



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

Transit-Oriented Communities

HB24-1313





Outline

- **State requirements**
- **Key deadlines**
- **Transit Areas and Transit Centers**
- **Recommended Approach**
- **Timeline**



State requirements

- Identify **Transit Area** parcels
- Calculate **Housing Opportunity Goal**
- Designate **Transit Centers** in and near Transit Areas
- Rezone **Transit Centers** for a density between 15 dwellings/acre and 500 dwellings/acre
- Create an **administrative approval process** for parcels 5 acres or smaller within Transit Centers
- Implement **affordability strategies** and **displacement mitigation strategies**



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT





Key Deadlines

- **June 30, 2025:** Preliminary Transit Oriented Communities Assessment Report
- **December 31, 2026:** Final Housing Opportunity Goal Report (must have zoning in place!)
- **December 31, 2026:** Optional Insufficient Water Supplies Report
- **December 31, 2027:** Demonstrate Full Compliance
- **Ongoing:** Three-year Status Report





Transit Areas & Transit Centers

➤ Transit Areas:

Within ½ mile walking distance from a Transit Station (light rail station)

Within ¼ mile of a Transit Corridor (specific bus lines)

Certain parcels exempted: industrial, open space, government ownership, cemeteries, etc.

Used to calculate a jurisdiction's Housing Opportunity Goal

➤ Transit Centers:

Designated by the local jurisdiction

Must be within or near Transit Areas

Must be zoned for a density of 15 to 500 dwellings per acre

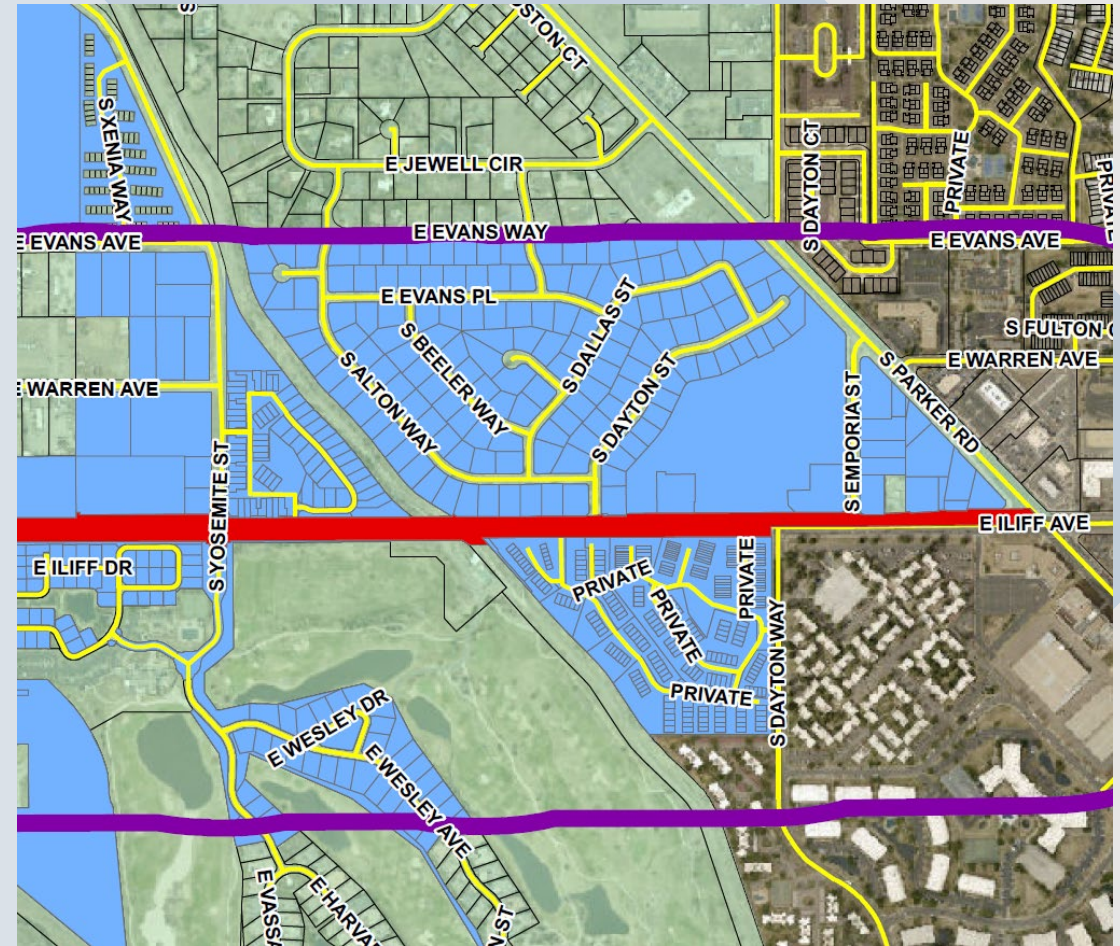




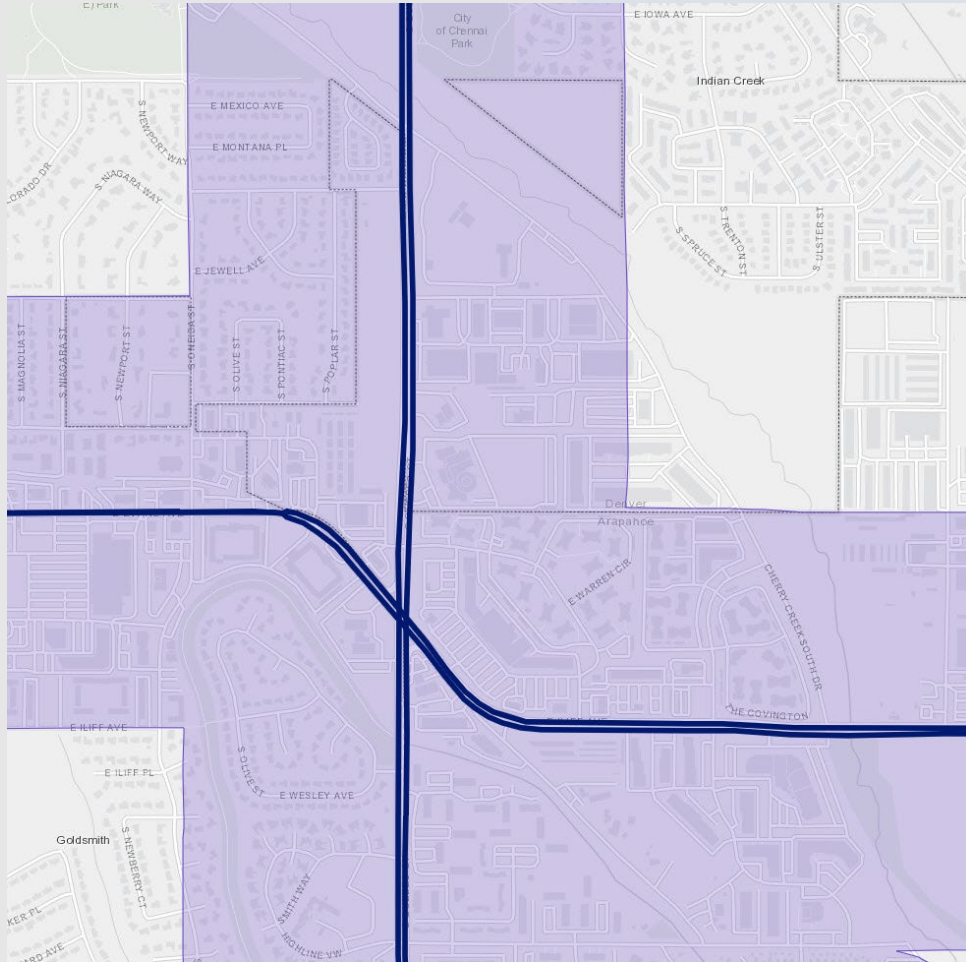
Housing Opportunity Goal

- Eligible parcels within ¼ mile of specific bus routes (either future bus rapid transit or with planned 15-minute service intervals/headways)
- Eligible parcels within ½ mile of light rail stations
- The HOG is a community-wide goal; some areas may have more density than others

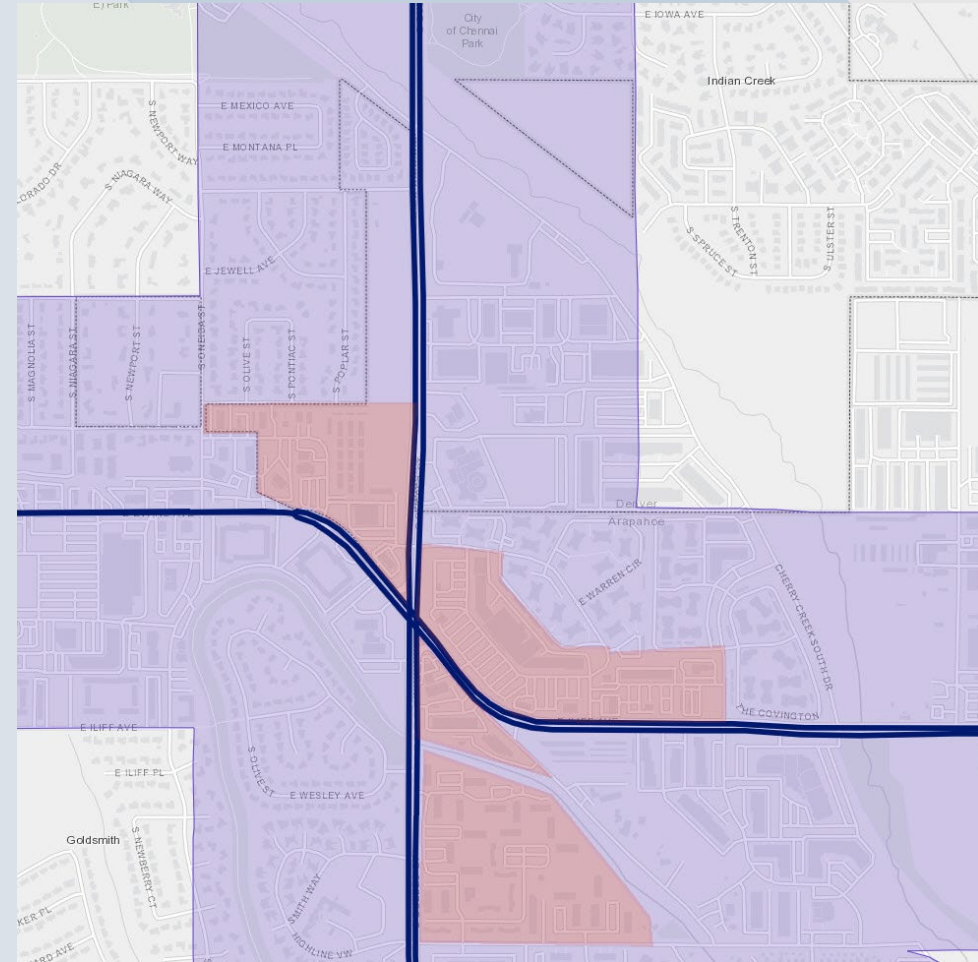
HOG = Acres of eligible parcels x 40 dwellings per acre; we must zone Transit Centers to meet that goal



Transit Areas



Transit Centers



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT



Minimum Density in Transit Center: 15 dwelling units per acre



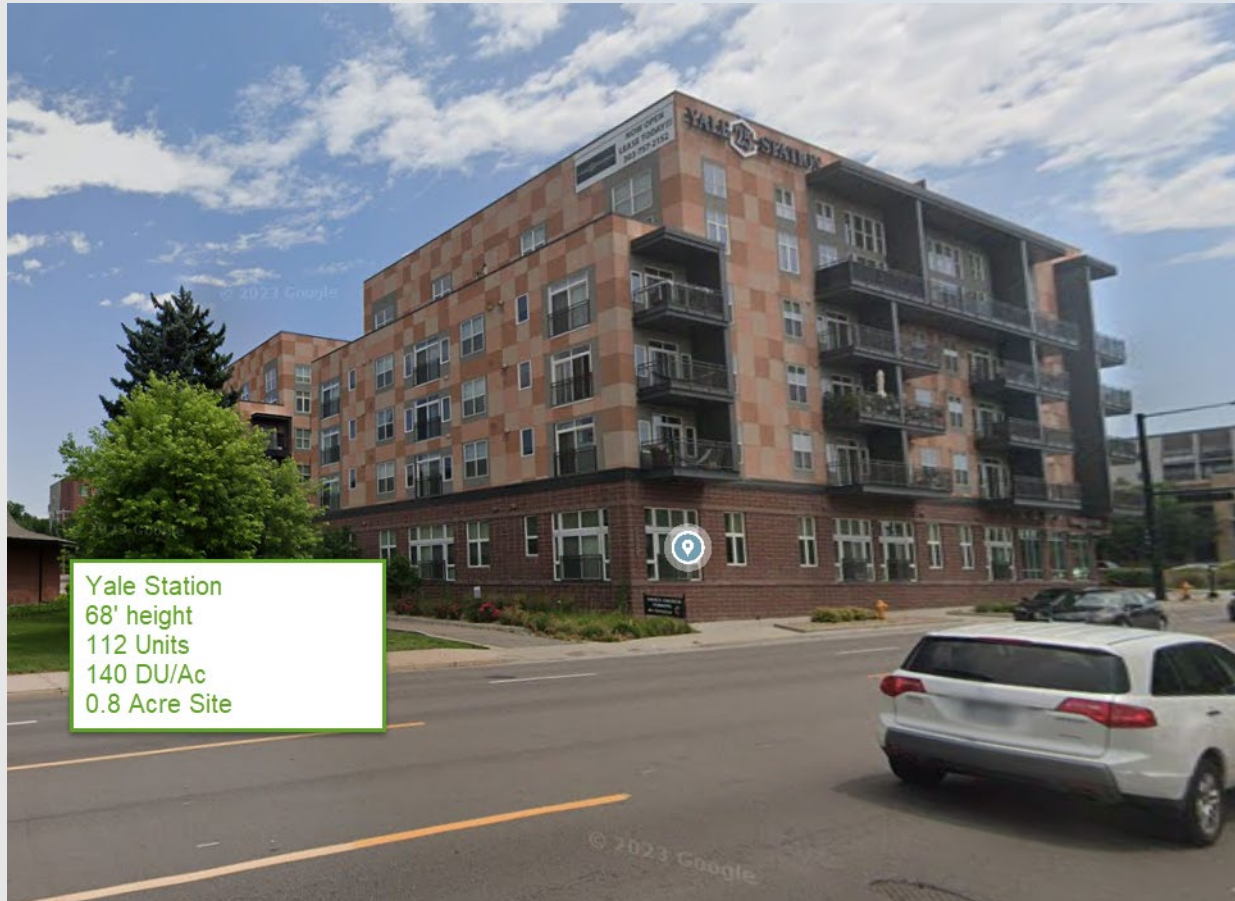
ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT



Density Example – Yale Station in Denver



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT



Yale Station
68' height
112 Units
140 DU/Ac
0.8 Acre Site



Yale Station
74' height
50 Units
106 DU/Ac

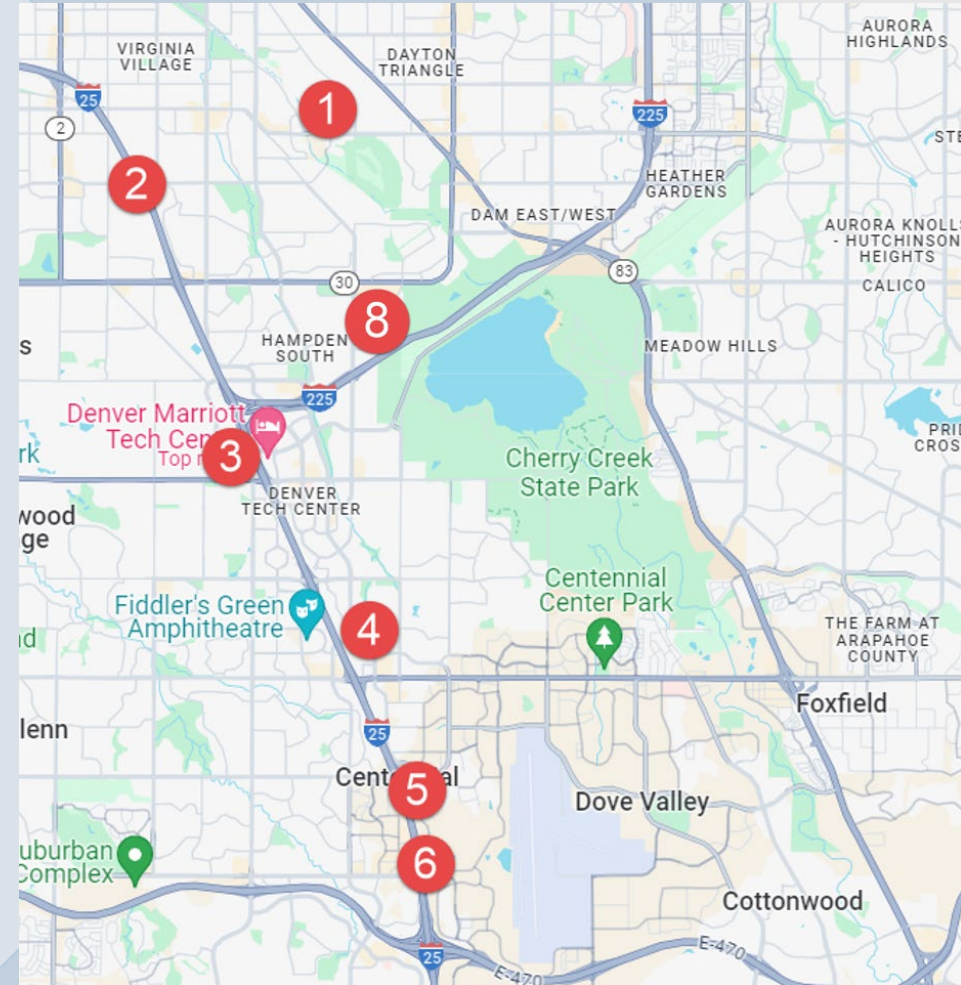


Arapahoe County Transit Areas



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

1. Iliff and Quebec bus lines (Four Square Mile)
2. Yale Light Rail Station
3. Belleview Light Rail Station
4. Arapahoe Light Rail Station
5. Dry Creek Light Rail Station
6. County Line Light Rail Station
7. Federal bus line north of Hwy 285/Hampden (not pictured)
8. Dayton Light Rail Station (Greenwood Village disconnection)

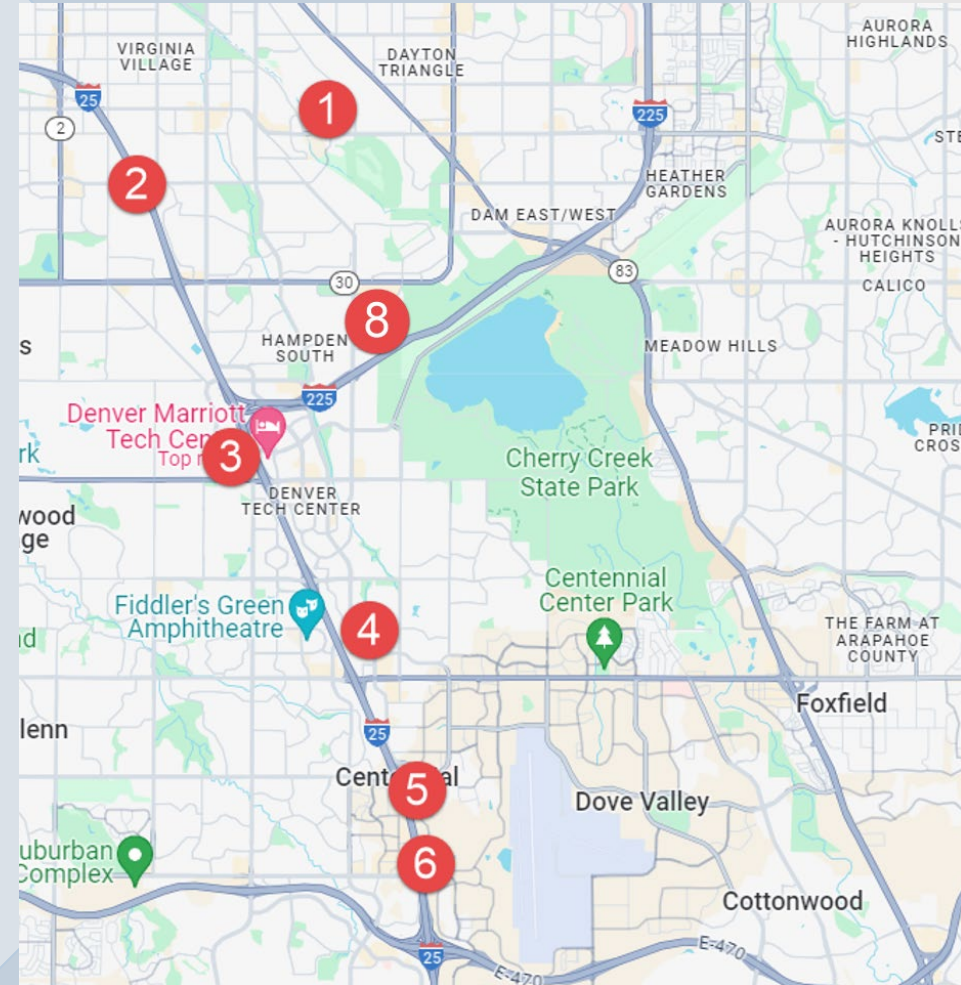




Arapahoe County's HOG...

31,850 units of zoned density based on **796 acres** of Transit Area

Based on current zoning, we must rezone to allow **approximately 15,000 additional units**





Recommended Approach

➤ Designate Transit Centers within three Transit Areas:

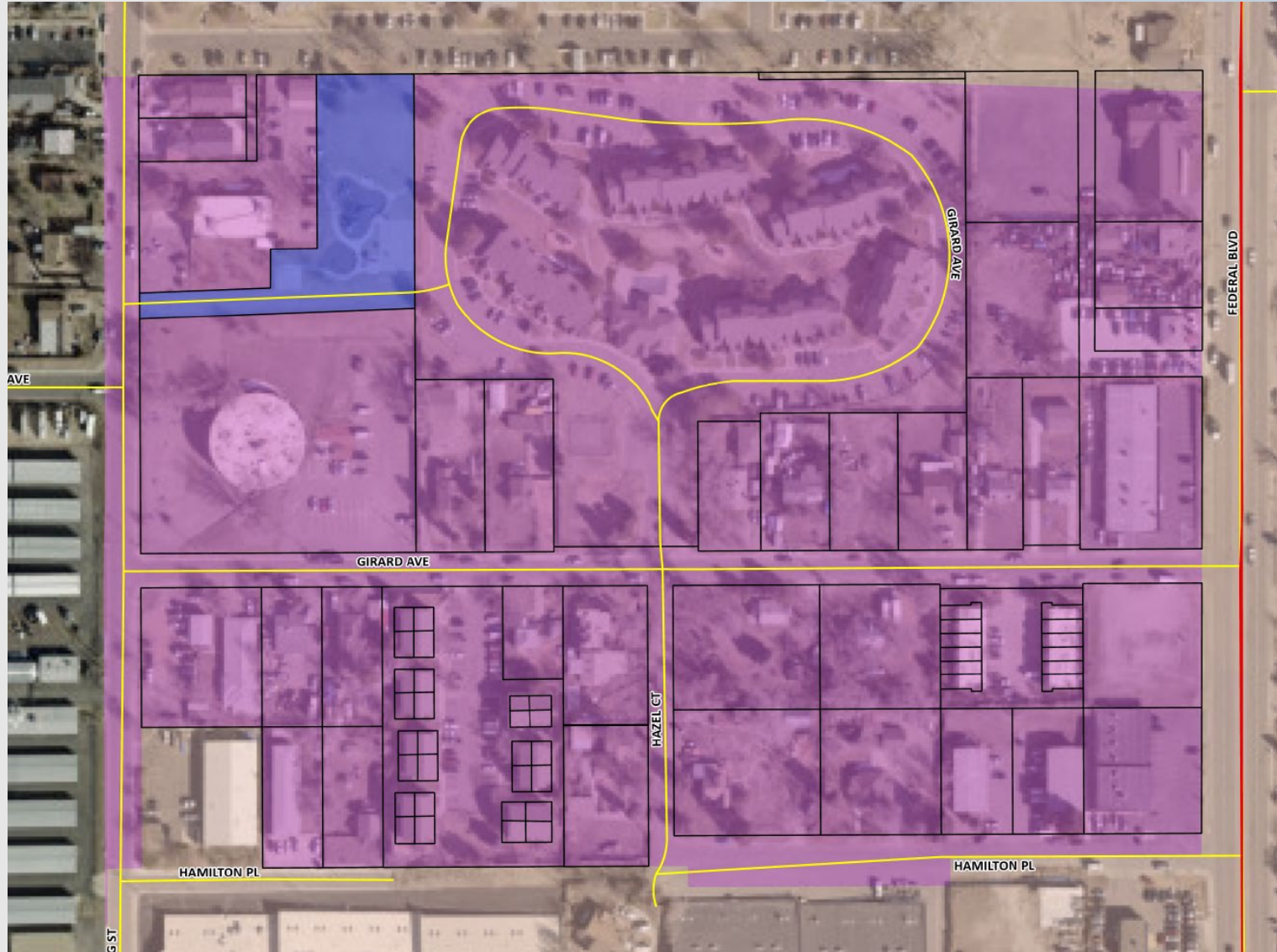
1. Federal Blvd & Hwy 285
2. Four Square Mile
3. Dry Creek Light Rail Station



Federal Area



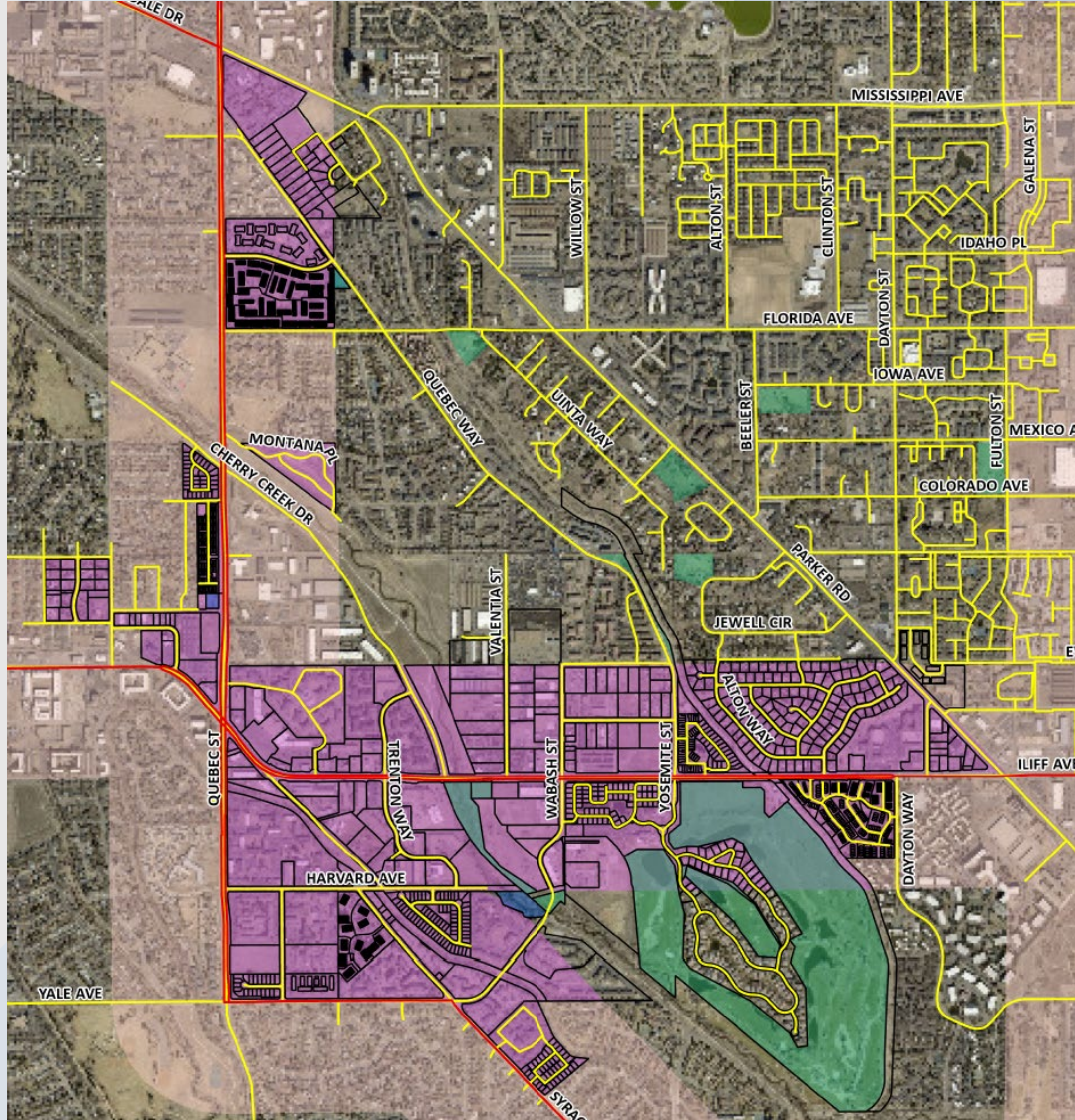
ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT



Four Square Mile



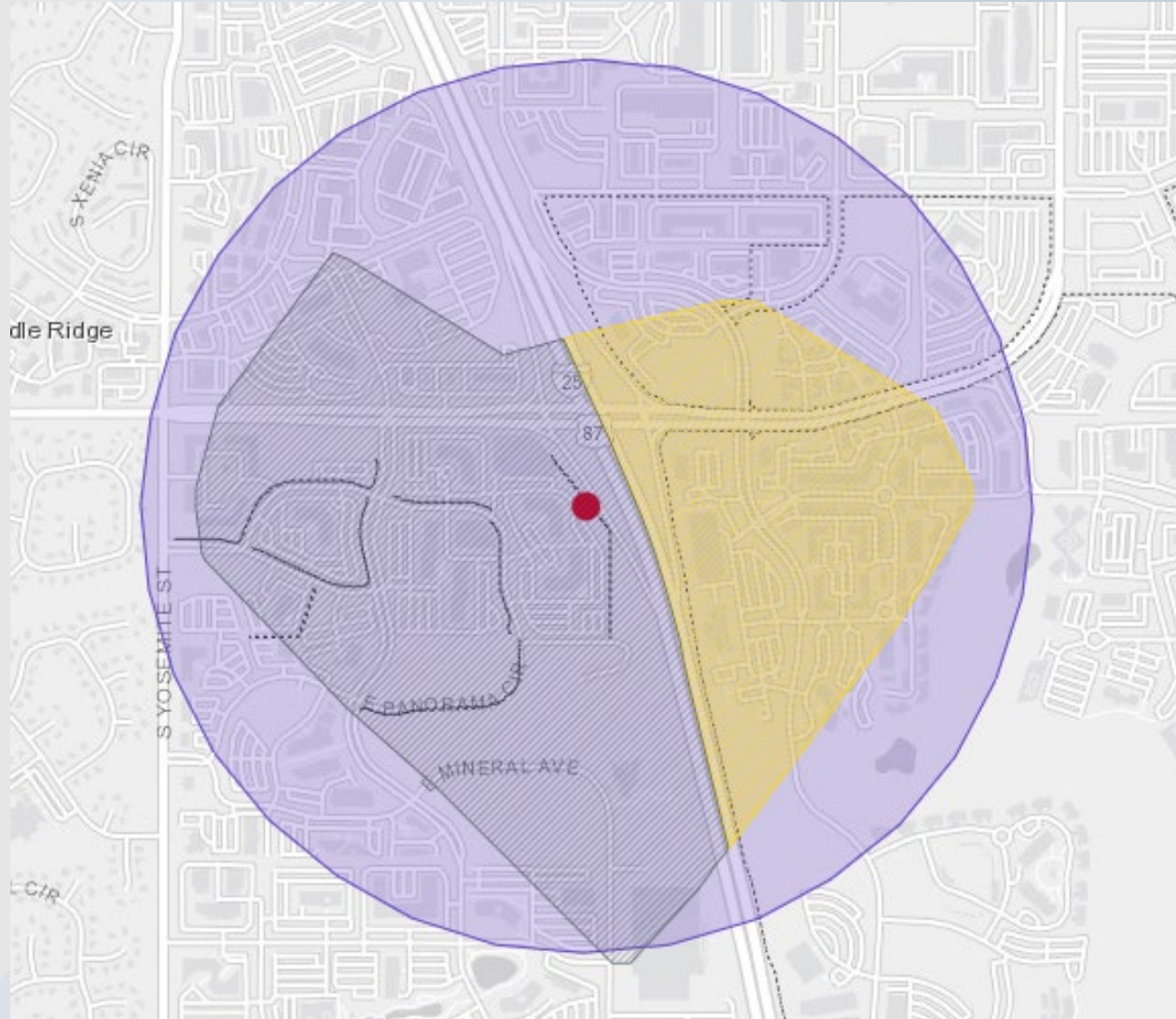
ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT



Dry Creek Area



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT





Timeline

- January – June 2025: Prepare Preliminary HOG report
- August 2025: Four Square Mile Subarea Plan Adoption
- August 2025 – January 2026: Federal & Dry Creek Analysis and Planning; draft transit-oriented codes
- January – August 2026: Transit Center zoning map amendment
- Throughout process: public outreach; coordination w/adjacent jurisdictions, DOLA, & water/sanitation districts; and multiple study sessions
- Goal today: focus on recommended Transit Areas or include additional stations (Yale, Arapahoe, Belleview)?

