Name: GDP21-002, Arcadia General Development Plan
Planner: Molly Orkild-Larson

The referenced property is within the service area of the District. Water and sewer service is available subject to payment of all fees and compliance with the District's Rules and Regulations. The District generally requires a 30 ft. easement for water and sewer mains. The water and sewer mains must be separated by 10' and the water and sewer mains are situated 10' from the edge of the easement. The Easement shall be free of obstacles throughout the Easement. For existing and new easements, the Grantor shall not construct, place, plant, or allow any of the following, whether temporary or permanent, on any part of the Easement: structure, building, fence, retaining wall, overhang, street light, power pole, yard light, mail box, sign, or trash receptacle; parking or storage of vehicles, goods, or equipment; shrub, tree, woody plant, or nursery stock; or any other obstruction of any kind (collectively referred to as "Prohibited Obstructions"). Ornamental grasses are allowed in the easement. The District may, without notice to Grantor, remove any Prohibited Obstructions situated on the Easement without liability for damages and at the sole expense of the Grantor. Storm sewers and holding ponds may not be located in water and sewer main easements. Communications, electrical and gas lines may cross District water and sewer mains at a ninety-degree angle only, but may not be installed above the water and sewer mains running in the same direction. **Contact the District (303-755-4474) for design layout of water and sewer mains before getting final design approval from Arapahoe County.** Upsizing of existing water and sewer mains may be required by the developer depending on the location and size of the new development. Review the District's Rules and Regulations at ccvwater.org.

CHERRY CREEK VALLEY WATER AND SANITATION DISTRICT

**CHERRY CREEK VALLEY WATER
AND SANITATION
DISTRICT**



2325 S Wabash St Denver, CO 80231
303-755-4474 Ph 303-755-4908 Fax

MARK L. LAMPERT, Chairman
BRADLEY W. RASTALL, Vice Chairman
FREDERICK L. NORMAN, Asst Secretary/Treasurer
KENNETH F. JENSEN, Director

AVAILABILITY OF SERVICE LETTER

October 21, 2020

Arapahoe County Public Works and Development
6924 South Lima Street
Centennial CO 80112

Re: 9495 E Florida Ave
Proposed Development of approximately 13 apartment buildings with 25 units per building, 1 clubhouse, 2 irrigation taps, and about 93 paired homes (185 units)

The above referenced properties are within the service area of the District. Water and sewer service is available subject to payment of all fees and compliance with the District's Rules and Regulations. Sewer service is only available if the developer funds the increase in sewer main size from 8 inch to 10 inch for approximately 504 lineal feet in S Clinton St.

If you have any questions regarding this matter, please feel free to contact this office.

Sincerely,

CHERRY CREEK VALLEY WATER
AND SANITATION DISTRICT

A handwritten signature in black ink that reads "John R. Warford". The signature is written in a cursive, flowing style.

John R. Warford
Manager



Public Works and Development
6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650; FAX 720-874-6611

www.co.arapahoe.co.us

Planning Division
Referral Routing

Case Number / Case Name:	GDP21-002, Arcadia General Development Plan
Planner:	Molly Orkild-Larson
Engineer:	Joseph Boateng
Date sent:	July 5, 2021
Date to be returned:	July 29, 2021

Arapahoe County Agencies			Citizen's Organizations		
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<input type="checkbox"/>	Attorney / Arapahoe County	Robert Hill	<input type="checkbox"/>	CCNA-Cherry Creek Neighborhoods Ass.	
<input type="checkbox"/>	Building / Arapahoe County	Joe Richards	<input type="checkbox"/>	UACED	Janet Cook
<input checked="" type="checkbox"/>	Engineering / Arapahoe County	Joseph Boateng	<input checked="" type="checkbox"/>	Four Square Mile Neighborhood	Mark Lampert
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<input checked="" type="checkbox"/>	Planning / Arapahoe County	Molly Orkild-Larson	<input type="checkbox"/>	West Arapahoe Conservation District	Tasha Chevarria
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<input checked="" type="checkbox"/>	Zoning / Arapahoe County	Caitlyn Cahill	<input type="checkbox"/>	E-470 Authority	Peggy Davenport
Referral Agencies			<input checked="" type="checkbox"/>	RTD	
<input type="checkbox"/>	Architectural Review Committee		<input type="checkbox"/>	Airport	
<input checked="" type="checkbox"/>	Arapahoe Library District	Linda Speas	Utilities: Gas, Electric & Phone		
<input checked="" type="checkbox"/>	CGS Colorado Geological Survey-Soils	Jill Carlson	<input checked="" type="checkbox"/>	Centurylink/Phone	
<input type="checkbox"/>	City –		<input type="checkbox"/>	Conoco Phillips / Gas Pipeline	
<input type="checkbox"/>	County –				
<input checked="" type="checkbox"/>	Colorado Parks and Wildlife	Matt Martinez	<input checked="" type="checkbox"/>	XCEL	Donna George
<input type="checkbox"/>	Town		<input type="checkbox"/>	IREA	Brooks Kaufman
<input type="checkbox"/>	DRCOG		Water / Sanitation / Stormwater / Wetlands		
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<input type="checkbox"/>	Metro District		<input checked="" type="checkbox"/>	U.S. Army Corp. of Engineer	Ellison Koonce
<input checked="" type="checkbox"/>	Post Office Growth Coordinator	Jason Eddleman	<input type="checkbox"/>	Division of Water Resources	Joanne Williams
<input type="checkbox"/>	South Suburban Parks and Recreation		<input checked="" type="checkbox"/>	SEMSWA	
<input checked="" type="checkbox"/>	School District – Cherry Creek	Vicky Lisi	<input checked="" type="checkbox"/>	Mile High Flood District	
<input checked="" type="checkbox"/>	Tri-County Health Department		<input type="checkbox"/>	East End Advisory (5 sets)	
<input checked="" type="checkbox"/>	HOMEOWNER'S ASSOCIATIONS Alton Park HOA, Copperstone Condominium HOA		<input type="checkbox"/>	Colorado Department of Public Health and Environment (CDPHE)	

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COMMENTS:	SIGNATURE
<input checked="" type="checkbox"/> Have NO Comments to make on the case as submitted	<u>Jeff Sceili – Plan Reviewer – South Metro Fire Rescue</u>
<input type="checkbox"/> Have the following comments to make related to the case:	

SOUTH METRO FIRE RESCUE FIRE MARSHAL'S OFFICE



Molly Orklid-Larson, Senior Planner
Planning Division, Arapahoe County Public works and Development
6924 S Lima Street. Centennial, CO 80112
720-874-6650
Morklid-larson@arapahoegov.com

Project Name: Arcadia GDP
Project File #: **GDP21-002**
S Metro Review # REFPDP21-00155

Review date: July 6, 2021

Plan reviewer: Jeff Sceili
720-989-2244
Jeff.Sceili@southmetro.org

Project Summary: Development plan of 32.2 acres into 345 apartments and 168 paired homes.

Code Reference: 2018 Fire Code Edition, 2015 Building Code Edition

South Metro Fire Rescue (SMFR) has reviewed the above project and has conditionally approved the plans based on the following comments that must be resolved prior issuance of any permits. Applicants and Contractors are encouraged to contact SMFR regarding the applicable permit requirements for the proposed project.

COMMENTS:

1. **General Development Plan is acceptable. More specific comments will be provided as details for the site and buildings development.**



Public Works and Development
 6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650; FAX 720-874-6611
www.co.arapahoe.co.us

Planning Division
Referral Routing

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Planner:	Molly Orkild-Larson
Engineer:	Joseph Boateng
Date sent:	July 5, 2021
Date to be returned:	July 29, 2021

Arapahoe County Agencies		Citizen's Organizations	
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Referral Agencies		<input checked="" type="checkbox"/> RTD	
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<input checked="" type="checkbox"/>	Arapahoe Library District	Linda Speas	Utilities: Gas, Electric & Phone
<input checked="" type="checkbox"/>	CGS Colorado Geological Survey-Soils	Jill Carlson	<input checked="" type="checkbox"/> Centurylink/Phone
<input type="checkbox"/>	City –		<input type="checkbox"/> Conoco Phillips / Gas Pipeline
<input type="checkbox"/>	County –		
<input checked="" type="checkbox"/>	Colorado Parks and Wildlife	Matt Martinez	<input checked="" type="checkbox"/> XCEL Donna George
<input type="checkbox"/>	Town		<input type="checkbox"/> IREA Brooks Kaufman
<input type="checkbox"/>	DRCOG		Water / Sanitation / Stormwater / Wetlands
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<input checked="" type="checkbox"/>	Post Office Growth Coordinator	Jason Eddleman	<input type="checkbox"/> Division of Water Resources Joanne Williams
<input type="checkbox"/>	South Suburban Parks and Recreation		<input checked="" type="checkbox"/> SEMSWA
<input checked="" type="checkbox"/>	School District – Cherry Creek	Vicky Lisi	<input checked="" type="checkbox"/> Mile High Flood District
<input checked="" type="checkbox"/>	Tri-County Health Department		<input type="checkbox"/> East End Advisory (5 sets)
<input checked="" type="checkbox"/>	HOMEOWNER'S ASSOCIATIONS Alton Park HOA, Copperstone Condominium HOA		<input type="checkbox"/> Colorado Department of Public Health and Environment (CDPHE)

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COMMENTS:	SIGNATURE
<input checked="" type="checkbox"/> Have NO Comments to make on the case as submitted	Linda Speas, Director of Library Operations, Arapahoe Libraries
<input type="checkbox"/> Have the following comments to make related to the case:	



Public Works and Development

6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650; FAX 720-874-6611

www.co.arapahoe.co.us


Planning Division

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COMMENTS:	SIGNATURE
<input checked="" type="checkbox"/> Have NO Comments to make on the case as submitted	Mark Schutte  , MHFD
<input type="checkbox"/> Have the following comments to make related to the case:	

This letter is in response to the request for our comments concerning the referenced project. We have reviewed this proposal only as it relates to maintenance eligibility of major drainage features, in this case:

- Fairmount Tributary

We have the following comments to offer:

- 1) Because the site discharges to existing storm sewer facilities and the storm sewer improvements proposed in the 2015 MDP will not be installed with this project, there are no maintenance eligible features associated with the site as flows leaving the site are sent into an existing storm sewer. We have no comment.

We appreciate the opportunity to review this proposal. Please feel free to contact me with any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Schutte', with a stylized flourish at the end.

Mark Schutte, P.E., CFM
Project Engineer, Sand Creek
Mile High Flood District



Public Works and Development
 6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650; FAX 720-874-6611
www.co.arapahoe.co.us

Planning Division
Referral Routing

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<input checked="" type="checkbox"/>	Tri-County Health Department		<input type="checkbox"/> East End Advisory (5 sets)
<input checked="" type="checkbox"/>	HOMEOWNER'S ASSOCIATIONS Alton Park HOA, Copperstone Condominium HOA		<input type="checkbox"/> Colorado Department of Public Health and Environment (CDPHE)

The enclosed case has been submitted to the Arapahoe County Planning Office for consideration. Because of the possible effect of the proposed development upon your area, the case is being referred for your comment. Please examine this request and, after review, check the appropriate line and return to the Arapahoe County Planning Office on or before the date indicated above.

COMMENTS:	SIGNATURE
<input type="checkbox"/> Have NO Comments to make on the case as submitted	<u>Roger Harvey – Arapahoe County Open Spaces</u>
<input checked="" type="checkbox"/> Have the following comments to make related to the case:	

Open Spaces has reviewed the GDP for Acadia Development Plan. Open Spaces and Acadia Developer have a preliminary verbal agreement, now working on drafting a formal written agreement to design, build and dedicate a new park to Arapahoe County Open Spaces as part of the development. The General Development Plan is following earlier draft development plans provided to Open Spaces. Open Spaces has no comments and agrees with GDP.

Roger Harvey
Planning Administrator.

Molly Orkild-Larson

From: Clayton Woodruff <Clayton.Woodruff@RTD-Denver.com>
Sent: Thursday, July 22, 2021 8:07 AM
To: Molly Orkild-Larson
Cc: Joseph Boateng
Subject: RE: Arcadia General Development Plan (GDP21-002)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Molly,

I am sorry I do have one comment there is an existing bus stop in the development that when the plans are more developed we will have a stop in the limits of the development that will need to be included

Thanks,



C. Scott Woodruff

Engineer III

Regional Transportation District
1560 Broadway, Suite 700, FAS-73 | Denver, CO 80202

o 303.299.2943 | m 303-720-2025
clayton.woodruff@rtd-denver.com

From: Molly Orkild-Larson <MOrkild-Larson@arapahoegov.com>
Sent: Monday, July 05, 2021 12:07 PM
To: Molly Orkild-Larson <MOrkild-Larson@arapahoegov.com>
Cc: Joseph Boateng <JBoateng@arapahoegov.com>
Subject: Arcadia General Development Plan (GDP21-002)

Dear All:

The applicant has submitted to Arapahoe County a General Development Plan (GDP) application proposing 345 to rent apartments, 168 paired-homes and a five acre park on 32.2 acres at the corner of S. Alton Street and E. Florida Avenue. The GDP application establishes the zoning and design standards (maximum building height, setbacks, etc.) for the property. Property access, street and trail connectivity, water, sewer, stormwater general layouts and conformance with the Comprehensive Plan are also reviewed under the GDP.

Please review the material submitted for this application by going

to: <https://citizenaccess.arapahoegov.com/citizenaccess/urlrouting.aspx?type=1000&Module=Planning&capID1=21CAP&capID2=00000&capID3=002TX&agencycode=Arapahoe>

Click on "Record Info" and then click on "Attachments" Please contact me if you have any questions or problems with the above the link.

A Referral Routing sheet has also been attached for your comments. Please provide your comments on or before July 29, 2021.



Public Works and Development
 6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650; FAX 720-874-6611
www.co.arapahoe.co.us

Planning Division
Referral Routing

Case Number / Case Name:	GDP21-002, Arcadia General Development Plan
Planner:	Molly Orkild-Larson
Engineer:	Joseph Boateng
Date sent:	July 5, 2021
Date to be returned:	July 29, 2021

Arapahoe County Agencies		Citizen's Organizations	
<input checked="" type="checkbox"/>	Assessor / Arapahoe County (Residential)	Karen Hart	
<input type="checkbox"/>	Attorney / Arapahoe County	Robert Hill	<input type="checkbox"/> CCNA-Cherry Creek Neighborhoods Ass.
<input type="checkbox"/>	Building / Arapahoe County	Joe Richards	<input type="checkbox"/> UACED Janet Cook
<input checked="" type="checkbox"/>	Engineering / Arapahoe County	Joseph Boateng	<input checked="" type="checkbox"/> Four Square Mile Neighborhood Mark Lampert
<input checked="" type="checkbox"/>	Mapping / Arapahoe County	Karen Kennedy	<input type="checkbox"/> South Metro Chamber of Commerce
<input type="checkbox"/>	Oil & Gas / Arapahoe County	Diane Kocis	Conservation District
<input checked="" type="checkbox"/>	Open Space / Arapahoe County	Roger Harvey	<input type="checkbox"/> Deer Trail Conservation District
<input checked="" type="checkbox"/>	Planning / Arapahoe County	Molly Orkild-Larson	<input type="checkbox"/> West Arapahoe Conservation District Tasha Chevarria
<input checked="" type="checkbox"/>	Sheriff / Arapahoe County	1 to Scott Sickafoose 1 to Glenn Thompson	Transportation
<input type="checkbox"/>	Weed Control / Arapahoe County	Russell Johnson	<input type="checkbox"/> CDOT / State Highway Dept- Region 1 Richard Solomon
<input checked="" type="checkbox"/>	Zoning / Arapahoe County	Caitlyn Cahill	<input type="checkbox"/> E-470 Authority Peggy Davenport
Referral Agencies		<input checked="" type="checkbox"/> RTD	
<input type="checkbox"/>	Architectural Review Committee	<input type="checkbox"/> Airport	
<input checked="" type="checkbox"/>	Arapahoe Library District	Linda Speas	Utilities: Gas, Electric & Phone
<input checked="" type="checkbox"/>	CGS Colorado Geological Survey-Soils	Jill Carlson	<input checked="" type="checkbox"/> Centurylink/Phone
<input type="checkbox"/>	City –		<input type="checkbox"/> Conoco Phillips / Gas Pipeline
<input type="checkbox"/>	County –		
<input checked="" type="checkbox"/>	Colorado Parks and Wildlife	Matt Martinez	<input checked="" type="checkbox"/> XCEL Donna George
<input type="checkbox"/>	Town		<input type="checkbox"/> IREA Brooks Kaufman
<input type="checkbox"/>	DRCOG		Water / Sanitation / Stormwater / Wetlands
<input checked="" type="checkbox"/>	South Metro Fire District		<input checked="" type="checkbox"/> Cherry Creek Valley Water Sanitation District
<input type="checkbox"/>	Metro District		<input checked="" type="checkbox"/> U.S. Army Corp. of Engineer Ellison Koonce
<input checked="" type="checkbox"/>	Post Office Growth Coordinator	Jason Eddleman	<input type="checkbox"/> Division of Water Resources Joanne Williams
<input type="checkbox"/>	South Suburban Parks and Recreation		<input checked="" type="checkbox"/> SEMSWA
<input checked="" type="checkbox"/>	School District – Cherry Creek	Vicky Lisi	<input checked="" type="checkbox"/> Mile High Flood District
<input checked="" type="checkbox"/>	Tri-County Health Department		<input type="checkbox"/> East End Advisory (5 sets)
<input checked="" type="checkbox"/>	HOMEOWNER'S ASSOCIATIONS Alton Park HOA, Copperstone Condominium HOA		<input type="checkbox"/> Colorado Department of Public Health and Environment (CDPHE)

The enclosed case has been submitted to the Arapahoe County Planning Office for consideration. Because of the possible effect of the proposed development upon your area, the case is being referred for your comment. Please examine this request and, after review, check the appropriate line and return to the Arapahoe County Planning Office on or before the date indicated above.

COMMENTS:	SIGNATURE
<input type="checkbox"/> Have NO Comments to make on the case as submitted	
<input checked="" type="checkbox"/> Have the following comments to make related to the case:	<i>Vicky Lisi</i> Cherry Creek School District Vicky Lisi



Vicky Lisi
 Director, Planning & Enrollment

Auxiliary Services Center
 4850 S. Yosemite Street
 Greenwood Village, CO 80111
 720.554.4244
 vlisi@cherrycreekschools.org

July 6, 2021

Kyle Henderson
 DHI Communities
kjhenderson@drhorton.com

Molly Orkild-Larson
 Arapahoe County Planning Division
 6924 S Lima St
 Centennial, CO 80112

Subject: Arcadia GDP at The Potter’s House
 Case Number: GDP21-002
 Proposed Development – **345 Apartments & 168 Paired Homes**

To Whom it May Concern:

Cherry Creek School District No. 5 has reviewed the information provided by Arapahoe County regarding the specific development plan for the Arcadia project and will provide educational services to the future residents of this project. Students from this project are within the current boundaries of Village East Elementary School, Prairie Middle School, and Overland High School. Boundaries are subject to change when necessary to promote the efficient utilization of school facilities.

Utilizing the Arapahoe County Land Development Code, the land dedication calculation for the school district would be **3.3391 acres** or the appropriate cash-in-lieu fee. The student generation worksheet is included below.

**Cherry Creek School District #5
 Planning & Enrollment**

Student Generation Worksheet - Arapahoe County

Project Name:	Arcadia GDP
Developer/Contact Person:	DHI Communities - Kyle Henderson
Submitted for Review:	7/5/2021
Total Project Acreage:	29.79 AC
Maximum Dwelling Units:	513
Dwelling Units/Acre	17.2205438
Acres per child	0.026

Residential Density	#D.U.s	Student Generation per DU	Students Generated	Land Calculation
0.0 - 7.49 du/ac		0.775	0	0.000000
7.5 - 14.99 du/ac	168	0.364	61	1.589952
15.00 or more du/ac	345	0.195	67	1.749150
Totals	513		128	3.3391

In order to fairly evaluate the cash-in-lieu of land dedication, the district will use the Appraisal Method to determine the fair market value as outlined in the Arapahoe County Land Development Code 14-111.05.02 B.1.

Thank you for the opportunity to review this proposal. Should you need additional information from Cherry Creek Schools, please feel free to contact me.

Sincerely,

Vicky Lisi

Vicky Lisi
Director, Planning & Enrollment

Cc: Scott Smith – CCSD Chief Operating Officer
David Henderson – CCSD Deputy Chief of Operations



Public Works and Development

6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650; FAX 720-874-6611

www.co.arapahoe.co.us

Planning Division

Referral Routing

Case Number / Case Name:	GDP21-002, Arcadia General Development Plan
Planner:	Molly Orkild-Larson
Engineer:	Joseph Boateng
Date sent:	July 5, 2021
Date to be returned:	July 29, 2021

Arapahoe County Agencies		Citizen's Organizations	
<input checked="" type="checkbox"/>	Assessor / Arapahoe County (Residential)	Karen Hart	
<input type="checkbox"/>	Attorney / Arapahoe County	Robert Hill	<input type="checkbox"/> CCNA-Cherry Creek Neighborhoods Ass.
<input type="checkbox"/>	Building / Arapahoe County	Joe Richards	<input type="checkbox"/> UACED Janet Cook
<input checked="" type="checkbox"/>	Engineering / Arapahoe County	Joseph Boateng	<input checked="" type="checkbox"/> Four Square Mile Neighborhood Mark Lampert
<input checked="" type="checkbox"/>	Mapping / Arapahoe County	Karen Kennedy	<input type="checkbox"/> South Metro Chamber of Commerce
<input type="checkbox"/>	Oil & Gas / Arapahoe County	Diane Kocis	Conservation District
<input checked="" type="checkbox"/>	Open Space / Arapahoe County	Roger Harvey	<input type="checkbox"/> Deer Trail Conservation District
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<input checked="" type="checkbox"/>	Sheriff / Arapahoe County	1 to Scott Sickafoose 1 to Glenn Thompson	Transportation
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<input checked="" type="checkbox"/>	Zoning / Arapahoe County	Caitlyn Cahill	<input type="checkbox"/> E-470 Authority Peggy Davenport
Referral Agencies		<input checked="" type="checkbox"/> RTD	
<input type="checkbox"/>	Architectural Review Committee		<input type="checkbox"/> Airport
<input checked="" type="checkbox"/>	Arapahoe Library District	Linda Speas	Utilities: Gas, Electric & Phone
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<input checked="" type="checkbox"/>	Colorado Parks and Wildlife	Matt Martinez	<input checked="" type="checkbox"/> XCEL Donna George
<input type="checkbox"/>	Town		<input type="checkbox"/> IREA Brooks Kaufman
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<input checked="" type="checkbox"/>	South Metro Fire District		<input checked="" type="checkbox"/> Cherry Creek Valley Water Sanitation District
<input type="checkbox"/>	Metro District		<input checked="" type="checkbox"/> U.S. Army Corp. of Engineer Ellison Koonce
<input checked="" type="checkbox"/>	Post Office Growth Coordinator	Jason Eddleman	<input type="checkbox"/> Division of Water Resources Joanne Williams
<input type="checkbox"/>	South Suburban Parks and Recreation		<input checked="" type="checkbox"/> SEMSWA
<input checked="" type="checkbox"/>	School District – Cherry Creek	Vicky Lisi	<input checked="" type="checkbox"/> Mile High Flood District
<input checked="" type="checkbox"/>	Tri-County Health Department		<input type="checkbox"/> East End Advisory (5 sets)
<input checked="" type="checkbox"/>	HOMEOWNER'S ASSOCIATIONS Alton Park HOA, Copperstone Condominium HOA		<input type="checkbox"/> Colorado Department of Public Health and Environment (CDPHE)

The enclosed case has been submitted to the Arapahoe County Planning Office for consideration. Because of the possible effect of the proposed development upon your area, the case is being referred for your comment. Please examine this request and, after review, check the appropriate line and return to the Arapahoe County Planning Office on or before the date indicated above.

COMMENTS:	SIGNATURE
<input checked="" type="checkbox"/> Have NO Comments to make on the case as submitted	Glenn Thompson, Bureau Chief, Arapahoe County Sheriff's Office
<input type="checkbox"/> Have the following comments to make related to the case:	



July 29, 2021

Molly Orkild-Larson
Arapahoe County Public Works and Development
6924 S. Lima Street
Centennial, CO 80112

RE: Arcadia General Development Plan, GDP-21-002
TCHD Case No. 7080

Dear Ms. Orkild-Larson,

Thank you for the opportunity to review and comment on the General Development Plan for the proposed 345-unit apartment, 168 paired-homes and a five-acre park on 32.2 acres located at the corner of South Alton Street and East Florida Avenue. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

Building Demolition

Fugitive Dust, Lead, and Asbestos

The application indicates that the existing building on the site will be demolished.

The Colorado Department of Public Health and Environment Air Pollution Control Division (APCD) regulates air emissions. State air quality regulations require that precautions be taken prior to demolition of buildings to evaluate the presence of asbestos fibers that may present a health risk. If asbestos is present, actions must be taken to prevent their release into the environment. State regulations also address control of ozone depleting compounds (chlorofluorocarbons) that may be contained in air conditioning or refrigerating equipment. The applicant shall contact the APCD at (303) 692-3100 for more information. Additional information is available at <http://www.cdphe.state.co.us/ap/asbestos>.

Buildings constructed prior to 1978 may contain lead paint. Environmental Protection Agency's (EPA) 2008 Lead-Based Paint Renovation, Repair and Painting (RRP) Rule (as amended in 2010 and 2011), aims to protect the public from lead-based paint hazards associated with renovation, repair and painting activities. These activities can create hazardous lead dust when surfaces with lead paint, even from many decades ago, are disturbed. More information can be found here <https://www.epa.gov/lead/lead-renovation-repair-and-painting-program-rules> and <https://www.epa.gov/lead>. The applicant may contact, and the Environmental Protection Agency EPA at 1-800-424-5323 for more information.

Community design to support walking and bicycling

Because chronic diseases related to physical inactivity and obesity now rank among the country's greatest public health risks, TCHD encourages community designs that make it easy for people to include regular physical activity, such as walking and bicycling, in their daily routines. Because research shows that the way we design our communities can encourage regular physical activity, TCHD strongly supports community plans that incorporate pedestrian and bicycle amenities that support the use of a broader pedestrian and bicycle network. Increasing multi-modal transportation has additional co-benefits including improved air quality, which can reduce contributions to climate change and exposure to pollutants associated with a number of health problems including asthma, lung cancer, and heart disease.

In order to promote walking and bicycling through this development, TCHD encourages the applicant to consider the inclusion of the following as they design the community.

- A system of sidewalks, bike paths and open space trail networks that are well-designed and well-lit, safe, and attractive so as to promote bicycle and pedestrian use.
- Bicycle and pedestrian networks that provide direct connections between destinations in and adjacent to the community.
- Where public transportation systems exist, direct pedestrian access should be provided to increase transit use and reduce unnecessary vehicle trips, and related vehicle emissions. The pedestrian/bicycle networks should be integrated with the existing and future transit plans for the area.
- Streets that are designed to be pedestrian/bike friendly and to reduce vehicle and pedestrian/bicycle fatalities.
- Bicycle facilities and racks are provided in convenient locations.

Community Design to Support Community Connection

The way communities are designed can influence mental health and social connections. By providing community amenities, social interaction is supported and residents can build social capital which has known positive health effects. The incorporation of features like landscaping and green space can also reduce stress and promote positive psychological benefits. Because of this, TCHD encourages community designs that incorporate green space and common areas. We strongly support the plans to include community amenities such as open space and recreation facilities for residents.

Multi-Family Design

Social connections and trust can have positive health benefits. The way we design multi-family housing can help build social capital, foster a sense of security, and promote positive well-being. TCHD recommends exploring the following:

- Create shared common spaces and amenities such as community gardens, bike repair stations, or active hallways so that residents can interact on a daily basis.
- Design common outdoor spaces so residents can easily view them from their homes.
- Avoid dark or leftover spaces.

Access to nature can also influence mental health and social capital. Providing nature at a variety of scales and locating windows where residents can view natural features can help residents feel more connected with nature.

Radon

Radon is a naturally occurring radioactive gas that is present at high levels in all parts of Colorado due to the presence of uranium in the soil. Radon can enter homes and long-term exposure causes lung cancer. In order to prevent radon from infiltrating the home, TCHD recommends designing new homes so that they are radon resistant. This includes laying a barrier beneath the flooring system, installing a gas-tight venting pipe from the gravel level through the roof, and sealing and caulking the foundation thoroughly. More information regarding radon and radon-resistant construction techniques can be found here: <https://www.epa.gov/radon/building-new-home-have-you-considered-radon>.

Mosquito Control - Stormwater Facilities

The site plan indicates that a detention pond is proposed. Detention ponds can become sites for mosquito breeding. To reduce the potential for human exposures to West Nile and other mosquito-borne viruses, TCHD recommends that the applicant prepare a mosquito control plan. Elements of the plan should include proper design, construction and regular inspection and maintenance of stormwater quality facilities, and mosquito larvaciding if the insects become a problem. The applicant may submit the mosquito control plan to TCHD for review. More information is available here <http://www.tchd.org/276/Mosquitoes-West-Nile-Virus>. A guidance document is attached.

Please feel free to contact me at 720-200-1537 or pmoua@tchd.org if you have any questions about TCHD's comments.

Sincerely,



Pang Moua, MPP

Arcadia General Development Plan
July 29, 2021
Page 4 of 6

Land Use and Built Environment Specialist

cc: Sheila Lynch, Dylan Garrison, TCHD

Tri-County Health Department Guidance for Preparation of Mosquito Control Plan

A Mosquito Control Plan should contain the following elements:

1. Designation of a management entity
This is the entity with authority/responsibility for implementing the plan. Typically, this will be a Special District or a Homeowners Association. If this is the case, the applicant shall submit a copy of the organizational Service Plan, by-laws or other legal document providing the authority for mosquito control. If the entity is the developer, this should be noted.
2. Funding mechanism
A method needs to be put in place to finance the program. This could be a commitment for the Service District, HOA or developer to include adequate funds for the activities as part of its annual budgeting process, or a plan by the District or HOA to assess an annual fee on residents in the subject service area, or to fund the program in some other way, per its legal authority as noted in #1.
3. Activities that will be undertaken to prevent mosquito breeding conditions
This section places emphasis on the proper design, construction, operation and maintenance of stormwater facilities to prevent mosquitoes from breeding. In most instances, it is nothing different than is already required by the County and Volume 3 of the Urban Drainage and Flood Control District's (UDFCD) Urban Storm Drainage Criteria Manual for flood control and stormwater quality. The literature on this subject, supported by local field experience, suggests that if stormwater facilities are well-designed, built to specification, and regularly inspected and maintained to meet operating standards, stormwater facilities that are designed to completely drain in 72 hours or less are likely to do so and to prevent mosquito breeding conditions.

The likelihood or extent of mosquito breeding can also be reduced through the proper design, construction and inspection/maintenance of retention ponds or constructed wetlands that are intended to hold permanent water pools.

We have found that at the time of construction of stormwater facilities, there is often little thought given to continuity of maintenance. Requiring the applicant to think through the tasks that need to be accomplished from design through operation, who will be responsible for tasks in each phase, and a schedule for their accomplishment increases the probability that these tasks will be completed.

Ideally, before getting to this point, the applicant will have considered stormwater facility options that do not rely on extended retention or detention of stormwater without flushing over a period of 2-3 days; e.g. grass swales, porous pavements, landscape detention, reducing directly connecting impervious areas to increase infiltration. This would be coordinated through and in compliance with the requirements of the County's Engineering and/or Stormwater sections.

Suggested elements in this section include the following:

- Design review – Qualified personnel review construction plans and conduct field investigation to ensure construction per specifications of UDFCD Volume 3 and County criteria.
- Operation and maintenance activities:
This should identify who will conduct these activities (e.g., staff or contractor), and a schedule or trigger point for doing each task. Again, the UDFCD's Vol. 3 contains minimum operation and maintenance activities. If staff are to be used, this section should note if they will need training and how they will receive it.
- Regular inspections:
Facilities that are found to retain water should be inspected regularly to ensure that no mosquito larvae are present. Facilities should be inspected once a week beginning in April and continuing through September.
- Larvacide program:
Even if inspections do not reveal larvae, a larvaciding program should be established as a preventive measure at the same time that the inspection program begins (generally May) and continue through September. Some mosquitoes lay their eggs in mud, and when rain falls later, they can hatch and present a problem. Larvacide should be applied at the recommended rate and frequency specified by the product manufacturer. Mosquito control products can be found by doing a search on the internet. Natural control of mosquito larva can be very effective is done properly. Consult the Colorado Department of Wildlife, Fisheries Division, for consultation on proper stocking of ponds with fish that will effectively control mosquito larvae.

For Technical Assistance - Contact Janine Runfola, Tri-County Health Department's mosquito control specialist, if you have any questions about any elements of the mosquito control program. Ms. Runfola is in Tri-County's Aurora office; she can be reached by phone at 303-363-3064, or by e-mail at jrunfola@tchd.org.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

July 29, 2021

Arapahoe County Public Works and Development
6924 South Lima Street
Centennial, CO 80112

Attn: Molly Orkild-Larson

Re: Arcadia GDP, Case # GDP21-002

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the general development plan for **Arcadia**. Please note that the section-township-range as shown on the plans appears to be incorrect.

For future planning and to ensure that adequate utility easements are available within this development and per state statutes, Public Service Company will be requesting the following dry utility easements, depending on the type of lot:

- 6-feet wide for natural gas facilities with a minimum 5-foot clearance from any structure and where there is drivable pavement with space for service truck access (8-feet wide, 6-inches thick with plowing in snowy conditions within for-sale single-family lots
- 8-feet wide for electric facilities including space for transformers, pedestals, and cabling within for-sale single-family lots
- if natural gas and electric are within the same trench, a 10-foot wide utility easement is required, not to overlap any wet utility easement
- 10-foot wide dry utility easements around the perimeter of any lots for commercial/retail or apartment-type uses, particularly abutting all public rights-of-way
- bear in mind that these utility easements must have 5-feet of separation from gravity-fed wet utilities and 10-feet of separation from forced-fed water utilities

Space consideration must also be given to locate pad mount transformers and pedestals.

Please be aware PSCo owns and operates existing natural gas and electric distribution and service facilities within the subject property. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or *modification* to existing facilities including relocation and/or removal via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements *will* need to be acquired by separate document for new facilities (i.e. transformers) – be sure to contact the Designer and request that they connect with a Right-of-Way Agent.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

Molly Orkild-Larson

From: Jan Yeckes
Sent: Friday, May 28, 2021 8:13 AM
To: Rebecca Bochmann
Cc: Molly Orkild-Larson
Subject: RE: Potter House Land Should be A PARK!

Thanks for your comments, David and Rebecca. I am copying Molly Orkild-Larson, Senior Planner, who is working with the prospective applicant.

Jan Yeckes, Planning Division Manager
ARAPAHOE COUNTY (CO)
PUBLIC WORKS AND DEVELOPMENT
6924 S. Lima St., Centennial CO 80112
720-874-6655 Direct | 720-874-6650 Planning | Relay Colorado 711
jyeckes@arapahoegov.com
www.arapahoegov.com

Please note that the Public Works and Development Department is open to the public by appointment only. Our staff members are happy to get back to you and can be reached through our Planning on Call service (planning@arapahoegov.com, 720-874-6650) and Zoning on Call (zoning@arapahoegov.com, 720-874-6711). If contacting us by telephone, please do leave a message, as our staff may already be on a call; we are happy to call you back. Many services are also available online: [Planning and Land Development | Arapahoe County, CO - Official Website \(arapahoegov.com\)](http://www.arapahoegov.com).

From: Rebecca Bochmann <buffnboch@msn.com>
Sent: Thursday, May 27, 2021 3:40 PM
To: Jan Yeckes <JYeckes@arapahoegov.com>
Subject: Potter House Land Should be A PARK!

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon, Jan;

With Potter's House land being for sale, I fear MORE unnecessary apartments/condos will be built (there are so many in the area already!).

We need more open space - Denver/Arapahoe County is becoming too congested.

I would like for the space to be utilized for much needed open space/park for that area.

thank you,

David and Rebecca Bochmann

Alton Park Residents 1280 S. Akron Ct, Denver, CO 80247

Molly Orkild-Larson

From: Michelle Brier <michelb75@yahoo.com>
Sent: Friday, June 04, 2021 3:01 PM
To: Molly Orkild-Larson; Jan Yeckes
Subject: Potters House Redevelopment

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am a resident at 9771 East Arkansas Place, Aurora 80247 and I'm writing to express my concern about the planned development on the Potter's House property. I opposed the plan as it stands. This influx of hundreds, if not thousands, of additional people to the area will bring too much traffic to an area I don't think can handle it. If you must build housing, my vote is to build less housing, and build a recreation center and have a park. I know this planned development is mostly motivated by greed and money, but you must also look at the unintended consequences of bringing that many residents to an area of this size.

Thanks for letting me share.

Michelle Brier
917-363-4123

Molly Orkild-Larson

From: Michelle Brier <michelb75@yahoo.com>
Sent: Monday, June 07, 2021 1:00 PM
To: Molly Orkild-Larson; Jan Yeckes
Cc: Planning; Phil Workman
Subject: Re: Potters House Redevelopment

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks Jan. Molly emailed me last week. Actually the meeting took place last evening and I participated. I have concerns about yet another apartment complex being placed in this area. In a two mile radius of the Potters House site there are at least a dozen apartment complexes. Also, according to the speakers last night the owner/seller of the Potters House wanted to see single family homes on that plot of land but yet it's only paired homes and apartments. Why not build single family homes in place of those apartments? Where else can I register my thoughts?

Michelle

On Monday, June 7, 2021, 12:51:05 PM MDT, Jan Yeckes <jyeckes@arapahoegov.com> wrote:

Ms. Brier, are you aware of the neighborhood Zoom meeting the developer scheduled on this proposed project this evening? Molly is out this week, but she sent me a copy of the meeting notice. I am away from my office for a while, but can send it to you later if you did not receive it. The meeting is at 5:30 pm, Monday, June 6:

Neighborhood outreach will be conducted on the referenced application virtually at:

Time: 5:30pm – 7:00pm

Date: June 06, 2021

Location: Virtual Zoom Link www.t.ly/m2rX

Call In Option: +1(253)215-8782|Meeting ID 874 5515 8896#

As a neighboring landowner and member of the public you are encouraged to participate in this neighborhood outreach. For more information about this application, contact The Pachner company at jasper@thepachnercompany.com or 303.825.1671.

Jan Yeckes, Planning Division Manager
Public Works and Development
ARAPAHOE COUNTY (Colorado)
6924 S Lima St | Centennial CO 80112
720-874-6655 direct | 720-874-6650 Planning
jyeckes@arapahoegov.com
www.arapahoegov.com

From: Michelle Brier <michelb75@yahoo.com>
Sent: Friday, June 4, 2021 3:00:49 PM
To: Molly Orkild-Larson <MOrkild-Larson@arapahoegov.com>; Jan Yeckes <JYeckes@arapahoegov.com>
Subject: Potters House Redevelopment

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am a resident at 9771 East Arkansas Place, Aurora 80247 and I'm writing to express my concern about the planned development on the Potter's House property. I opposed the plan as it stands. This influx of hundreds, if not thousands, of additional people to the area will bring too much traffic to an area I don't think can handle it. If you must build housing, my vote is to build less housing, and build a recreation center and have a park. I know this planned development is mostly motivated by greed and money, but you must also look at the unintended consequences of bringing that many residents to an area of this size.

Thanks for letting me share.

Michelle Brier
917-363-4123

Molly Orkild-Larson

From: Michelle Lantz
Sent: Friday, June 18, 2021 12:22 PM
To: Molly Orkild-Larson
Cc: Planning
Subject: FW: Case Q20-095

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Molly,

Zoning received the below inquiry for Potters House Church Q20-095. I have copied Planning in case this is Molly's flex Friday, thank you!

Michelle Lantz | Arapahoe County Zoning
Public Works and Development
6924 S. Lima Street | Centennial, CO 80112
720-874-6711 | www.ArapahoeGov.com

-----Original Message-----

From: Jerry L Cox <jerrylcox@me.com>
Sent: Friday, June 18, 2021 12:01 PM
To: Zoning <Zoning2@arapahoecounty365.onmicrosoft.com>
Subject: Case Q20-095

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi There:

I'm looking to get information on what sort of rezoning is involved with Case Q20-095?

What the current zoning is? What the rezoning would change that to? What the rezoning potentially means for the property? What potential impact the rezoning would have to the surrounding communities?

Take care,
Jerry

Molly Orkild-Larson

From: Anthony Csargo <anthony.csargo@gmail.com>
Sent: Monday, July 19, 2021 4:05 PM
To: Molly Orkild-Larson
Subject: Fwd: proposed new build replacing the Potter's House

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi there,

I am a homeowner in Alton Park and have been since December of 2013. I watched the video about the proposal and it's unfortunate that this is the plan. 5 acres of park with the addition of 513 homes. My biggest gripe about this area before was not enough parks and no new retail in the area. Now that Willow Point Townhomes were added, High Line Pointe Apartments were built, new homes at Mississippi and Dayton were added and even more homes at Florida and Dayton were built, this area is no longer a desirable place to live. New townhomes and a massive apartment building are also being built just north of Mississippi on Valentia and even more towards Lowry. New apartments were just completed at Iliff and Yosemite. Adding 513 homes and 2,000 more people boarding Alton Park makes this area suck even more. Making the space a park is what is needed. I am hoping this proposal gets rejected but I'm certain that it won't be because of the amount of money involved. Traffic on S Alton St has increased substantially since 2013 and parking on the street is already a problem, Thanks for the video, email, and the added motivation to finally flee this area!

Tony

Molly Orkild-Larson

From: Anthony Csargo <anthony.csargo@gmail.com>
Sent: Monday, July 19, 2021 4:39 PM
To: Molly Orkild-Larson
Cc: phil@thepachnercompany.com
Subject: Fwd: proposed new build replacing the Potter's House

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks for the response! The ONLY addition to this area has been homes and people. The other thing to consider is the families moving into this area have more kids than average. The Costco on Florida and Havana says it all. It is busy every hour of every day and after 4pm on any given day, it's not even worth it to shop there. This isn't going to complement the community, it will just further congest it. Honestly, we have wanted to move out of this area for the last couple of years and if we weren't in a runaway housing market going up 2% every month it would be easier to move. We are hoping for a correction long before this project gets completed. Thanks once again for the video and the warning. It will be interesting to see how other homeowners respond.

Tony

On Mon, Jul 19, 2021 at 4:19 PM Phil Workman <phil@thepachnercompany.com> wrote:

Thank you for your comments. We are proud of our work with Arapahoe County to provide additional community park land and we know a residential development that will enhance the area. Ideally, the addition of residents will encourage a greater array of retail opportunities in the area - along Havana and E Mississippi especially. I do hope you give us a chance to provide a great complement to the community - and welcome your comments at any time.

thanks and have a great day.

On Mon, Jul 19, 2021 at 4:03 PM Anthony Csargo <anthony.csargo@gmail.com> wrote:

Hi there,

I am a homeowner in Alton Park and have been since December of 2013. I watched the video about the proposal and it's unfortunate that this is the plan. 5 acres of park with the addition of 513 homes. My biggest gripe about this area before was not enough parks and no new retail in the area. Now that Willow Point Townhomes were added, High Line Pointe Apartments were built, new homes at Mississippi and Dayton were added and even more homes at Florida and Dayton were built, this area is no longer a desirable place to live. New townhomes and a massive apartment building are also being built just north of Mississippi on Valentia and even more towards Lowry. New apartments were just completed at Iliff and Yosemite. Adding 513 homes and 2,000 more people boarding Alton Park makes this area suck even more. Making the space a park is what is needed. I am hoping this proposal gets rejected but I'm certain that it won't be because of the amount of money involved. Traffic on S Alton St has increased substantially since 2013 and parking on the street is already a problem, Thanks for the video, email, and the added motivation to finally flee this area!

Tony

--

Phil Workman

The Pachner Company

(303) 825 - 1671

phil@thepachnercompany.com

www.thepachnercompany.com

Molly Orkild-Larson

From: Jan Yeckes
Sent: Friday, May 28, 2021 8:11 AM
To: Paul Deger
Cc: Molly Orkild-Larson
Subject: RE: Potters Church development

Thanks for your comments, Paul. I am copying Molly Orkild-Larson, Senior Planner, who is working with the prospective applicant.

From: Paul Deger <pauldeger@gmail.com>
Sent: Thursday, May 27, 2021 11:08 PM
To: Jan Yeckes <JYeckes@arapahoegov.com>
Subject: Fwd: Potters Church development

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

~~~~~  
Find some reason to smile and laugh today.  
Better yet - be the reason someone else smiles and laughs today!

Begin forwarded message:

**From:** Paul Deger <[pauldeger@gmail.com](mailto:pauldeger@gmail.com)>  
**Date:** May 27, 2021 at 11:06:33 PM MDT  
**To:** [jyeckes@arapahoecounty.gov](mailto:jyeckes@arapahoecounty.gov)  
**Subject:** Potters Church development

Dear Jan,

I am writing to share my opinion on the change of use of Potters Church land. We have lived in this area for 21 years and seen the explosion of apartments and townhomes fill all the vacant space where high density residential already existed.

I believe a better option is mixed usage with small business retail and restaurants and residential that would encourage more bike and foot traffic as well as park space.

Thank you,  
Paul Deger  
9635 E. Kansas Circle

~~~~~  
Find some reason to smile and laugh today.
Better yet - be the reason someone else smiles and laughs today!

Molly Orkild-Larson

From: Rebecca Revoal Green <revoalbj@gmail.com>
Sent: Friday, June 18, 2021 8:19 AM
To: Molly Orkild-Larson
Subject: Potter's House project

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Molly,

I understand that you are working on the Potter's House project and wanted to take a moment to ask that you visit the surrounding area to inspire a design that would meet many needs. I live in the Alton Park neighborhood and we know this area is missing a few communal spaces that would be so beneficial. We would love to have a park in the space that can be a multi use option-children, dogs, a track for the many elders who live in the area and have been walking around the Potter's House parking lot for years. A rec center of sorts or community space in addition to the inevitable housing would be welcome.

Thank you so much for your time!

-Rebecca Green
3039074234
Revoalbj@gmail.com

Sent from my iPhone

Molly Orkild-Larson

From: Jan Yeckes
Sent: Friday, May 28, 2021 8:14 AM
To: Bonnie Gregory
Cc: Molly Orkild-Larson
Subject: RE: Potter's Church Property

Thanks for your comments, Bonnie. I am copying Molly Orkild-Larson, Senior Planner, who is working with the prospective applicant.

Jan Yeckes, Planning Division Manager
ARAPAHOE COUNTY (CO)
PUBLIC WORKS AND DEVELOPMENT
6924 S. Lima St., Centennial CO 80112
720-874-6655 Direct | 720-874-6650 Planning | Relay Colorado 711 jyeckes@arapahoegov.com www.arapahoegov.com

Please note that the Public Works and Development Department is open to the public by appointment only. Our staff members are happy to get back to you and can be reached through our Planning on Call service (planning@arapahoegov.com, 720-874-6650) and Zoning on Call (zoning@arapahoegov.com, 720-874-6711). If contacting us by telephone, please do leave a message, as our staff may already be on a call; we are happy to call you back. Many services are also available online: Planning and Land Development | Arapahoe County, CO - Official Website (arapahoegov.com).

-----Original Message-----

From: Bonnie Gregory <bgregory45@comcast.net>
Sent: Thursday, May 27, 2021 3:19 PM
To: Jan Yeckes <JYeckes@arapahoegov.com>
Subject: Potter's Church Property

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

How nice it would be to see this property developed as a park & open space for the many families who live in the area. We are overwhelmed by the number of apartments/ condos in the area. It is time to give some sanity back to the community, and open space would do just that.

Bonnie Gregory
1101 S. Chester court
Denver, CO 80247

Molly Orkild-Larson

From: Terri Maulik
Sent: Tuesday, July 06, 2021 8:45 AM
To: Molly Orkild-Larson
Cc: Planning
Subject: FW: Online Form Submittal: Report, Request, Question or Kudo

Can you please get back to Janet?

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Saturday, July 3, 2021 11:07 AM
To: Planning <planning@arapahoegov.com>
Subject: Online Form Submittal: Report, Request, Question or Kudo

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Report, Request, Question or Kudo

Please complete this form to submit a comment, request or question to Arapahoe County.

Notice

Written communication to Arapahoe County is considered public information and can be made available to the public upon request. If you would prefer that your comments not become public record, please [contact us by phone](#).

Contact Information

Full Name Janet Somers

Email Address jan3som@yahoo.com

Phone Number 3039030526

Message

Please select the subject of your message: Planning

Question / Comment Hello I was unable to attend the webinar on June 28, 2021 re The Pachner Company's request to RE-ZONE the property of Potter's church on Florida Ave (cross streets ALTON and Clinton)_to have 322 apts and 188 town homes. This will dramatically increase traffic, pollution, Emergency vehicles , oxygen, noise, privacy and no open space for this neighbor hood. We walk our dogs, our children play, have

picnics, etc. The closest open space/park is only accessible by driving our cars.. Currently, the fire dept ALREADY comes onto ALTON approx 3-4 x a week, approx 2-3 x a DAY.

It this is the street it utilizes to respond to the numerous residents (550) residents on Alton AND entrance to TAVA Waters apartments on Mississippi that have over 100 + units now.

Adding nearly 800+ residents would significantly increase emergency situations, school attendance, traffic, etc. I clearly oppose this request by The Pachner Company.. Currently I reside on ALTON/Florida and my apt faces ALTON/POTTERS Church. Thank you

How do you want us to contact you?

Please respond to me by email.

Exception

Communication made through e-mail or any other computer messaging system shall in no way be deemed to constitute legal notice to the County or any of its agencies, officers, employees, agents or representatives with respect to any existing or potential claim or cause of action. No official legal notices may be submitted through our website or email.

Email not displaying correctly? [View it in your browser.](#)

Molly Orkild-Larson

From: Jan Yeckes
Sent: Thursday, June 10, 2021 10:23 AM
To: Marina Z.
Cc: Molly Orkild-Larson; Planning
Subject: RE: Potter's Church Property

Ms. Zaslavsky: I am copying Molly Orkild-Larson, Senior Planner, who has been working with the prospective developer and is assembling comments received on the proposed project. To date, we have not received a formal application, but these will be added to the file if the project moves forward to an application for zoning. Molly is out of the office this week and will receive this when she returns.

Jan Yeckes, Planning Division Manager
ARAPAHOE COUNTY (CO)
PUBLIC WORKS AND DEVELOPMENT
6924 S. Lima St., Centennial CO 80112
720-874-6655 Direct | 720-874-6650 Planning | Relay Colorado 711
jyeckes@arapahoegov.com
www.arapahoegov.com

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From: Marina Z. <marinakaspina_99@yahoo.com>
Sent: Friday, May 28, 2021 8:30 AM
To: Jan Yeckes <JYeckes@arapahoegov.com>
Subject: Potter's Church Property

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

My name is Marina Zaslavsky and I live in Alton Park community that is bordering Potter's Church property. Potter's Church property is for sale at this point. Looks like developers are trying to turn it in the living complex BUT IT WILL RUIN EVERYTHING AROUND. This area is super busy as it is. We have huge amount of cars parked on all the streets around church property. We DO NOT NEED any more people or traffic or houses or apartments. WE WANT OPEN SPACE WITH A LARGE COUNTY PARK. There are no parks around us where we can take out kids, go for walks or runs and actually enjoy outside more. We have way too many apartments in our area but not ONE AMENITY. WE NEED IT !!!!! Please do not let this property be sold to the developers. Plus, OUR tax dollars that go to Arapahoe County must be returned to this area for public use and enjoyment.

My number is 720-936-8527

Regards,
Marina Zaslavsky

Molly Orkild-Larson

From: Kathleen Hammer
Sent: Friday, June 04, 2021 3:09 PM
To: jeff@martinclan.net
Cc: Molly Orkild-Larson; ahammett@norris-design.com
Subject: 9495 E Florida Ave - Potters House

Hello Jeff,

Thank you for reaching out. I have copied the case planner on this email, Molly Orkild-Larson and the applicant, Alisha Hammett. I believe the sign posted on the property is for a neighborhood outreach meeting. County staff does not participate in neighborhood outreach meetings, so I am not sure of the date of this meeting. Molly or Alisha should be able to provide you with more details regarding this project.

Thanks,
Kat



ARAPAHOE COUNTY

Kat Hammer

Senior Planner

Public Works & Development

6924 S Lima St | Englewood, CO 80112

O: 720.874.6666

Arapahoegov.com

[Facebook](#) | [Twitter](#) | [Instagram](#) | [Nextdoor](#) | [Youtube](#)

Molly Orkild-Larson

From: Jan Yeckes
Sent: Friday, May 28, 2021 8:20 AM
To: Aimee Millensifer
Cc: Molly Orkild-Larson
Subject: RE: Potter's Church for Sale on E. Florida Avenue

Thanks for your comments, Aimee. I am copying Molly Orkild-Larson, Senior Planner, who is working with the prospective applicant.

Jan Yeckes, Planning Division Manager
ARAPAHOE COUNTY (CO)
PUBLIC WORKS AND DEVELOPMENT
6924 S. Lima St., Centennial CO 80112
720-874-6655 Direct | 720-874-6650 Planning | Relay Colorado 711 jyeckes@arapahoegov.com www.arapahoegov.com

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From: Aimee Millensifer <amillensifer@gmail.com>
Sent: Thursday, May 27, 2021 2:07 PM
To: Jan Yeckes <JYeckes@arapahoegov.com>
Subject: Potter's Church for Sale on E. Florida Avenue

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Arapahoe County,

PLEASE, please do NOT build any more density in this area. Please make it a park for all to enjoy. PLEASE STOP RUINING the Colorado I grew up in!

Aimee Millensifer
2087 S. Xenia Way
Denver, CO 80231 (Arapahoe County)

Molly Orkild-Larson

From: Jan Yeckes
Sent: Thursday, June 10, 2021 10:24 AM
To: Molly Orkild-Larson
Subject: FW: Potter's Church for Sale on E. Florida Avenue

Additional response from Ms. Millensifer.

From: Aimee Millensifer <amillensifer@gmail.com>
Sent: Friday, May 28, 2021 9:22 AM
To: Jan Yeckes <JYeckes@arapahoegov.com>
Subject: Re: Potter's Church for Sale on E. Florida Avenue

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you. I sure hope the citizens are heard, because it appears to be all about money any more.

Aimee Millensifer

On Fri, May 28, 2021 at 8:19 AM Jan Yeckes <JYeckes@arapahoegov.com> wrote:

Thanks for your comments, Aimee. I am copying Molly Orkild-Larson, Senior Planner, who is working with the prospective applicant.

Jan Yeckes, Planning Division Manager

ARAPAHOE COUNTY (CO)

PUBLIC WORKS AND DEVELOPMENT

6924 S. Lima St., Centennial CO 80112

720-874-6655 Direct | 720-874-6650 Planning | Relay Colorado 711 jyeckes@arapahoegov.com
www.arapahoegov.com

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From: Aimee Millensifer <amillensifer@gmail.com>
Sent: Thursday, May 27, 2021 2:07 PM
To: Jan Yeckes <JYeckes@arapahogov.com>
Subject: Potter's Church for Sale on E. Florida Avenue

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Arapahoe County,

PLEASE, please do NOT build any more density in this area. Please make it a park for all to enjoy. PLEASE STOP RUINING the Colorado I grew up in!

Aimee Millensifer

2087 S. Xenia Way

Denver, CO 80231 (Arapahoe County)

Molly Orkild-Larson

From: Jan Yeckes
Sent: Thursday, May 27, 2021 8:21 AM
To: Bill Skinner; Molly Orkild-Larson; Kathleen Hammer; Kelsea Dombrovski; Jason Reynolds
Subject: Fwd: Potters place property in Arapahoe County

I know we decided one person would handle all responses to Potters House inquiries for consistency, but I don't recall who that one person is - apologies for copying everyone! Could the Planner handling these please respond and copy me? I will be in a workshop most of the day, but will check emails periodically. Thanks!

Jan

From: Sally Kwitkowski <skwitkow@gmail.com>
Sent: Thursday, May 27, 2021 7:06 AM
To: Jan Yeckes
Subject: Potters place property in Arapahoe County

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Ms. Yeckes,

I first want to apologize if my message ought to be directed somewhere else. My name is Sally Kwitkowski, and I am a property owner in the Dayton Triangle area of Arapahoe County. I have lived in the neighborhood for almost 20 years. Over that time, I have seen extensive expansion of multi family units with little regard for open spaces, safe bike lanes or expanded infrastructure to accommodate the ever increasing population in an already densely populated area. I recently heard that the Potter's House church on E. Florida Ave is up for sale. I want to encourage Arapahoe County to redevelop this land into a beautiful open space for the community to enjoy and/or create a rec center in the area for the community. This area absolutely needs more easily accessible green space and would really benefit from a rec center. It truly cannot handle any additional housing unless the county invests significantly in road expansion and other infrastructure. It is already unsafe to ride in the bike lanes on Florida Ave because of the traffic. I work 2 miles from my residence, and it already takes me 15 minutes to get to work. I am too fearful of the traffic to bike to work. If the Potters House is sold to a residential developer, I would wager it would make congestion so horrible that local traffic would be impossible. I hope the planning board takes this into consideration.

Thank you,
Sally Kwitkowski
8707 E Florida Ave
80247
P| 720.839.4683

Sent from my iPhone

Molly Orkild-Larson

From: Terri Maulik
Sent: Saturday, May 29, 2021 9:00 AM
To: Kathleen Hammer; Bill Skinner; Molly Orkild-Larson; Kelsea Dombrovski
Cc: Planning
Subject: Fw: Inquiry re: development project at 9495 E. Florida Avenue, Denver (Arapahoe County)

Hello all.

Not sure who has this project. Can the Planner on this case please respond to the email below?

Thank you!
Terri

From: Kathryn Starnella <kathryn_starnella@yahoo.com>
Sent: Saturday, May 29, 2021 8:22 AM
To: Planning <planning@arapahoegov.com>
Subject: Inquiry re: development project at 9495 E. Florida Avenue, Denver (Arapahoe County)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello.

I live across the street from Potters House Church of Denver, on East Florida Avenue (Arapahoe County). I saw signs posted about re-zoning, and I received a mailer from the Pachner Company, a community engagement firm the church apparently hired. I'm unable to "attend" the Pachner Company's virtual neighborhood outreach meeting on June 6.

Would you please provide me more information about this project? Specifically:

- (1) Is Potters House Church of Denver closing/ceasing operations?
- (2) When is construction slated to begin? To end?
- (3) What are the anticipated hours of construction?
- (4) Will the project take up the entire block on which the church property sits?
- (5) I understand that the project will consist of rental apartment units and two-story for-sale paired homes. Will the project include affordable housing (both rental and for-sale)?

Thanks in advance for any information you can provide.

Sincerely,

Kathryn Starnella

Molly Orkild-Larson

From: Kathryn Starnella <kathryn_starnella@yahoo.com>
Sent: Saturday, June 12, 2021 9:19 PM
To: Molly Orkild-Larson
Cc: Jason Reynolds; Phil Workman
Subject: Re: Potters House Church of Denver

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Molly,

Thanks very much for forwarding my message to the developer. He got back to me right away.

Sincerely,

Kathryn

On Tuesday, June 1, 2021, 09:32:15 AM MDT, Molly Orkild-Larson <morkild-larson@arapahoegov.com> wrote:

Kathryn:

The developer has not submitted an application in yet, therefore the County can't answer a lot of your questions. However, I am forwarding this email to the developer so that they can provide you with answers.

Before the developer can submit any application, they first have to conduct a neighborhood meeting of which you received notice on. This meeting is to provide the public with information of what they're proposing and to answer your questions.

Thanks,



Molly Orkild-Larson

Senior Planner

Public Works and Development

Current Planning Division

6924 South Lima Street | Centennial, CO 80112

Main Office: 720-874-6650 | Direct: 720-874-6658

Arapahoegov.com

Hello.

I live across the street from Potters House Church of Denver, on East Florida Avenue (Arapahoe County). I saw signs posted about re-zoning, and I received a mailer from the Pachner Company, a community engagement firm the church apparently hired. I'm unable to "attend" the Pachner Company's virtual neighborhood outreach meeting on June 6.

Would you please provide me more information about this project? Specifically:

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- (4) Will the project take up the entire block on which the church property sits?
- (5) I understand that the project will consist of rental apartment units and two-story for-sale paired homes. Will the project include affordable housing (both rental and for-sale)?

Thanks in advance for any information you can provide.

Sincerely,

Kathryn Starnella

Molly Orkild-Larson

From: Jan Yeckes
Sent: Friday, May 28, 2021 8:11 AM
To: Stacy Winner
Cc: Molly Orkild-Larson
Subject: RE: Potters Church Property

Thanks for your comments, Stacy. I am copying Molly Orkild-Larson, Senior Planner, who is working with the prospective applicant.

-----Original Message-----

From: Stacy Winner <stacywinner8@gmail.com>
Sent: Thursday, May 27, 2021 8:02 PM
To: Jan Yeckes <JYeckes@arapahoegov.com>
Subject: Potters Church Property

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am a resident in the area and I am hoping this lot could be turned into an open space. Denver development has taken priority over the spaces we seek for our families. Please let me know how I can make my voice heard.

Thank you,
Stacy Winner

Molly Orkild-Larson

From: Stacy Winner <stacywinner8@gmail.com>
Sent: Monday, July 19, 2021 3:38 PM
To: Molly Orkild-Larson
Subject: Alton Park/Potter's House

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi there,

I was not able to attend the meeting about this project but I did just watch the recording. I would like to add my input about the county park. I think a tennis court would be a great amenity and there is not one close by. I also think to disguise the telecommunication tower as some sort of sculpture or clock tower would be a fun idea. Also many people in the community have dogs so a dog park or at least a lot of bag stations and trash cans would be great.

Thanks,
Stacy Winner

Molly Orkild-Larson

From: jangeriatriccare@yahoo.com
Sent: Thursday, December 16, 2021 9:27 AM
To: Molly Orkild-Larson
Subject: Re: Hello and question for you

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Molly,
Thank you SO VERY much for the information. I am most appreciative.

Happy Holidays.. Jan

Jan D. Somers MSW LCSW BCD
Certificate in Gerontology
Consultant on Aging
Mobile/Text: 303.903.0526
E-mail: jangeriatriccare@yahoo.com
www.agingconsultant.org

The content of this email and attachments are confidential and intended for the recipient specified in message only. It is strictly forbidden to share any part of this message with any third party, without a written consent of the sender. If you received this message by mistake, please reply to this message and follow with its deletion, so that we can ensure such a mistake does not occur in the future.

On Thursday, December 16, 2021, 09:24:13 AM MST, Molly Orkild-Larson <morkild-larson@arapahoegov.com> wrote:

Jan:

The applicant has indicated that they want to break ground on the development in September 2022. When this work starts is dependent upon receiving approvals on their land development applications and appropriate permits from the Arapahoe County.

Thanks,
Molly

Molly Orkild-Larson
Senior Planner
Public Works and Development
Current Planning Division
6924 South Lima Street | Centennial, CO 80112
Main Office: 720-874-6650 | Direct: 720-874-6658
Arapahoegov.com

Arapahoe County Public Works and Development Offices are open during normal business hours of 8:00 am to 4:30 pm, Monday through Friday; however, appointments are still encouraged.

Many County services can be accessed online. You are encourage to visit our website at <https://www.arapahoegov.com/519/Public-Works-and-Development>.

-----Original Message-----

From: Jan D. Somers <jan3som@yahoo.com>
Sent: Thursday, December 16, 2021 8:47 AM
To: Molly Orkild-Larson <MOrkild-Larson@arapahoegov.com>
Subject: Hello and question for you

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Molly,

As the Arcadia/ Potters Church/ Kyle Henderson/ DR Horton continues in its application process, is there an estimated timeline when you think construction would begin?

I will have to move and find a different living situation as I will not listen to jackhammers / noise for months on end nor am I willing to reside near increased traffic, noise of nearly 500 apts, etc. I realize it is not the fault of Arap. Cty . However, I do need to determine when to give vacate notice to the apt building .

Could you offer me your thoughts as to when, in 2022 you think construction would begin.
Thanks so very much.

Hope you are having a safe, healthy and happy holiday season.

Jan D. Somers LCSW BCD
jan3som@yahoo.com 303 903 0526

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Molly Orkild-Larson

From: Jason Reynolds
Sent: Monday, November 22, 2021 9:27 AM
To: Nancy Jackson; Tammy Herckner
Cc: Bryan Weimer; Molly Orkild-Larson
Subject: RE: Potter's House Church

Dear Tammy—

Thank you for your comments on the Arcadia/Potter's House project. I am copying Molly Orkild-Larson, who is the planner managing this project for Arapahoe County. We will add your comments to the record for the case and share them with the Planning Commission and Board of County Commissioners.

We are currently processing two applications on the Potter's House site: a General Development Plan(GDP) and a Specific Development Plan(SDP). If approved, the GDP will set the zoning for the property, including allowable development, setbacks, percentage of open space, and building height. The applicant also has to address criteria that the proposed land uses, densities and building heights will not create significant adverse impacts on surrounding properties; demonstrates an efficient use of land that facilitates a more economic arrangement of buildings, vehicular and pedestrian circulation systems and utilities; provides efficient street and trail connectivity to existing adjacent development; provides or expands open space and preserves; protects natural features; and, includes efficient general layouts of water, sewer, storm drainage areas. Planning staff forwards proposed zoning changes like this one to a variety of other review agencies, including the Sheriff's office. They'll evaluate the proposal's impact on law enforcement resources.

The GDP requires two public hearings; one at the Planning Commission and one at the Board of County Commissioners. The Board will make the final decision on the proposed GDP. The public is welcome to attend those hearings and provide comments; we will include your written comments with the materials provided to both the Planning Commission and the Board. We anticipate that the public hearings will happen spring of 2022.

If the GDP is approved, the Specific Development Plan(SDP) will also have a public hearing at the Planning Commission. The SDP provides more detail on the development including street layouts, building elevations, and preliminary landscaping.

For the most up-to-date information on the cases, you can visit our Major Planning Cases webpage:

<https://www.arapahoegov.com/planningcases>

We will post the hearing dates on that page once we know them. If you'd like to look at any of the case documentation, you can use the links for each case. Once you're on the case page, you can highlight the "record info" menu and click on "attachments." The attachments include the applicant's narrative, the proposed site plans, and traffic studies ("TIS" — traffic impact study) for the proposal.

Search Applications

**Record SDP21-004:
Specific Development Plan - Site Plan
Record Status: Under Review**

Record Info ▾	
Record Details	
Processing Status	
Related Records	
Attachments	<p>ES</p> <p>9555 S KINGSTON CT ENGLEWOOD, CO, 80112 Home Phone: 9702193838 KJHENDERSON@DRHORTON.COM</p>
Project Description:	Licensed Professional:
	<p>Outside Referrals</p> <p>OUTSIDE REFERRALS</p> <p>CO, CONTRACTOR OUTSIDE-REFERRALS</p>
	Owner:

If you have any questions about the projects, please don't hesitate to contact Molly or me. Thanks!
-Jason



Jason Reynolds, AICP
 He/Him
 Current Planning Program Manager
 Public Works and Development
 6924 S Lima St | Centennial, CO 80112
 Direct: 720-874-6664 | Planning: 720-874-6650 | 711 TTY
 Arapahoegov.com
[Facebook](#) | [Twitter](#) | [Instagram](#) | [Nextdoor](#) | [Youtube](#)

I work offsite on Mondays and Fridays. Arapahoe County Public Works and Development Offices are open during normal business hours of 8:00 am to 4:30 pm, Monday through Friday; however, appointments are still encouraged.

From: Nancy Jackson <NJackson@arapahoegov.com>
Sent: Friday, November 19, 2021 4:41 PM
To: Tammy Herckner <therckner@gmail.com>
Cc: Jason Reynolds <JReynolds@arapahoegov.com>; Bryan Weimer <BWeimer@arapahoegov.com>; Christopher Gulli <CGulli@arapahoegov.com>
Subject: Re: Potter's House Church

Thanks Tammy for your message. I will share it with the planning department who can give you the latest details of the projects, and details of the planning commission and board meetings when this project will be discussed.

As to the response of the “police”, this area is unincorporated Arapahoe County, and the Sheriff’s department is responsible for responding to calls. I will cc Captain Gulli who may be able to answer your concerns.

Wishing you good health and a happy Thanksgiving,
Nancy

Nancy Jackson PhD
Arapahoe County Commissioner #4
303-795-4859
Sent from my iPad

On Nov 19, 2021, at 10:32 AM, Tammy Herckner <therckner@gmail.com> wrote:

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear County Commissioner Nancy Jackson,

I believe you are the correct person to address the issue below, but if not, could you please steer me to the correct place? I am a resident at Alton Park and I am writing in regards to the possible replacement of the Potter’s House Church of Denver with high density paired homes. I have high concerns regarding the proposed building plan by the contractors, which appears to be driven by profit and not taking into the safety and best interest of the community as a whole. With the police budget being cut and there being less police officers, who are currently being spread thin, it has been difficult for them to keep the community safe and respond in a timely manner. It has been reported by neighbors in the area that at times it takes the police hours to arrive, which I have experienced myself. Over the summer there was a complete swat team that surrounded my block in Alton Park due to heavy drug trafficking activity that has been an on-going issue. There has also been a spike in vandalism amongst other crimes. I have legitimate concern with the Developer’s plan to take over the Church’s land and increasing the population with the potential of increasing crime further. Also, there will be increased traffic and possibly more accidents within the area. I believe there are smarter, safer ways to restructure this land. There are no benefits to increasing the population in this area and I would like to ask for the County’s assistance to stop this before it begins. There are alternative ideas that would keep the population down and keep the area safe such as keeping the Church and having another Church community take it over, restructuring the land for parks and recreation/walking paths, turning it into a community garden, etc. I know there are many other residents in the community with equal concern. Thank you for listening and I would sincerely appreciate your assistance.

Kind regards,

Tammy Herckner

609-634-8626

Molly Orkild-Larson

From: Tammy Herckner <therckner@gmail.com>
Sent: Tuesday, November 30, 2021 3:50 PM
To: Molly Orkild-Larson
Subject: Re: Potter's House Church

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you, Molly and Glenn Thompson for the information and responses. I made an error in referring to the police. I have lived in this area for 14 years and I do know that the coverage comes from Arapahoe County Sheriff's Department, and I have worked directly with them. I just have one final note. I can only go based on my personal experience, where when I called multiple times for drug trafficking/deals right in front of my house over time it took approximately 3 hours for a response from ACSD, and I was told by dispatch that there are only 4 total Sheriffs covering the entire area. In my experience, non-emergency coverage (which to residents often is an emergency) has been an ongoing struggle and adding high density homes to increase the population appears to be a way to only intensify the issue and present additional safety problems. The Arapahoe County Sheriff's Department informed residents in the Alton Park community at the last HOA meeting that crime has gone up considerably as it has across the Denver Metro area and my largest hope would be to make decisions to keep crime down instead of adding to the issue. It does appear that coverage for the area is low in my experience. I just wanted to add that ACSD did an absolutely amazing job bringing in the swat team in to address the drug house and I know they do try their best.

Thank you again for your time and for listening. I do appreciate all of your efforts.

Tammy Herckner

On Mon, Nov 29, 2021 at 5:34 PM Molly Orkild-Larson <MOrkild-Larson@arapahoegov.com> wrote:

Tammy:

I have been on vacation and now getting to answering my emails. See my responses below under your questions.

From: Tammy Herckner <therckner@gmail.com>
Sent: Tuesday, November 23, 2021 4:45 PM
To: Jason Reynolds <JReynolds@arapahoegov.com>

Cc: Nancy Jackson <NJackson@arapahoegov.com>; Bryan Weimer <BWeimer@arapahoegov.com>; Molly Orkild-Larson <MOrkild-Larson@arapahoegov.com>

Subject: Re: Potter's House Church

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Nancy, Molly, and Jason,

Thank you for the thorough follow-up information and for coordinating communication. I have some final questions:

- Have there been any other applications other than the one from DHI Communities? It sounds like you're asking if there's been any other development proposals put forth that the County could choose from? If this is what you're asking, the answer is no. This isn't how properties are developed in the County. If a landowner wishes to sell their property and there's a buyer, the buyer comes to the County to get feedback on their proposal and what review processes they would have to go through for their development. If the buyer wishes to move forward with their project, they can submit application(s) which the County and referral agencies would review and comment on. The final decision on applications are either made by either the Planning Commission (PC) or the Board of County Commissioners (BOCC).
- Is there a way to slow down the process and wait/ review any other applications/planning proposals? No, see response above.
- How much leverage does the communities' input/comments have regarding the project? Both the PC and BOCC listen and consider comments and concerns from the public. If you are concerned about this development, staff and these governing bodies want to hear what you have to say.
- Is the public privy to the feedback from Captain Gulli/ Arapahoe County's Sheriff's Department and if so, how will their input be communicated/shared with the community? Yes, feedback from the sheriff's office can be shared with the public. I sent you concerns to our referral for the Sheriff's office and have attached his response to your concerns, see attached.

My hope would be that the larger picture is looked at in regard to preserving the highest degree of safety within the community at large and one large aspect of that is keeping the population down.

Thank you,

Tammy Herckner

On Mon, Nov 22, 2021 at 9:26 AM Jason Reynolds <JReynolds@arapahoegov.com> wrote:

Dear Tammy—

Thank you for your comments on the Arcadia/Potter's House project. I am copying Molly Orkild-Larson, who is the planner managing this project for Arapahoe County. We will add your comments to the record for the case and share them with the Planning Commission and Board of County Commissioners.

We are currently processing two applications on the Potter's House site: a General Development Plan(GDP) and a Specific Development Plan(SDP). If approved, the GDP will set the zoning for the property, including allowable development, setbacks, percentage of open space, and building height. The applicant also has to address criteria that the proposed land uses, densities and building heights will not create significant adverse impacts on surrounding properties; demonstrates an efficient use of land that facilitates a more economic arrangement of buildings, vehicular and pedestrian circulation systems and utilities; provides efficient street and trail connectivity to existing adjacent development; provides or expands open space and preserves; protects natural features; and, includes efficient general layouts of water, sewer, storm drainage areas. Planning staff forwards proposed zoning changes like this one to a variety of other review agencies, including the Sheriff's office. They'll evaluate the proposal's impact on law enforcement resources.

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Search Applications

Record SDP21-004:
Specific Development Plan - Site Plan
Record Status: Under Review

Record Info ▾

- Record Details
- Processing Status
- Related Records
- Attachments** ES

9555 S KINGSTON CT
 ENGLEWOOD, CO, 80112
 Home Phone: 9702193838
 KJHENDERSON@DRHORTON.COM

Project Description:

Licensed Professional:
 Outside Referrals
 OUTSIDE REFERRALS
 CO, CONTRACTOR OUTSIDE-REFERRALS

Owner:

If you have any questions about the projects, please don't hesitate to contact Molly or me. Thanks!

-Jason



ARAPAHOE COUNTY

Jason Reynolds, AICP

He/Him

Current Planning Program Manager

Public Works and Development

6924 S Lima St | Centennial, CO 80112

Direct: 720-874-6664 | Planning: 720-874-6650 | 711 TTY

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I work offsite on Mondays and Fridays. Arapahoe County Public Works and Development Offices are open during normal business hours of 8:00 am to 4:30 pm, Monday through Friday; however, appointments are still encouraged.

From: Nancy Jackson <NJackson@arapahoegov.com>

Sent: Friday, November 19, 2021 4:41 PM

To: Tammy Herckner <therckner@gmail.com>

Cc: Jason Reynolds <JReynolds@arapahoegov.com>; Bryan Weimer <BWeimer@arapahoegov.com>; Christopher Gulli <CGulli@arapahoegov.com>

Subject: Re: Potter's House Church

Thanks Tammy for your message. I will share it with the planning department who can give you the latest details of the projects, and details of the planning commission and board meetings when this project will be discussed.

As to the response of the “police”, this area is unincorporated Arapahoe County, and the Sheriff’s department is responsible for responding to calls. I will cc Captain Gulli who may be able to answer your concerns.

Wishing you good health and a happy Thanksgiving,

Nancy

Nancy Jackson PhD

Arapahoe County Commissioner #4

303-795-4859

Sent from my iPad

On Nov 19, 2021, at 10:32 AM, Tammy Herckner <therckner@gmail.com> wrote:

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Dear County Commissioner Nancy Jackson,

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Kind regards,

Tammy Herckner

609-634-8626

Molly Orkild-Larson

From: Donald Jacobs <inteckco@comcast.net>
Sent: Tuesday, March 15, 2022 6:49 AM
To: Molly Orkild-Larson
Cc: Sharon Jacobs; Mark Lampert
Subject: GDP Hearing 3/15/22-Arcadia Project

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning Commission Members

My wife and I have been homeowners in the 4 Square Mile Area (Yorkshire Estates) for over 25 years. I was a member of the Planning Committee that developed the plan for our area in 2004. As I look back I wonder if our area is now better off now than it was in 2004. It is not. We have been plagued with continued development of rental apartments and condos. This is easily evidenced when you compare the increase in home values between our area and Hilltop which is only about 2 miles away. The value of the homes in that area have increased significantly more than ours. Yet, our homes are much better than theirs. The primary difference is the neighborhood. They are not plagued with apartments and condos

You are our experts. You recommend decisions that directly affect us. Today we are confronted with another attempt to convert about 30 acres of open space to over 500 more residences. And, of those 500 over 350 are rental apartments. You know the primary problem with rental apartments is that the residents are transient. They have no commitment to maintain their residences and the area surrounding them. It is hard for me to believe that changing the zoning to allow these residences to be built will help improve the quality of our neighborhood.

I attended the DHI presentation on Monday night. I have no doubt that they are reputable developers. However, they have no interest in our area once their residences have been sold. We will be left with the result. My concerns about this project are as follows:

1. No more rental apartments in our area. We prefer their paired home concept. However, I understand that building only paired homes is not financially viable and they need multi-family residences. So, make them condos or townhouses that people will own and be committed to our area. I understand that Colorado's current legislation relative to "Construction Defects" is burdensome to builders. So they are trying to circumvent this law by not building condos or townhouses at the present time. I also understand that the legislature is reviewing this and might change it. So, why not delay this project until it can be condos? Please help improve the quality of our neighborhood.
2. The new Arcadia project will introduce approximately 1,000 more vehicles in our neighborhood. DHI stated that the transportation study that was done shows no impact to local traffic. I find this to be hard to believe. This is a small neighborhood with no major streets. Introducing this many vehicles will have to affect driving in this area which of course will necessitate more traffic lights, etc. to try and regulate this increased traffic.
3. There has been little discussion about the effect of these additional residences will have on communication, specifically accessing and using the Internet. 500 residences will result in approximately 2,000 new devices that will need to access the internet. With Covid many of us now work out of our homes. We need access to be able to do our work. (I know I gave up my office space and I run my company from my home.). We are already suffering slow response times and unable to get to the internet right now. Yet, DHI is proposing to further saturate the network which will affect all of us. We need a dramatic upgrade to the Internet before we add more devices.

In conclusion, DHI has a good plan. But, this is the wrong time to implement it. I recognize that this is only the GDP, but approving it is the first step going down a slippery slope to further negatively impacting our area. We are looking to you to protect us and help us.

Thank you for your consideration.

Donald and Sharon Jacobs

Molly Orkild-Larson

From: Jan Somers <jan3som@yahoo.com>
Sent: Sunday, April 17, 2022 8:32 PM
To: Molly Orkild-Larson
Subject: Drag racers and police called at potters church property yesterday PLEASE put barricades up

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sent from my iPhone

Begin forwarded message:

From: Jan Somers <jan3som@yahoo.com>
Date: April 17, 2022 at 8:11:27 PM MDT
To: Kyle Henderson <KJHenderson@drhorton.com>
Subject: **Re: I need info this week re Arcadia plans PLEASE**

cars

Molly Orkild-Larson

From: mamacita27 <mamacita27@protonmail.com>
Sent: Tuesday, April 5, 2022 10:55 AM
To: Molly Orkild-Larson
Subject: Regarding the proposed rezoning of 9495 E Florida Ave

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning, Molly,

My name is Angela May. We spoke briefly last week, and I left you a voicemail yesterday. I wanted to reach out by email because that is how I communicate best.

I would like to know how to submit public comment (prior to the May 10 meeting) regarding the rezoning of the property. Please advise.

Thank you so much,

Angela May

Sent with [ProtonMail](#) secure email.

Molly Orkild-Larson

From: mamacita27 <mamacita27@protonmail.com>
Sent: Friday, April 8, 2022 1:39 PM
To: Molly Orkild-Larson
Subject: RE: Regarding the proposed rezoning of 9495 E Florida Ave

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello! Thank you so much for these answers.

I searched the Arapahoe County website for rules regarding how to submit a request to the Board of County Commissioners regarding their meetings. I am unable to find anything that tells me how to request anything. My request is to delay the May 10 meeting by at least 30 days.

To be fully transparent, I am joining the other voices to say that I am not in favor of the rezoning of the property, or the destruction of the church. I am not a trouble-maker, just a concerned Arapahoe County citizen and taxpayer with a genuine concern about the destruction of the church. I have been unable to make contact with the church leaders/decision-makers to get any kind of answers from them.

What is the proper procedure for requesting a delay of the May 10 meeting?

Thank you,

Angela

Sent with [ProtonMail](#) secure email.

----- Original Message -----

On Wednesday, April 6th, 2022 at 3:02 PM, Molly Orkild-Larson <MOrkild-Larson@arapahoegov.com> wrote:

[See comments below.](#)



Molly Orkild-Larson, Principal Planner

RLA, AICP

Phone: 720-874-6658;

From: mamacita27 <mamacita27@protonmail.com>
Sent: Tuesday, April 5, 2022 7:58 PM
To: Molly Orkild-Larson <MOrkild-Larson@arapahoegov.com>
Subject: RE: Regarding the proposed rezoning of 9495 E Florida Ave

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Molly!

Thank you. Did I understand you correctly, that the applicant has *requested* a zoning change (from religious use to multi-family residential), but the request has not yet been *approved*? The General Development Plan has not been approved yet. It's before the Board of County Commissioners on May 10th for decision.

Is the rezoning request going to be reviewed/decided at the May 10 meeting? I plan to be there (in addition to providing public comment beforehand). Yes, the rezoning is being reviewed along with the proposed uses (multi-family, paired-homes, park) and their design standards (height, setbacks, etc.) at this public hearing.

Additionally, has the zoning request been brought before the Board of Adjustment? The Board of Adjustment is not the ruling body that reviews this type of application. This application has been before the Planning Commission and received a recommendation of approval to the Board of County Commissioners. If so, what was the outcome?

Thank you,

Angela May

Sent with [ProtonMail](#) secure email.

----- Original Message -----

On Tuesday, April 5th, 2022 at 5:05 PM, Molly Orkild-Larson <MOrkild-Larson@arapahoegov.com> wrote:

Angela:

I just listened to you phone message. You can send me your comments by email if you like.

Thanks,

Molly



ARAPAHOE COUNTY

Molly Orkild-Larson, Principal Planner

RLA, AICP

Phone: 720-874-6658;

Email: morkild-larson@arapahoegov.com

From: mamacita27 <mamacita27@protonmail.com>

Sent: Tuesday, April 5, 2022 10:55 AM

To: Molly Orkild-Larson <MOrkild-Larson@arapahoegov.com>

Subject: Regarding the proposed rezoning of 9495 E Florida Ave

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My name is Angela May. We spoke briefly last week, and I left you a voicemail yesterday. I wanted to reach out by email because that is how I communicate best.

I would like to know how to submit public comment (prior to the May 10 meeting) regarding the rezoning of the property. Please advise.

Thank you so much,

Angela May

Sent with [ProtonMail](#) secure email.

Molly Orkild-Larson

From: Rich Mcconville <rich_mcconville@yahoo.com>
Sent: Tuesday, March 15, 2022 7:09 PM
To: Molly Orkild-Larson
Subject: Hoa

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Alton Park hoa is worried about the crime, home values and traffic from what I have heard

Molly Orkild-Larson

From: BRAD RASTALL <brastall@comcast.net>
Sent: Monday, March 14, 2022 3:23 PM
To: Molly Orkild-Larson; Mark Lampert
Subject: Arcadia Development at the Potter's Church

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Molly,

I have prepared some comments and concerns regarding the Arcadia Development (proposed for the Potter's Church land near Florida and Clinton) I am a 20 year resident of this area and have observed significant negative changes to this area as available parcels have been infilled with dense development. My concern is the Arcadia Development will further worsen these issues that impact existing residents. My comments are below.

1. I suspect this development will add at least 900-1000 cars to the neighborhood and increase traffic and significantly back up cars at the Beeler and Parker Road intersection, Dayton and Parker Road, and along Florida Ave. This area is relying on road networks that were installed when the Dayton Triangle area was significantly less developed. Given the density of this development and the density of surrounding neighborhoods that were constructed in the last 10 years, I suspect traffic will become unbearable. Beeler will become a high traffic access to Parker road putting users of the Park at Beeler and Iowa at risk for park access and park parking.
2. Also common to this area are cars excessive cars overflowing from apartment complexes to the adjacent streets and I suspect that this will happen with Arcadia. Either existing residents don't want to pay for parking permits associated with their apartment complexes, they have multiple cars, or parking space is inadequate for the existing tenant load within these apartment complexes. It's not uncommon to see cars along Beeler, Iowa, and Alton with expired plates, that do not move and may be abandoned.
3. I'm not sure where the county stands on this issue, but there is an alarming amount of semi tractor trailer units parked on county roads east of Parker Road between Parker and Dayton and south of Florida. Between the semi tractor trailer units, and the abandoned stolen cars, parking on county roads parking in this area is quite compromised.
4. This project has initially presented with the benefit being a open space area for the public. This is really not much of an open space project where approximately 40 percent of the park area is flood detention for the Arcadia development. While another park will be nice, it appears the park is being sold as a community amenity just to get this development approved.
5. In the mornings accessing Parker Road from Dayton is almost impossible and often takes 2 light cycles with cars backing up to almost Jewell. This will only get worse if a development adding 900-1000 cars is added to this neighborhood.

I hope these concerns can be addressed in the planning process.

Thanks,

Brad Rastall

State
IMAN M.
Colorado State Capitol
200 East Colfax Avenue, Room
Denver, Colorado
Office: 303-866-2919
Business: 720-808-
Email:



Representative
JODEH

307
80203

0892
iman.jodeh.house@state.co.us

Member:
Appropriations
Public & Behavioral Health &
Human Services Committee

COLORADO
HOUSE OF REPRESENTATIVES
State Capitol
Denver
80203

March 9, 2022

Arapahoe County Planning & Zoning Commission
5334 S. Prince Street
Littleton, CO 80120-1136

RE: Case No GDP21-002

Dear Arapahoe Planning Commissioners,

My name is Iman Jodeh, I am asking for your support for the proposed GDP for a residential development on the site of the former Heritage Christian Center.

I am privileged to represent this area in the Colorado State Legislature and recognize firsthand the need for a diversity of housing and residential opportunities.

Last year the Denver metro area recorded the largest ever 12-month rise in single family home prices with an increase of 21% in average purchase price. This proposed plan will provide much needed residential opportunity, as well as provide an amenity to the immediately surrounding community.

The applicant/developer has worked collaboratively with county staff and the community to adhere to the Four-Square Mile Sub Area Plan as well as balancing the needs and concerns of the surrounding neighbors regarding density and other perceived challenges when infill development occurs.

Specifically, the Four-Square Mile Sub-Area Plan, provides for a range of 13-25 dwelling units per acre. The proposal for your consideration provides for 17 dwelling units per acre. Although a greater number of dwelling units could be approved per the plan, this proposal fits within the range in terms of dwelling units and diversity of residential product.

I ask you for your support and approval and thank you for your work in maintaining Arapahoe

County as a vibrant and viable place to live, work and play.

Sincerely,

Iman M. Jodeh
State Representative
House District 41

Molly Orkild-Larson

From: Melissa Steiner <msteiner@interiorconnections.biz>
Sent: Monday, March 14, 2022 4:32 PM
To: 'Mike Kibbee'
Cc: kjhenderson@drhorton.com; Nancy Jackson; Molly Orkild-Larson; Joseph Boateng; phil@thepachnercompany.com
Subject: RE: Traffic Impact Study re Arcadia Project / Public Meeting 02/09 at Eloise May Library

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mike,

Thank you for your non-answers to my questions. I acknowledge you have projected 12 (.57%) additional vehicles during peak AM and 17 additional vehicles (.79%) during peak PM, per your email reply #1.

What I had asked was a simple question, which I will ask again: What figure was used as the total of site-generated traffic that you used to arrive at these figures? Perhaps I wasn't specific enough and I should have asked, "What figure was used as the total of site-generated traffic **FOR THE ARCADIA PROJECT?**" Was it 1000 vehicles, 1200 vehicles, etc.? All I wanted was the number that you used to arrive at those quantities and percentages, which you have yet to provide.

I am not interested in DRCOG's traffic forecast model that "incorporates the entirety of Denver Metro ..." (per your email reply #2), because that is not pertinent to the area of my concern.

Melissa Steiner

From: Mike Kibbee <mkibbee@hkseng.com>
Sent: Monday, March 14, 2022 2:34 PM
To: Melissa Steiner <msteiner@interiorconnections.biz>
Cc: kjhenderson@drhorton.com; 'Nancy Jackson' <NJackson@arapahoegov.com>; morkild-larson@arapahoegov.com; JBoateng@arapahoegov.com; phil@thepachnercompany.com
Subject: RE: Traffic Impact Study re Arcadia Project / Public Meeting 02/09 at Eloise May Library

Regarding your question about traffic statistics, the DRCOG travel model was used to forecast all future traffic volumes in the study. The model incorporates the entirety of the Denver Metropolitan Area transportation system.

Mike Kibbee, PE, PTOE
Transportation Department Manager



1120 Lincoln St, Suite 1000 • Denver, Colorado 80203
P: 303.623.6300 • F: 303.623.6311 • M: 303.880.3882
mkibbee@hkseng.com • www.harriskochersmith.com

From: Melissa Steiner <msteiner@interiorconnections.biz>
Sent: Monday, March 14, 2022 2:17 PM
To: Mike Kibbee <mkibbee@hkseng.com>
Cc: kjhenderson@drhorton.com; 'Nancy Jackson' <NJackson@arapahoegov.com>; morkild-larson@arapahoegov.com; JBoateng@arapahoegov.com; phil@thepachnercompany.com
Subject: RE: Traffic Impact Study re Arcadia Project / Public Meeting 02/09 at Eloise May Library
Importance: High

Hello, Mike.

I did not receive a reply to my February email below, regarding my question highlighted in green. What figure was used as the total of site-generated traffic:

- Residents only, i.e. 2 vehicles per residence?
- Did it include guests/visitors?

Lastly, how did you arrive at any determination of increased traffic statistics without the section of Florida in question being analyzed in your Traffic Impact Study?

There is a meeting tonight at 6:30PM at the Eloise May Library. It would be helpful to myself and other attendees if you could answer my questions.

Thank you.

Melissa Steiner
Four Square Mile Resident
720-933-8554

From: Melissa Steiner <msteiner@interiorconnections.biz>
Sent: Wednesday, February 9, 2022 4:28 PM
To: 'mkibbee@hkseng.com' <mkibbee@hkseng.com>
Cc: 'kjhenderson@drhorton.com' <kjhenderson@drhorton.com>; 'Nancy Jackson' <NJackson@arapahoegov.com>; 'morkild-larson@arapahoegov.com' <morkild-larson@arapahoegov.com>; 'JBoateng@arapahoegov.com' <JBoateng@arapahoegov.com>; 'phil@thepachnercompany.com' <phil@thepachnercompany.com>
Subject: RE: Traffic Impact Study re Arcadia Project / Public Meeting 02/09 at Eloise May Library

Hello, Mike.

I have added Joseph Boateng to this email because he replied to me separately (pasted in directly below) after someone forwarded my original email to him. Additionally I have added Phil at The Pachner Company, pursuant to receiving Phil's email invite to tonight's virtual meeting. I am also attaching my marked-up map of E. Florida Ave. between Parker Rd. and S. Quebec St. which was included in my initial email of 1/23/22, intact below.

Mike, your stats re Florida traffic West of S. Parker Rd. that were included in the thread of Kyle Henderson's reply to me need clarification. You stated that 5% of site-generated traffic is projected to be traveling along Florida west of Parker Rd. What sampling did you use in order to arrive at that 5%? The math doesn't compute if you used the 520 total residences. Was it the total estimated number of vehicles driven by occupants and/or visitors? Please specify. Also, since your Traffic Impact Study did not include and will not be amended to include the omitted stretch of Florida, how is it you arrived at the figures of only 12 additional vehicles during peak A.M. and 17 additional vehicles during peak P.M.?

Existing motorists traveling along Florida between Alton and Clinton streets use Florida when they're WB. They turn South onto Quebec St., then West onto Cherry Creek S. Dr. to get to Monaco, or West on Evans toward I-25. They would

not use SB Parker Rd. to Iloff to travel WB, as Parker Rd. runs diagonally to the SE, thus taking them out of their way. For Joseph Boateng to say that "Florida is not considered as an arterial west of Parker by (Denver and Arapahoe County)," you will likely be hearing otherwise this evening from a majority of neighbors whose homes face or back to the section of Florida between Parker Rd. and Quebec St.

I will look forward to receiving your reply with answers to my questions.

Thank you.

Melissa Steiner
7474 E Arkansas Ave #1710
Denver 80231
720-933-8554

From: Joseph Boateng <JBoateng@arapahoegov.com>
Sent: Tuesday, January 25, 2022 1:46 PM
To: msteiner@interiorconnections.biz
Subject: Traffic Impact Study re Arcadia Project / Public Meeting 02/09 at Eloise May Library

Melissa,

I am the engineer for the Arapahoe county reviewing this case and your email to Kyle was forwarded to me. The Traffic Impact Study is out of the significant impact zone west of Parker to Florida/Quebec, and Florida is not considered as an arterial west of Parker by (Denver and Arapahoe County). However, Florida west of Parker does have other active traffic studies going on (both in Denver and Arapahoe County). One of these resulted in the recent improvement to the sidewalk on south side from Uinta to Parker and the pedestrian crossing at the Highlighe canal.

If you have complaint or issues with difficulty turning into townhomes during the peakhour, a service request can be sent to Arapahoe County.

Thank you,

Joseph Boateng, PE
Engineering I
Arapahoe County Public Works & Development
6924 S Lima St, Centennial, CO 80112-3853
Direct: 7208746575 | Main: 720-874-6500
jboateng@arapahoegov.com <http://www.arapahoegov.com>

From: Kyle Henderson <KJHenderson@drhorton.com>
Sent: Tuesday, January 25, 2022 9:33 AM
To: Melissa Steiner <msteiner@interiorconnections.biz>
Cc: 'Nancy Jackson' <NJackson@arapahoegov.com>; morkild-larson@arapahoegov.com; 'Roger Harvey' <RHarvey@arapahoegov.com>
Subject: RE: Traffic Impact Study re Arcadia Project / Public Meeting 02/09 at Eloise May Library

Melissa-

Thanks for your detailed and thoughtful email. It's clear that you know the area well having lived there for so long. I understand you have real concerns related to traffic in your neighborhood.

I requested clarity from our traffic engineer at HKS regarding your questions and you'll find his detailed answer below my email signature. The scope of the traffic study was completed in conjunction with Arapahoe County and utilizing best practices. Based on this information we feel confident in the accuracy of the scope and there is no plan on our behalf to amend the current study.

Please let me know if you have any follow up questions.

Thanks-

Kyle J. Henderson
Managing Director
Mountain Region
DHI Communities, a D.R. Horton Company

Email: kjhenderson@drhorton.com
Mobile: 970.219.3838
9555 S Kingston Court
Englewood, CO 80112



Subject: RE: Traffic Impact Study re Arcadia Project / Public Meeting 02/09 at Eloise May Library

Kyle, we work very closely with Arapahoe County (Karl Packer & Joseph Boateng) to scope all aspects of the study (including the off-site intersection to be included in the analysis). Once the County accepts and approves the scope of the study we proceed. Our study is projecting 5% of the total site generated traffic to be oriented to/from the west side of S. Parker Rd. This amounts to 12 vehicles (or 0.57% of the total traffic immediately west of S. Parker Road on E. Florida Ave.) in the a.m. peak hour and 17 vehicles in the p.m. peak hour (or 0.79% of the total traffic immediately west of S. Parker Road on E. Florida Ave.). The intersections depicted in the illustration (attached) range in distance west of S. Parker Rd. from approximately 850' to 3,600'. Therefore, our site generated traffic would be further diluted once it reaches any of these intersections of concern. In short, our project has a negligible contribution to the overall traffic volume experienced on E. Florida Ave. west of S. Parker Rd. Please let me know if you have any questions.

Thanks,

Mike Kibbee, PE, PTOE
Transportation Department Manager



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mkibbee@hkseng.com • www.harriskochersmith.com

From: Melissa Steiner <msteiner@interiorconnections.biz>
Sent: Sunday, January 23, 2022 12:30 PM
To: Kyle Henderson <KJHenderson@drhorton.com>
Cc: 'Nancy Jackson' <NJackson@arapahoegov.com>; morkild-larson@arapahoegov.com; 'Roger Harvey' <RHarvey@arapahoegov.com>
Subject: Traffic Impact Study re Arcadia Project / Public Meeting 02/09 at Eloise May Library

[External]

Hello, Kyle.

I am a 26-year owner/resident in the Four Square Mile neighborhood of Arapahoe County. I live in the Windsong townhome community bordering E. Florida Ave., located 1.3 miles West of the former Potter's House Church. I have concerns and questions about the Traffic Study that I would like to have addressed, preferably via email prior to the 02/09 meeting at the library.

The traffic study prepared by Harris Kocher Smith for the proposed redevelopment of the 32-acre site excluded a crucial and already heavily-traveled section of E. Florida Ave.: Between S. Parker Rd. and S. Quebec St. to the West. The HKS study of E. Florida Ave. included only those intersections that are East of S. Parker Rd.

I have attached a 1-page detailed map of the excluded area. There are 4 intersections which have stop signs (numbered and circled in red) as well as 2 private drives of townhome communities (numbered and circled in yellow). This stretch of Florida between S. Parker Rd. and S. Quebec St. has a dense population as it includes 6 townhome communities flanking each side of Florida in a mere .6-mile distance between S. Quebec Way and S. Quebec St. Approximately 1200 individual residences comprise these townhome communities.

This omitted section of E. Florida Ave. is, and has been, a major corridor for quite some time. It is often used as an alternate for E. Iliff Ave. E. Florida's current traffic volume poses collision risks for NB and SB motorists attempting to turn onto Florida, particularly at townhome entrances #1 and #2 and intersections #3 and #5. Factoring into the prevailing conditions are vehicles parked along both sides of Florida between Quebec Way and Quebec St., belonging to residents and guests of the surrounding townhomes. These parked vehicles obstruct the turning motorists' visibility of approaching cross traffic, even during non-peak hours. This situation will progressively worsen as the 500+ proposed Arcadia residences become inhabited.

During peak evening hours, EB Florida traffic turning from S. Quebec St. is often bumper-to-bumper all the way to the 3-way stop at Florida & Uinta Way (Intersection #6) at Long's Pine Grove Park. Likewise, WB Florida traffic is bumper-to-bumper between that 3-way stop and S. Quebec St. Had this portion of Florida been analyzed in the study, all its intersections would have been deemed to be experiencing failing levels of service (LOS "F").

Please advise whether DHI and/or Norris Design will be authorizing Harris Kocher Smith to amend the Traffic Impact Study to include the aforementioned section of Florida. If not, please specify what next step(s) the affected homeowners in this area will need to take in order to have this accomplished.

Thank you for your consideration and attention to this matter.

Melissa Steiner
7474 E Arkansas Ave, #1710
Denver, CO 80231
720-933-8554

From: Molly Orkild-Larson <MOrkild-Larson@arapahoegov.com>
Sent: Monday, December 6, 2021 9:34 AM
To: msteiner@interiorconnections.biz
Cc: Nancy Jackson <NJackson@arapahoegov.com>; Roger Harvey <RHarvey@arapahoegov.com>;
kjhenderson@drhorton.com
Subject: RE: Arcadia Park Public Meeting 12/08

Melissa:

DHI Communities, Norris Design and County staff will attend the meeting on December 8th at the Eloise May library. The purpose of this meeting is to discuss the planning of Arcadia Park, the park that is proposed within the Arcadia development. The developer and County staff are looking forward to receiving input from the public on what amenities are desired for this park. Give me a call if you have any further questions.

Thanks,
Molly



ARAPAHOE COUNTY

Molly Orkild-Larson

Senior Planner
Public Works and Development
Current Planning Division
6924 South Lima Street | Centennial, CO 80112
Main Office: 720-874-6650 | Direct: 720-874-6658
Arapahoegov.com

Arapahoe County Public Works and Development Offices are open during normal business hours of 8:00 am to 4:30 pm, Monday through Friday; however, appointments are still encouraged.

Many County services can be accessed online. You are encourage to visit our website at <https://www.arapahoegov.com/519/Public-Works-and-Development>.

From: Nancy Jackson <NJackson@arapahoegov.com>
Sent: Monday, December 06, 2021 8:53 AM
To: Melissa Steiner <msteiner@interiorconnections.biz>
Cc: Molly Orkild-Larson <MOrkild-Larson@arapahoegov.com>; Bill Skinner <WSkinner@arapahoegov.com>; Bryan Weimer <BWeimer@arapahoegov.com>
Subject: RE: Arcadia Park Public Meeting 12/08

Good morning,

Actually I won't be a part of this meeting, so I'm cc'ing Planning Division who can answer your questions. And thanks for reading County Line!

Nancy

Nancy Jackson PhD
Arapahoe County Commissioner #4
303-795-4859
Njackson@arapahoegov.com

From: Melissa Steiner <msteiner@interiorconnections.biz>
Sent: Monday, December 6, 2021 7:01 AM
To: Nancy Jackson <NJackson@arapahoegov.com>
Subject: Arcadia Park Public Meeting 12/08

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning, Commissioner.

I live in the Four Square Mile area and was informed about this meeting via The County Line Weekly Newsletter email. Would you happen to know whether DHI Communities and/or Norris Design will be at this meeting?

I learned only recently that there was a meeting in October at the Eloise May library, where the developer for the Potter's House project presented. I missed that meeting, so I am especially interested in attending the 12/08 meeting if the developer will be there.

Thank you for your time.

Melissa Steiner
7474 E Arkansas Ave #1710
Denver 80231
720-933-8554

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

October 29, 2021

Molly Orkild-Larson, Senior Planner
Arapahoe County, Current Planning Division
6924 South Lima Street
Centennial, Colorado 80112

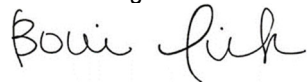
**Re: Arcadia General Development Plan (GDP)
Response to Referral Comments (Case No. GDP21-002)**

Dear Molly:

Thank you for taking the time to review the General Development Plan submission for the Arcadia community in Arapahoe County, Colorado. We received comments and valuable feedback on August 2, 2021. Please see the following pages for responses to comments. If you have any questions, please feel free to reach out by phone at 303-892-1166 or by email, bniziolek@norris-design.com.

We look forward to making this project a success with Arapahoe County.

Sincerely,
Norris Design



Bonnie Niziolek
Principal

Colorado Geological Survey – Amy Crandall (303-384-2632; acrandall@mines.edu)

“The site does not contain steep slopes, is not located within a mapped flood hazard zone, is not undermined, and is not exposed to any geologic hazards that preclude the proposed multi-family residential use and density. CGS therefore has no objection to approval of the general development plan as proposed.

Soil and bedrock engineering properties and geotechnical constraints. According to available geologic mapping (Shroba, R.R., 1980, Geologic map and physical properties of the surficial and bedrock units of the Englewood quadrangle, Denver, Arapahoe, and Adams Counties, Colorado: U.S.G.S., Geologic Quadrangle Map GQ-1524, scale 1:24,000), the site is underlain by eolian (wind-deposited) silty sand, described as exhibiting low to high consolidation, very low shear strength, and low swell potential. Claystone of the Denver formation is mapped as underlying the eolian deposits. Claystone layers and lenses within the Denver formation can exhibit very high swell when wetted and, if present at or near foundation depths, can cause significant damage to foundations and structures if not properly identified and mitigated.

A site-specific, design-level geotechnical investigation consisting of drilling, sampling, lab testing, and analysis should be required. The investigation should characterize the soil and bedrock engineering properties to analyze the density, strength, water content, swell/consolidation, hydro compaction potential, and bearing capacity. This information is needed to design foundations, floor systems, pavements, and subsurface drainage.

Artificial fill. Fill material is likely within the subsurface beneath the existing building and pavement. If fill material is identified during the geotechnical investigation and documentation cannot be located that verifies proper placement and compaction, the fill should be removed and replaced as a densely compacted fill. In addition, any organic- or debris-laden fill encountered will need to be removed and replaced with clean, properly placed, and compacted structural fill.

Thank you for the opportunity to review and comment on this project. If you have questions or require further review, please call me at 303-384-2632 or email acrandall@mines.edu.”

Response: Comment Noted. Thank you.

Cherry Creek Valley Water Sanitation District

The referenced property is within the service area of the District. Water and sewer service is available subject to payment of all fees and compliance with the District's Rules and Regulations. The District generally requires a 30 ft. easement for water and sewer mains. The water and sewer mains must be separated by 10' and the water and sewer mains are situated 10' from the edge of the easement. The Easement shall be free of obstacles throughout the Easement. For existing and new easements, the Granter shall not construct, place, plant, or allow any of the following, whether temporary or permanent, on any part of the Easement: structure, building, fence, retaining wall, overhang, street light, power pole, yard light, mail box, sign, or trash receptacle; parking or storage of vehicles, goods, or equipment; shrub, tree, woody plant, or nursery stock; or any other obstruction of any kind (collectively referred to as "Prohibited Obstructions"). Ornamental grasses are allowed in the easement. The district may, without notice to Grantor, remove any Prohibited Obstructions situated on the Easement without liability for damages and at the sole expense of the Granter. Storm sewers and holding ponds may not be located in water and sewer main easements.

Response: Comment Noted. Thank you.

Communications, electrical and gas lines may cross District water and sewer mains at a ninety-degree angle only but may not be installed above the water and sewer mains running in the same direction.

Contact the District (303-755 4474) for design layout of water and sewer mains before getting final design approval from Arapahoe County. Upsizing of existing water and sewer mains may be required by the developer depending on the location and size of the new development. Review the District's Rules and Regulations at ccwater.org.

Response: Comment Noted. Thank you.

South Metro Fire Rescue – Jeff Sceili (720-989-2244; Jeff.Sceili@Southmetro.org)

General Development Plan is acceptable. More specific comments will be provided as details for the site and buildings development.

Response: Comment Noted. Thank you.

Arapahoe Libraries – Linda Speas

No comments were received.

Mile High Flood District – Mark Schutte

Because the site discharges to existing storm sewer facilities and the storm sewer improvements proposed in the 2015 MDP will not be installed with this project, there are no maintenance eligible features associated with the site as flows leaving the site are sent into an existing storm sewer. We have no comment.

Response: Comment Noted. Thank you.

Arapahoe Open Spaces – Roger Harvey

Open Spaces has reviewed the GDP for Acadia Development Plan. Open Spaces and Acadia Developer have a preliminary verbal agreement, now working on drafting a formal written agreement to design, build and dedicate a new park to Arapahoe County Open Spaces as part of the development. The General Development Plan is following earlier draft development plans provided to Open Spaces. Open Spaces has no comments and agrees with GDP.

Response: Comment Noted. Thank you.

Regional Transportation District – Clayton Woodruff (303-299-2943; Clayton.Woodruff@RTD-Denver.com)

I am sorry I do have one comment there is an existing bus stop in the development that when the plans are more developed, we will have a stop in the limits of the development that will need to be included.

Response: As part of this project, the bus stop will be accommodated.

Cherry Creek Schools – Vicky Lisi (720-554-4244; vlisi@cherrycreekschools.org)

Cherry Creek School District No. 5 has reviewed the information provided by Arapahoe County regarding the specific development plan for the Acadia project and will provide educational services to the future residents of this project. Students from this project are within the current boundaries of Village East Elementary School, Prairie Middle School, and Overland High School. Boundaries are subject to change when necessary to promote the efficient utilization of school facilities.

Utilizing the Arapahoe County Land Development Code, the land dedication calculation for the school district would be **3.3391** acres or the appropriate cash-in-lieu fee. The student generation worksheet is included below.

Cherry Creek School District #5
Planning & Enrollment

Student Generation Worksheet - Arapahoe County

Project Name:	Arcadia GDP
Developer/Contact Person:	DHI Communities - Kyle Henderson
Submitted for Review:	7/5/2021
Total Project Acreage:	29.79 AC
Maximum Dwelling Units:	513
Dwelling Units/Acre	17.2205438
Acres per child	0.026

Residential Density	#D.U.s	Student Generation	Students	Land
		per DU	Generated	Calculation
0.0 - 7.49 du/ac		0.775	0	0.000000
7.5 - 14.99 du/ac	168	0.364	61	1.589952
15.00 or more du/ac	345	0.195	67	1.749150
Totals	513		128	3.3391

In order to fairly evaluate the cash-in-lieu of land dedication, the district will use the Appraisal Method to determine the fair market value as outlined in the Arapahoe County Land Development Code 14-111.05.02 B.1.

Thank you for the opportunity to review this proposal. Should you need additional information from Cherry Creek Schools, please feel free to contact me.

Response: Comment Noted. Thank you.

Xcel Energy – Donna George (303-571-3306; donna.l.george@xcelenergy.com)

Public Service Company of Colorado’s (PSCO) Right of Way & Permits Referral Desk has reviewed the general development plan for Arcadia. Please note that the section-township range as shown on the plans appears to be incorrect. For future planning and to ensure that adequate utility easements are available within this development and per state statutes, Public Service Company will be requesting the following dry utility easements, depending on the type of lot:

- 6-foot wide for natural gas facilities with a minimum 5-foot clearance from any structure and where there is drivable pavement with space for service truck access (8-foot wide, 6-inches thick with plowing in snowy conditions within for sale single-family lots
- 8-foot wide for electric facilities including space for transformers, pedestals, and cabling within for-sale single-family lots
- if natural gas and electric are within the same trench, a 10-foot-wide utility easement is required, not to overlap any wet utility easement
- 10-foot-wide dry utility easements around the perimeter of any lots for commercial/retail or apartment-type uses, particularly abutting all public rights-of way
- bear in mind that these utility easements must have 5-feet of separation from gravity-fed wet utilities and 10-feet of separation from forced-fed water utilities

Response: Comment Noted. Thank you.

Space consideration must also be given to locate pad mount transformers and pedestals.

Response: Comment Noted. Thank you.

Please be aware PSCO owns and operates existing natural gas and electric distribution and service facilities within the subject property. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities including relocation and/or removal via

xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Response: Comment Noted. Thank you.

Additional easements will need to be acquired by separate document for new facilities (i.e. transformers) – be sure to contact the Designer and request that they connect with a Right-of-Way Agent.

Response: Comment Noted. Thank you.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Response: Comment Noted. Thank you.

Tri-County Health Department – Pang Moua (720-200-1537; pmoua@tchd.org)

Building Demolition

Fugitive Dust, Lead, and Asbestos

The application indicates that the existing building on the site will be demolished.

The Colorado Department of Public Health and Environment Air Pollution Control Division (APCD) regulates air emissions. State air quality regulations require that precautions be taken prior to demolition of buildings to evaluate the presence of asbestos fibers that may present a health risk. If asbestos is present, actions must be taken to prevent their release into the environment. State regulations also address control of ozone depleting compounds (chlorofluorocarbons) that may be contained in air conditioning or refrigerating equipment. The applicant shall contact the APCD at (303) 692-3100 for more information. Additional information is available at <http://www.cdphe.state.co.us/ap/asbestos>.

Buildings constructed prior to 1978 may contain lead paint. Environmental Protection Agency's EPA 2008 Lead-Based Paint Renovation, Repair and Painting (RRP) Rule (as amended in 2010 and 2011), aims to protect the public from lead-based paint hazards associated with renovation, repair and painting activities. These activities can create hazardous lead dust when surfaces with lead paint, even from many decades ago, are disturbed. More information can be found here <https://www.epa.gov/lead/lead-renovation-repair-and-painting-program-rules> and <https://www.epa.gov/lead>. The applicant may contact, and the Environmental Protection Agency EPA at 1-800-424-5323 for more information.

Response: Comment Noted. Thank you.

Community Design to Support Walking and Bicycling:

Because chronic diseases related to physical inactivity and obesity now rank among the country's greatest public health risks, TCHD encourages community designs that make it easy for people to include regular physical activity, such as walking and bicycling, in their daily routines. Because research shows that the way we design our communities can encourage regular physical activity, TCHD strongly supports community plans that incorporate pedestrian and bicycle amenities that support the use of a broader pedestrian and bicycle network. Increasing multi-modal transportation has additional co-benefits including improved air quality, which can reduce contributions to climate change and exposure to pollutants associated with a number of health problems including asthma, lung cancer, and heart disease.

Response: As part of the proposed community, a new 5-acre county owned park will be constructed with pedestrian connections for existing and future residents.

Community Design to Support Community Connection

The way communities are designed can influence mental health and social connections. By providing community amenities, social interaction is supported, and residents can build social capital which has known positive health effects. The incorporation of features like landscaping and green space can also reduce stress and promote positive psychological benefits. Because of this, TCHD encourages community designs that incorporate green space and common areas. We strongly support the plans to include community amenities such as open space and recreation facilities for residents. TCHD commends the applicant for including plans that will connect the site to the neighboring park to provide additional gathering space for residents.

Response: As part of the proposed community, a new 5-acre county owned park will be constructed with pedestrian connections for existing and future residents.

Multi-Family Design

- Social connections and trust can have positive health benefits. The way we design multi-family housing can help build social capital, foster a sense of security, and promote positive well-being. TCHD recommends exploring the following:
- Create shared common spaces and amenities such as community gardens, bike repair stations, or active hallways so that residents can interact on a daily basis.
- Design common outdoor spaces so residents can easily view them from their homes.
- Avoid dark or leftover spaces.

Access to nature can also influence mental health and social capital. Providing nature at a variety of scales and locating windows where residents can view natural features can help residents feel more connected with nature.

Response: Thank you, We agree with the recommendation noted and will strive to incorporate common shared spaces, design for social interaction, and design for safety.

Radon

Radon is a naturally occurring radioactive gas that is present at high levels in all parts of Colorado due to the presence of uranium in the soil. Radon can enter homes and long-term exposure causes lung cancer. In order to prevent radon from infiltrating the home, TCHD recommends designing new homes so that they are radon resistant. This includes laying a barrier beneath the flooring system, installing a gas-tight venting pipe from the gravel level through the roof, and sealing and caulking the foundation thoroughly. More information regarding radon and radon-resistant construction techniques can be found here: <https://www.epa.gov/radon/building-new-home-have-you-considered-radon>.

Response: Comment Noted. Thank you.

Mosquito Control – Stormwater Facilities:

Access The site plan indicates that a detention pond is proposed. Detention ponds can become sites for mosquito breeding. To reduce the potential for human exposures to West Nile and other mosquito-borne viruses, TCHD recommends that the applicant prepare a mosquito control plan. Elements of the plan should include proper design, construction and regular inspection and maintenance of stormwater quality facilities, and mosquito larvaciding if the insects become a problem. The applicant may submit the mosquito control plan to TCHD for review. More information is available here <http://www.tchd.org/276/Mosquitoes-West-Nile-Virus>. A guidance document is attached. Please feel free to contact me at 720-200-1537 or pmoua@tchd.org if you have any questions about TCHD's comments.

Response: Comment Noted. Thank you.

Tri-County Health Department Guidance for Preparation of Mosquito Control Plan:

"A Mosquito Control Plan should contain the following elements:

1. Designation of a management entity

This is the entity with authority/responsibility for implementing the plan. Typically, this will be a Special District or a Homeowners Association. If this is the case, the applicant shall submit a copy of the organizational Service Plan, by-laws or other legal document providing the authority for mosquito control. If the entity is the developer, this should be noted.

2. Funding mechanism

A method needs to be put in place to finance the program. This could be a commitment for the Service District, HOA or developer to include adequate funds for the activities as part of its annual budgeting process, or a plan by the District or HOA to assess an annual fee on residents in the subject service area, or to fund the program in some other way, per its legal authority as noted in #1.

3. Activities that will be undertaken to prevent mosquito breeding conditions

This section places emphasis on the proper design, construction, operation and maintenance of stormwater facilities to prevent mosquitoes from breeding. In most instances, it is nothing different than is already required by the County and Volume 3 of the Urban Drainage and Flood Control District's (UDFCD) Urban Storm Drainage Criteria Manual for flood control and stormwater quality. The literature on this subject, supported by local field experience, suggests that if stormwater facilities are well-designed, built to specification, and regularly inspected and maintained to meet operating standards, stormwater facilities that are designed to completely drain in 72 hours or less are likely to do so and to prevent mosquito breeding conditions.

The likelihood or extent of mosquito breeding can also be reduced through the proper design, construction and inspection/maintenance of retention ponds or constructed wetlands that are intended to hold permanent water pools.

We have found that at the time of construction of stormwater facilities, there is often little thought given to continuity of maintenance. Requiring the applicant to think through the tasks that need to be accomplished from design through operation, who will be responsible for tasks in each phase, and a schedule for their accomplishment increases the probability that these tasks will be completed.

Ideally, before getting to this point, the applicant will have considered stormwater facility options that do not rely on extended retention or detention of stormwater without flushing over a period of 2-3 days; e.g. grass swales, porous pavements, landscape detention, reducing directly connecting impervious areas to increase infiltration. This would be coordinated through and in compliance with the requirements of the County's Engineering and/or Stormwater sections.

Suggested elements in this section include the following:

- Design review – Qualified personnel review construction plans and conduct field investigation to ensure construction per specifications of UDFCD Volume 3 and County criteria.
- Operation and maintenance activities:
This should identify who will conduct these activities (e.g., staff or contractor), and a schedule or trigger point for doing each task. Again, the UDFCD's Vol. 3 contains minimum operation and maintenance activities. If staff are to be used, this section should note if they will need training and how they will receive it.
- Regular inspections:
Facilities that are found to retain water should be inspected regularly to ensure that no mosquito larvae are present. Facilities should be inspected once a week beginning in April and continuing through September.
- Larvacide program:



Even if inspections do not reveal larvae, a larvaciding program should be established as a preventive measure at the same time that the inspection program begins (generally May) and continue through September. Some mosquitoes lay their eggs in mud, and when rain falls later, they can hatch and present a problem. Larvacide should be applied at the recommended rate and frequency specified by the product manufacturer. Mosquito control products can be found by doing a search on the internet.

Natural control of mosquito larva can be very effective is done properly. Consult the Colorado Department of Wildlife, Fisheries Division, for consultation on proper stocking of ponds with fish that will effectively control mosquito larvae.

For Technical Assistance - Contact Janine Runfola, Tri-County Health Department's mosquito control specialist, if you have any questions about any elements of the mosquito control program. Ms. Runfola is in Tri-County's Aurora office; she can be reached by phone at 303-363-3064, or by e-mail at jrunfola@tchd.org."

February 7, 2022

Arapahoe County Public Works & Development
Planning Division
6924 S. Lima Street
Centennial, Colorado 8012

RE: Arcadia (9495 E. Florida Avenue) GDP21-002
Response to Public Comments

David and Rebecca Bochmann | buffnboch@msn.com
Alton Park Residents 1280 S. Akron Ct, Denver, CO 80247

Good afternoon, Jan;

With Potter's House land being for sale, I fear MORE unnecessary apartments/condos will be built (there are so many in the area already!).

We need more open space - Denver/Arapahoe County is becoming too congested.

I would like for the space to be utilized for much needed open space/park for that area.

Thank you

Response: Thank you for your feedback! The proposed plan includes a mix of housing types (multi-family apartments and for-sale paired homes) to provide additional housing options in the area. The proposed housing types are consistent with existing County plans:

- *The County Comprehensive Plan, which notes that parcel as part of the Urban Area Boundary and references the Four Square Mile Sub-Area plan*
- *The Four Square Mile Sub-Area Plan, which notes the parcel as multi-family, including apartments of 13-25 dwelling units per acre. The proposed plan proposes up to 17 dwelling units per area and is consistent with this sub-area plan.*

Additionally, the plan includes a 5-acre public park, providing additional recreational amenities for the existing and future residents.

There is a great need for additional homes in the Denver metro area. Last year the Denver metro area recorded the largest ever 12-month rise in single family home prices with an increase of 21% in average purchase price. With a consistent lack of affordable single family homes for sale in Denver, many high-income households have chosen or are forced to rent instead of buy.

The Denver metro area is currently absorbing apartment units at one of the fastest rates for cities throughout the United States. Ninety-seven percent of apartments are occupied at similar residential communities within a three-mile radius of the Arcadia site.

Michelle Brier | 917-363-4123 | michelb75@yahoo.com

9771 East Arkansas Place, Aurora 80247

Hello,

I am a resident at 9771 East Arkansas Place, Aurora 80247 and I'm writing to express my concern about the planned development on the Potter's House property. I opposed the plan as it stands. This influx of hundreds, if not thousands, of additional people to the area will bring too much traffic to an area I don't think can handle it. If you must build housing, my vote is to build less housing, and build a recreation center and have a park. I know this planned development is mostly motivated by greed and money, but you must also look at the unintended consequences of bringing that many residents to an area of this size.

Thanks for letting me share.

Email Response (Jan Yeckes): Ms. Brier, are you aware of the neighborhood Zoom meeting the developer scheduled on this proposed project this evening? Molly is out this week, but she sent me a copy of the meeting notice. I am away from my office for a while but can send it to you later if you did not receive it. The meeting is at 5:30 pm, Monday, June 6.

Thanks Jan. Molly emailed me last week. Actually the meeting took place last evening and I participated. I have concerns about yet another apartment complex being placed in this area. In a two mile radius of the Potters House site there are at least a dozen apartment complexes. Also, according to the speakers last night the owner/seller of the Potters House wanted to see single family homes on that plot of land but yet it's only paired homes and apartments. Why not build single family homes in place of those apartments? Where else can I register my thoughts?

Response: Thank you for your feedback! The plan includes a 5-acre public park, providing additional recreational amenities for the existing and future residents.

As for potential traffic concerns, the multiple access points proposed for this site will help to disperse site generated traffic. Also, the traffic study performed was closely scoped with the county in order to minimize any potential traffic impacts from the proposed community, and part of this community does also include a multi-modal strategy that will encourage new residents to utilize non-vehicular travel options.

Jerry Cox | jerrycox@me.com

Hi There:

I'm looking to get information on what sort of rezoning is involved with Case Q20-095?

What the current zoning is? What the rezoning would change that to? What the rezoning potentially means for the property? What potential impact the rezoning would have to the surrounding communities?

Take care.

Response: Thanks for your question! Here's a summary of the existing and proposed comprehensive plan designations and zoning:

- *The County Comprehensive Plan, which notes that parcel as part of the Urban Area Boundary and references the Four Square Mile Sub-Area plan*
- *The Four Square Mile Sub-Area Plan, which notes the parcel as multi-family, including apartments of 13-25 dwelling units per acre.*
- *The existing zoning is R-A PUD, which allows the current use.*
- *The proposed zoning is PUD, which is further defined by the proposed GDP. This GDP allows for a mix of residential uses (apartments and paired homes) at a density of up to 17 dwelling units per acre. The GDP also includes a 5-acre public park. The GDP creates zoning that complies with the existing County comprehensive plan documents, by allowing residential uses at a density of 17 dwelling units per acre.*
- *Additional details are provided with the SDP (Specific Development Plan), which includes the general site plan, landscape plan and building elevations. These are then further defined in the ASP (Administrative Site Plan) process.*

Anthony Csargo (Tony) | anthony.csargo@gmail.com

Alton Park Homeowner

Hi there,

I am a homeowner in Alton Park and have been since December of 2013. I watched the video about

the proposal and it's unfortunate that this is the plan. 5 acres of park with the addition of 513 homes. My biggest gripe about this area before was not enough parks and no new retail in the area. Now that Willow Point Townhomes were added, High Line Pointe Apartments were built, new homes at Mississippi and Dayton were added and even more homes at Florida and Dayton were built, this area is no longer a desirable place to live. New townhomes and a massive apartment building are also being built just north of Mississippi on Valentia and even more towards Lowry. New apartments were just completed at Iliff and Yosemite. Adding 513 homes and 2,000 more people boarding Alton Park makes this area suck even more. Making the space a park is what is needed. I am hoping this proposal gets rejected but I'm certain that it won't be because of the amount of money involved. Traffic on S Alton St has increased substantially since 2013 and parking on the street is already a problem, Thanks for the video, email, and the added motivation to finally flee this area!

Email Response (Phil Workman): Thank you for your comments. We are proud of our work with Arapahoe County to provide additional community park land and we know a residential development that will enhance the area. Ideally, the addition of residents will encourage a greater array of retail opportunities in the area - along Havana and E Mississippi especially. I do hope you give us a chance to provide a great complement to the community - and welcome your comments at any time. Thanks and have a great day.

Thanks for the response! The ONLY addition to this area has been homes and people. The other thing to consider is the families moving into this area have more kids than average. The Costco on Florida and Havana says it all. It is busy every hour of every day and after 4pm on any given day, it's not even worth it to shop there. This isn't going to complement the community, it will just further congest it. Honestly, we have wanted to move out of this area for the last couple of years and if we weren't in a runaway housing market going up 2% every month it would be easier to move. We are hoping for a correction long before this project gets completed. Thanks once again for the video and the warning. It will be interesting to see how other homeowners respond.

Response: Thank you for your feedback! The proposed plan includes a mix of housing types (multi-family apartments and for-sale paired homes) to provide additional housing options in the area. This includes for-sale paired homes with yards as well as some 3-bedroom apartments homes to help create homes for families with kids in this challenging housing market. The proposed housing types are consistent with existing County plans:

- ***The County Comprehensive Plan, which notes that parcel as part of the Urban Area Boundary and references the Four Square Mile Sub-Area plan***
- ***The Four Square Mile Sub-Area Plan, which notes the parcel as multi-family, including apartments of 13-25 dwelling units per acre. The proposed plan proposes up to 17 dwelling units per area and is consistent with this sub-area plan.***

Additionally, the plan includes a 5-acre public park, providing additional recreational amenities for the existing and future residents.

There is a great need for additional homes in the Denver metro area. Last year the Denver metro area recorded the largest ever 12-month rise in single family home prices with an increase of 21% in average purchase price. With a consistent lack of affordable single family homes for sale in Denver, many high-income households have chosen or are forced to rent instead of buy.

The Denver metro area is currently absorbing apartment units at one of the fastest rates for cities throughout the United States. Ninety-seven percent of apartments are occupied at similar residential communities within a three-mile radius of the Arcadia site.

As for your traffic concerns, the multiple access points proposed for this site will help to disperse site generated traffic. Also, the traffic study performed was closely scoped with the county in order to minimize

any potential traffic impacts from the proposed community, and part of this community does also include a multi-modal strategy that will encourage new residents to utilize non-vehicular travel options.

Paul Deger | pauldeger@gmail.com

9635 E. Kansas Circle

Dear Jan,

I am writing to share my opinion on the change of use of Potters Church land. We have lived in this area for 21 years and seen the explosion of apartments and townhomes fill all the vacant space where high density residential already existed.

I believe a better option is mixed usage with small business retail and restaurants and residential that would encourage more bike and foot traffic as well as park space.

Thank you

Response: Thank you for your feedback! The proposed plan includes a 5-acre public park, providing additional recreational amenities for the existing and future residents. Improvements to encourage more bike and foot traffic through the addition of new and/or enhanced sidewalks and street trees on the perimeter streets and new sidewalks and street trees internal to the proposed community will provide convenient access for existing residents to the proposed park.

This is a great need for additional homes in the Denver metro area. Last year the Denver metro area recorded the largest ever 12-month rise in single family home prices with an increase of 21% in average purchase price. With a consistent lack of affordable single-family homes for sale in Denver, many high-income households have chosen or are forced to rent instead of buy.

The Denver metro area is currently absorbing apartment units at one of the fastest rates for cities throughout the United States. Ninety-seven percent of apartments are occupied at similar residential communities within a three-mile radius of the Arcadia site.

The proposed residential uses are consistent with the existing uses surrounding the proposed community. The E. Florida Avenue corridor, for example, is generally residential in this area, transitioning to commercial at key intersections (S. Parker Road – approximately 0.4 miles to the west and S. Havana Street – approximately 0.6 miles to the east). Retail uses are typically more successful when they are adjacent to and have synergy with other commercial uses. Consumer shopping habits have veered to the internet; when consumers visit physical retail locations, they seek experiences and services such as entertainment and dining, and as a result, less commercial space is being devoted to selling physical goods. New retail should be concentrated in larger retail and commercial centers with high traffic (both vehicular and retail visitor) counts to create this synergy with other adjacent commercial (retail, entertainment and dining) spaces. The addition of these new households helps promote the success of existing and future retail spaces in the overall community.

Rebecca Green | 303-907-4234 | Revoalbj@gmail.com

Alton Park Resident

Hi Molly,

I understand that you are working on the Potter's House project and wanted to take a moment to ask that you visit the surrounding area to inspire a design that would meet many needs. I live in the Alton Park neighborhood, and we know this area is missing a few communal spaces that would be so beneficial. We would love to have a park in the space that can be a multi-use option-children, dogs, a track for the many elders who live in the area and have been walking around the Potter's House parking lot for years. A rec center of sorts or community space in addition to the inevitable housing would be welcome.

Thank you so much for your time!

Response: Thank you for your feedback! We agree, there is a need for additional park space in the area and we appreciate your suggestions for needed amenities. The proposed plan includes a 5-acre park along the north edge of the proposed community, providing easy access for existing residents. The proposed park is currently being designed at a conceptual level and we welcome public comment on the specific amenities that could be included.

Bonnie Gregory | bgregory45@comcast.net

1101 S. Chester Court, Denver, CO 80247

How nice it would be to see this property developed as a park & open space for the many families who live in the area. We are overwhelmed by the number of apartments/condos in the area. It is time to give some sanity back to the community, and open space would do just that.

Response: We agree, there is a need for additional park space in the area. The proposed plan includes a 5-acre park along the north edge of the proposed community, providing easy access for existing residents. Along with the public park, residential homes are proposed to provide additional housing options for existing and future residents and is consistent with the Four Square Mile Sub-Area Plan. This Plan notes the site as Multi-family and allows for residential uses up to 25 dwelling units per acre (our proposed plan proposes up to 17 dwelling units per acre).

Janet Somers | 303-903-0526 | jan3som@yahoo.com

Alton / Florida Resident

Hello I was unable to attend the webinar on June 28, 2021 re The Pachner Company's request to RE-ZONE the property of Potter's church on Florida Ave (cross streets ALTON and Clinton)_to have 322 apts and 188 town homes. This will dramatically increase traffic, pollution, Emergency vehicles, oxygen, noise, privacy, and no open space for this neighborhood. We walk our dogs, our children play, have picnics, etc. The closest open space/park is only accessible by driving our cars.. Currently, the fire dept ALREADY comes onto ALTON approx 3-4 x a week, approx 2-3 x a DAY. It this is the street it utilizes to respond to the numerous residents (550) residents on Alton AND entrance to TAVA Waters apartments on Mississippi that have over 100 + units now.

Adding nearly 800+ residents would significantly increase emergency situations, school attendance, traffic, etc. I clearly oppose this request by The Pachner Company.. Currently I reside on ALTON/Florida and my apt faces ALTON/POTTERS Church. Thank you

Response: We agree, there is a need for additional park space in the area. The proposed plan includes a 5-acre park along the north edge of the proposed community, providing easy access for existing residents. Improvements to encourage more bike and foot traffic through the addition of new and/or enhanced sidewalks and street trees on the perimeter streets and new sidewalks and street trees internal to the proposed community will provide convenient access for existing residents to the proposed park. The proposed plan has been reviewed by Cherry Creek School District who will provide educational services to the future residents. The development team has met with Victoria Lisi twice to better understand the school district's needs. Cash-in-lieu, based on fair market value, will be provided by the developer to the school district to off-set any potential impacts of additional students within the school district.

As for traffic concerns, the multiple access points proposed for this site will help to disperse site generated traffic. Also, the traffic study performed was closely scoped with the county in order to minimize any potential traffic impacts from the proposed community, and part of this community does also include a multi-modal strategy that will encourage new residents to utilize non-vehicular travel options.

Marina Zaslavsky | 720-936-8527 | marinakaspina_99@yahoo.com

Alton Park Resident

Good morning,

My name is Marina Zaslavsky and I live in Alton Park community that is bordering Potter's Church property. Potter's Church property is for sale at this point. Looks like developers are trying to turn it in the living complex BUT IT WILL RUIN EVERYTHING AROUND. This area is super busy as it is. We have huge amount of cars parked on all the streets around church property. We DO NOT NEED any more people or traffic or houses or apartments.

WE WANT OPEN SPACE WITH A LARGE COUNTY PARK. There are no parks around us where we can take out kids, go for walks or runs and actually enjoy outside more. We have way too many apartments in our area but not ONE AMENITY. WE NEED IT!!!!!! Please do not let this property be sold to the developers.

Plus, OUR tax dollars that go to Arapahoe County must be returned to this area for public use and enjoyment.

My number is 720-936-8527.

Response: We agree, there is a need for additional park space in the area. The proposed plan includes a 5-acre park along the north edge of the proposed community, providing easy access for existing residents. Along with the public park, residential homes are proposed to provide additional housing options for existing and future residents and is consistent with the Four Square Mile Sub-Area Plan. This Plan notes the site as Multi-family and allows for residential uses up to 25 dwelling units per acre (our proposed plan proposes 17 dwelling units per acre). The proposed plan will

Jeff Martin | jeff@martinclan.net

Hello Jeff,

Thank you for reaching out. I have copied the case planner on this email, Molly Orkild-Larson and the applicant, Alisha Hammett. I believe the sign posted on the property is for a neighborhood outreach meeting. County staff does not participate in neighborhood outreach meetings, so I am not sure of the date of this meeting. Molly or Alisha should be able to provide you with more details regarding this project.

Thanks,

Kat

Response: No specific comment was noted. Alisha Hammett is no longer with Norris Design – we have not found any additional email correspondence between Hammett and Martin.

Aimee Millensifer | amillensifer@gmail.com

2087 S. Xenia Way, Denver, CO 80231 (Arapahoe County)

Dear Arapahoe County,

PLEASE, please do NOT build any more density in this area. Please make it a park for all to enjoy. PLEASE STOP RUINING the Colorado I grew up in!

Email Response (Jan Yeckes): Thanks for your comments, Aimee. I am copying Molly Orkild-Larson, Senior Planner, who is working with the prospective applicant.

Thank you. I sure hope the citizens are heard, because it appears to be all about money anymore.

Response: Thank you for your feedback! The proposed plan includes a mix of housing types (multi-family apartments and for-sale paired homes) to provide additional housing options in the area. The proposed housing types are consistent with existing County plans:

- *The County Comprehensive Plan, which notes that parcel as part of the Urban Area Boundary and references the Four Square Mile Sub-Area plan*

- *The Four Square Mile Sub-Area Plan, which notes the parcel as multi-family, including apartments of 13-25 dwelling units per acre. The proposed plan proposes 17 dwelling units per area and is consistent with this sub-area plan.*

Additionally, the plan includes a 5-acre public park, providing additional recreational amenities for the existing and future residents.

There is a great need for additional homes in the Denver metro area. Last year the Denver metro area recorded the largest ever 12-month rise in single family home prices with an increase of 21% in average purchase price. With a consistent lack of affordable single-family homes for sale in Denver, many high-income households have chosen or are forced to rent instead of buy.

The Denver metro area is currently absorbing apartment units at one of the fastest rates for cities throughout the United States. Ninety-seven percent of apartments are occupied at similar residential communities within a three-mile radius of the Arcadia site.

Sally Kwitkowski | 720-839-4683 | skwitkow@gmail.com

8707 E Florida Ave, Denver, CO 80247

Hello Ms. Yeckes,

I first want to apologize if my message ought to be directed somewhere else. My name is Sally Kwitkowski, and I am a property owner in the Dayton Triangle area of Arapahoe County. I have lived in the neighborhood for almost 20 years. Over that time, I have seen extensive expansion of multifamily units with little regard for open spaces, safe bike lanes or expanded infrastructure to accommodate the ever increasing population in an already densely populated area. I recently heard that the Potter's House church on E. Florida Ave is up for sale. I want to encourage Arapahoe County to redevelop this land into a beautiful open space for the community to enjoy and/or create a rec center in the area for the community. This area absolutely needs more easily accessible green space and would really benefit from a rec center. It truly cannot handle any additional housing unless the county invests significantly in road expansion and other infrastructure. It is already unsafe to ride in the bike lanes on Florida Ave because of the traffic. I work 2 miles from my residence, and it already takes me 15 minutes to get to work. I am too fearful of the traffic to bike to work. If the Potters House is sold to a residential developer, I would wager it would make congestion so horrible that local traffic would be impossible. I hope the planning board takes this into consideration.

Thank you.

Response: We agree, there is a need for additional park space in the area. The proposed plan includes a 5-acre park along the north edge of the proposed community, providing easy access for existing residents. Along with the public park, residential homes are proposed to provide additional housing options for existing and future residents and is consistent with the Four Square Mile Sub-Area Plan. This Plan notes the site as Multi-family and allows for residential uses up to 25 dwelling units per acre (our proposed plan proposed 17 dwelling units per acre).

As for traffic concerns, the multiple access points proposed for this site will help to disperse site generated traffic. Also, the traffic study performed was closely scoped with the county in order to minimize any potential traffic impacts from the proposed community, and part of this community does also include a multi-modal strategy that will encourage new residents to utilize non-vehicular travel options.

Kathryn Starnella | kathryn_starnella@yahoo.com

E Florida Ave

Hello.

I live across the street from Potters House Church of Denver, on East Florida Avenue (Arapahoe County). I saw signs posted about re-zoning, and I received a mailer from the Pachner Company, a community engagement firm the

church apparently hired. I'm unable to "attend" the Pachner Company's virtual neighborhood outreach meeting on June 6.

Would you please provide me more information about this project? Specifically:

- (1) Is Potters House Church of Denver closing/ceasing operations?
- (2) When is construction slated to begin? To end?
- (3) What are the anticipated hours of construction?
- (4) Will the project take up the entire block on which the church property sits?
- (5) I understand that the project will consist of rental apartment units and two-story for-sale paired homes. Will the project include affordable housing (both rental and for-sale)?

Thanks in advance for any information you can provide.

Response (Molly Orkild-Larson): Kathryn: The developer has not submitted an application yet, therefore the County can't answer a lot of your questions. However, I am forwarding this email to the developer so that they can provide you with answers. Before the developer can submit any application, they first have to conduct a neighborhood meeting of which you received notice on. This meeting is to provide the public with information of what they're proposing and to answer your questions. Thanks

Molly,

Thanks very much for forwarding my message to the developer. He got back to me right away.

Response: Thank you for your questions – please see responses below:

- (1) Is Potters House Church of Denver closing/ceasing operations?
That's correct, the Church is ceasing operations and desires to sell the land. The church owners put out requests for offers to buy the land, which the developer responded to.
- (2) When is construction slated to begin? To end?
We expect construction to begin in fall 2022 and last approximately 30 months, commencing in early 2025.
- (3) What are the anticipated hours of construction?
Construction hours will align with County Code, which generally note construction 7am to 6pm on weekdays, 7am-3pm on weekends.
- (4) Will the project take up the entire block on which the church property sits?
The proposed plan includes a 5-acre park along the north edge of the proposed community, providing easy access for existing residents. Along with the public park, residential homes are proposed to provide additional housing options for existing and future residents and is consistent with the Four Square Mile Sub-Area Plan. This Plan notes the site as Multi-family and allows for residential uses up to 25 dwelling units per acre (our proposed plan proposed 17 dwelling units per acre).
- (5) I understand that the project will consist of rental apartment units and two-story for-sale paired homes. Will the project include affordable housing (both rental and for-sale)?
That's correct, both for-rent apartment homes and for-sale paired homes are provided. The homes are intended to be market rate and provided additional housing options for existing and future residents.

Stacy Winner | stacywinner8@gmail.com

Resident in the Area

Hello,

I am a resident in the area and I am hoping this lot could be turned into an open space. Denver development has taken priority over the spaces we seek for our families. Please let me know how I can make my voice heard.

Thank you.

Hi there,

I was not able to attend the meeting about this project but I did just watch the recording. I would like to add my input about the county park. I think a tennis court would be a great amenity and there is not one close by. I also think to disguise the telecommunication tower as some sort of sculpture or clock tower would be a fun idea. Also, many people in the community have dogs so a dog park or at least a lot of bag stations and trash cans would be great. Thanks.

The proposed plan includes a 5-acre park along the north edge of the proposed community, providing easy access for existing residents. Improvements to encourage more bike and foot traffic through the addition of new and/or enhanced sidewalks and street trees on the perimeter streets and new sidewalks and street trees internal to the proposed community will provide convenient access for existing residents to the proposed park.

Thank you for your feedback on park programming. The proposed park is currently being designed at a conceptual level and we welcome public comment on the specific amenities that could be included as well as feedback on the concepts being developed to date. We are currently working on the design of the telecommunication tower with Arapahoe County. The current concept reflects the architecture on-site to meet screening requirements for the structure and we're looking at cladding the structure with graphic artwork to create an iconic element that blends into the site and neighborhood.

As for traffic concerns, the multiple access points proposed for this site will help to disperse site generated traffic. Also, the traffic study performed was closely scoped with the county in order to minimize any potential traffic impacts from the proposed community, and part of this community does also include a multi-modal strategy that will encourage new residents to utilize non-vehicular travel options

End of Email Comments