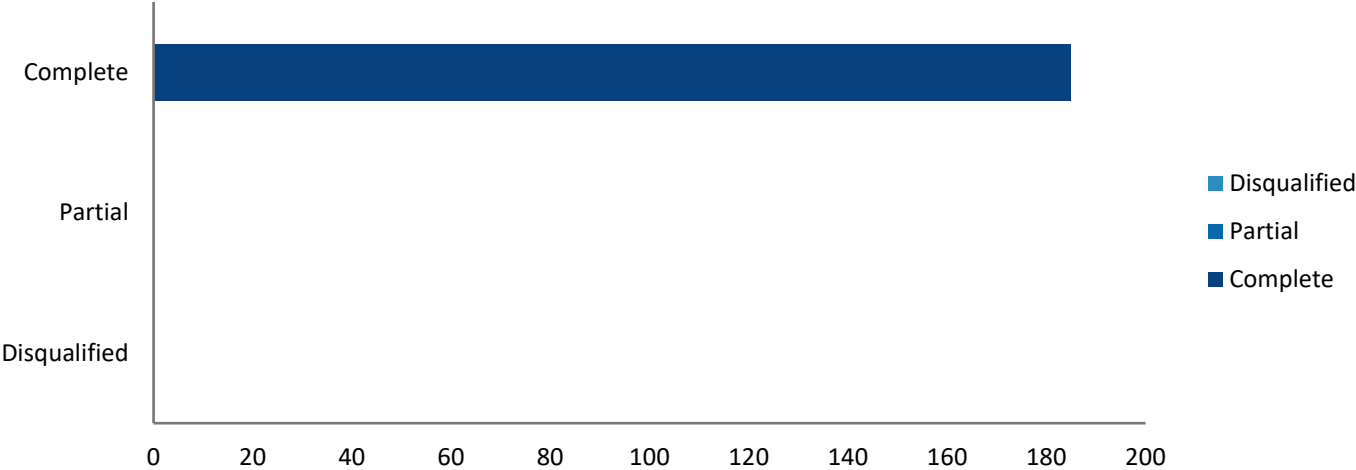


Report for Dry Creek Light Rail Station/Inverness Area Zoning & Housing Preferences Survey

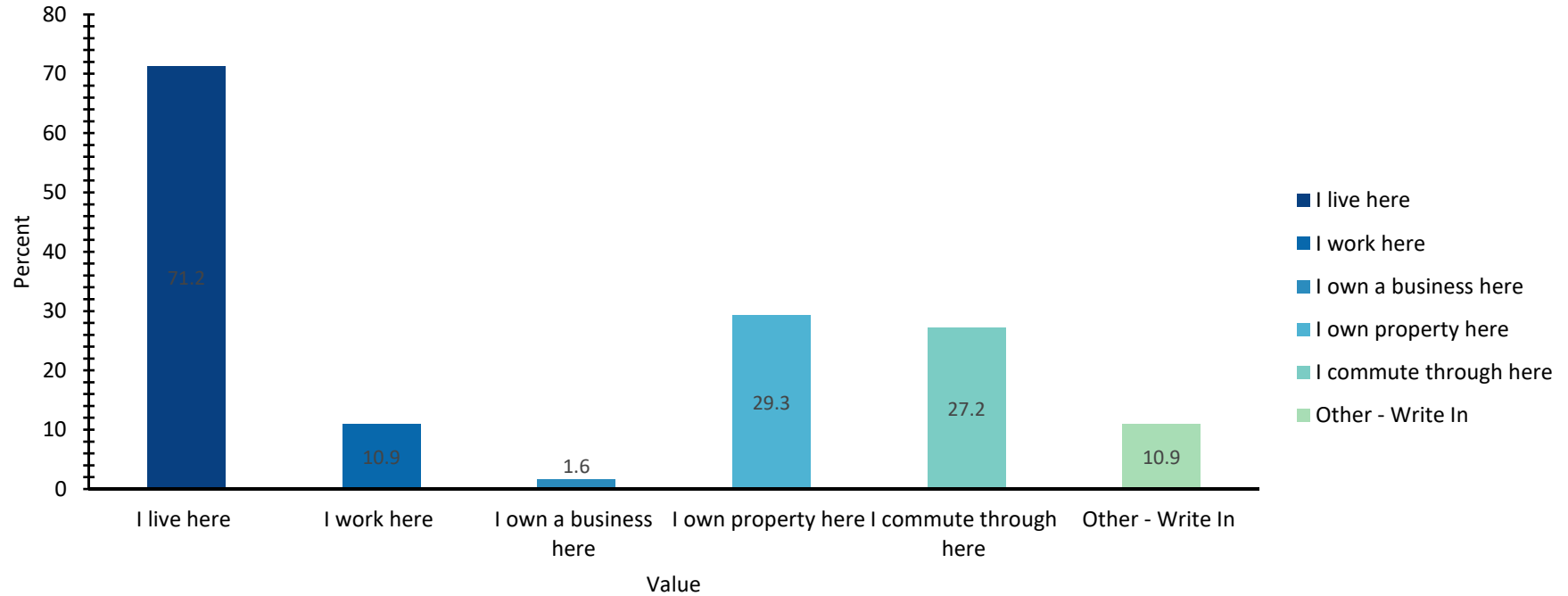
Dry Creek Light Rail Station/Inverness Area Zoning & Housing Preferences Survey

Response Statistics

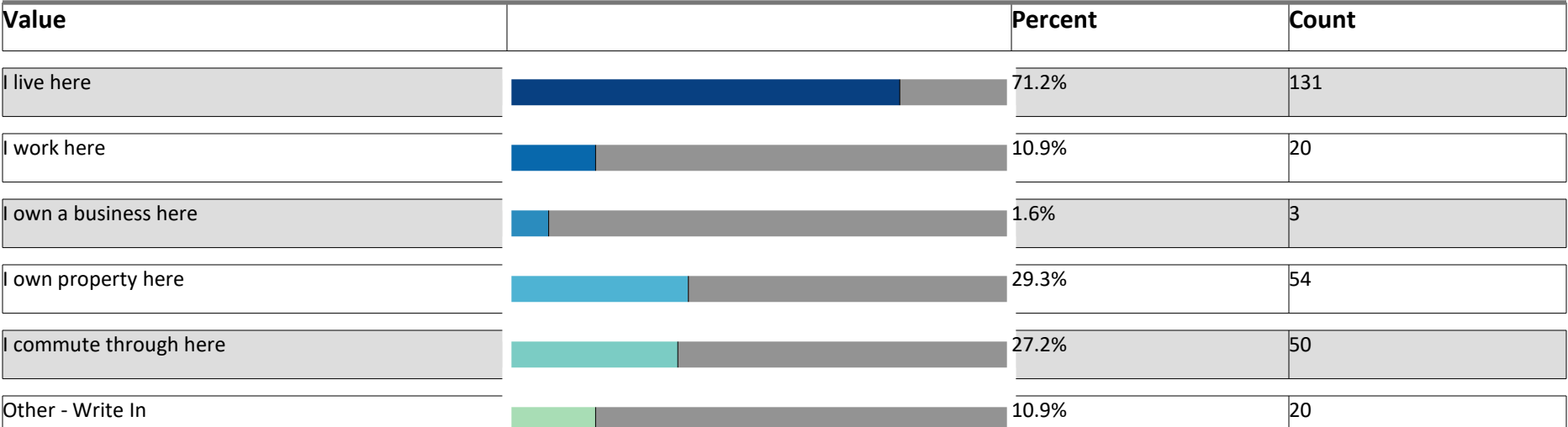


	Count	Percent
Complete	185	100
Partial	0	0
Disqualified	0	0
Totals	185	

1.What is your relationship to the Inverness Area? (Check all that apply)

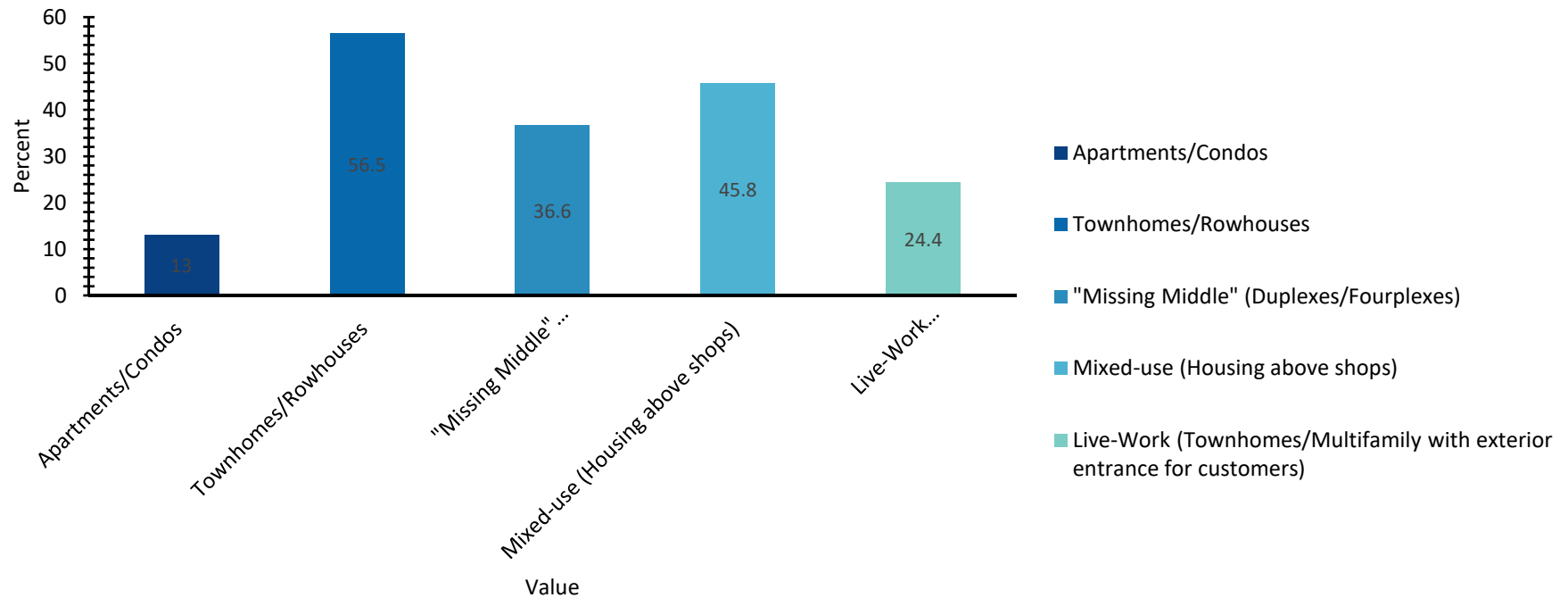


1.What is your relationship to the Inverness Area? (Check all that apply)



Other - Write In	Count
Live in Arapahoe County	2
Children live in area	1
Future interest in housing near the area	1
I am on the Board of Directors of Vallagio III	1
I live in Arapahoe County	1
I live near here	1
I live near there.	1
I live nearby	1

2.What types of housing would you like to see more of in this area? (Check all that apply)



2.What types of housing would you like to see more of in this area? (Check all that apply)

Value		Percent	Count
Apartments/Condos		13.0%	17
Townhomes/Rowhouses		56.5%	74
"Missing Middle" (Duplexes/Fourplexes)		36.6%	48
Mixed-use (Housing above shops)		45.8%	60
Live-Work (Townhomes/Multifamily with exterior entrance for customers)		24.4%	32

3.What is your biggest concern regarding higher-density residential zoning? (Please check all that apply in ranking order from 1-8 with 1 being your biggest concern)

Item	Overall Rank	Rank Distribution	Score	Number of Rankings
Traffic	1		955	150
Not enough utility infrastructure	2		749	136
Noise	3		655	136
Parking	4		638	135
Loss of existing character	5		610	127
Building height	6		551	119
Loss of views	7		486	120
Other	8		367	91

4.If you answered "Other" above, please write your entry here.

ResponseID	Response
4	Increase in criminal activity w/o police
5	This is an expensive area to live, you don't want to reduce its value by mass producing homes just because transit is available. Transit should follow where the homes are already, not homes follow where the transit is built.
6	Do not want area to turn into rental -lower income neighborhood
10	It's already too congested.
11	Wildlife
15	over-saturation of housing
16	loss of single family homes
17	over-saturation of the community/market
18	Only apartments
19	over-saturation of housing
20	none, can't unselect
21	Inverness West Dr. was just pared down to 2 lanes!!! And now you're going to add more traffic and more cars!
25	Water availability
27	Don't need and shouldn't add any more housing. That area is already full and more would not help anyone. The state really should keep out of this.
28	Adding high density housing with accompanying retail space would be fantastic
32	Increase in crime
33	Apartment homes and rental properties do not provide reliable tax base or community values. This is a family area and needs homes that families can purchase and live in, not more apartments that's developer builds and makes money, while the community suffers long term. The county needs to invest wisely in the values that

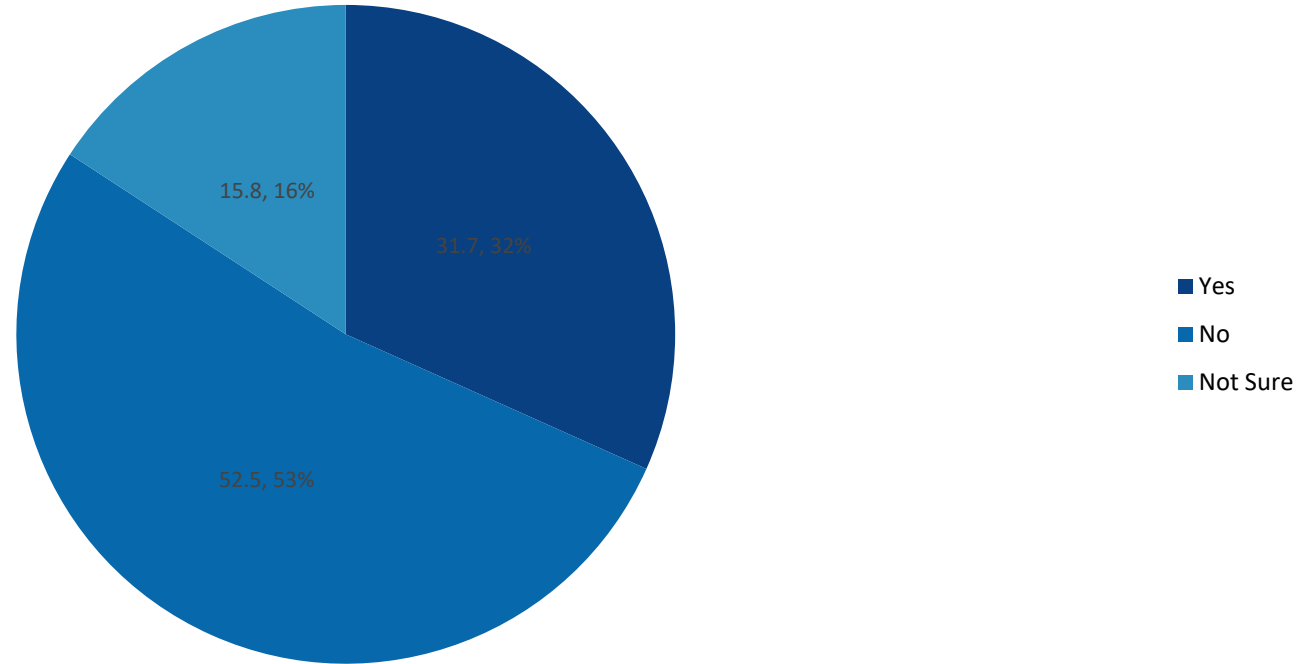
ResponseID	Response
40	Need mulptle choice, lots of Major concerns - Like all the above, but mainly Traffic and Utility infrastructure
41	N/A
42	Pedestrian and cyclist safety and access
43	Not enough school support, not enough water and infrastructure, not enough law enforcement. Stop building homes. There are way to many housing developments on the east and south sideof the Denver Metro area. We are over crowding the county.
45	Cherry creek schools in the area are full to capacity with no plans for more middles/ high school spaces in the west part of the district
48	Affordability- we need condos for 1st time homebuyers
49	Grocery overpicked
51	This is a main entry point into Centennial. This city sits between upscale communities of Lone Tree and Greenwood Village. Centennial needs to maintain an upscale image and not become another Aurora or Lakewood. Individual ownership property needs precedence over rental property. HB24-1313 is taking away local control. There is no evidence that housing near transit results in people actually using transit. Stop the ugly developments like those at the Arrow site and near IKEA.
54	Really do not like the OVERCROWDING the state legislature has crammed down our throats. Colorado used to stand for the environment and beautiful surroundings. Now it stands for congestion and crime.
57	I want to make sure we add housing especially affordable housing for the metro area. Young people are getting priced out of our city, and we need to address it now before it gets to be California levels of unaffordable
58	Too many people crammed into a small space, so traffic water issues
60	It's about the water, water, water!
62	N/a
63	Crime!
64	Crime!
65	It is already to congested in this area.. No housing should be added

ResponseID	Response
78	No
80	I like higher density housing, no concerns
85	Loss of natural habitat
90	not enough affordable housing
91	Na
97	Non residents on green belts
98	oversaturation of the housing market
99	Stop freaking building!!!! Too many people are here already!!
102	Residents using my neighborhood community areas, such as greenbelts.
104	Decrease in property values.
105	Crime rates
106	We have enough housing, stop building when we do not have roads or resources to support all these people. Some will leave and that's ok, not everyone can live in Colorado
107	Public Safety & Security
111	Loss of property value
112	Crime
115	During the pandemic when handouts were given to large groups of people to live in the adjacent apartments, crime rose significantly. This proposal is a disgrace.
117	Increase in crime, vandalism
120	loss of home value
122	Higher residential density
123	Crime

ResponseID	Response
124	The area west of I-25 is already stressed and overburdened at present with the following: Loss of open space. Loss of green space. Too much pavement. The area is overdeveloped at present.
126	decreased safety, increased crime
128	Safety and physical/home security
129	Loss of value of existing condo's and townhouses
132	Decrease property value
133	Lack of general infrastructure. Inverness is a one lane road now. A one lane road cannot support hundreds of new units with two cars per unit.
134	Crime
135	W A T E R !!!!!
136	Decreases in value
138	no grocery
139	reduced housing values
140	No plan to increase ridership, only build more
144	The unanswered question..... if you get on light rail where would you go? Two miles to Park Meadows? Light rail goes no where... downtown dangerous... nothing there.
145	We're surrounded by giant apartment complexes as it is. Denver traffic is awful. Don't put more apartments and high density COSTLY housing units up.
146	Putting 300-600 new units in Inverness would over-burden the capacity of the streets. You just put in those ridiculous roundabouts to confine the traffic in Inverness.
147	Having a say in future developments
148	More people off the light rail is more trouble and we have enough of that already.
149	Fire department access
151	n/a
154	Over building

ResponseID	Response
156	Volume of people (Crime, Trash, Pet Waste, etc)
159	Crime
161	Will lower taxation % from light industry to residential. Increasing prop. tax for home owners in area.
163	Negative impact on existing property values
164	Infrastructure damage (roads, open space, trash)
165	damage to existing infrastructure; roads, landscaping
166	Increased damage to infrastructure and services, along with increased congestion, traffic, impact to green spaces and landscaping
167	Increased Crime
169	Density, crime
170	Existing Home Values
171	Low income housing
172	Already vacant properties in the area
176	Crime/ not enough policing already. Transit also allows criminals access to the area
177	Crime
181	Increase of residents and not increase riders of RTD. The train is great if you can walk to the final destination; however, that is not the case with the entire RTD train system. You can only get so far and then reliable safe transportation from the station is not an option. Take for example the Colorado or Louisiana Station you cannot navigate to Cherry Creek Mall area without using buses which lack cleanliness and safety.
183	None of the listed items are concerns, aside from having parking minimums. The focus should minimize need for a car
185	Loss of value for current residential housing

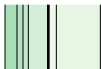
5. Our proposed rezoning to Mixed Use allows more residential density, and has a height limit of 75 feet. The current zoning around Inverness allows office buildings with a 100-foot building height. Are you in support of maintaining a 100-foot building height with a mix of residential and commercial buildings?



5.Our proposed rezoning to Mixed Use allows more residential density, and has a height limit of 75 feet. The current zoning around Inverness allows office buildings with a 100-foot building height. Are you in support of maintaining a 100-foot building height with a mix of residential and commercial buildings?

Value		Percent	Count
Yes		31.7%	58
No		52.5%	96
Not Sure		15.8%	29
Totals			183

6.As we plan for more housing near transit, how important is each to you? (Rank 1–7 with 7 being most important and 1 being least important)

Item	Overall Rank	Rank Distribution	Score	Number of Rankings
Green space/parks/gath	1		583	131
Walking/biking safety (better sidewalks)	2		526	115
Connectivity to public transit lines	3		484	102
Building design	4		481	115
Housing affordability	5		470	102
All of the above are of equal	6		285	62
Other	7		211	53

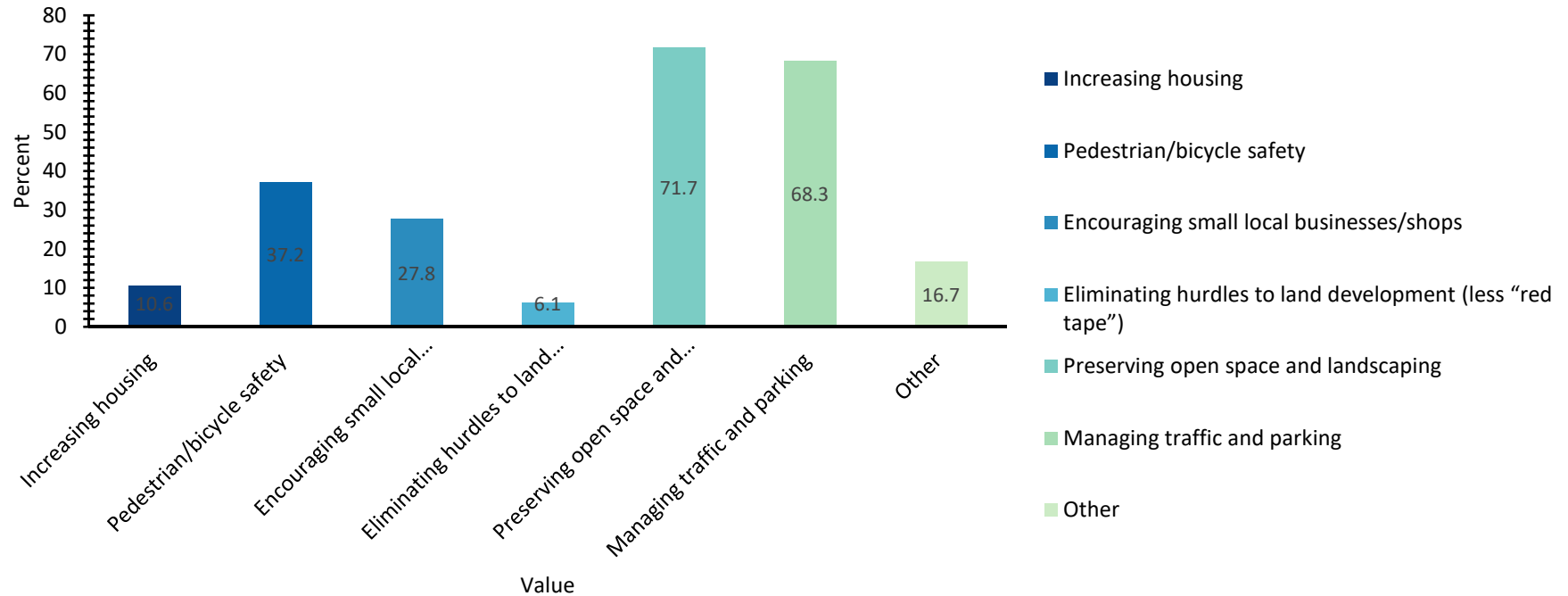
7.If you answered "Other" above, please write your entry here.

ResponseID	Response
4	Police needed to stop criminal activity via public transit
5	We desperately need parks and green space. No place to walk and get away from people. Right now we walk on the sidewalk as cars drive by.
6	Concerned that current property values will decrease
7	I don't care about any of this left wing nonsense
15	maintain office buliding/residential mix
16	limit density
17	maintain the current office building/residential balance.
18	Owned units, not just rentals
19	maintain office buliding/residential mix
25	No more housing!
34	Maintain existing zoning and fight the abusive and unconstitutional legislation by the State. Preserve local control.
35	I DO NOT support this. Do NOT cram in more housing... it's not needed!
37	We don't have the water for any more people.
41	N/A
42	Reliable and consistent public transportation
43	Too crowded. stop building houses and high end condo/ apts..
49	Grocery
51	Ownership over rental
58	WATER
60	The mass of humanity ALREADY centered in this area has NOT been APPROVED by the voters! The Littleton City Council has instated several projects WITHOUT the citizens

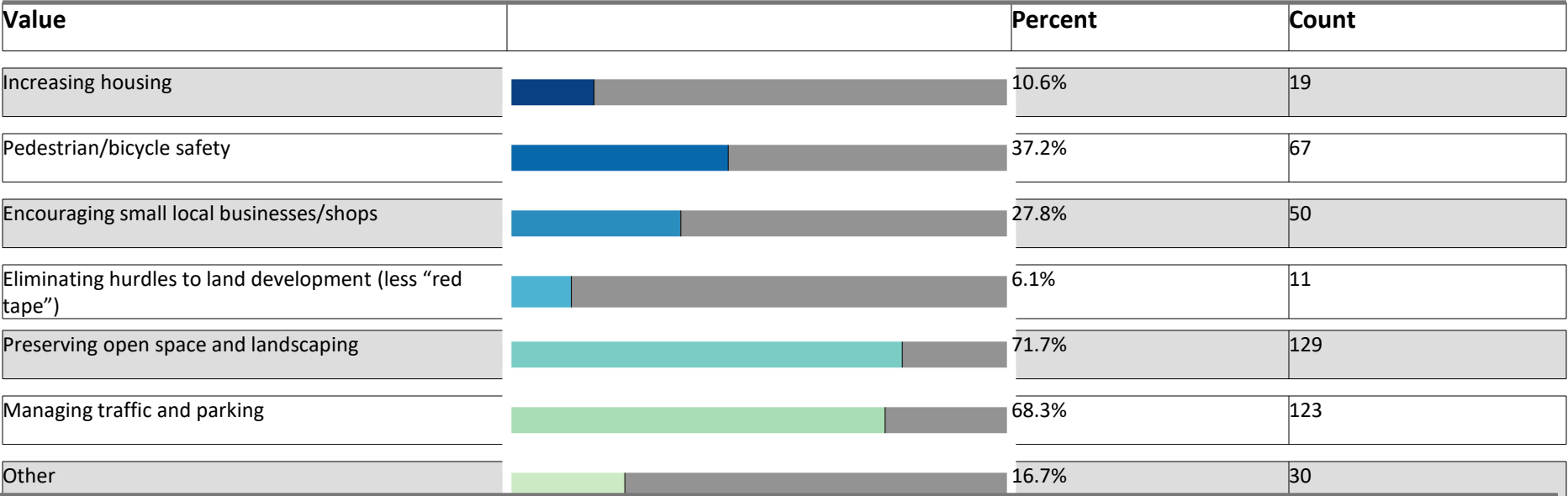
ResponseID	Response
62	I am not in favor of density. I am not in favor of any more building in our state especially in Arapahoe County where I live! There are too many people we don't have enough water and the traffic and crime are out the control.
63	I want the government to get out of the housing development business!
64	I want the government to get out of the housing development business!
67	These are not important to me.
69	Other
70	Retaining property value is my number one concern and low income multi use housing certainly will devalue our property
72	The crime
82	Repair the existing issues of damaged roads in the area
85	Not enough police and other non-tangible infrastructure
99	Stop bukding!!! This is ridiculous
106	Again, stop all the "we need to build more". No, you don't! All I see is apartments after apartments crammed in every free space. Colorado is becoming an ugly mess
112	Crime
115	DO NOT INVITE CROME INTO OUR NEIGHBORHOOD
117	Loss of current property value due to increase crime and vandalism
124	Past history of development in the area has been marked with profit over environmental issues and community health and lifestyle.
132	I don't want any more high density apartments in this area. We have enough.
133	We need the general infrastructure (more than a one lane road) and safety impacts need to be addressed.
134	Protecting property value
135	W A T E R !!!!!!!
139	dont want high density!

ResponseID	Response
148	SAFETY
151	n/a
163	NA
164	Negative impact to property values
165	negative impact to property values
166	Negative impact to property values
167	Safety from crime
169	public safety, parking, traffic
172	Congestion and Safety
175	Noise
176	Inadequate policing of transit w criminal activity a major concern.
185	Proposed housing matches zoning of current housing

8. Which of these goals is most important to you? (Select up to three)

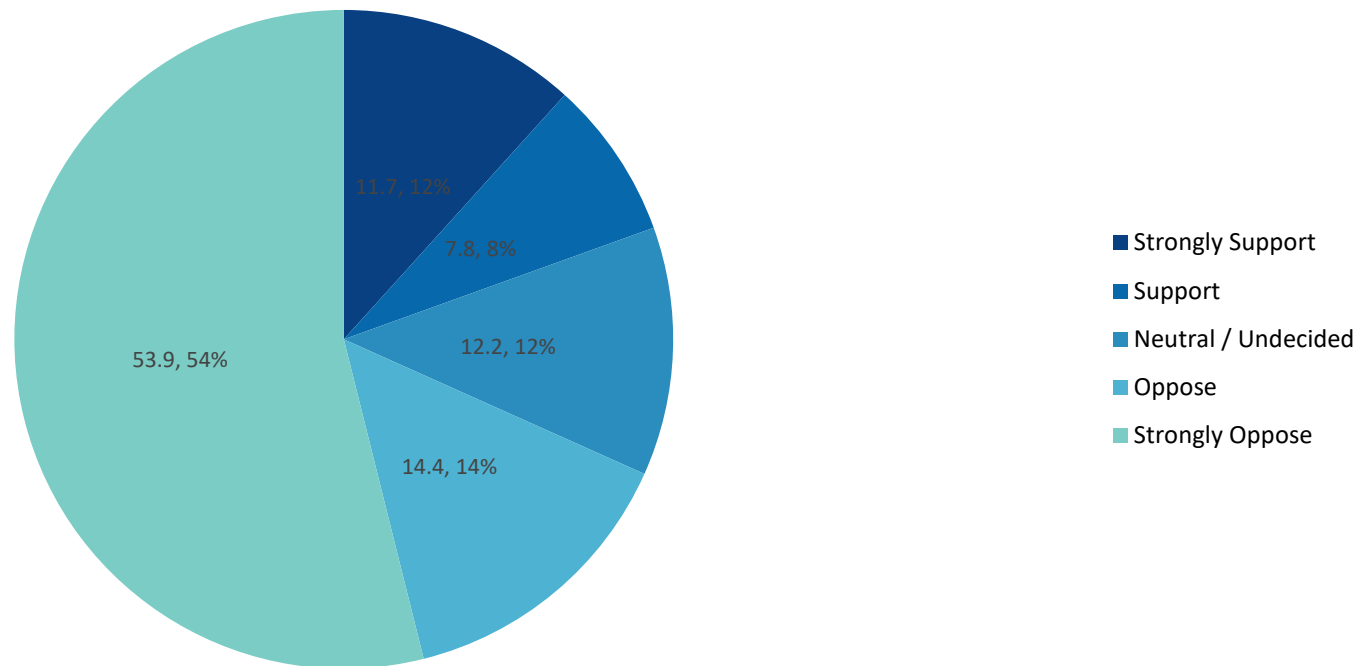


8.Which of these goals is most important to you? (Select up to three)



Other	Count
Better planning for increasing transit ridership. We could build all kinds of high density buildings and no one would ride the lightrail.	1
Decreasing construction of new housing	1
I prefer not to assign it a high priority, as I'm opposed to this proposal	1
It appears that's what you want to do... over build! Cram housing in tight spaces.	1
How about redevelop existing places. DO NOT DO THIS! DO NOT BUILD MORE housing!	

9.How do you feel about the proposed zoning changes overall? (Please check only one)



9.How do you feel about the proposed zoning changes overall? (Please check only one)

Value		Percent	Count
Strongly Support		11.7%	21
Support		7.8%	14
Neutral / Undecided		12.2%	22
Oppose		14.4%	26
Strongly Oppose		53.9%	97
Totals			180

10.What concerns do you have, or what would you change?

ResponseID	Response
3	The transit area already has sufficient housing in terms of apartments (Malbec & Amberley) as well as condo units (Vallagio I & II) to serve the transit area. Also the existing businesses in the area (along the north side of Inverness West Blvd along with the Hilton Hotel) have created significant traffic issues in the area. Inverness West.
4	Police coverage and patrols needef
5	We need infrastructure that supports those that are living here already such as parks, grocery stores and population control. We don't need, in my opinion, more homes and more people just because transit is available.
7	People want single family homes not more multi family housing.
8	Increased traffic, noise, increased noise complaints regarding centennial airport.
10	Vehemently opposed. It's already too crowded.
12	Traffic
13	Traffic. It's already full of crazy drivers on dry creek rd at this intersection/area. Wandering homeless people around residential neighborhoods. Safety. Congestion. That is a suburban area and increased housing will increase density, making the area not drivable for those that live in houses near there.
14	Increasing traffic in the area is my biggest concern.
16	I think it is absurd to builld and over densify just for the sake if doing so. Developers and government is making Denver and Colorado unlivable. It used to be a beautiful and friendly place to live,
17	Concerns: (1) new residential developments in front of and around the Vallagio community (within the Inverness Business Park) will likely have an adverse impact on current homeowners (e.g., decrease in property value, loss of views/open space, increase in traffic and noise, etc.); (2) new residential developments in the proposed

ResponseID	Response
30	Housing near transit hubs is important! Bringing housing prices down by creating more affordable housing should not impact home values of established neighborhoods.
31	Increased crime which is happening in Lone Tree closer to rail stations
32	The density of condos, apartments, townhouses is changing Denver and not in a good way. It will continue to make traffic worse, crime worse, etc. As a native, one of the beautiful things about our city/state is the open space and land. Please don't develop that away. Multi-use structures with businesses below and homes above would help, but not alleviate this concern.
33	Develop single family homes and multifamily homes for purchase, such as duplexes, that can house families or young adults looking to buy and stay in the area a become a part of the community. There are dozens of rental property apartment towers along i25 and now extending through western Centennial and Littleton. I wonder what the current vacancy rate is with rentals? The community needs people who want to stay and live here, not rent for a year or two and move to where they can afford single family living. Invest in community. Overtime, these stacked apartments will deteriorate and become eyesores with low tenancies.
34	The county should fight the state to maintain local control. We don't need low cost housing imposed on us. The people who live in this area have a right to preserve the character of their community and not have the state dictate zoning.
35	Don't change anything at this time with zoning! IDEA: there's more and more trash blowing around Denver AND all suburbs compared to 25 years ago- - why not address that??? Roadside crews pickup trash regularly in the Phoenix area. contractors that BUILD leave containers open and the workers let trash blow in the wind. FINE THEM! Denver is still beautiful. Let's take care of it. Most of us take care of our homes...let's take care of our city ! Overbuilding in every square inch IS NOT the answer !!!!
36	no more housing especially dense too much crowded already. to much concrete..we need more green open space to enjoy. cooler
37	We don't have enough water for those of us that already live here. How about you talk about adding more housing when I am allowed to water my lawn?

ResponseID	Response
54	Too much density already. By cramming in more people crime increases, property values decrease, and you build potential slums in the future
55	Leave open space as is, we don't need development on every open piece of land that creates more traffic, pollution, noise, and or crime
58	We are already so cramped into a small space with pollution from the C470 traffic and increasingly limited water supply. There is also a lot of homelessness, which will not get better with more people being pushed out due to fewer jobs available. It's an endless cycle. Rather than building new things, figure out how to convert abandoned commercial property to support the homeless population.
60	Water, overcrowding of humanbeings and the traffic, the inability of local merchants to keep up with the 2,000 - 3,000 people coming into theses developments within less than 3 square miles of each other! Get real about the use of 'Light Rail', it's underdeveloped and under used. And has been since it was put in! The Littleton City Council needs to take off their blinders and have THEir myopic vision corrected. AND ...Remember who they work for...US the citizens of Littleton and Arapahoe County! Their office is NOT for THEIR personal benefit and integrity really does COUNT!!! How politicians sleep at night is beyond me?
61	There are too many empty commercial/office buildings and the empty commercial/office buildings are diminishing our neighborhoods. Converting the empty commercial/office buildings into housing will be excellent for bringing vitality back into many of our neighborhoods.
62	Most people want housing. Don't listen to those who are just terrified of change. Like I said earlier, we don't have enough water to bring more people in. We have so many empty buildings if you desperately need housing use the existing buildings. If you need affordable housing, why aren't local governments in the state buying of housing and then using rent control? Why don't you talk to the landlords – they're the ones jacking the rates up for housing. And God knows we don't need any more officer space. There are so many empty office spaces and shopping areas all along the front range. And you all just want to build more and new? Do something with the existing - get rid of the blight!

ResponseID	Response
88	Ive had some safety concerns in the parking lot by the light rail station. As more people live in that area and commute, id like to see a focus on safety in that area. If people dont feel safe using the light rail, it doesnt matter how close they are to it, they wont use it.
89	Current habitants don't have enough water. Can't magically make more. Don't need higher water prices and more people needing it! Common sense!
91	Concerns are noise and traffic to existing neighborhoods and loss of green space and school capacity
92	Lots of concerns especially around traffic and density.
93	I'm extremely concerned about the traffic that this will bring to the Willow Creek Neighbohood. I feel that planners should be meeting specifically with us as one of the most established communities in this area.
94	Traffic congestion, poor air quality, increased crime rate, loss of views, nothing positive about this proposal whatsoever
95	Traffic congestion, poor air quality, increased crime rate, loss of views, nothing positive about this proposal whatsoever
97	Development off of 470 not crammed into existing areas
98	Increased small business presence would be wonderful, small shops, restaurants, etc. Additional high density housing will over saturate a market that already has a large number of empty units.
99	This is ridiculous to buold more housing we are over populated!!
101	Transient population growth
102	There are already many new apartment complexes east of I-25. Adding even more for people who mostly won't use public transportation, since that is one of the reasons for building in this area, seems a bit crazy. No new schools have been built, water is a big issue, traffic is already awful.
103	Slow down growth
104	High density neighborhoods.
105	Traffic concerns.
106	This is meant to be a suburb, not an inner city with high rises on every corner. Stop

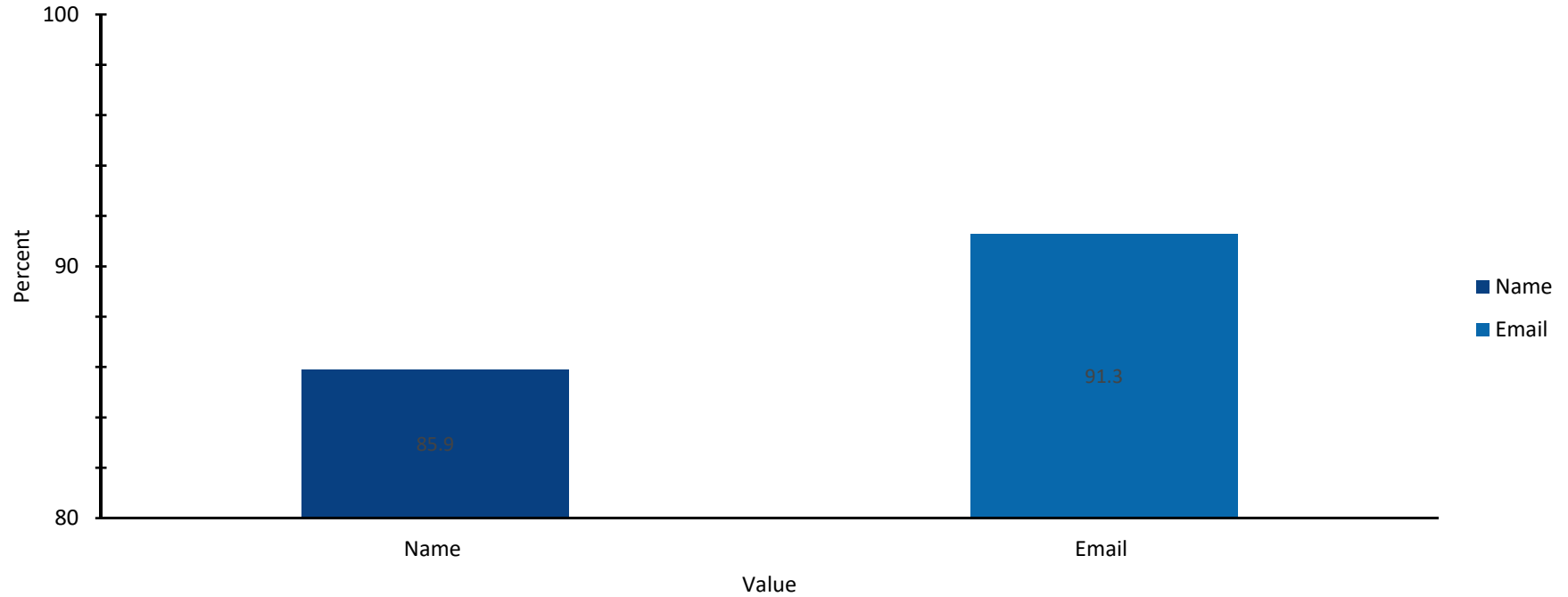
ResponseID	Response
111	My concern is the effects on my property values. We already have 6 multi family complexes within a mile or so of my property. Don't need more. I agree that there is a housing shortage and think more row homes/town homes is a good solution. Owner occupants are a good solution. A massive corporately owned apartment development does nothing positive for the local community.
112	My concern is increased crime, reduction in clean open space and increased traffic by adding higher density housing. There are better areas to put low cost affordable housing that will not hurt the community, such as smokey hills and aurora.
113	It is already businesses, multi family units, and hotels here. No walkable grocery nearby. Doesn't seem to warrant more multi family housing.
114	Density does not answer housing affordability! There are plenty of apartments in the area. Privately owed Homes/ Townhomes would be more desirable in my opinion.
117	Decrease in property value, increase in crime and vandalism
118	Loss of property value
119	Over population
120	I live in a one-million-dollar condo. Capstone and Malbec are eyesores. More of the same will ruin our property values.
121	I do not want to see more affordable housing (apartment buildings) going up in this area, which would increase traffic and noise levels, impact views for C2, present safety concerns and decrease value to existing homes and condos.
122	With higher density housing comes more congestion and loss of existing character of the neighborhood.
123	Increased traffic. Increased crime. Decreasing property values for current owners.
124	I would not allow the RTD rail stop location dictate the future development of an existing community. Any changes in zoning should require any and all building developments to go through a review process. There is much more to a community than a light rail train station.
125	Concerned this would change the character of the neighborhood
126	no changes to the current zoning.
128	There is not room in this area for large buildings with 300 units. The traffic would be

ResponseID	Response
134	As a victim of two crimes in the area (my vehicle was stolen from my Vallagio property and personal property was stolen from the Extra Space Storage parking lot), my concern is zoning changes leading to increased crime rates and degradation of my property value. Specifically I view introducing affordable housing to the Inverness Drive West corridor a risk. I would look at other vacant properties throughout the Inverness area for potential compliance with the new State law.
135	Please tell our elected politicians to stop selling out to developers. There is a limited supply of water and they need to wake up and understand that. Governor's new law doesn't make water appear out of thin air!
136	We have so much building of apts and they all have large lease signs with vacant apts
137	We have so many apartments. We need business to offset them with stores or places that employ people who can use the light rail. A large company would bring in commuters that use light rail. Residents have to drive to the store and shopping.
138	Traffic is not managed well and parking needs to be addressed.
139	There are already too many apartments in the area, too much noise, and traffic. I don't want low income apartments in the area which will lower property values.
140	As stated above, whether affordable housing, expensive housing, mixed use -- the argument for zoning changes near transit means nothing if people don't use it. I don't use it anymore because I don't feel safe. The ticketing process isn't user friendly. Look at some European models - Austria for example - great incentives.
141	The Centennial Airport flight schools have already reduced our housing values and made Inverness unliveable. Fast forward 10-20 years with your proposed changes and you will have middle to upper class residents fleeing to other locales and taking their tax dollars with them.
142	As with many areas around light rail stations, in the last couple years, there are multiple high density apartment complexes that have gone up all around the Dry Creek light rail station. Exactly how many transit communities or affordable housing complexes have to go up in one area to suffice? In my research, rental vacancy rate in Arapahoe County is among the highest in the region, currently sitting around 8.2%. And we just keep adding more. For what? For who?

ResponseID	Response
157	Safety-increase in crime near light rail stations. Decrease in property values.
158	too many homeless people hang out by the light rail stations and surrounding neighborhoods. It will cause increase in crime.
159	CONCERNS: Crime, reduced property values, building height, loss of views, infrastructure, traffic, noise, congestion
160	I would not support developing 160 Inverness Dr W into apartments unless it was the existing complex just expanding (Capstone). The parking at Capstone is already overly full and residents have already consumed all street parking on the south side. More condos or townhomes there would be great.
161	Height restrictions need to be maintained for air safety around Arapahoe Airport. The planes already fly very low over the area on the short cross (East/West) runway.
162	I commute to work on Inverness Drive, the traffic is very slow with the roundabouts, there are a lot of accidents already at Dry Creek and Inverness Dr., there is a lot of crime already - we don't need any more people getting off at our station
163	Reduction of property value for existing housing, degradation of community character (i.e., open space availability, walking/biking safety, sense of community), public safety.
164	I am concerned about the negative impact to local infrastructure, open green space, and property values with the proposed move to high-density residential housing.
165	My concern is the negative impact to local infrastructure, open green space, and property values with the proposed move to high density residential housing. We already have several high density housing communities .
166	I am concerned about the negative impact to local infrastructure, open green space, traffic, congestion, services, and property values with the proposed move to high-density residential housing.
167	This housing is not needed and will hurt the community. If we need housing we need more single family stable housing. Anything else will bring crime.
168	We have too many new developments and hotels/motels/temporary housing in the area. We need more retail and less traffic. Also, barely anyone uses the transit. It's just an excuse to build.
169	Can current streets handle increased density? Will there be sufficient parking for

ResponseID	Response
181	I would not build anything along I-25, as I would not consider purchase anything due to noise. We already have a huge noise issue with I-25. On Inverness Main Street we already have parking issues due to local apartment residences parking overnight on the street. Adding more residences that do not have a minimum parking requirement will only make this situation worse. As far as keeping the residence safe and keeping the area looking nice you just need to look to Capstone to see how apartment owners do not maintain the location to maintain the aesthetics of the area. They have let the building appearance degrade, and the cliental has degraded over time. The management team does not even keep track of how many people are actually residing in any apartment. We do not need lower income housing added to the area to erode our property values. Nor do we need any additional rude residents who refuse to not smoke on private property or pick up after their dogs. I strongly oppose any additional housing being added to the area especially since we have 8 apartment complexes with in a mile radius of Inverness. Nor do I believe this will increase people using the mass transit RTD train. Being a commuter on the train at multiple hours I believe the state and county are short sided on the vision because of the lack of additional safe and reliable transit options from train stations to destinations. Until the state addresses this issue adding housing near stations will not increase use of transit ad will only cause more congestion of cars on the road.
182	Prefer to see an office building in this area
183	Ensure landscaping is not a burden on water resources.
185	Loss of value for the current residential housing due to an increase in high-density housing in the current area

11.Want to stay connected and receive updates? (optional)



11.Want to stay connected and receive updates? (optional)

Value		Percent	Count
Name		85.9%	79
Email		91.3%	84

Name	Count
Beverly B Bunker	3
Randall Jackson	2
SJ	2
Evan Wolfe	1
Anita Gulati	1
Ann Robin	1
Ann Robinson	1
Anne Bonelli	1
Anne-Marie Fortier	1
Ashley	1
Bernard Howard	1
Bram Kadonoff	1
Brenda Wagenknecht-Ivey	1
Carol Mullens	1
Carolyn Rahe	1
Carrie Walters	1

May 6, 2026

VALLAGIO AT INVERNESS HOMEOWNERS ASSOCIATION, INC.

Board of Directors
c/o Moeller Graf, P.C.
9557 South Kingston Court
Englewood, Colorado 80112

Via Electronic Submission, Email, and Certified Mail at:

Arapahoe County Planning Commission
Arapahoe County Board of County Commissioners
5334 S. Prince Street
Littleton, CO 80120
apecherzewski@arapahoe.gov

Re: Association Comment on Dry Creek Station Area Rezoning (HB24-1313 Implementation)

Dear Commissioners:

The Board of Directors (the “Board”) of the Vallagio at Inverness Homeowners Association, Inc. (the “Association”) submits this letter on behalf of the Association to provide formal comment on the proposed re-zoning of the Dry Creek Station area pursuant to HB24-1313.

This correspondence reflects the position of the Association, the Colorado nonprofit corporation responsible for governance of the homeowners and properties subject to the Vallagio at Inverness Residential Condominium Declaration and all amendments and supplements thereto. It is not intended to represent the views of every individual homeowner within the Vallagio at Inverness community, but rather to communicate planning, operational and infrastructure considerations in relation to the Association’s property and its immediate surroundings.

I. ASSOCIATION INTEREST AND LOCAL CONTEXT

The Association governs Vallagio at Inverness (the “Vallagio Community”), an established transit-adjacent residential community located east of the Dry Creek Station along the Inverness corridor.

The Vallagio Community is a resident-owned condominium development comprised of townhome and condominium style units. It is designed in a village-style layout and integrated alongside a private golf course setting. These features are central to the Vallagio Community’s unique character and distinguish it from other residential developments situated in the broader Dry Creek Station and Inverness corridor area.

The Association has a direct and vested interest in land use decisions that may materially affect the Vallagio Community and its surroundings, including but not limited to:

- Transportation system performance and emergency access
- Traffic and public safety conditions
- Infrastructure capacity and service reliability
- Preservation of its distinctive residential character and unique setting
- Compatibility of proposed adjacent, mixed use high-density residential development
- Lack of usable open space in surrounding areas

The Association therefore submits this input in support of a coordinated and implementable approach to re-zoning.

II. GENERAL POSITION

The Association recognizes and does not oppose Arapahoe County's obligation to implement transit-oriented development under HB24-1313, including the policy objective of increasing housing supply near the Dry Creek Station.

However, the relevant planning question is not the regional need for additional housing, but whether the Dry Creek/Inverness corridor can accommodate additional, high density residential development without overburdening its roadway network, utility infrastructure, and public service capacity.

The Association respectfully requests that any rezoning within the Dry Creek/Inverness corridor be implemented in a manner that is:

- Corridor-based, rather than parcel-specific
- Consistent with infrastructure capacity (including roads, water, sewage and drainage), as evaluated under full build-out scenarios and incorporated as a precondition to increased development intensity (not addressed solely through post-approval mitigation)
- Supported by measurable and verifiable performance standards
- Designed to maintain compatibility with the Vallagio Community

III. HOUSING SUPPLY CONTEXT AND CORRIDOR CONSTRAINTS

Recent multi-family development activity within the Dry Creek Station area has contributed to a meaningful increase in local residential density. While regional housing markets may continue to absorb new supply over time, current conditions reflect:

- Active leasing competition among recently delivered multifamily projects
- Ongoing delivery of residential units within the constrained Dry Creek Station area
- Increasing cumulative demand placed on shared infrastructure systems

The Association does not assert that a surplus of housing exists in a regional sense. Rather, the Association's concern is that localized increases in density within a constrained area must be evaluated in relation to infrastructure capacity and system performance.

Additional re-zonings should not presume that incremental density can be accommodated absent demonstrated, corridor-level infrastructure adequacy and performance validation.

IV. KEY CONSIDERATIONS – DRY CREEK/INVERNESS CORRIDOR INFRASTRUCTURE

A. Corridor-Level Cumulative Impact

The Dry Creek/Inverness corridor functions as a single, interdependent system in which transportation, infrastructure, and land use are closely linked. Re-zoning decisions should be evaluated based on aggregate corridor impacts under full build-out conditions. Parcel-by-parcel evaluation risks understating cumulative effects.

Cumulative impact analysis of increased residential density within the Dry Creek/Inverness corridor should include, at a minimum:

- Traffic operations, roadway capacity, and emergency access reliability
- Cut-through traffic patterns and neighborhood safety
- Utility system capacity, including water, sewer and stormwater infrastructure

B. Traffic Operations, Roadway Capacity, and Emergency Access Reliability

The Dry Creek/I-25 interchange and surrounding roadway network already experience significant congestion during peak traffic hours.

Also, the County's recently completed reconfiguration of Inverness Drive West to accommodate dedicated bicycle lanes has effectively reduced vehicular capacity, affected roadway operations, and increased interaction between vehicles, cyclists and pedestrians on this critical main artery in the Dry Creek/Inverness corridor.

The Vallagio Community is located near the southeast intersection of the Dry Creek/I-25 interchange and Inverness Drive West. As such, the Vallagio Community is directly impacted by traffic along these main arteries.

Increased residential density, combined with these infrastructure constraints and challenges, may affect emergency access and response reliability for the Vallagio Community, and adjacent residential and commercial developments.

The Association respectfully requests that Arapahoe County evaluate transportation impacts under full build-out density scenarios, using traffic impact studies and other relevant technical analysis, and taking into account:

- Existing and reasonably anticipated congestion at key nodes, including the Dry Creek/I-25 interchange
- Reduced effective roadway capacity on Inverness Drive West
- Increased interaction between vehicles, cyclists, and pedestrians along Inverness Drive West

This evaluation should also confirm the maintenance of reliable, robust emergency response times under proposed re-zoning scenarios.

C. Cut-through Traffic and Neighborhood Safety

Observed cut-through traffic patterns in the Vallagio Community indicate that residential-adjacent routes are already being used to bypass traffic congestion. These patterns meaningfully endanger the safety and peaceful enjoyment of the Vallagio Community residents. Without mitigation, additional residential density may (i) increase reliance on these cut-through routes; and (ii) further degrade safety and livability standards in the Vallagio Community.

The Association requests that Arapahoe County condition any additional residential zoning density on demonstrated traffic mitigation measures to prevent further spillover into the Vallagio Community streets, including traffic calming, access restrictions and circulation controls. Also, the Association requests that emergency response performance and public safety be evaluated under full build-out scenarios and incorporated as a precondition to increased development intensity, not addressed solely through post-approval mitigation.

D. Utility System Capacity - Water Supply, Sewer, and Stormwater Drainage

Any increase in allowable residential density will directly affect demand on:

- Water supply and distribution systems, particularly under peak demand conditions
- Sanitary sewer capacity
- Stormwater drainage and runoff management serving the Dry Creek/Inverness corridor

The Association respectfully requests that Arapahoe County:

- Confirm available infrastructure capacity under a cumulative, full build-out basis (not on isolated project demand)
- Where deficiencies are identified, development intensity should be phased or conditioned on completion of required infrastructure improvements

V. PROPOSED RE-ZONING OF 160 INVERNESS DRIVE WEST (CRITICAL)

At this preliminary stage, the Association has significant concerns regarding the proposed re-zoning of the lot located at 160 Inverness Drive West (see map attached as Exhibit 1). The

Association believes that if this re-zoning proposal is advanced, it must include meaningful, enforceable development standards to ensure compatibility with the immediately adjacent Vallagio Community.

A. Building Height and Massing Transition

The Association requests that any rezoning include clear and enforceable height and massing controls to prevent over-intensification and ensure an appropriate transition to existing residential buildings, including:

- A maximum building height along the Vallagio Community interface not exceeding the height of the existing office building located at 160 Inverness Drive West
- Step-down building height transitions moving toward the Vallagio Community property lines
- Concentration of taller building elements toward the south west corner of 160 Inverness Drive West, away from residential edges

These measures are necessary to avoid abrupt scale differences, ensure a gradual transition between developments, and avoid improper encroachment on established residential land use.

B. Setbacks and Separation Distances

The Association respectfully requests enforceable, enhanced setbacks beyond minimum zoning standards, including:

- A minimum 100-150 feet setback along all boundaries immediately adjacent to the Vallagio Community residential edges
- Additional separation for parking structures, loading areas, and service functions, if any
- Location of mechanical equipment and service infrastructure away from residential edges

Adequate separation is essential to mitigate privacy, noise, and visual impacts, and avoid improper encroachment on established residential land use.

C. Transition Buffers and Screening

The Association respectfully requests robust transitional buffering between the Vallagio Community and any proposed re-development, including:

- Continuous landscaped buffers with year-round screening capability
- Multi-layered evergreen plantings and visual screening elements
- Architectural step-backs and modulation to reduce perceived building bulk
- A defined transition zone between high-density development and the Vallagio Community residential property

D. Operational Compatibility

The Association requests consideration of operational impacts on the Vallagio Community residential property, including:

- Limiting high-noise or high-traffic uses adjacent to residential boundaries
- Strong light pollution and glare controls to protect residential quality of life
- Screening and acoustic mitigation of all mechanical, loading, and service areas

E. Planning Compatibility and Context Sensitivity

The Association recognizes the broader re-development pressures in the Dry Creek Station area. However, any re-zoning must ensure compatibility with existing residential neighborhoods and avoid introducing uses or intensities that create material adverse impacts.

F. Informal Open Space Use and Need for Functional Green Space

The Association notes that the vacant parking lot - located on the north side of the 160 Inverness Drive West lot - is used on a recurring basis by both children and adults for informal recreational activities. This use is observed primarily during the summer months when school is not in session, indicating consistent seasonal demand for accessible recreational space. While not designated as open space, this pattern of recurring and seasonal use demonstrates a clear, existing deficiency in functional green space within the immediate vicinity of the Vallagio Community and adjacent residential developments, including the Capstone apartment complex.

This condition reflects the broader reality that the Dry Creek Station area is a highly built environment with limited available open space, where opportunities for passive and active recreation are constrained. This informal use of the parking lot for recreational purposes reflects a gap in planned open space provision that should be addressed as part of any re-development.

The need for accessible green space already exists. As additional residential density is introduced, the demand for usable outdoor space will increase. Absent intentional provision of usable open space, residents will continue to rely on improvised and potentially unsafe areas, including parking lots and vehicular spaces..

Accordingly, the Association respectfully requests that Arapahoe County incorporate the following requirements:

- On-site provision of functional, usable open space within new developments and adjacent to existing residential developments, including the Vallagio Community
- Consideration of existing informal use patterns as evidence of recreational demand when evaluating development applications
- Prioritization of green space adjacency and buffering where development interfaces with existing residential communities, including the Vallagio Community

The Association emphasizes that open space should be functional, accessible, and usable, rather than limited to aesthetic landscaping or residual areas. In a constrained corridor environment, the provision of meaningful green space is not ancillary—it is essential to maintaining livability, safety, and overall community well-being.

The Association respectfully requests that any advancement of the 160 Inverness Drive West re-zoning proposal include enforceable development standards reflecting the above principles to ensure context-sensitive integration with surrounding residential uses. Specifically, Arapahoe County should adopt a Vallagio Compatibility Overlay Zone applicable to properties adjacent to the Vallagio Community to ensure consistent, enforceable development standards governing height transitions, setbacks, buffering, and operational impacts.

VI. REQUEST FOR CONSIDERATION

Accordingly, the Association respectfully requests that Arapahoe County:

1. Conduct or require corridor-wide cumulative impact analysis;
2. Evaluate transportation and emergency access performance as a precondition to increased density;
3. Require mitigation of cut-through traffic impacts on neighborhood safety;
4. Condition density increases on verified infrastructure capacity and delivery;
5. Establish enforceable compatibility and transition standards through the adoption of a Vallagio Overlay Zone applicable to developments adjacent to the Vallagio Community; and
6. Require provision of functional, useable open space.

The Association appreciates Arapahoe County's efforts to implement state-mandated transit-oriented development and submits these comments to support an outcome that is infrastructure-aligned, context-sensitive, and compatible with existing residential communities.

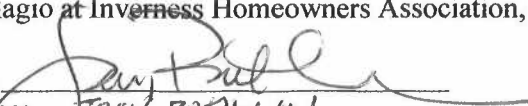
The Association respectfully requests that this letter be included in the official record for all proceedings related to the Dry Creek Station area re-zoning.

The Association appreciates the opportunity to provide early input and looks forward to participating in the subsequent review process. Thank you for your consideration.

Respectfully submitted,

BOARD OF DIRECTORS

Vallagio at Inverness Homeowners Association, Inc.

By: 

Name: JOEY ROTHMAN

Title: Vallagio @ Inverness HOA President

From: [Ann Robinson](#)
To: [Ava Pecherzewski](#)
Subject: Rezoning meeting May 6, 2026
Date: Monday, April 20, 2026 4:31:14 PM

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 Ava,

Unfortunately I am unable to attend the zoning meeting and would appreciate any additional details that you could possibly forward. From what I can ascertain, more density would equate heavier traffic (so many do not use the Light Rail due to safety issues and untimely route schedules), not to mention the increase of crime in the neighborhood due to more density. In which case I AM OPPOSED to the rezoning being proposed by the transit authority. The money should be used TO IMPROVE the transit system...this proposal is not well thought out and only benefits developers. I vote NO.

Thank you in advance,



**Dry Creek Light Rail Station/Inverness Area
Zoning & Housing Preferences Survey, May 6, 2026
Transit-Oriented Communities (HB24-1313)**

Thank you for attending the open house tonight. As Arapahoe County is required to meet the requirements of the new state law, HB24-1313, areas near frequent transit, like the Dry Creek Light Rail Station, are the County's focus areas for allowing increased residential density. Based on what you have learned tonight, we'd appreciate your feedback. Please note that "rezoning" does not force construction. It is a change in rules (zoning) that allows for density, but the actual construction depends on private developers and the residential market.

1. What is your relationship to the Inverness area? (Check all that apply)

- ☒ I live here
- ☐ I work here
- ☐ I own a business here
- ☐ I own property here
- ☐ I commute through here
- ☐ Other _____

2. What types of housing would you like to see more of in this area? (Check all that apply)

- ☐ Apartments/Condos
- ☐ Townhomes/Rowhouses
- ☐ "Missing Middle" (Duplexes/Fourplexes)
- ☐ Mixed-use (Housing above shops)
- ☒ Live-Work (Townhomes/Multifamily with exterior entrance for customers)

3. What is your biggest concern regarding higher-density residential zoning? (Please check all that apply in ranking order from 1-8)

- ☒ Traffic _____
- ☒ Parking _____
- ☐ Building height _____
- ☐ Loss of existing character _____
- ☒ Not enough utility infrastructure (water, sewer, electric, schools) _____
- ☐ Noise _____
- ☐ Loss of views _____
- ☐ Other: Open green space

4. Our proposed rezoning to Mixed Use allows more residential density, and has a height limit of 75 feet. The current zoning around Inverness allows office buildings with a 100-foot building height. Are you in support of maintaining a 100-foot building height with a mix of residential and commercial buildings?

☒ Yes
☐ No
☐ Not Sure

5. As we plan for more housing near transit, how important is each to you? (Rank 1–5 with 5 being most important and 1 being least important)

4 ☒ Walking/biking safety (better sidewalks, lighting) _____
1 ☐ Connectivity to public transit lines _____
2 ☐ Housing affordability _____
3 ☐ Building design _____
5 ☒ Green space/parks/gathering places _____
☐ All of the above are of equal importance to me _____
☐ Other _____

6. Which of these goals is most important to you? (Select up to three)

☐ Increasing housing
☐ Pedestrian/bicycle safety
☐ Encouraging small local businesses/shops
3 ☐ Eliminating hurdles to land development (less "red tape")
5 ☒ Preserving open space and landscaping
4 ☒ Managing traffic and parking
☐ Other _____

7. How do you feel about the proposed zoning changes overall? (Please check only one)

☐ Strongly Support
☐ Support
☒ Neutral / Undecided
☐ Oppose
☐ Strongly Oppose

8. What concerns do you have, or what would you change?

I'm concerned with heavy traffic and the availability of green spaces and open spaces. I would support additional businesses to support residents. I'm concerned with additional apartments when so many are empty. I'd like to see more dense housing but not necessarily highest density housing like apartments.

Stay Connected (optional)

Name: Deborah Coohy

Email: deb.ec.mdc@gmail.com



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- ☐ I own property here
- ☐ I commute through here
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- ☐ Apartments/Condos
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3. What is your biggest concern regarding higher-density residential zoning? (Please check all that apply in ranking order from 1-8)

- ☒ Traffic _____
- ☒ Parking _____
- ☐ Building height _____
- ☒ Loss of existing character _____
- ☐ Not enough utility infrastructure (water, sewer, electric, schools) _____
- ☒ Noise _____
- ☒ Loss of views _____
- ☐ Other: _____

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☐ Yes
☒ No
☐ Not Sure

5. As we plan for more housing near transit, how important is each to you? (Rank 1–5 with 5 being most important and 1 being least important)

☐ Walking/biking safety (better sidewalks, lighting) 2
☐ Connectivity to public transit lines 2
☐ Housing affordability 1
☐ Building design 5
☐ Green space/parks/gathering places 5
☐ All of the above are of equal importance to me _____
☐ Other _____

6. Which of these goals is most important to you? (Select up to three)

☐ Increasing housing
☐ Pedestrian/bicycle safety
☐ Encouraging small local businesses/shops
☐ Eliminating hurdles to land development (less "red tape")
☐ Preserving open space and landscaping
☐ Managing traffic and parking
☐ Other _____

7. How do you feel about the proposed zoning changes overall? (Please check only one)

☐ Strongly Support
☐ Support
☒ Neutral / Undecided
☐ Oppose
☐ Strongly Oppose

8. What concerns do you have, or what would you change?

Stay Connected (optional)

Name: _____

Email: _____



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- ☒ Traffic 1
- ☐ Parking _____
- ☐ Building height _____
- ☐ Loss of existing character _____
- ☐ Not enough utility infrastructure (water, sewer, electric, schools) _____
- ☒ Noise 2.
- ☐ Loss of views _____
- ☐ Other: _____

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☒ Yes
☐ No
☐ Not Sure

5. As we plan for more housing near transit, how important is each to you? (Rank 1–5 with 5 being most important and 1 being least important)

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☐ Connectivity to public transit lines _____
☐ Housing affordability 4
☐ Building design _____
☐ Green space/parks/gathering places _____
☒ All of the above are of equal importance to me _____
☐ Other _____

6. Which of these goals is most important to you? (Select up to three)

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☐ Support
☒ Neutral / Undecided
☐ Oppose
☐ Strongly Oppose

8. What concerns do you have, or what would you change?

Stay Connected (optional)

Name: HUGH RADKE

Email: radke6775@msn.com

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- ☐ I own a business here
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- ☒ Building height _____
- ☐ Loss of existing character _____
- ☒ Not enough utility infrastructure (water, sewer, electric, schools) _____
- ☐ Noise _____
- ☐ Loss of views _____
- ☐ Other: _____

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☐ Connectivity to public transit lines _____
☐ Housing affordability _____
☐ Building design _____
☐ Green space/parks/gathering places _____
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☐ Other _____

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☐ Eliminating hurdles to land development (less “red tape”)
☒ Preserving open space and landscaping
☒ Managing traffic and parking
☐ Other _____

7. How do you feel about the proposed zoning changes overall? (Please check only one)

☐ Strongly Support
☐ Support
☐ Neutral / Undecided
☐ Oppose
☒ Strongly Oppose

8. What concerns do you have, or what would you change?

My concern is that I would like to see more parks and green space. There is not enough greenspace that is usable for the residents in this area. My Grandson and I had nowhere to go that was a non-private green space. There are already too many apartment units in this area. The commercial buildings are also taking too much of the green space.

Stay Connected (optional)

Name: _____

Email: _____

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- ☐ I own a business here
- ☐ I own property here
- ☐ I commute through here
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3. What is your biggest concern regarding higher-density residential zoning? (Please check all that apply in ranking order from 1-8)

- ☒ Traffic 3
- ☒ Parking 4
- ☒ Building height 6
- ☒ Loss of existing character 8
- ☒ Not enough utility infrastructure (water, sewer, electric, schools) 1
- ☒ Noise 5
- ☒ Loss of views 7
- ☒ Other: POLICE + FIRE PROTECTION 2

4. Our proposed rezoning to Mixed Use allows more residential density, and has a height limit of 75 feet. The current zoning around Inverness allows office buildings with a 100-foot building height. Are you in support of maintaining a 100-foot building height with a mix of residential and commercial buildings?

☐ Yes
☐ No
☐ Not Sure

5. As we plan for more housing near transit, how important is each to you? (Rank 1–5 with 5 being most important and 1 being least important)

☒ Walking/biking safety (better sidewalks, lighting) 5
☐ Connectivity to public transit lines _____
☐ Housing affordability _____
☐ Building design _____
☐ Green space/parks/gathering places 4
☐ All of the above are of equal importance to me _____
☒ Other Police + Fire Protection

6. Which of these goals is most important to you? (Select up to three)

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☒ Preserving open space and landscaping
☒ Managing traffic and parking
☐ Other _____

7. How do you feel about the proposed zoning changes overall? (Please check only one)

☐ Strongly Support
☐ Support
☐ Neutral / Undecided
☒ Oppose
☐ Strongly Oppose

8. What concerns do you have, or what would you change?

Adding more density will cause more cut through traffic that we have incurred with new traffic design. Concern for Police & Fire protection.

PRESERVE OPEN SPACE.

Stay Connected (optional)

Name: GREG BURTON

Email: grb290@hotmail.com



Dry Creek Light Rail Station/Inverness Area
Zoning & Housing Preferences Survey, May 6, 2026
Transit-Oriented Communities (HB24-1313)

Thank you for attending the open house tonight. As Arapahoe County is required to meet the requirements of the new state law, HB24-1313, areas near frequent transit, like the Dry Creek Light Rail Station, are the County's focus areas for allowing increased residential density. Based on what you have learned tonight, we'd appreciate your feedback. Please note that "rezoning" does not force construction. It is a change in rules (zoning) that allows for density, but the actual construction depends on private developers and the residential market.

1. What is your relationship to the Inverness area? (Check all that apply)

- ☐ I live here
- ☐ I work here
- ☐ I own a business here
- ☐ I own property here
- ☐ I commute through here
- ☒ Other I manage a commercial office building in the area

2. What types of housing would you like to see more of in this area? (Check all that apply)

- ☐ Apartments/Condos
- ☐ Townhomes/Rowhouses
- ☐ "Missing Middle" (Duplexes/Fourplexes)
- ☐ Mixed-use (Housing above shops)
- ☐ Live-Work (Townhomes/Multifamily with exterior entrance for customers)

3. What is your biggest concern regarding higher-density residential zoning? (Please check all that apply in ranking order from 1-8)

- ☐ Traffic _____
- ☐ Parking _____
- ☐ Building height _____
- ☐ Loss of existing character _____
- ☐ Not enough utility infrastructure (water, sewer, electric, schools) _____
- ☐ Noise _____
- ☐ Loss of views _____
- ☐ Other: _____

4. Our proposed rezoning to Mixed Use allows more residential density, and has a height limit of 75 feet. The current zoning around Inverness allows office buildings with a 100-foot building height. Are you in support of maintaining a 100-foot building height with a mix of residential and commercial buildings?

☒ Yes
☐ No
☐ Not Sure

5. As we plan for more housing near transit, how important is each to you? (Rank 1–5 with 5 being most important and 1 being least important)

☐ Walking/biking safety (better sidewalks, lighting) _____
☐ Connectivity to public transit lines _____
☐ Housing affordability _____
☐ Building design _____
☐ Green space/parks/gathering places _____
☒ All of the above are of equal importance to me _____
☐ Other _____

6. Which of these goals is most important to you? (Select up to three)

☐ Increasing housing
☐ Pedestrian/bicycle safety
☐ Encouraging small local businesses/shops
☐ Eliminating hurdles to land development (less "red tape")
☐ Preserving open space and landscaping
☐ Managing traffic and parking
☐ Other _____

7. How do you feel about the proposed zoning changes overall? (Please check only one)

☒ Strongly Support
☐ Support
☐ Neutral / Undecided
☐ Oppose
☐ Strongly Oppose

8. What concerns do you have, or what would you change?

I manage 160 Inverness Drive West, and have managed the property for the past ten years. The owner of the property strongly supports this zoning change. The office market in the area has struggled greatly since COVID. And the property desperately needs to be repurposed. Any incentives to make the ~~reason~~ repurpose take place ~~work~~ is desperately needed.

Stay Connected (optional)

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