



Arcadia Creek

A Century of Legacy. A Community for the Next.



Our Request Today

Final Approval of Arcadia Creek as a Minor Subdivision

- The Arcadia Creek community reflects over eight years of thoughtful planning, regulatory compliance, and community engagement. It is a high-quality, 55+ infill neighborhood—purpose-built to honor the land's legacy and provide a place where residents can gracefully age in place, while delivering lasting value to the surrounding community.

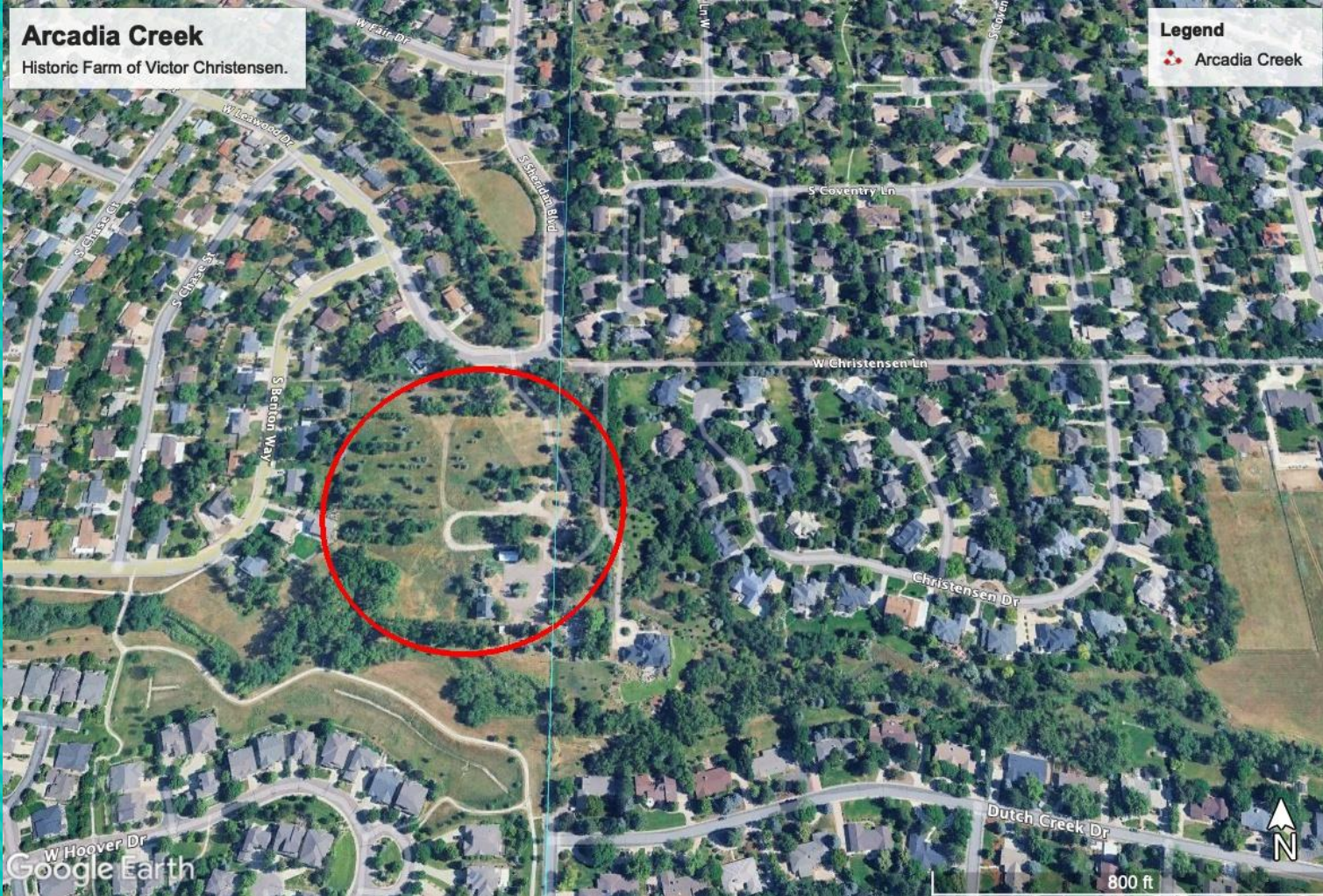
Arcadia Creek

Historic Farm of Victor Christensen.

Legend

Arcadia Creek

Arcadia Creek: A Community to Age Gracefully—Without Leaving the Place You've Always Called Home



Arcadia Creek sits at the crossroads of Leawood, Sheridan, and W. Christensen Lane--where Jefferson and Arapahoe Counties meet. Longtime Littleton families are already eager to call Arcadia home. In fact, every person on our pre-sale list lives within two miles of the farm. These are neighbors who've raised families here, built lasting community, and now want to stay rooted--right here. Arcadia isn't about relocation. It's about preservation, a smarter, safer way to stay in the place they already call home.

“Meeting the Moment: Arcadia is a Community Designed for the County’s Fastest-Growing Demographic”

The County is Aging--And Fast

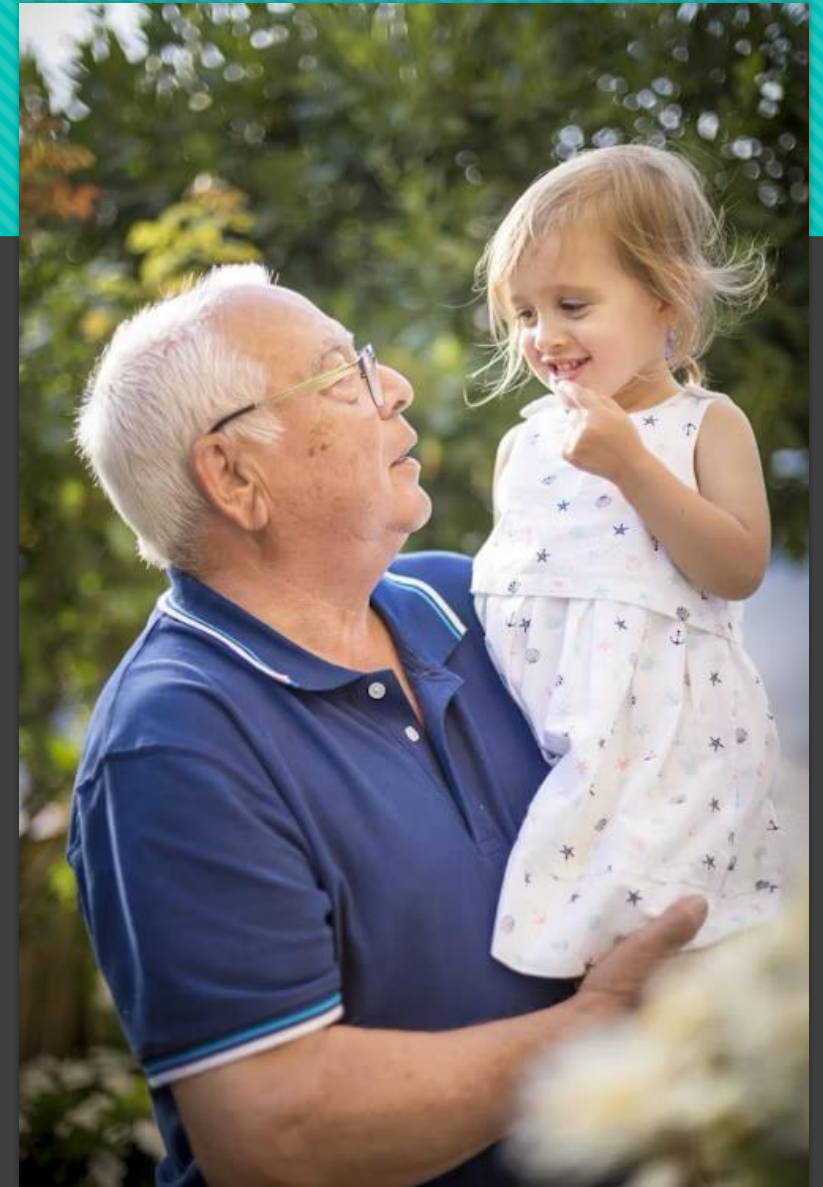
Arapahoe and Jefferson Counties have two of the fastest-growing senior populations in Colorado.

Arapahoe 65+ population: up 48% in 10 years.

Jefferson County's 65+ population will exceed 25% by 2040.

Surveys show seniors want to stay put--but lack suitable housing.

These families don't need a new zip code—they need a new option.



Designed for Dignity, Built for Independence

Aging in Place, Not Aging in Isolation

- All homes are fully HOA-maintained--no exterior maintenance, no snow removal, no yardwork.
- Floor plans are flexible, accommodating caregivers, changing medical needs, and long-term stay.
- Renovated Historical Barn, a future community center designed for social connection.
- Low traffic, gated entrances = safety without seclusion.
- A new public trailhead connects residents and neighbors to the Dutch Creek Trail system

Built with Intention. Designed for Life.



Authentic Design, Enduring Appeal

Traditional and Mountain Rustic elevations that echo the architectural rhythm of the surrounding communities.



Built for Aging in Place

Every home features main-floor living, 4-foot-wide hallways, no-step entries, curbless showers, and elevators—thoughtfully designed for comfort, safety, and long-term accessibility..



Unmatched Views, Lasting Ease.

80% of homes back to open space, offering privacy, natural light, and scenic beauty—paired with full HOA maintenance for truly effortless living.

📌 The Right Project. The Right Time.

Arcadia meets the goals of both counties — housing, sustainability, and aging in place.
It's not just compliant--it's essential.

⚡ HOA-Maintained, Publicly Free- Roads, snow removal, landscaping, and drainage are all maintained by the HOA---zero cost to the County.

🌿 Sustainable by Design- Native plants, bioswales, and a no-fence policy promote beauty, conservation, and cohesion.

🚶 Safe & Connected - Gated to prevent cut-through traffic. A new trailhead connects the Dutch Creek and Platte Canyon trails to the regional trail networks, thereby expanding public access.



**One issue--access via
Christensen Lane--remains
the lone point of opposition.**

**Here's what the record
shows:**



- Christensen Lane predates all current subdivisions. It was originally built by Joseph Bowles before 1906 for one purpose: to provide access from our property to Platte Canyon.
- In 1912, the right-of-way was formally transferred in our deed to Victor Christensen--the very man for whom the lane is named.
- This lane has served our property continuously for over a century — it's not a new route, but a historic one.
- All surrounding subdivisions were built with full knowledge of this longstanding access.
- Today's objections seek to rewrite that legacy, ignoring both the legal record and lived history.

The facts are not ambiguous. The name says it all: Christensen Lane.

Christensen Lane 1093

Write a description for your map.

What the Opposition Is Really About

Legend

- Columbine Heights
- ★ End of Private Lane

Let's be clear about what we've heard.

While most speakers at the Planning Board hearing expressed general support for Arcadia Creek, nearly all significant objections focused on a single issue: access via Christensen Lane. The remaining concerns were secondary—and often based more on perception than fact.

We've categorized the core objections into four buckets:

Each point deserves a direct response, so let's begin with the predominant issue: access via Christensen Lane.

✗ Core Objections:

1. ****Use of Christensen Lane**** The underlying issue—although legally resolved—continues to emotionally drive opposition.
2. ****Traffic & Safety**** Concerns remain that Arcadia's vehicle trips will overwhelm the Lane or create unsafe conditions, yet our roadway improvements mirror those found throughout Christensen Lane.
3. ****Loss of Trees & Rural Character**** The majority of the tree canopy along Christensen Lane comes from private yards and will remain unchanged.
4. ****Maintenance, Flooding & Drainage**** Arcadia's improvements enhance drainage and road conditions without shifting any responsibility to our neighbors.

Our Legal Right to Use Christensen Lane

The Opposition Claims:

“Arcadia should not be allowed to use Christensen Lane, especially from Jefferson County.”

Our Response: Our Rights to the Lane are Absolute and Longstanding.

- Arcadia holds unrestricted, unlimited, and permanent ingress and egress rights via Christensen Lane, found in the 1912 deed between Bowles and Christensen.
- The Arapahoe County District Court has ruled—not once, but twice—clearly affirming that our access to Christensen Lane is *unrestricted, unlimited, and permanent*, with no condition or limitation.
- Arapahoe County staff confirms the 2020 ruling upholds our access rights under current law.
- The idea that the county line restricts access is legally baseless and has been explicitly rejected by the courts.

Traffic & Safety: Real Numbers, Not Assumptions

The Opposition Claims:

“Arcadia will make Christensen Lane unsafe due to increased traffic.”



The Facts:

Independent traffic analysis projects just 108 daily trips for the entire Arcadia Creek community.

70% (76 trips) are expected to use Christensen Lane.

That's 75% fewer trips per day than either of the other neighborhoods on the Lane generate, based on ITE traffic generation standards.

Arcadia's improvements are a clear upgrade over the Lane's condition during decades of heavy commercial use. Tree farms, events, church services, and service vehicles contributed to significant traffic for decades, with no pedestrian protections.

CDOT raised no concerns about projected volumes.

Safety: What Design Actually Delivers

The Opposition Claims:

"Arcadia's access plan makes the Lane unsafe for pedestrians."

Our Response: Same character. Better safety.



The Facts:

- Arcadia's section of Christensen Lane will be the safest and fully compliant with all width, design, and safety standards.
- Our design mirrors the existing look and feel of the Lane, just with modern engineering and added protections.
- The pedestrian/bike path is like other segments of the Lane, but ours is protected by bollards.
- Lowest traffic volume anywhere on the Lane, with a design that fits entirely within the existing right-of-way.
- It defies logic: if pedestrians aren't safe on the calmest part of the Lane, how are they safer on the busier sections?
- Gated access stops cut-through traffic—a long-standing community concern—and Arcadia is the only neighborhood on the Lane with *two defined entrances*, a built-in safety feature.
- Enables emergency access to property outside the floodplain—a benefit not available today.
- Design has been reviewed and approved by South Metro Fire Rescue.

Arcadia Creek significantly upgrades and improves a dated and broken drainage system.

Thus , contrary to the opposition , Arcadia improves drainage and lessens flood risk

-  **The Facts:**
- **We are Upgrading the Coon Creek Culvert**
Replacing the failing 72” metal pipe with a 21’ x 6’ cast-in-place concrete box culvert, engineered for:
 - No overtopping in a 10-year storm
 - No rise in floodway elevations during a 100-year storm
 - Fully approved by SEMSWA, MHFD, SMFR, and Arapahoe TRC
- **Unified Stormwater Plan**
Runoff from Arapahoe lots is captured and routed to Jefferson County detention ponds as part of an integrated system.
- Major Drainage Fixes on Christensen Lane:
 - Replacing outdated inlets with **three custom Type 13 inlets** fitted to the existing elliptical pipe
 - **Regrading the road with a crown** to improve surface drainage
 - Delivers an **85% reduction** in runoff overflow from Coventry to adjacent properties
 - **Fully funded by the developer**—no cost to the County or neighbors

Arcadia has the ball -- maintenance going forward is clear and locked in.

Thanks to Arcadia, the road's future care is no longer up for debate.



The Facts: Christensen Lane is a private road, historically maintained through informal, piecemeal arrangements.

- **Arcadia Creek will take full responsibility for:**
 - **Maintaining the westernmost 1,200–1,300 feet of the Lane**
 - **All stormwater infrastructure within its frontage**
 - **Snow removal and pedestrian path upkeep**
- **Formalized maintenance agreements:**
 - **In place with Christensen Lane Estates**
 - **Offered to Fox Hollow HOA, but declined**

Arcadia has consistently committed to paying its fair share. We have always offered to participate in a pro-rata maintenance agreement with our neighbors, and that offer still stands.

Closing Remarks

- We know there's strong emotion in this room--and that's understandable. People care about their community. So do we.
- This isn't about who's loudest -- your decision rests on the law, the facts, and the County's long-term plan.
- That plan calls for smart growth, housing for seniors, solving infrastructure problems, and doing it without burdening taxpayers.
- Arcadia Creek meets every one of those goals. It's lawful. It's needed. It's ready.
- Has earned recommendations for approval from Arapahoe County Planning Staff, Engineering, South Metro Fire, SEMSWA, and the Planning Commission. It was also unanimously approved by the Jefferson County Planning Commission and Board of County Commissioners.
- Arcadia Creek delivers on your vision for Arapahoe County. We respectfully ask for your support--and your vote to approve.