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Transit Oriented Communities Update

**Planning Commission Study Session
August 18, 2026**





- Brief overview of House Bill HB24-1313 – Colorado Legislature
- What are Transit Stations and Transit Areas?
- Explanation of the Housing Opportunity Goal
- Previous Board Direction: Which Areas To Focus On?
- What Are We Rezoning To and What Does Density Look Like?
- Proposed Rezone in Federal Blvd. Enclave Area
- Proposed Rezone in Dry Creek Light Rail Station Area (Inverness)
- Proposed Rezone in Four Square Mile Neighborhood
- Proposed Rezone in Belleview Avenue enclave (Belleview & I-25)
- Reaching Compliance: Deadline and Updated HOG Numbers
- Other Board Direction
- Timeline

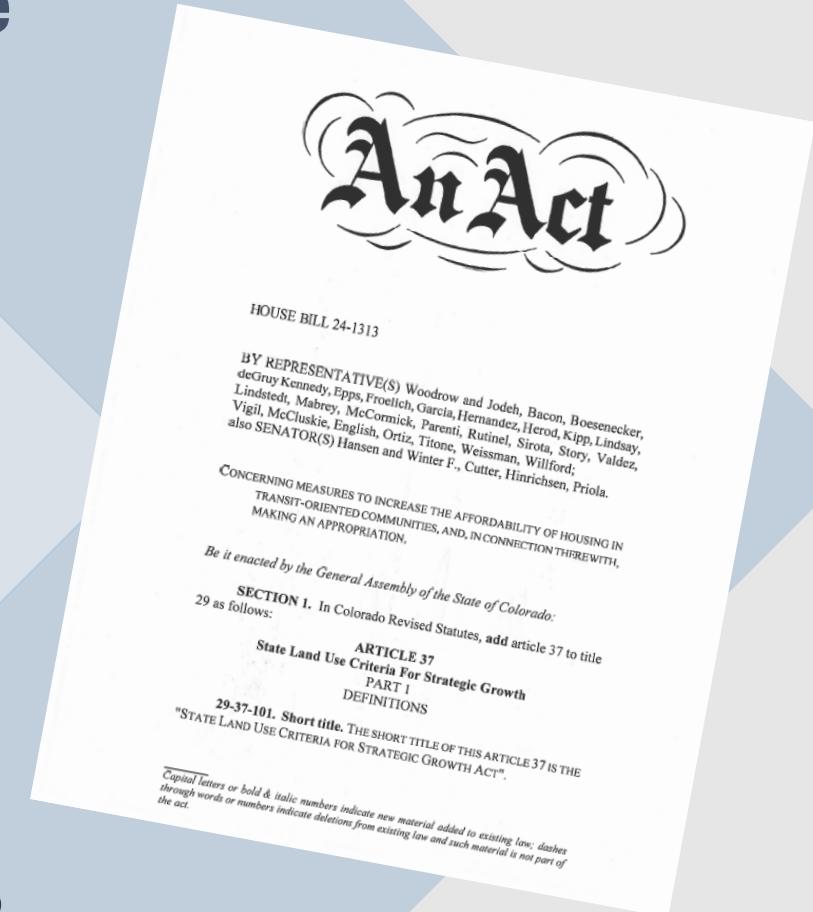
House Bill HB 24-1313

Colorado State Legislature



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- ❖ 2024 – Colorado legislature passes Transit Oriented Communities Bill (HB24-1313)
- ❖ Bill requires municipalities to:
 - **Rezone areas within ¼ mile of transit areas** to allow for high density residential, which creates **transit centers**
 - Calculate a **Housing Opportunity Goal** around transit stations and transit areas and rezone enough properties that this density can be achieved
 - Minimum **transit center** zoning is 15 dwellings/acre
 - Create an **administrative approval process** for parcels 5 acres or smaller within transit areas
 - Implement **affordability strategies** and **displacement mitigation strategies**





Transit Stations

- Yale Light Rail Station
- Arapahoe Light Rail Station
- Bellevue Light Rail Station
- Dry Creek Light Rail Station
- County Line Light Rail Station
- Dayton Light Rail Station



Transit Corridor Areas

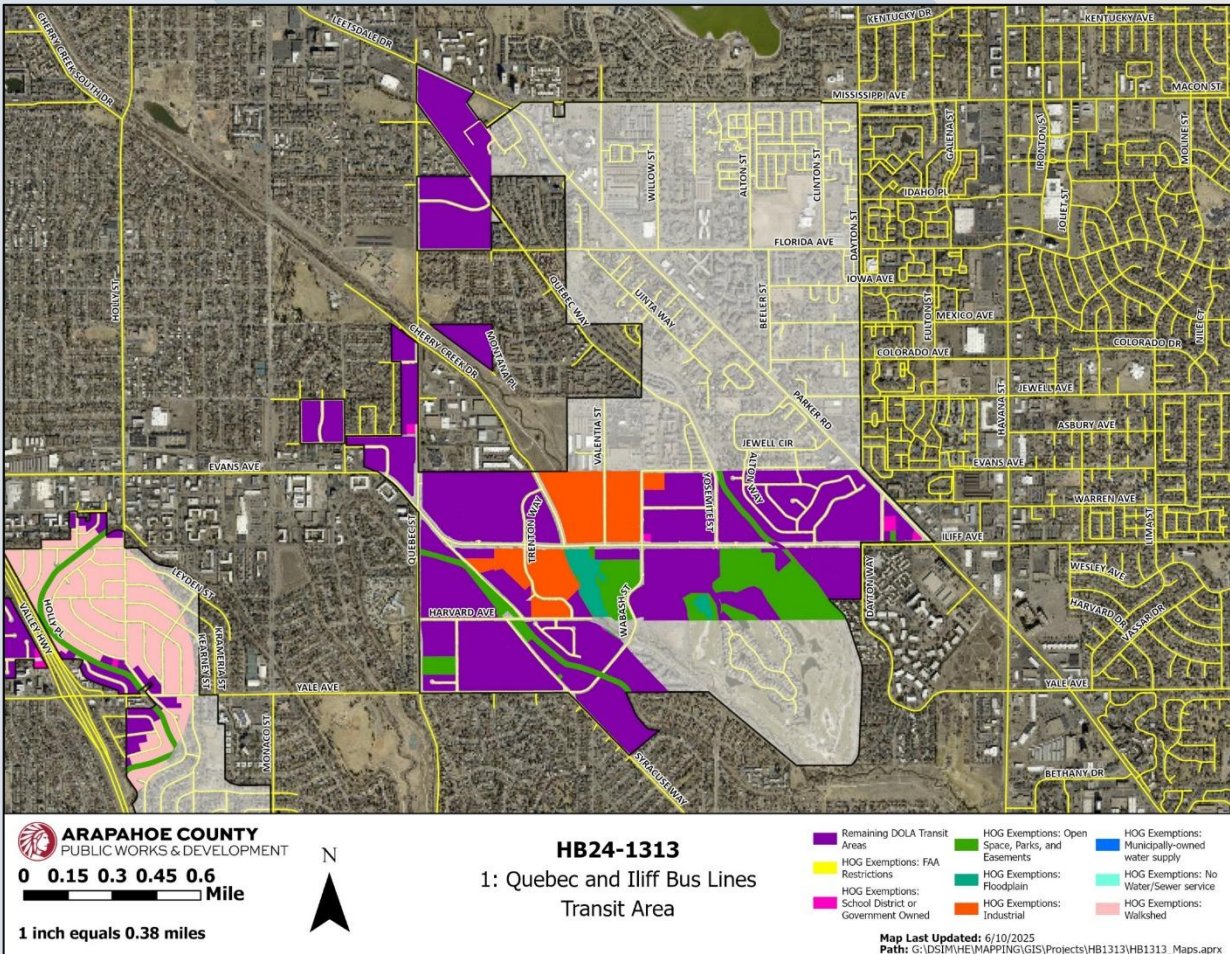
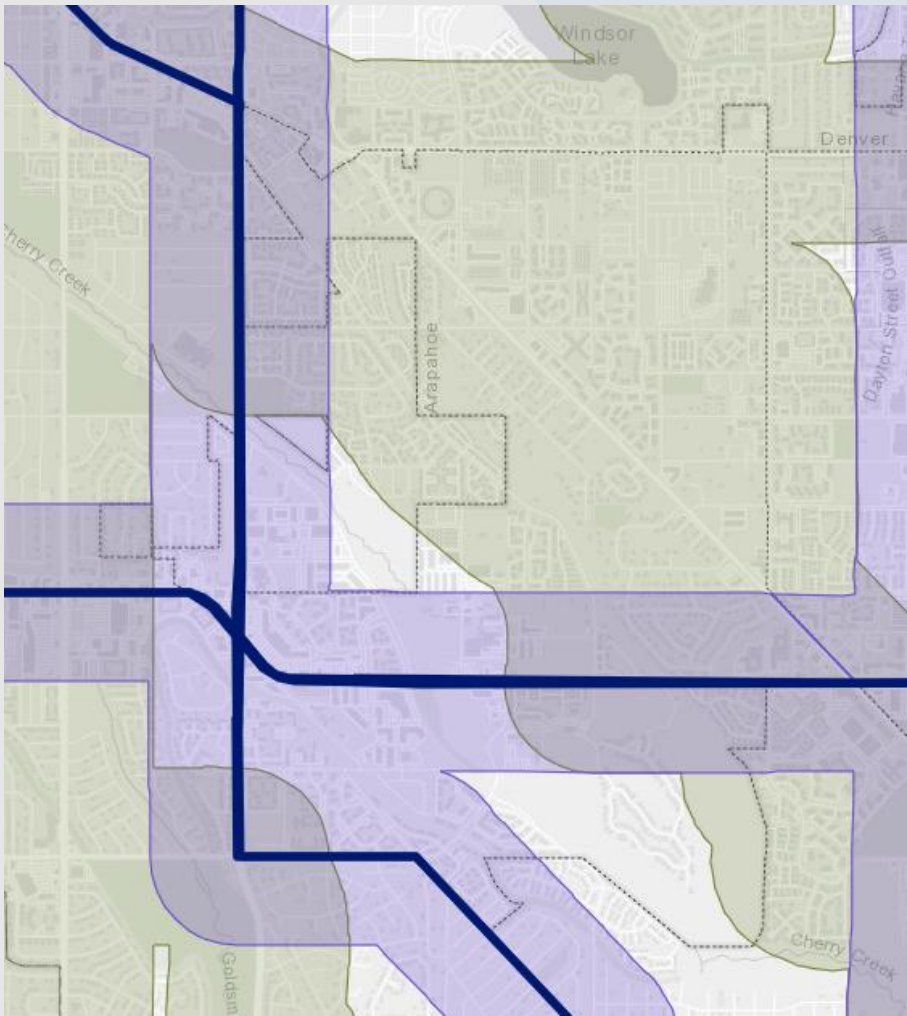
- Iliff & Quebec Bus Lines (Four Square Mile)
- Parker Road future Bus Rapid Transit Route (Four Square Mile)
- Federal Blvd Bus Line (north of Hwy 285/Hampden)



Example: Four Square Mile Transit Area



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Housing Opportunity Goal

- This number is determined by each municipality in collaboration with DOLA (CO Dept of Local Affairs)
- HOG is calculated by combining all acreage within ½-mile of a transit station (i.e., Dry Creek Light Rail Station) or ¼-mile of a transit bus line (i.e., Parker Road, Federal Blvd) x 40 dwelling units per acre
- Each municipality must have zoning in place for these properties that would allow development of residential that would yield this amount (“Zoned Density”).
- Unincorporated Arapahoe County **HOG is 24,463 dwelling units**
- We currently have zoning in place to permit 5,287 dwelling units
- **Shortfall of 19,176 dwelling units**



Previous Board Direction

February 2026 Direction:

Limit focus area of rezones to 3 areas:

- Federal Blvd. Bus Line Enclave Area
- Dry Creek Light Rail Station Area (Inverness)
- Four Square Mile Transit Area

July 2026 Direction:

- Add Belleview Ave Enclave (west of I-25) – Rezone to Mixed Use (MU)



R-MF (Residential Multi-Family)

- Allows all forms of multifamily residential
- Duplex, Townhome, Condo, Apartment
- Minimum density of 13 DU/AC
- Maximum density of 35 DU/AC
- Maximum height of 55 feet
- More appropriate in established neighborhoods



MU (Mixed Use)

- Allows high density multifamily residential
- Allows mix of uses with ground-floor commercial (office, restaurant, retail)
- Minimum density of 35 DU/AC
- No maximum density
- Maximum height of 75 feet
- More appropriate near light rail stations and commercial/urbanized corridors





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Residential Multi-Family (R-MF) 13-35 DU/AC



16 units/acre



35 units/acre

Mixed-Use (MU) Minimum 35 DU/AC – No Maximum (Whatever fits in the parcel envelope)



50 units/acre



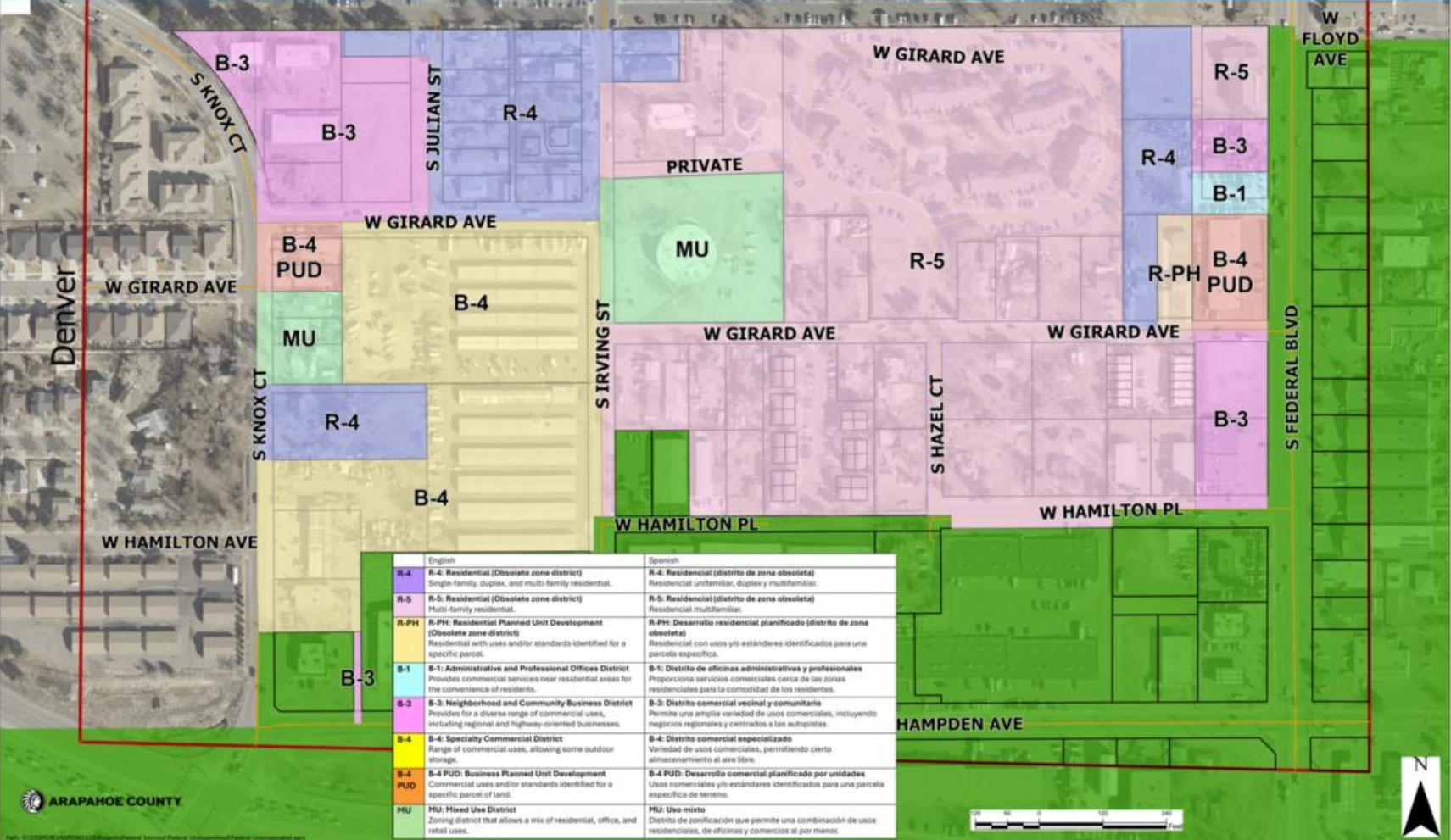
70 units/acre

Federal Enclave



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Existing Zoning

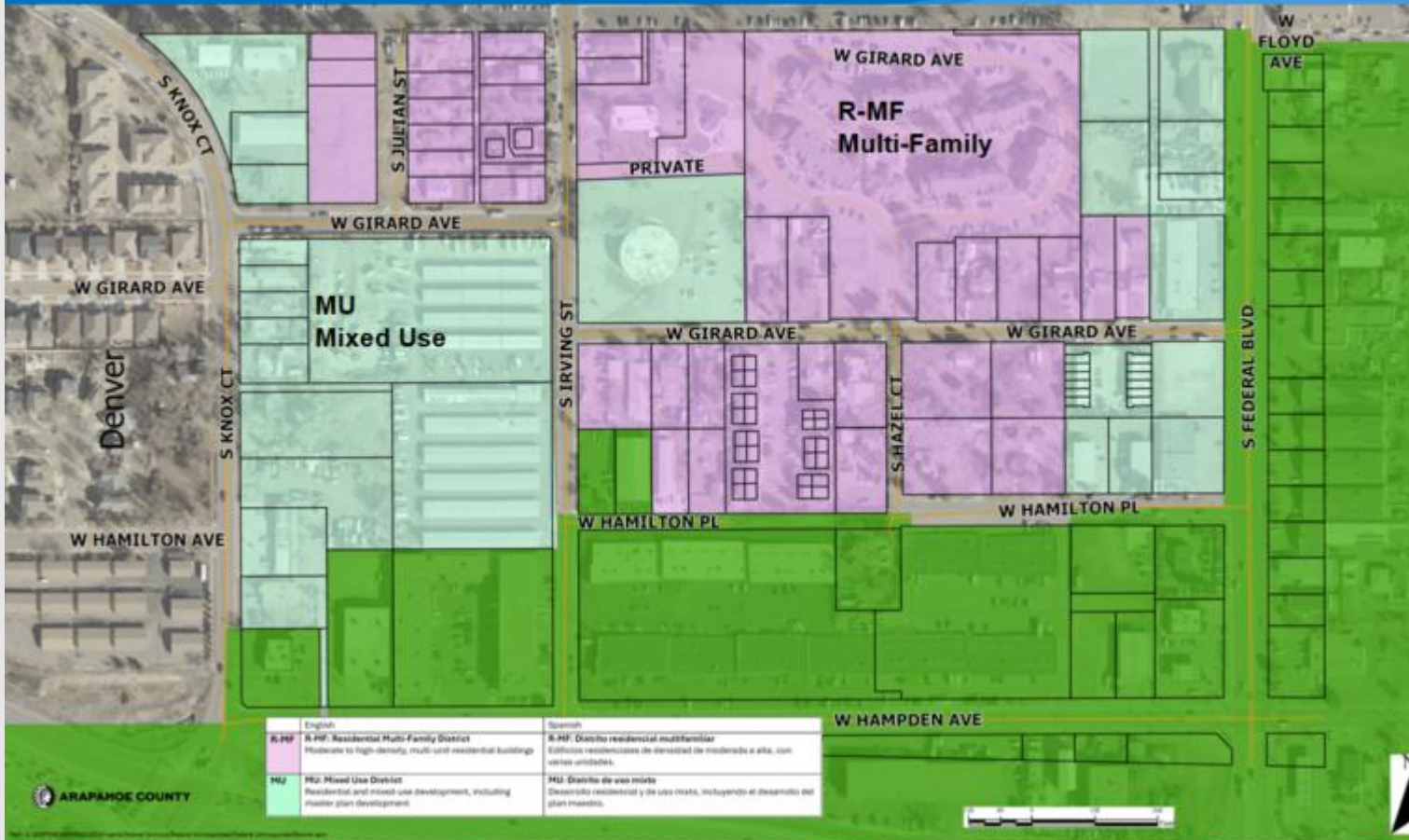


Federal Enclave



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Proposed Zoning



73 parcels rezoned to R-MF
650 dwelling units

39 parcels rezoned to MU
566 dwelling units



Federal Enclave – Open Houses

- February 10, 2026
- July 9, 2026

Survey results

69% supportive or neutral

Housing preference

Townhomes and duplexes rather than apartment complexes

31% did not support rezoning

Primary concerns

- Increased traffic
- Building height
- Parking issues
- Increased crime

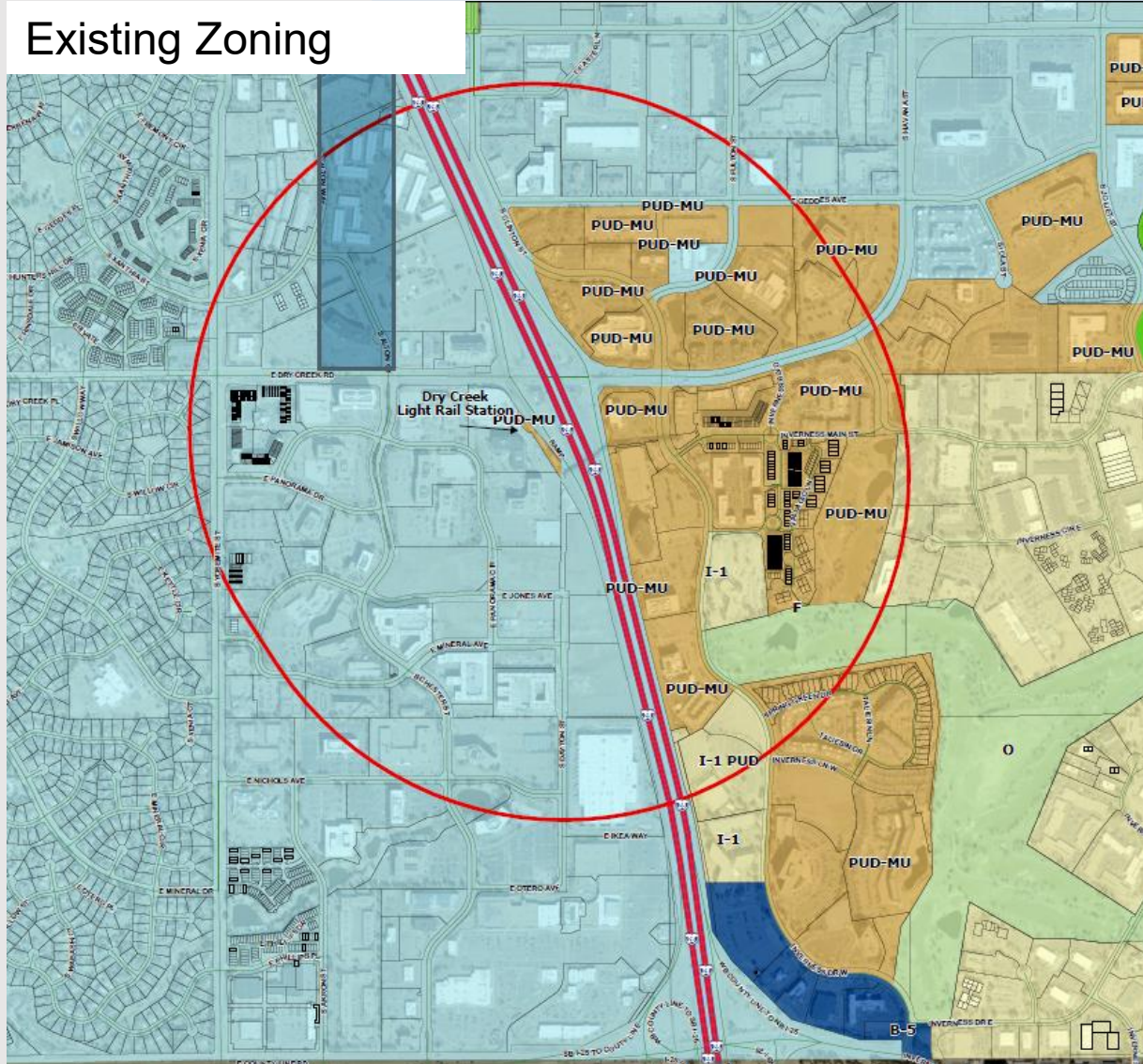


Dry Creek Area



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Existing Zoning



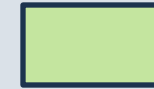
PUD-MU



I-1 - Industrial



B-5 Commercial



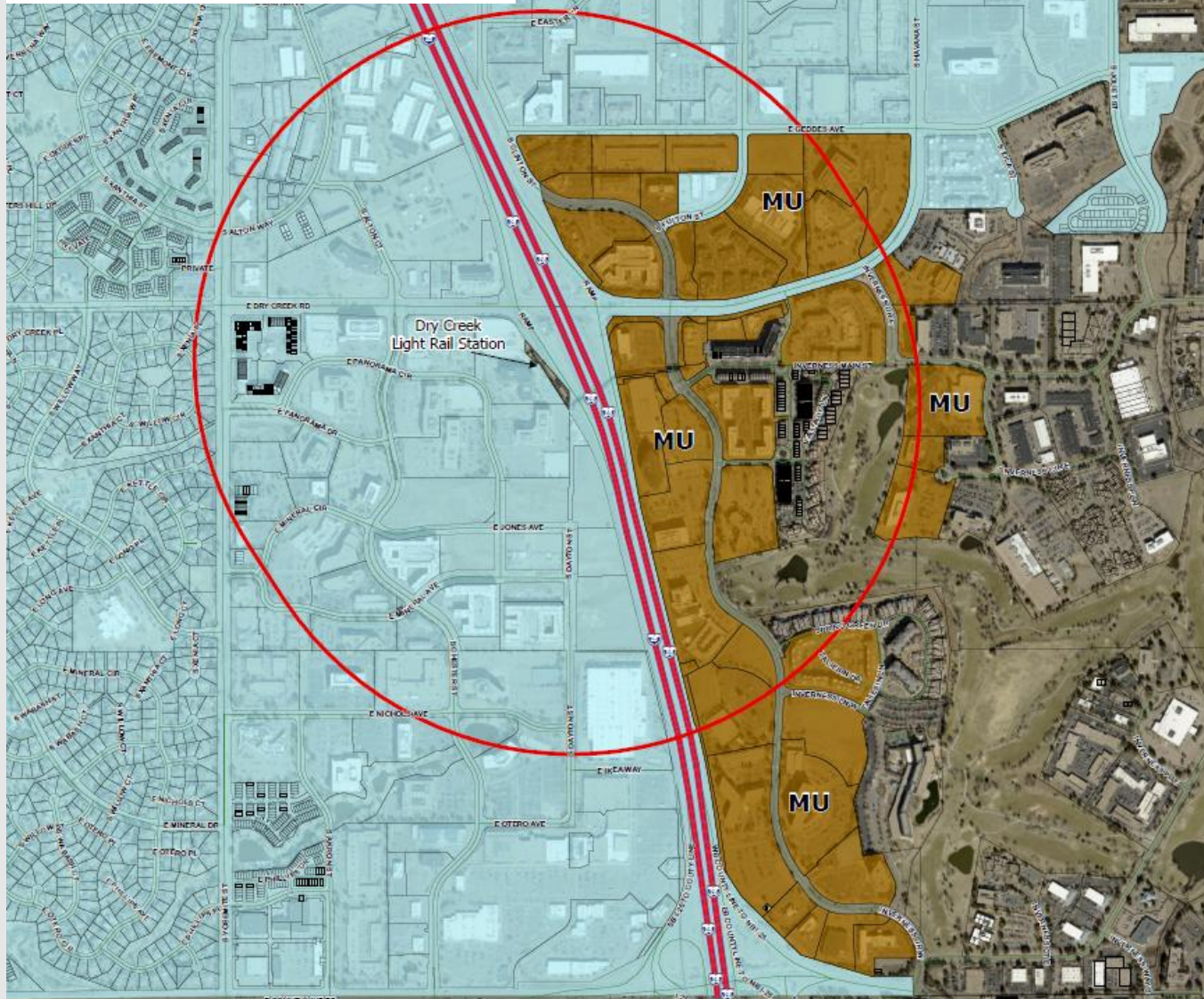
O - Open Space

Dry Creek Area



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Proposed Zoning



44 parcels rezoned to MU
20,125 dwelling units

*Note – the density is calculated at 100 du/acre per direction from BOCC in July 2026



Dry Creek – Open House



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May 6, 2026

Survey results

32% supportive or neutral

Housing preference

Townhomes and duplexes rather than apartment complexes

68% did not support rezoning

Primary concerns

- Increased traffic*
- Lack of infrastructure (water)
- Parking issues
- Increased crime



Note:

A traffic study is currently underway to determine the potential traffic impacts that could result from increased density in the Dry Creek Area.

Density – What it looks like



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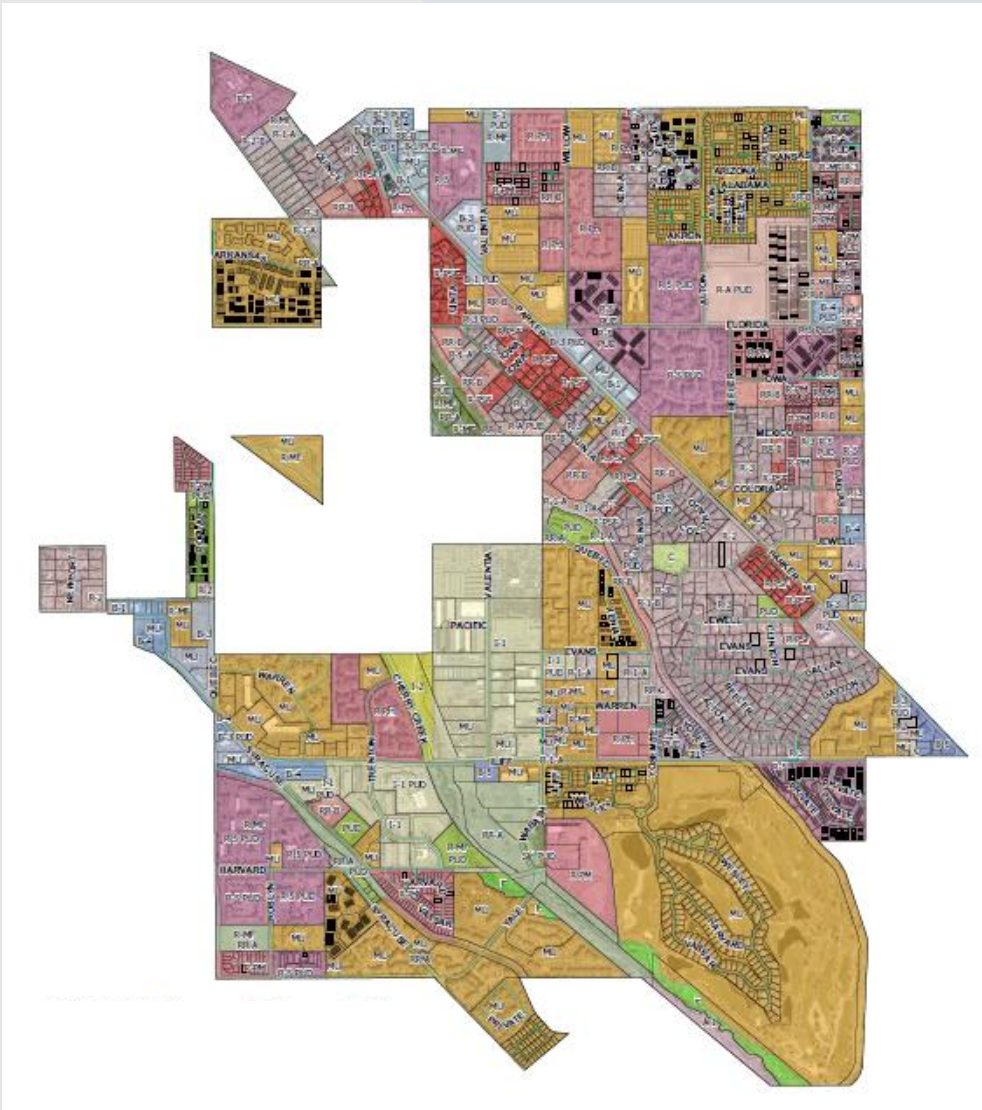
Yale Station Area

- Building Height: 5 stories, 74 feet
- 50 units
- 106 du/acre

Four Square Mile



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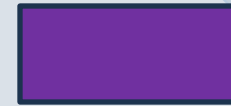
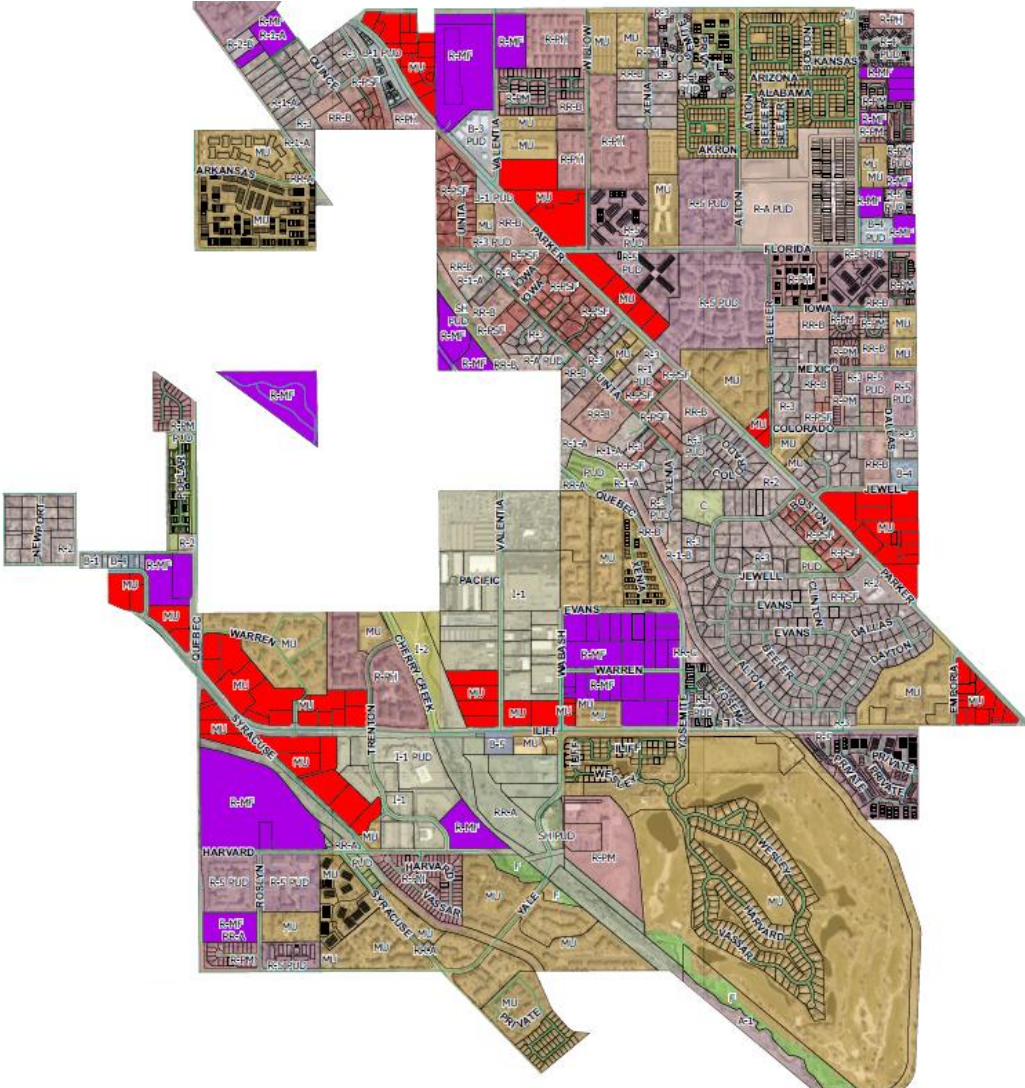


Existing Zoning		
A-1	C	R-1-B
B-1	F	R-2
B-1 PUD	I-1	R-2-B
B-3	I-1 PUD	R-3
B-3 PUD	I-2	R-3 PUD
B-4	MU	R-4
B-4 PUD	O	R-4 PUD
B-5	PUD	R-5
	R-1 PUD	R-5 PUD
	R-1-A	R-A PUD
		R-PH
		R-PM
		R-PM PUD
		R-PSF
		RR-A
		RR-B
		RR-C
		SH PUD
		4 Sq Miile Parcels



Four Square Mile

Proposed Zoning



R-MF



MU

370 parcels to R-MF

96 parcels to MU

8,506 dwelling units



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Four Square Mile – Open House



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June 25, 2026

Survey results

92% supportive or neutral

Housing preference

Mixed-use housing (ground floor commercial/upper floor residential) and Townhomes rather than apartment complexes and live-work units.

7% did not support rezoning

Primary concerns

- Increased traffic
- Noise
- Parking
- Insufficient infrastructure (water)
- Loss of existing character





- North of Bellevue Avenue,
West of I-25 on East side of S.
Quebec Street
- 5 Parcels Total
- Currently zoned PUD



- Propose Rezone all 5 properties to MU
- Minimum density of 35 DU/AC
- Max Hight 75 Feet
- Total Acreage of 5.377 Acres
- Would yield a minimum density of 188 DU
- Staff is currently arranging meetings with owners



- ❖ County staff have until **December 31, 2026** to have all rezones completed that would reach our required HOG numbers with DOLA
- ❖ With the potential additional residential density that would be allowed with the rezonings, Arapahoe County will have enough “zoned density” to allow for 36,765 dwelling units – meeting our HOG Goal
- ❖ Upcoming Hearings: Planning Commission **October 20th**, BOCC **November 24th**

Other Board Direction: Future Projects



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- Of the 44 parcels in the Dry Creek Light Rail Station Area (Inverness), 31 have PUD Plans allowing between 100-120 feet of building height, but limit allowable uses to either commercial (office, retail, restaurant) or light industrial
- The proposed rezone would continue to allow the commercial uses but would also allow high density residential – adding more allowable uses
- The proposed rezone would limit building height to 75 feet – the max height in the MU zone
- July 2026 – BOCC directed staff to look at creating a new zone district for this area, “MU-X” which would allow a 100-foot height limit (7-10 stories), consistent with many of the approved PUDs here
- Staff is working on a Land Development Code Amendment for this new zone, expected timeframe due to workload is 2027





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Questions, Comments, Commissioner Feedback on Proposed Rezoning?

