

ARAPAHOE COUNTY PLANNING COMMISSION  
PUBLIC HEARING  
August 2, 2022  
6:30 P.M.

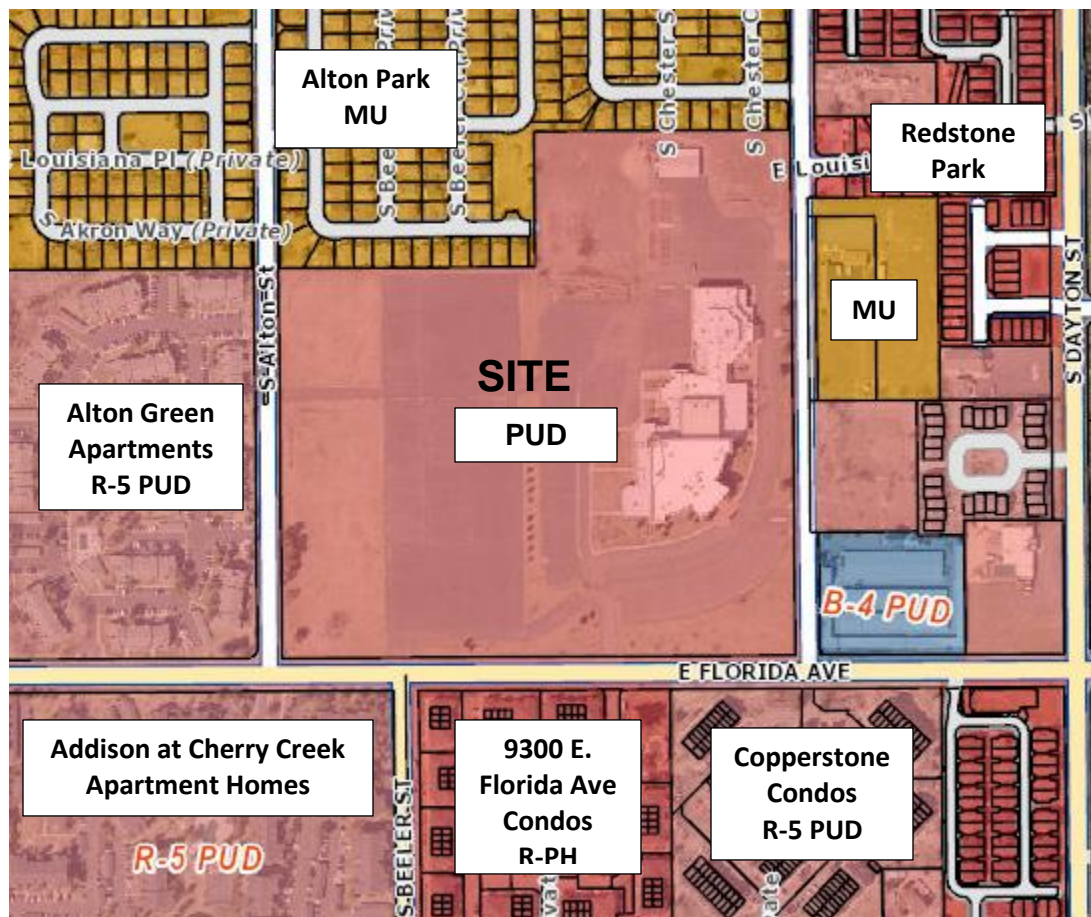
**SUBJECT: SDP21-004 – ARCADIA SPECIFIC DEVELOPMENT PLAN**

**MOLLY ORKILD-LARSON, PRINCIPAL PLANNER**

**July 19, 2022**

**LOCATION:**

The proposed application is located at 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 Planned Unit Development (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 345 rental apartments and 162 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 35 feet. This application also proposes a club house and mail room with maximum heights of 35 feet and 18 feet, respectively. A five-acre public park is to 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 on the park's amenities has occurred and from the input received, the applicant and Open Spaces are solidifying the park's design.

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 is proposed to be relocated to a new facility when the church is demolished. The applicant is proposing a CMRS tower with a maximum height of 70 feet on the subject property. At this time, the CMRS application is under review by the County.

**BACKGROUND:**

The Board of County Commissioners approved the Arcadia General Development Plan (GDP) on May 24, 2022 rezoning the property from R-A PUD to Planned Unit Development (PUD) with a maximum density of 17 du/ac.

**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 15.7 dwellings per acre.

The application complies with the Comp Plan as follows:

Policy GM 1.2 – Encourage Infill Development and Redevelopment.

*The proposed application is located in a designated growth area and is considered "infill" development.*

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 during the GDP that they don't have any objections to the development.*

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 with water and sewer service.*

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 with water and sewer service.*

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 is satisfied with the development's design.*

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

Chapter 5-3.3, PUD of the LDC, provides approval criteria for all PUD applications. In addition to those criteria, a PUD rezoning (GDP or SDP) also must meet all the applicable criteria in Sections 5-3.3.F.1 and 5-3.3.F.3.

### 5-3.3.F.1

A. It generally conforms to the Arapahoe County Comprehensive Plan.

*As noted in the previous section, the proposed development conforms to the Arapahoe County Comp Plan by proposing development in the designated growth area which contains existing roads and utilities. The proposed land uses are also consistent with the GDP.*

B. It complies with the standards for conventional rezoning pursuant to Section 5-3.2.B (each subsection is discussed in more detail below):

### 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.*

### 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 SDP illustrates the location of the internal streets, points of access, parking, pedestrian paths, building footprint, lot locations, an RTD bus stop, park paths and drainage and will all be further documented with the Administrative Site Plan.*

#### 5-3.2.B.7

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

*The existing 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 minimum 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. The applicant is also proposing two pocket parks along E. Florida Avenue.*

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 15.7 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.

*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 in 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 of this LDC.

*The proposal is consistent with the purpose of GDP 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.

*The application is consistent with the standards and requirements of the approved GDP.*

- F. The proposed plan meets the applicable standards of this LDC, unless varied by the PUD.

*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. The proposed plan meets applicable standards.*

In addition to meeting the approval criteria for all PUD applications (5-3.3.F.1), an SDP in the three-step process must also comply with the development standards and requirements of the approved GDP for the site (5-3.3.F.3).

The proposed SDP meets PUD development standards by meeting the landscape requirement and promoting connectivity and compatibility. The proposed development also meets the use and dimensional standards and land uses that were established with the GDP.

3. Small Lot Residential Development

Section 4-2.3.B.5 of the Land Development Code requires that these supplement standards be applied to residential lots that are less than 5,000 square feet. This development's paired-home lot sizes are 2,250 SF (25' x 90' standard lot) and 2,970 SF (33' x 90' corner lot). The applicant has provided staff with a letter and graphics demonstrating that their application meets these standards, see attached. Staff agrees that these standards have been met due to compliance with varying architecture, absence of fencing and landscape treatment of these lots. The development also compensates for the smaller paired-home lots by providing adjacent public parkland.

4. 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	No comments.
Arapahoe County Zoning	No comments.
Arapahoe County Open Spaces	This department is working with the applicant on the design of the park which will be finalized with the ASP and construction documents. This partnership will be memorialized in an agreement which will cover park planning design costs. See Open Space referral letter. <i>The applicant and Open Spaces are working on an agreement for the park costs and design and will be finalized with the ASP.</i>
Arapahoe County Sheriff	No comments.
Arapahoe County Assessor	No comments received.
Arapahoe County Library District	No comments received.
Colorado Geologic Survey	No objection to approval as per the GDP.
Colorado Parks and Wildlife	No comments received.
South Metro Fire District	This agency is satisfied with site plan.
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>The applicant is willing to have the appraisal method to be used for calculating the cash-in-lieu fee. 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	Need to reinstate the existing bus stop. This location would not site in front of a home and should have enough space to install the existing shelter behind the walkway. The bus stop will need to have an 8' deep by 5' wide loading area with a slope not to exceed 2% perpendicular to the flow line of Florida Avenue. <i>The applicant is willing to comply with these requests.</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 agency's requests.</i>

Cherry Creek Valley Water Sanitation District	The property is within the service area of this district. Water and sewer service is available and is subject to the District's rules and regulations in regards. <i>The applicant is willing to comply with this district's requirements.</i>
Mile High Flood District (MHFD)	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.
Southeast Metro Stormwater Authority (SEMSWA)	See engineering comments.
US Army Corp of Engineers	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.

##### 5. Public Comments

Comments that were received on the SDP were mainly opposed to the development. The public opposed the project for the following reasons (staff's response is provided 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. Further, the proposed density is in alignment with the expected density in the Four Square Mile Subarea 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 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.*
- 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 15.7 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.*
- 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 which meets the required parking standards of the code. Additional parking for guest is also provided along with parking along S. Alton Street and S. Clinton Street. It is not anticipated that the development will park in Alton Park neighborhood.*
- Don't want the density.  
*The applicant is proposing 15.7 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.*
- Don't like the proposed location of the CMRS facility and concerned about health risks it may have.  
*The applicant has indicated that the location of the CMRS is based on the best location for reception on the property. The County reviews design standards and compatibility of communication facility but not the health risks; the FCC has preempted local authority regarding the health impacts of wireless facilities. Arapahoe County requires all wireless facilities to meet FCC standards. A CMRS facility application is currently under review by the County.*

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.

6. Neighborhood Meetings

Two neighborhood meetings occurred for this project on: 1) September 3, 2020 where the applicant meet with two members of the Four Square Mile Neighborhood (4SQM); and, 2) June 29, 2021 which was the mandatory neighborhood meeting required for this application.

The applicant also had meetings with the adjacent Homeowner Associations. These meetings occurred as follows:

- July 12, 2021 with Alton Park;
- July 14, 2021 with Copperstone Condo Association;
- August 5, 2021 with 9033 E. Florida Avenue;
- March 9, 2022 with members of the Four Square Mile Neighborhood; and,
- March 14, 2022 with members of the Four Square Mile Neighborhood.

Meetings for the proposed park within the development also occurred on the following dates:

- December 8, 2021;
- February 1, 2021; and,
- March 29, 2022

A survey was put on-line to receive input on the park; approximately 224 responses were received. Majority of the comments indicated 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 and reviewed the plans, supporting documentation, referral comments and citizen input in response to this application. Based on the review of applicable policies and goals, as set forth in the Comp Plan, review of the development regulations and analysis of referral comments, our findings include:

1. The proposed Specific Development Plan conforms to the overall goals and intent of the Arapahoe County Comprehensive Plan in regards to the policies set forth in those plans.
2. The proposed Specific Development Plan is consistent with development standards enumerated in the Arapahoe County Land Development Code.
3. The proposed Specific Development Plan complies with the process and requirements outlined in Section 5-3.3 Planned Unit Development (PUD) of the Arapahoe County Land Development Code.



4. The proposed Specific Development Plan complies with the General Development Plan (GDP21-002).

#### **STAFF RECOMMENDATION**

Considering the findings and other information provided herein, staff recommends approval of Case No. SDP21-004, Arcadia Specific Development Plan, with conditions of approval:

1. Prior to signature of the final copy of these plans, the applicant will address all Public Works and Development Staff comments.
2. The applicant shall finalize an agreement with Arapahoe County Open Spaces for the park prior to the approval of the Administrative Site Plan.
3. The applicant shall develop a mosquito control plan prior to the approval of the Administrative Site Plan.
4. The applicant shall comply with RTD's bus stop standards.

The Planning Commission has alternatives that include the following:

1. Approve the proposed Specific Development Plan.
2. Continue to a date certain for more information.
3. Deny the proposed Specific 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 – SDP21-004, ARCADIA SPECIFIC DEVELOPMENT PLAN:**

##### **Conditional Recommendation to Approve**

In the case of SDP21-004, Arcadia Specific 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 approve this application based on the findings in the staff report, subject to the following conditions:

1. Prior to signature of the final copy of these plans, the applicant will address all Public Works and Development Staff comments.
2. The applicant shall finalized an agreement with Arapahoe County Open Spaces for the park prior to the approval of the Administrative Site Plan.

3. The applicant shall develop a mosquito control plan prior to the approval of the Administrative Site Plan.
4. The applicant shall comply with RTD's bus stop standards.

***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 SDP21-004, Arcadia Specific 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 deny 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 SDP21-004, Arcadia Specific 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](http://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.

<b>APPLICANT NAME:</b> DHI Communities	<b>ADDRESS:</b> 9555 S Kingston Court Englewood, CO 80112  <b>PHONE:</b> 970-219-3838  <b>EMAIL:</b> KJHenderson@drhorton.com	<b>CONTACT:</b> Kyle Henderson  <b>TITLE:</b> Managing Director
<b>OWNER(S) OF RECORD NAME(S):</b> The Potters House Church of Denver, Inc., a Colorado non-profit corporation	<b>ADDRESS:</b> 9495 E. Florida Avenue, Denver, CO 80247  <b>PHONE:</b> 303.369.8514, ext 1034  <b>EMAIL:</b> ahenderson@tphd.org	<b>SIGNATURE(S):</b> 
<b>ENGINEERING FIRM NAME:</b> Harris Kocher Smith	<b>ADDRESS:</b> 1120 Lincoln St Suite 1000 Denver, CO 80203  <b>PHONE:</b> (303) 623-6300  <b>EMAIL:</b> mmoore@hkseng.com	<b>CONTACT:</b> Michael Moore  <b>TITLE:</b> 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)

☒ SDP      ☐      ☐

### 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.

March 10, 2022

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

**Re: Arcadia (9495 E. Florida Ave.) SDP | SDP21-004**  
**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 32.21 acres and is currently zoned as RA-PUD (non-residential religious). The property currently has a GDP under review with the County.

This proposed three-story multi-family and paired-home community includes approximately 345 rental apartment homes and 162 two-story for-sale paired-homes, creating an overall density of approximately 15.7 dwelling units/acre. 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 requires a rezoning. We have proposed 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. A GDP has been submitted as the first of this three-step process. Prior to this GDP submittal, 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 GDP plan that is currently under review by the Arapahoe County Planning Department. Prior to this SDP submittal, a neighborhood meeting was held on June 29, 2021, where additional details including the proposed site plan, conceptual landscape plan and conceptual architecture were presented.

**PROPOSED NEIGHBORHOOD PLAN**

As stated above, the proposed site plan includes a mix of for rent multi-family and for-sale paired homes, providing additional housing options for the area while reflecting the existing context of the area. The overall neighborhood has vehicular access points on the three perimeter streets, including one along S. Alton Drive, two along E. Florida Avenue and three along S. Clinton Street. A public park of more than 5 acres is thoughtfully located along the north end of the community, creating additional opportunities for public gathering for existing and future residents. The park location creates a transition between the existing residential uses to the north while the southern local street provides visibility and access with lower traffic counts than the perimeter streets. The park extends the full east/west length of the property to help provide connections between S. Alton Street and S. Clinton Street and the adjacent

neighborhoods. Additional connections are provided to the surrounding neighborhood through new north/south walks throughout the gridded neighborhood.

The proposed streets within the community are a mix of public and private streets as identified within the Specific Development Plan. Generally, public streets include parallel parking on both sides of the street while the private streets provide parking on one side in order to comply with utility requirements. The alleys internal to the paired home neighborhood are also private streets with no parallel parking.

The proposed three-story multi-family homes are located in the southwest portion of the community and front the surrounding streets and proposed park with main entries and porches located along these public-facing areas. The approximately 345 homes located within 15 residential buildings help screening internal tuckunder garages and surface parking. The parking drives and landscape internal to the multi-family community are privately maintained by the multi-family community. A single-story leasing and amenity building is located at the southwest corner of the community, helping to create a welcoming entry.

The proposed two-story paired homes are located on the eastern portion of the community. The proposed homes are alley loaded, with garage access to the back of the homes; the homes front the internal public streets and S. Clinton Street, while a landscape buffer is provided along E. Florida Avenue. The proposed lots included setbacks and open area consistent with the County's small lot standards while also providing driveway parking for each home.

Finally, the proposed community includes a telecommunications tower located at the northwest corner of the community to replace the existing facilities located on the existing church. The proposed tower will be reviewed under the CMRS process at the County.

## **ARCHITECTURAL CHARACTER**

The single story, multi-family amenity building differentiates itself from the surrounding architecture through a simplified and powerful form. It is primarily a single mass with two varying shed roof heights facing Florida Avenue. The mass is broken at the central club function and accessory uses at the ends with the use of different materials and roof forms. The wood-look siding and stone materials make use of materials common to Colorado along with the use of metal accents and large windows.

To break down the scale of the 3-story residential buildings, multiple building elements are used versus a single primary form as the clubhouse. These building elements include horizontal and vertical breaks in addition to textures found within various building materials. A pitched roof reflects the typical roofing strategy in the area and conceals condenser units, keeping them from being at the ground. Material colors for the amenity building and residential buildings are still being studied.

The paired homes were designed as a more modern take on traditional Colorado Vernacular. The elevations reflect detailing from the timeless prairie, craftsman, and farmhouse styles that are featured throughout the Front Range. Furthermore, each of the four elevation styles incorporate different architectural detailing and material applications to create a unique and vibrant streetscape. The buildings were designed to represent a larger single-family house rather than a paired home, with variations in windows, massing, and roof lines.

## **LANDSCAPE CHARACTER**

The site plan complies with the 35% required open space for the PUD area. Included in this 35%, is a dedicated public park of more than 5 acres which provides a highly desired amenity and helps anchor the neighborhood within the existing community. The park also serves as on-site detention and will be landscaped in accordance with County standards.



The park will be designed to incorporate a looped trail system, flexible use open areas, and pockets of native planting. Buffer planting will be provided adjacent to existing homes along the north side of the property. Park amenities are planned and will be selected with community and County feedback. A portion of the park will also be used as detention and much of this will double as flexible use turf areas for recreation. Trail and sidewalk connections to the adjacent neighborhoods and internal community are planned. A series of green spaces and pocket parks along Florida Avenue create additional opportunities for recreation and help soften the street frontage.

Street trees and tree lawn are provided along internal streets and drives throughout the community. Parking lot and building perimeter landscape are provided throughout the multi-family portion of the community and are designed to create a cohesive feel throughout the community. Additional landscape area is provided along the western edge of the site to create additional buffer and connections to the neighborhood park.

## ENGINEERING SUMMARY

It is anticipated that the roadways within the paired home site and around the multi-family site will be right-of-way (ROW) granted to Arapahoe County with some private streets as noted above and in the SDP plan set. In addition to this ROW, a portion of the site along Clinton Street will be dedicated to Arapahoe County to provide a full street section along the site's Clinton St frontage. Generally, the site will drain to an on-site detention pond north of the multi-family site and west of the paired home site. This detention pond will provide storage for both the multi-family and paired home portions of the community per Arapahoe County standards. To the greatest extent possible, the grading for the site will minimize walls and wall height while directing drainage to the on-site storm sewer which will convey drainage to the on-site detention pond. Each site will be provided with adequate storm sewer, sanitary sewer, and water main to facilitate the demands of the site and proposed homes.

## COMPLIANCE WITH THE PROPOSED GDP

The Arcadia General Development Plan (GDP) directs the standards of development in the area to include a maximum density of 17 dwelling units per acre, an open space provision of 35% of the overall site, a maximum of 520 homes (including a mix of paired homes and multi-family homes), maximum building heights, parking requirements and setbacks. The proposed SDP is designed in compliance with these GDP standards.

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](mailto: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  
820 16<sup>th</sup> Street Mall, #500  
Denver CO 80202  
[aromero@ktgy.com](mailto:aromero@ktgy.com)  
303-825-6400

### Civil Engineer

Harris Kocher Smith  
Michael Moore, PE  
1120 Lincoln St, Suite 1000  
Denver CO 80203  
[mmore@hkseng.com](mailto: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](mailto:phannon@norris-design.com)  
[bniziolek@norris-design.com](mailto: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](mailto:bniziolek@norris-design.com)

Sincerely,  
Norris Design



Bonnie L. Niziolek  
Principal





**BRYAN D. WEIMER, PWLF**  
Director

Lima Plaza  
6924 South Lima Street  
Centennial, Colorado 80112-3853  
720-874-6500  
arapahoegov.com

## **Planning Commission's Summary Report**

**Date:** July 19, 2022

**To:** Arapahoe County Planning Commission

**Through:** Molly Orkild Planning Division

**From:** Joseph Boateng, PE  
Engineering Services Division, Manager

**Case name:** **SPD21-004**  
**Christian Heritage Center (Arcadia)**



### **Purpose and Recommendation**

The purpose of this report is to communicate the Engineering Services Staff findings, comments, and recommendations regarding the land use application(s) identified above.

### **Scope/Location:**

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.*

**Engineering Engineering Services Staff has reviewed the land use application(s) and has the following findings and comments:**

1. The site lies within Lone Tree Creek Drainage Basin.
2. This development lies within the boundaries of the jurisdiction:
  - Southeast Metro Stormwater Authority(SEMSWA)
  - Cherry Creek Basin Water Quality Authority
  - Arapahoe County Water and Wastewater Authority (ACCWA)
  - Mile High flodd District.
3. The Phase II Drainage Report has been accepted. The applicant will submit a Phase II Drainage Study with the Administrative Site Plan.
4. Traffic Impact Study has been accepted.



**Public Works and Development**  
6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650; FAX 720-874-6611  
[www.co.arapahoe.co.us](http://www.co.arapahoe.co.us)

**Planning Division**  
**Referral Routing**

<b>Case Number / Case Name:</b>	<b>SDP21-002, Arcadia Specific Development Plan</b>
<b>Planner:</b>	<b>Molly Orkild-Larson</b>
<b>Engineer:</b>	<b>Joseph Boateng</b>
<b>Date sent:</b>	<b>July 23, 2021</b>
<b>Date to be returned:</b>	<b>August 12, 2021</b>

Arapahoe County Agencies			Citizen's Organizations		
<input checked="" type="checkbox"/>	Assessor / Arapahoe County (Residential)	Karen Hart	<input type="checkbox"/>	CCNA-Cherry Creek Neighborhoods Ass.	
<input type="checkbox"/>	Attorney / Arapahoe County	Robert Hill	<input type="checkbox"/>	UACED	Janet Cook
<input type="checkbox"/>	Building / Arapahoe County	Joe Richards	<input checked="" type="checkbox"/>	Four Square Mile Neighborhood	Mark Lampert
<input checked="" type="checkbox"/>	Engineering / Arapahoe County	Joseph Boateng	<input type="checkbox"/>	South Metro Chamber of Commerce	
<input checked="" type="checkbox"/>	Mapping / Arapahoe County	Karen Kennedy	<b>Conservation District</b>		
<input type="checkbox"/>	Oil & Gas / Arapahoe County	Diane Kocis	<input type="checkbox"/>	Deer Trail Conservation District	
<input checked="" type="checkbox"/>	Open Space / Arapahoe County	Roger Harvey	<input type="checkbox"/>	West Arapahoe Conservation District	Tasha Chevarria
<input checked="" type="checkbox"/>	Planning / Arapahoe County	Molly Orkild-Larson	<b>Transportation</b>		
<input checked="" type="checkbox"/>	Sheriff / Arapahoe County	1 to Scott Sickafoose 1 to Glenn Thompson	<input type="checkbox"/>	CDOT / State Highway Dept- Region 1	Richard Solomon
<input type="checkbox"/>	Weed Control / Arapahoe County	Russell Johnson	<input type="checkbox"/>	E-470 Authority	Peggy Davenport
<input checked="" type="checkbox"/>	Zoning / Arapahoe County	Caitlyn Cahill	<input checked="" type="checkbox"/>	RTD	
<b>Referral Agencies</b>			<input type="checkbox"/>	Airport	
<input type="checkbox"/>	Architectural Review Committee		<b>Utilities: Gas, Electric &amp; Phone</b>		
<input checked="" type="checkbox"/>	Arapahoe Library District	Linda Speas	<input checked="" type="checkbox"/>	Centurylink/Phone	
<input type="checkbox"/>	CGS Colorado Geological Survey-Soils	Jill Carlson	<input type="checkbox"/>	Conoco Phillips / Gas Pipeline	
<input type="checkbox"/>	City –		<input checked="" type="checkbox"/>	XCEL	Donna George
<input checked="" type="checkbox"/>	County –		<input type="checkbox"/>	IREA	Brooks Kaufman
<input checked="" type="checkbox"/>	Colorado Parks and Wildlife	Matt Martinez	<b>Water / Sanitation / Stormwater / Wetlands</b>		
<input type="checkbox"/>	Town		<input checked="" type="checkbox"/>	Cherry Creek Valley Water Sanitation District	
<input type="checkbox"/>	DRCOG		<input checked="" type="checkbox"/>	U.S. Army Corp. of Engineer	Ellison Koonce
<input checked="" type="checkbox"/>	South Metro Fire District		<input type="checkbox"/>	Division of Water Resources	Joanne Williams
<input type="checkbox"/>	Metro District		<input checked="" type="checkbox"/>	SEMSWA	
<input checked="" type="checkbox"/>	Post Office Growth Coordinator	Jason Eddleman	<input checked="" type="checkbox"/>	Mile High Flood District	
<input type="checkbox"/>	South Suburban Parks and Recreation		<input type="checkbox"/>	East End Advisory (5 sets)	
<input checked="" type="checkbox"/>	School District – Cherry Creek	Vicky Lisi	<input type="checkbox"/>	Colorado Department of Public Health and Environment (CDPHE)	
<input checked="" type="checkbox"/>	Tri-County Health Department				
<input checked="" type="checkbox"/>	HOMEOWNER'S ASSOCIATIONS Alton Park HOA, Copperstone Condominium HOA, Redstone Park HOA, 9300 E. Florida Ave HOA, Parkside Villas HOA, Addison at Cherry Creek Apartment Homes, Alton Green Apartments				

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:	<u>Please see attached referral letter – Jeff Sceili - SMFR</u>

## Molly Orkild-Larson

---

**From:** Jeff Sceili <jeff.sceili@southmetro.org>  
**Sent:** Thursday, March 24, 2022 12:34 PM  
**To:** Molly Orkild-Larson  
**Subject:** RE: SDP21-004-Arcadia Specific Development Plan  
**Attachments:** 2022-01-14 Arcadia - Site Plan for Fire Coordination.pdf

**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,

With the side plan modified as attached I am satisfied to move forward.

Thanks,



**SOUTH METRO FIRE RESCUE**

Fire Marshal's Office

**Jeff Sceili**  
Plan Reviewer

T 720.989.2244  
C 303.548.0233  
E jeff.sceili@southmetro.org



**9195 East Mineral Avenue, Centennial, Colorado 80112**

---

**From:** Molly Orkild-Larson <MOrkild-Larson@arapahoegov.com>  
**Sent:** Thursday, March 24, 2022 7:51 AM  
**To:** Jeff Sceili <jeff.sceili@southmetro.org>  
**Subject:** FW: SDP21-004-Arcadia Specific Development Plan

**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.

Jeff:

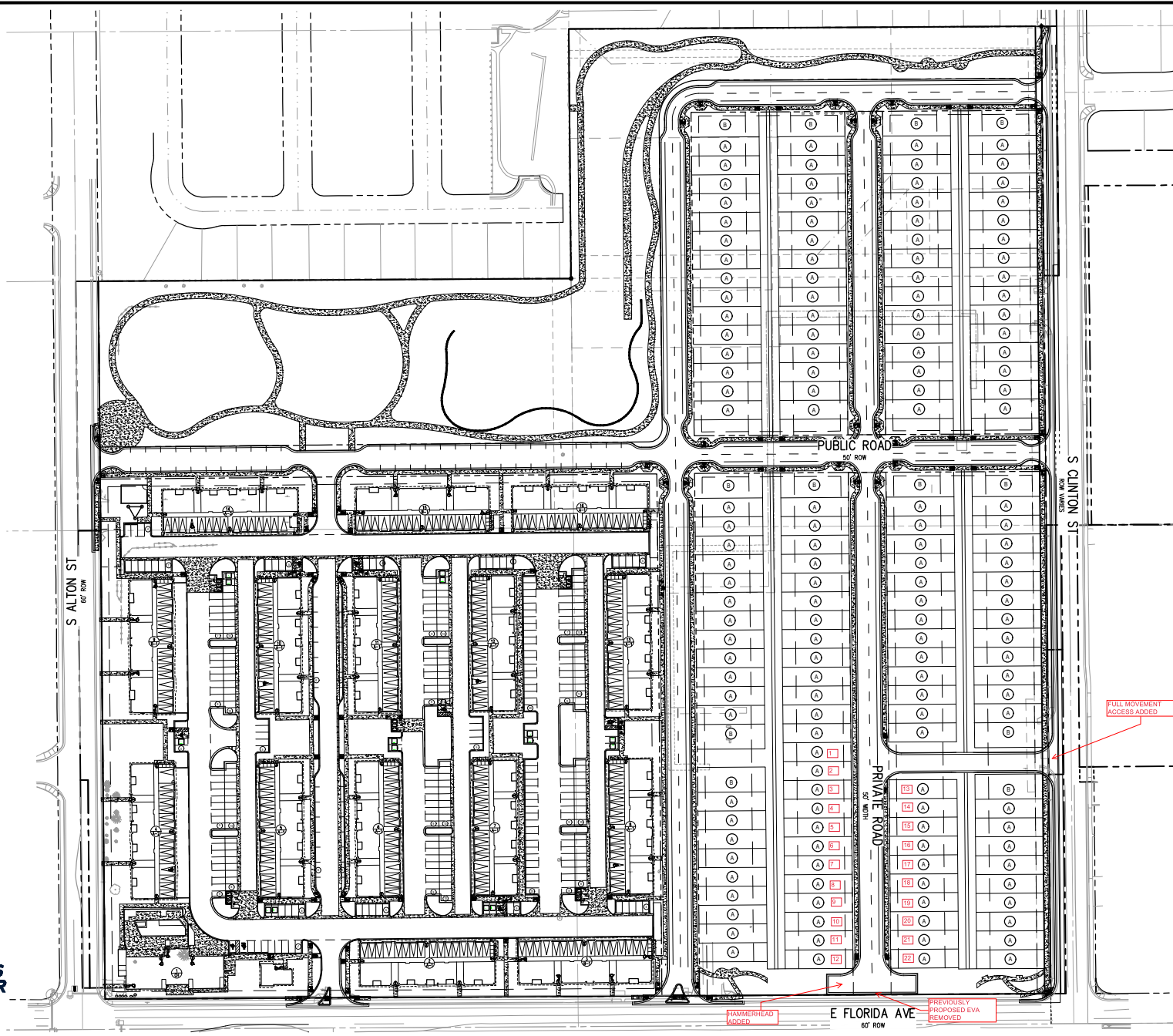
Has the applicant provided you with everything on this project and are you ok with what they're proposing?

Thanks,  
Molly



**ARAPAHOE COUNTY**

**Molly Orkild-Larson**, Principal Planner  
RLA, AICP





**Public Works and Development**

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

[www.co.arapahoe.co.us](http://www.co.arapahoe.co.us)

**Planning Division**

**Referral Routing**


**Case Number / Case Name:** SDP21-002, Arcadia Specific Development Plan  
**Planner:** Molly Orkild-Larson  
**Engineer:** Joseph Boateng  
**Date sent:** July 23, 2021  
**Date to be returned:** August 12, 2021

Arapahoe County Agencies			Citizen's Organizations		
<input checked="" type="checkbox"/>	Assessor / Arapahoe County (Residential)	Karen Hart	<input type="checkbox"/>	CCNA-Cherry Creek Neighborhoods Ass.	
<input type="checkbox"/>	Attorney / Arapahoe County	Robert Hill	<input type="checkbox"/>	UACED	Janet Cook
<input type="checkbox"/>	Building / Arapahoe County	Joe Richards	<input checked="" type="checkbox"/>	Four Square Mile Neighborhood	Mark Lampert
<input checked="" type="checkbox"/>	Engineering / Arapahoe County	Joseph Boateng	<input type="checkbox"/>	South Metro Chamber of Commerce	
<input checked="" type="checkbox"/>	Mapping / Arapahoe County	Karen Kennedy	<b>Conservation District</b>		
<input type="checkbox"/>	Oil & Gas / Arapahoe County	Diane Kocis	<input type="checkbox"/>	Deer Trail Conservation District	
<input checked="" type="checkbox"/>	Open Space / Arapahoe County	Roger Harvey	<input type="checkbox"/>	West Arapahoe Conservation District	Tasha Chevarria
<input checked="" type="checkbox"/>	Sheriff / Arapahoe County	1 to Scott Sickafoose 1 to Glenn Thompson	<b>Transportation</b>		
<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
<b>Referral Agencies</b>			<input checked="" type="checkbox"/>	RTD	
<input type="checkbox"/>	Architectural Review Committee		<input type="checkbox"/>	Airport	
<input checked="" type="checkbox"/>	Arapahoe Library District	Linda Speas	<b>Utilities: Gas, Electric &amp; Phone</b>		
<input 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"/>	XCEL	Donna George
<input checked="" type="checkbox"/>	Colorado Parks and Wildlife	Matt Martinez	<input type="checkbox"/>	IREA	Brooks Kaufman
<input type="checkbox"/>	Town		<b>Water / Sanitation / Stormwater / Wetlands</b>		
<input type="checkbox"/>	DRCOG		<input checked="" type="checkbox"/>	Cherry Creek Valley Water Sanitation District	
<input checked="" type="checkbox"/>	South Metro Fire District		<input checked="" type="checkbox"/>	U.S. Army Corp. of Engineer	Ellison Koonce
<input type="checkbox"/>	Metro District		<input type="checkbox"/>	Division of Water Resources	Joanne Williams
<input checked="" type="checkbox"/>	Post Office Growth Coordinator	Jason Eddleman	<input checked="" type="checkbox"/>	SEMSWA	
<input type="checkbox"/>	South Suburban Parks and Recreation		<input checked="" type="checkbox"/>	Mile High Flood District	
<input checked="" type="checkbox"/>	School District – Cherry Creek	Vicky Lisi	<input type="checkbox"/>	East End Advisory (5 sets)	
<input checked="" type="checkbox"/>	HOMEOWNER'S ASSOCIATIONS Alton Park HOA, Copperstone Condominium HOA, Redstone Park HOA, 9300 E. Florida Ave HOA, Parkside Villas HOA, Addison at Cherry Creek Apartment Homes, Alton Green Apartments		<input type="checkbox"/>	Colorado Department of Public Health and Environment (CDPHE)	

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



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](http://www.co.arapahoe.co.us)

**Planning Division**  
**Referral Routing**

<b>Case Number / Case Name:</b>	<b>SDP21-003, Arcadia Specific Development Plan</b>
<b>Planner:</b>	<b>Molly Orkild-Larson</b>
<b>Engineer:</b>	<b>Joseph Boateng</b>
<b>Date sent:</b>	
<b>Date to be returned:</b>	<b>Feb. 16, 2022</b>

Arapahoe County Agencies			Citizen's Organizations		
<input checked="" type="checkbox"/>	Assessor / Arapahoe County (Residential)	Karen Hart		CCNA-Cherry Creek Neighborhoods Ass.	
<input type="checkbox"/>	Attorney / Arapahoe County	Robert Hill	<input type="checkbox"/>	UACED	Janet Cook
<input type="checkbox"/>	Building / Arapahoe County	Joe Richards	<input type="checkbox"/>	Four Square Mile Neighborhood	Mark Lampert
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<input type="checkbox"/>	Oil & Gas / Arapahoe County	Diane Kocis	<input type="checkbox"/>	Deer Trail Conservation District	
<input checked="" type="checkbox"/>	Open Space / Arapahoe County	Roger Harvey	<input type="checkbox"/>	West Arapahoe Conservation District	Tasha Chevarria
<input checked="" type="checkbox"/>	Planning / Arapahoe County	Molly Orkild-Larson	<input type="checkbox"/>	<b>Transportation</b>	
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<input checked="" type="checkbox"/>	Zoning / Arapahoe County	Caitlyn Cahill	<input type="checkbox"/>	RTD	
<b>Referral Agencies</b>			<input type="checkbox"/>	Airport	
<input type="checkbox"/>	Architectural Review Committee		<b>Utilities: Gas, Electric &amp; Phone</b>		
<input checked="" type="checkbox"/>	Arapahoe Library District	Linda Speas	<input checked="" type="checkbox"/>	Centurylink/Phone	
<input type="checkbox"/>	CGS Colorado Geological Survey-Soils	Jill Carlson	<input type="checkbox"/>	Conoco Phillips / Gas Pipeline	
<input type="checkbox"/>	City –		<input type="checkbox"/>	XCEL	Donna George
<input type="checkbox"/>	County –		<input type="checkbox"/>	IREA	Brooks Kaufman
<input checked="" type="checkbox"/>	Colorado Parks and Wildlife	Matt Martinez	<b>Water / Sanitation / Stormwater / Wetlands</b>		
<input type="checkbox"/>	Town		<input checked="" type="checkbox"/>	Cherry Creek Valley Water Sanitation District	
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<input checked="" type="checkbox"/>	School District – Cherry Creek	Vicky Lisi	<input type="checkbox"/>	Colorado Department of Public Health and Environment (CDPHE)	
<input checked="" type="checkbox"/>	Tri-County Health Department				
<input checked="" type="checkbox"/>	HOMEOWNER'S ASSOCIATIONS Alton Park HOA, Copperstone Condominium HOA, Redstone Park HOA, 9300 E. Florida Ave HOA, Parkside Villas HOA, Addison at Cherry Creek Apartment Homes, Alton Green Apartments				

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	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 COMMENTS ON 3-SDP21-004

*Open Spaces previously commented on SDP in August 2021.*

#### *SDP Comments:*

Applicant is showing 5.51 acres of parkland on SDP. Based on this SDP submittal, 507 dwelling units requires parkland dedication of 5.35 acres. An approximately 5-acre park (exact size TBD) on north side of development is being publicly planned as of submittal, led by the Open Spaces Dept. with cooperation and vital assistance of developer: DHI Communities/Norris Design. Two public meeting have occurred, and a final concept is forthcoming; developer will then incorporate concept and design park into ASP and construction documents and construct park as part of their development. Construction costs for park will be paid for by Arapahoe County Open Spaces. Current costs for planning land-use approval and design are being assumed by DHI Communities. This partnership has been memorialized in an agreement.

Current SDP now includes of two pocket parks on south side of development along Florida Ave. This inclusion provides increased amenities and park space, and Open Spaces appreciates its inclusion.

DHI Communities has not been required to dedicate parkland and could request to solely rely on Cash in Lieu of dedicating parkland. But, we all realized, creating a new park is not only beneficial for the new development but also for the existing residences. It is recognized that a portion of this estimated 5.0 acre park acreage is also being used by the project as a stormwater detention basin. Stormwater detention areas are generally not counted as Parkland dedication. The exact acreage for parkland dedication cannot be determined until ASP is created with more detailed design. If Cash in Lieu is required Open Spaces requests the calculation utilize the appraised value method.

We are jointly working towards designing any stormwater detention areas with as much natural, aesthetic, recreation values and appeal as possible. But required stormwater infrastructure will be necessary. If there is any shortage of required parkland dedication acreage cash in lieu will be required. But, as stated above, DHI Communities is bearing costs for planning and design of this new park. This market rated, incurred cost will be accepted as cash in lieu if any shortage is realized. But, a significant Parkland dedication shortage could result in planning and design costs not being sufficient to cover Cash in Lieu. This concept and partnership could be memorialized in a future land use approval condition to avoid future confusion and provide approvers a documented understanding how Cash in Lieu and Parkland will be approved.

Open Spaces appreciates the partnership and inclusion of a new park into this important in-fill development and look forward to finalizing the park design.

# ARCADIA

## SPECIFIC DEVELOPMENT PLAN

LOCATED IN LOT 1, BLOCK 1, HERITAGE CHRISTIAN CENTER  
IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 68  
WEST OF THE SIXTH PRINCIPAL MERIDIAN  
COUNTY OF ARAPAHOE, STATE OF COLORADO

**NORRIS DESIGN**  
Planning | Landscape Architecture | Interiors

1101 Barnock Street  
Denver, Colorado 80204  
P 303.892.1195  
www.norris-design.com

ARCADIA  
SPECIFIC DEVELOPMENT PLAN  
ARAPAHOE COUNTY, COLORADO

APPLICANT:  
DHI COMMUNITIES

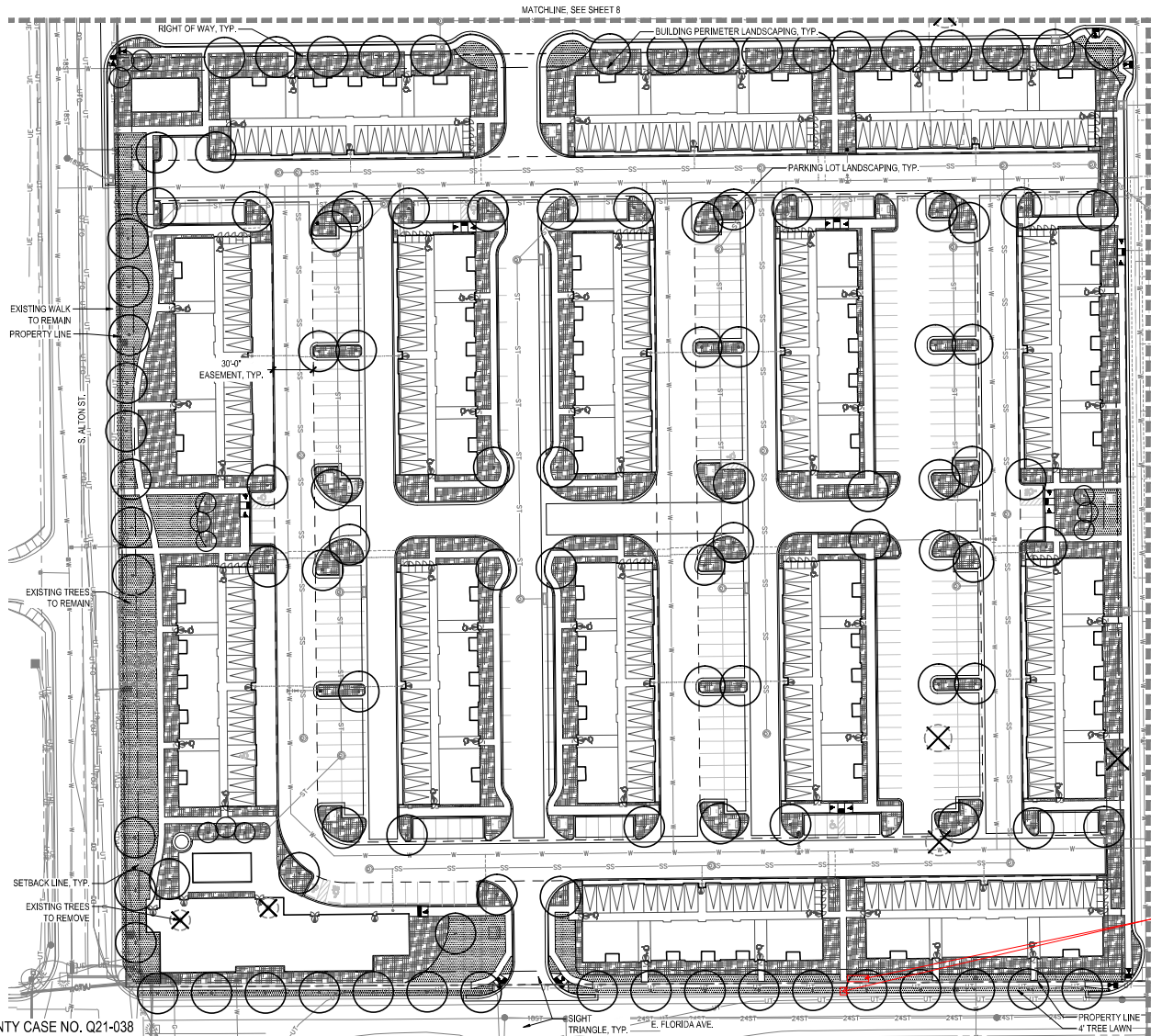
9555 S KINGSTON COURT  
ENGLEWOOD, CO 80112  
303.770.8300

DATE:  
7/1/21 SUBMITTAL 01

SHEET TITLE:  
LANDSCAPE  
PLAN - WEST

SHEET 10  
OF 42

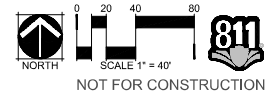
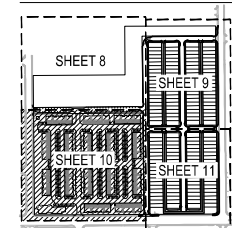
LEGEND	
	MATCHLINE
	PROPERTY LINE
	STEEL EDGER
	SHRUB AREA
	NATIVE SEED AREA
	SOD AREA
	CRUSHER FINES
	CANOPY TREES
	ORNAMENTAL TREES
	EVERGREEN TREES
	EXISTING TREES TO REMAIN
	EXISTING TREES TO REMOVE



Need to Reinstated existing bus stop.  
this location would not sit in front of anyone's  
home and should have enough space to  
install the existing shelter behind the  
walkway. the bus stop will need to have a 8'  
deep by 5' wide loading area with a slope not  
to exceed 2% perp. to the flow line of florida  
Ave.

If there are any questions please contact  
RTD.

KEY MAP



ARAPAHOE COUNTY CASE NO. Q21-038

CHECKED BY:  
DANIEL B.



**Vicky Lisi**  
Director, Planning & Enrollment

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

July 23, 2021

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.

<b>Cherry Creek School District #5</b>				
<b>Planning &amp; Enrollment</b>				
<b>Student Generation Worksheet - Arapahoe County</b>				
<b>Project Name:</b>	<b>Arcadia Specific Development Plan</b>			
<b>Developer/Contact Person:</b>	c/o Molly Orkild-Larson for Potter's House			
<b>Submitted for Review:</b>	7/23/2021			
<b>Total Project Acreage:</b>	<b>32.2 AC</b>			
<b>Maximum Dwelling Units:</b>	<b>513</b>			
<b>Dwelling Units/Acre</b>	<b>15.931677</b>			
<b>Acres per child</b>	<b>0.026</b>			
<b>Residential Density</b>	<b>#D.U.s</b>	<b>Student Generation per DU</b>	<b>Students Generated</b>	<b>Land Calculation</b>
< 7.49 du/ac	0	0.775	0	0.000000
7.5 - 14.99 du/ac	168	0.364	61	1.589952
> 15.00 du/ac	345	0.195	67	1.749150
<b>Totals</b>	<b>513</b>		<b>128</b>	<b>3.3391</b>

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,

A handwritten signature in blue ink that reads "Vicky Lisi". The script is cursive and elegant, with the first letters of "Vicky" and "Lisi" being capitalized and prominent.

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](http://www.co.arapahoe.co.us)

**Planning Division**

**Referral Routing**

**Case Number / Case Name:** SDP21-004, Arcadia Specific Development Plan  
**Planner:** Molly Orkild-Larson  
**Engineer:** Joseph Boateng  
**Date sent:** July 23, 2021  
**Date to be returned:** August 12, 2021

Arapahoe County Agencies			Citizen's Organizations		
<input checked="" type="checkbox"/>	Assessor / Arapahoe County (Residential)	Karen Hart	<input type="checkbox"/>	CCNA-Cherry Creek Neighborhoods Ass.	
<input type="checkbox"/>	Attorney / Arapahoe County	Robert Hill	<input type="checkbox"/>	UACED	Janet Cook
<input type="checkbox"/>	Building / Arapahoe County	Joe Richards	<input checked="" type="checkbox"/>	Four Square Mile Neighborhood	Mark Lampert
<input checked="" type="checkbox"/>	Engineering / Arapahoe County	Joseph Boateng	<input type="checkbox"/>	South Metro Chamber of Commerce	
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<input checked="" type="checkbox"/>	Planning / Arapahoe County	Molly Orkild-Larson	<b>Transportation</b>		
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<b>Referral Agencies</b>			<input type="checkbox"/>	Airport	
<input type="checkbox"/>	Architectural Review Committee		<b>Utilities: Gas, Electric &amp; Phone</b>		
<input checked="" type="checkbox"/>	Arapahoe Library District	Linda Speas	<input checked="" type="checkbox"/>	Centurylink/Phone	
<input type="checkbox"/>	CGS Colorado Geological Survey-Soils	Jill Carlson	<input type="checkbox"/>	Conoco Phillips / Gas Pipeline	
<input type="checkbox"/>	City – County –		<input checked="" type="checkbox"/>	XCEL	Donna George
<input checked="" type="checkbox"/>	Colorado Parks and Wildlife	Matt Martinez	<input type="checkbox"/>	IREA	Brooks Kaufman
<input type="checkbox"/>	Town		<b>Water / Sanitation / Stormwater / Wetlands</b>		
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<input checked="" type="checkbox"/>	School District – Cherry Creek	Vicky Lisi	<input type="checkbox"/>	East End Advisory (5 sets)	
<input checked="" type="checkbox"/>	Tri-County Health Department		<input type="checkbox"/>	Colorado Department of Public Health and Environment (CDPHE)	
<input checked="" type="checkbox"/>	HOMEOWNER'S ASSOCIATIONS Alton Park HOA, Copperstone Condominium HOA, Redstone Park HOA, 9300 E. Florida Ave HOA, Parkside Villas HOA, Addison at Cherry Creek Apartment Homes, Alton Green Apartments				

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.

	<b>COMMENTS:</b>		<b>SIGNATURE</b>
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<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:	



August 11, 2021

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

RE: Arcadia Specific Development Plan, SDP21-004  
TCHD Case No. 7130

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. TCHD commends the applicant for including plans that will connect the site to the neighboring park to provide additional gathering space 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](mailto:pmoua@tchd.org) if you have any questions about TCHD's comments.

Sincerely,

A handwritten signature in black ink, appearing to be 'Pang Moua', with a stylized, flowing script.

Pang Moua, MPP

Arcadia Specific Development Plan  
August 11, 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](mailto:jrunfola@tchd.org).



**Right of Way & Permits**

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

August 12, 2021

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

Attn: Molly Orkild-Larson

**Re: Arcadia SDP, Case # SDP21-004**

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

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](http://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](mailto:donna.l.george@xcelenergy.com)





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

**Planning Division**  
**Referral Routing**

Case Number / Case Name: SDP21-002, Arcadia Specific Development Plan  
Planner: Molly Orkild-Larson  
Engineer: Joseph Boateng  
Date sent: July 23, 2021  
Date to be returned: August 12, 2021

Arapahoe County Agencies			Citizen's Organizations		
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<input checked="" type="checkbox"/>	School District – Cherry Creek	Vicky Lisi	<input type="checkbox"/>	Colorado Department of Public Health and Environment (CDPHE)	
<input checked="" type="checkbox"/>	Tri-County Health Department				
<input checked="" type="checkbox"/>	HOMEOWNER'S ASSOCIATIONS Alton Park HOA, Copperstone Condominium HOA, Redstone Park HOA, 9300 E. Florida Ave HOA, Parkside Villas HOA, Addison at Cherry Creek Apartment Homes, Alton Green Apartments				

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

Referral Routing Comments

Case Number/Case Name: SDP21-002, Arcadia Specific 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](http://ccvwater.org).

The Specific Development Plans are preliminary as far as water and sewer main design is concerned. A separate set of water and sewer plans must be submitted and approved by the District.

CHERRY CREEK VALLEY WATER AND SANITATION DISTRICT

November 12, 2021

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

**Re: Arcadia Specific Development Plan (SDP)  
Response to Referral Comments (Case No. SDP21-004)**

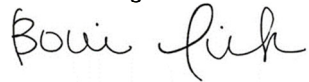
**Re: Specific Development Plan (SDP) Comment Response (Case No. SDP21-004)**

Dear Molly:

Thank you for taking the time to review the Specific Development Plan submission for the Arcadia community in Arapahoe County, Colorado. We received comments and valuable feedback on August 18, 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](mailto:bniziolek@norris-design.com).

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

Sincerely,  
Norris Design



Bonnie Niziolek  
Principal

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

1. All public streets within the one- and two-family development section with parallel parking on both sides shall be 36 feet minimum in width.  
**Response: Streets have been revised to include a mix of public and private streets as shown in the enclosed SDP.**
2. Provide a fire lane marking plan. See attachment. Clinton shall be included as part of the fire lane to include no parking and signing.  
**Response: Fire Lane Marking plan has been provided**
3. Request inclusion into Arapahoe County's Fire lane program.  
**Response: Comment acknowledged; thank you.**
4. Provide an Auto turn analysis on all portions and directions of the fire lanes.  
**Response: Auto turn analysis has been provided.**
5. Provide a section view of the alley's serving the attached single-family homes to clarify access questions.  
**Response: Comment acknowledged; thank you.**
6. Provide a site plan with the single-family structures overlaid.  
**Response: Currently there are no structures to overlay in our drawings. A site plan with single-family structures overlaid will be provided at later time.**
7. How will access from Florida be provided? We would like to have and see access off of Florida to the southern portion of the one-and two-family development be a right in right out arrangement.  
**Response: A 34' wide access gate that will provide a right in and right-out arrangement has been included in the design.**
8. Will this entire development developed in phases or build simultaneously?  
**Response: This development will be built in one phase.**
9. Provide specific square footage for the largest expected duplex for all spaces under roof.  
**Response: Please see the data chart below.**

		Area	Standard		
Plan Name	Type	(sq. ft2)*	Garage	Bed	Bath
Paired / Duplex (5)					
DT04 - Vail	2-Story	1684	2	4	2.5
DT05 - Melbourne	2-Story	1468	2	3	2.5
DT06 - Muirfield	2-Story	1500	2	3	2.5
DT07 - Mansfield	2-Story	1468	2	3	2.5
DT08 - Sydney	2-Story	1500	2	3	2.5

### **Mile High Flood District – Mark Schutte**

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.

***Response: Comment acknowledged; thank you.***

### **Arapahoe Open Spaces – Roger Harvey**

#### **OPEN SPACES COMMENTS ON SDP21-002**

##### **Background:**

During Presubmittal process Open Spaces advised developer that this northeast section of 4 Square Mile Neighborhood was lacking in public park acres and amenities as identified in 2015 Parks and Recreation Needs and Opportunities Study. Open Spaces had years ago approached Potters Church and verbally offered that we were interested in purchasing the existing, approx. 5-acre, irrigated turf grass ballfields and park on the southwest corner of the property. Unfortunately, this offer was never approved by Potter's Church. We advised Acadia Developers of this need and desire for a park, no other existing land is available and with a 32 acre development, new high number of residents, a park was essential. Planning Dept. verbally backed this request and Open Spaces and Acadia Developer verbally agreed to a public/private partnership to include a public park, to be built and subsequently dedicated to Arapahoe County Open spaces after subdivision/park construction. The acres of public park dedicated are still to be determined.

***Response: Per our conversation at the 10/21 meeting with DHI, Norris Design, and Arapahoe County, it was determined that the entire park area will be dedicated and count toward our open space requirement.***

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.

***Response: Comment noted; thank you.***

Open Space (Page 2): Applicant states and we have discussed that the project is providing a 5-acre park; however, some of this acreage is also being used as the project stormwater detention basin. Applicant needs to provide exact acreages for stormwater detention area and park area that can be justifiably used as a public park that is not within the steep sloped, regularly inundated, stormwater detention area. Any shortage of required open space acreage may need to be made up by cash in lieu fee. For reference below are some Land Use Code Standards (see comments).

***Response: Per our conversation at the 10/21 meeting with DHI, Norris Design, and Arapahoe County, it was determined that the entire park area will be dedicated and count toward our open space requirement.***

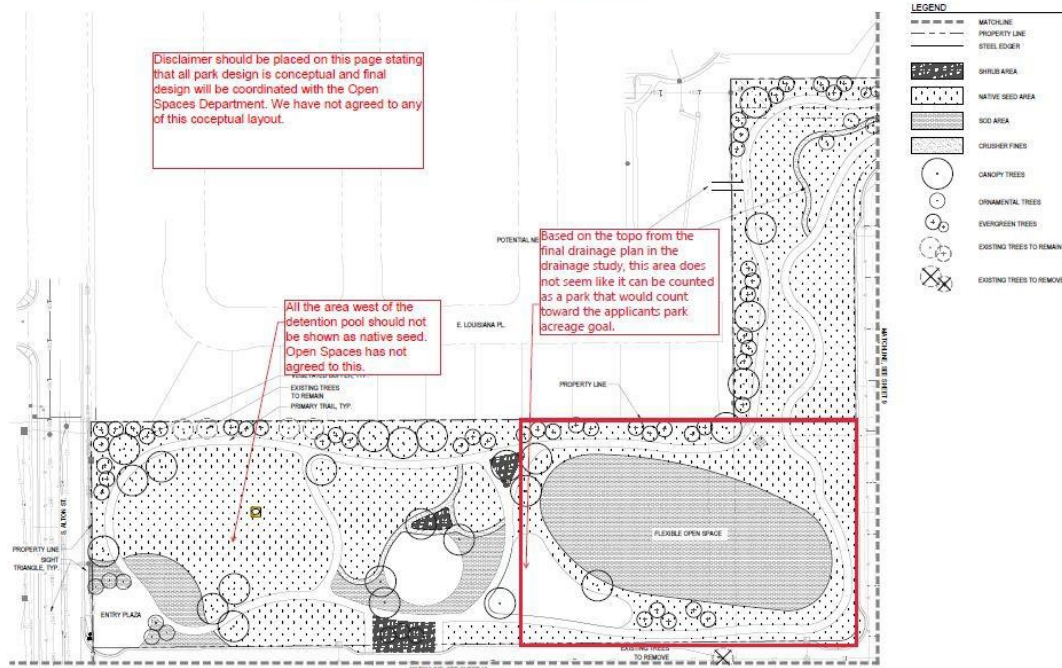
##### **Plan Set Comments**

Conceptual design shown in the plan set does not appear to match the constructible Phase III Drainage Report grading and design; based on the final drainage design. Moving forward the SDP should be shown less specific as details have not been agreed upon on the park design. The Plan set for the park should add a disclaimer that final design is To Be Determined with Open Spaces. The overall location of the park and general circulation of trails is meeting goals and objectives of the new park. Much of the details will be created with public input.

***Response: Note has been added to the landscape plans that park design is conceptual and final design will be coordinated with the Open Spaces Department. Park will progress in design as we move forward with community/public input.***

## ARCADIA SPECIFIC DEVELOPMENT PLAN

LOCATED IN LOT 1, BLOCK 1, HERITAGE CHRISTIAN CENTER  
IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 68  
WEST OF THE SIXTH PRINCIPAL MERIDIAN  
COUNTY OF ARAPAHOE, STATE OF COLORADO



### Drainage Report

Final drainage plan grading on page 275 does not align with conceptual park shown in Plan set. What is shown in SDP Plan Set is not constructible based on design and contours of final drainage plan shown in drainage report, see below. Additionally the contours of the slopes shown on detention basin based on legend seem to be 1:2. This steep of slopes would not allow for public use. To allow the park design to move forward applicant needs to show what is usable park land west of the slope for the detention basin.

**Response: Per our conversation at the 10/21 meeting with DHI, Norris Design, and Arapahoe County, revised grading was presented and accepted as usable. The Park and detention area will be further refined.**

### 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 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
<b>Totals</b>	<b>513</b>		<b>128</b>	<b>3.3391</b>

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.**

#### Arapahoe County Sheriff – Glenn Thompson

No comments were received.

#### Tri-County Health Department – Pang Moua (720-200-1537; [pmoua@tchd.org](mailto: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: Comment noted, thank you. Common outdoor spaces and amenities will be provided.***

#### 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: A mosquito control plan will be submitted at a later date when the park and detention area have been refined.***

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](mailto:jrunfola@tchd.org)."

**Xcel Energy – Donna George (303-571-3306; [donna.l.george@xcelenergy.com](mailto: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-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

***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](http://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.**

### **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 [ccvwater.org](http://ccvwater.org).

**Response: Comment noted; thank you.**

The Specific Development Plans are preliminary as far as water and sewer main design is concerned. A separate set of water and sewer plans must be submitted and approved by the district.

CHERRY CREEK VALLEY WATER AND SANITATION DISTRICT

**Response: Comment noted; thank you.**

July 22, 2022

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

**RE: Arcadia (9495 E. Florida Avenue) SDP21-002**  
**Response to Public Comments**

**David and Rebecca Bochmann | buffnboch@msn.com**

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

(5/27/21) 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 approved GDP allows up to 17 dwelling units per acre and is consistent with this sub-area plan; the proposed SDP allows up to 15.7 dwelling units per acre.*

*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

(6/4/21) 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.

*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.*

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

Alton Park Homeowner

(7/19/21) 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!

*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 approved GDP allows up to 17 dwelling units per acre and is consistent with this sub-area plan; the proposed SDP allows up to 15.7 dwelling units per acre.*

*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

(5/27/21) 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

(6/18/21) 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 following an extensive public process earlier this year, which includes a looped walking trail and a dog park, along with a playground and recreation facilities.*

**Bonnie Gregory | [bgregory45@comcast.net](mailto:bgregory45@comcast.net)**

1101 S. Chester Court, Denver, CO 80247

(5/27/21) 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. The General Development Plan (GDP), approved in May 2022, allows for up to 17 dwelling units per acre, and the Site Development Plan proposes 15.7 dwelling units per acre.***

**Jan D. Summers | [j3som@yahoo.com](mailto:j3som@yahoo.com)**

(8/16/21) Hello Mr. Henderson,

I reside across the street from your planned HUGE development ( Arcadia) at Alton/ Florida ( Potters Church property you just purchased.) IF you obtain all your permits, etc., I assume you have a timeline for" breaking ground" .

I realize this would only be your estimated date of " breaking ground". However, my entire life will be disrupted in addition as to whether I remain residing at my current location .I will be unable to work from my residence due to the noise and length of time that your project will entail. If this was you and your family, I assume you, like I, will need a great deal of LEAD TIME. So please, if you have any consideration, I hope you can offer an estimated date so I may plan my future Thank you, in advance, for your consideration and rapid response.

***Response: We expect construction to begin in late fall 2022 and last approximately 30 months, commencing in early 2025. Construction hours will align with County Code, which generally note construction 7am to 6pm on weekdays, 7am-3pm on weekends.***

**Janet Somers | 303-903-0526 | [jan3som@yahoo.com](mailto:jan3som@yahoo.com)**

Alton / Florida Resident

(7/3/21) 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 is this 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: 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 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

(5/28/21) 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. The General Development Plan (GDP), approved in May 2022, allows for up to 17 dwelling units per acre, and the Site Development Plan proposes 15.7 dwelling units per acre.*

**Aimee Millensifer | amillensifer@gmail.com**

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

(5/27/21) 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!

*(5/28/21) Email Response (Jan Yeckes): Thanks for your comments, Aimee. I am copying Molly Orkild-Larson, Senior Planner, who is working with the prospective applicant.*

(5/28/21) 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 approved GDP allows up to 17 dwelling units per acre and is consistent with this sub-area plan; the proposed SDP allows up to 15.7 dwelling units per acre.***

***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](mailto:skwitkow@gmail.com)**

8707 E Florida Ave, Denver, CO 80247

(5/27/21) 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. The General Development Plan (GDP), approved in May 2022, allows for up to 17 dwelling units per acre, and the Site Development Plan proposes 15.7 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](mailto:kathryn_starnella@yahoo.com)**

E Florida Ave

(5/29/21) 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.

*(6/1/21) 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*

(6/12/21) 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 late 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. The General Development Plan (GDP), approved in***

*May 2022, allows for up to 17 dwelling units per acre, and the Site Development Plan proposes 15.7 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.*

**Selena and Douglas DuPree** | [smdmcdonald@msn.com](mailto:smdmcdonald@msn.com)

9385 East Missouri Ave.

(11/15/21) Hello there,

My husband and I will be out of town during the week of December 8, 2021 when the meeting regarding the Potter's House proposed land development takes place at the May Library. Just curious if you folks will be offering a Zoom or Meeting link for those who cannot physically attend?

Thank you very much.

*(11/30/21) Email response (Kyle Henderson): Hi, Selena.*

*Just to clarify – this isn't a public meeting for the Arcadia project rezone (Potter's House redevelopment).*

*The community meeting on December 8th specifically pertains to the Arapahoe County park that will be part of the Potter's House redevelopment. We'll be soliciting feedback from the community about what they want to see in the public park. You can join the meeting via zoom by following this link:*

*<https://us02web.zoom.us/j/82243316552>*

*The meeting starts at 7pm on 12/08/21.*

**Tammy Herckner** | [therckner@gmail.com](mailto:therckner@gmail.com)

Alton Park

(11/19/21) 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.

*(11/19/21) Response (Nancy Jackson): 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*

*(11/22/21) Response (Jason Reynolds): 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.*

*(11/23/21) 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?*

*(11/29/22) Response (Jason Reynolds):*

*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 is 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?*

*Response (Jason Reynolds): No, see response above.*

- How much leverage does the communities' input/comments have regarding the project?

**Response (Jason Reynolds):** *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?

**Response (Jason Reynolds):** *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

(11/30/21) 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.

**Stacy Winner | stacywinner8@gmail.com**

Resident in the Area

(5/27/21) 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.

(7/19/21) 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.

(1/31/22) Hello,

Is there a community meeting about this proposed development? I heard February 7th, but then I also heard



February 9th. Please let me know as I would like to make my voice heard. We do not need more development in this area. Please think of the people in the community and listen to their voices. In the survey about Arcadia park amenities, out of 224 responses, a majority said they do not want new development in their community. Please let me know what steps I can take to ensure our voices are heard.

Thank you,

*Response: 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 following an extensive public process earlier this year, which includes a looped walking trail and a dog park, along with a playground and recreation facilities. We are currently working on the design of the telecommunication tower with Arapahoe County. The current concept complements the architecture on-site to meet screening requirements for the structure. We're still working through the design details of this concept as we go through the next step of the County process.*

*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*

# ARCADIA

## SPECIFIC DEVELOPMENT PLAN

LOCATED IN LOT 1, BLOCK 1, HERITAGE CHRISTIAN CENTER  
IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 67 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN  
COUNTY OF ARAPAHOE, STATE OF COLORADO

### STANDARD NOTES

THE OWNER (S), DEVELOPER (S) AND/OR SUBDIVIDER (S) OF THE SPECIFIC DEVELOPMENT PLAN KNOWN AS ARCADIA, THEIR RESPECTIVE SUCCESSORS, HEIRS, AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

### STREET MAINTENANCE

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAT/ PLAN WILL NOT BE MAINTAINED BY THE COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE CONSTRUCTION PLANS ARE APPROVED, AND PROVIDED CONSTRUCTION OF SAID ROADWAYS IS STARTED WITHIN ONE YEAR OF THE CONSTRUCTION PLAN APPROVAL. THE OWNERS, DEVELOPERS AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE COUNTY ACCEPTS THE RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

### DRAINAGE MAINTENANCE

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENT. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO MAINTAINING THE SPECIFIED STORM WATER/ RETENTION VOLUMES, MAINTAINING OUTLET STRUCTURES, FLOW RESTRICTIONS DEVICES AND FACILITIES NEEDED TO CONVEY FLOW TO SAID BASINS. ARAPAHOE COUNTY SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT SAID FACILITIES AT ANY TIME. IF THESE FACILITIES ARE NOT PROPERLY MAINTAINED, THE COUNTY MAY PROVIDE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.

### EMERGENCY ACCESS

EMERGENCY ACCESS IS GRANTED HEREWITH OVER AND ACROSS ALL PAVED AREAS FOR POLICE, FIRE AND EMERGENCY VEHICLES.

### SIGHT TRIANGLE MAINTENANCE

THE OWNERS OF PRIVATE PROPERTY CONTAINING A TRAFFIC SIGHT TRIANGLE ARE PROHIBITED FROM ERECTING OR GROWING ANY OBSTRUCTIONS OVER THREE FET IN HEIGHT ABOVE THE ELEVATION OF THE LOWEST POINT ON THE CROWN OF THE ADJACENT ROADWAY WITHIN SAID TRIANGLE.

### LANDSCAPE MAINTENANCE

THE OWNER OF THIS PLAN OR PLAT, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER (S), HOMEOWNER'S ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING, LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE FENCE LINE/PROPERTY LINE AND ANY PAVED ROADWAYS.

THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.

### DRAINAGE MASTER PLAN

THE POLICY OF THE COUNTY REQUIRES THAT ALL NEW DEVELOPMENT AND REDEVELOPMENT SHALL PARTICIPATE IN THE REQUIRED DRAINAGE IMPROVEMENTS AS SET FORTH BELOW:

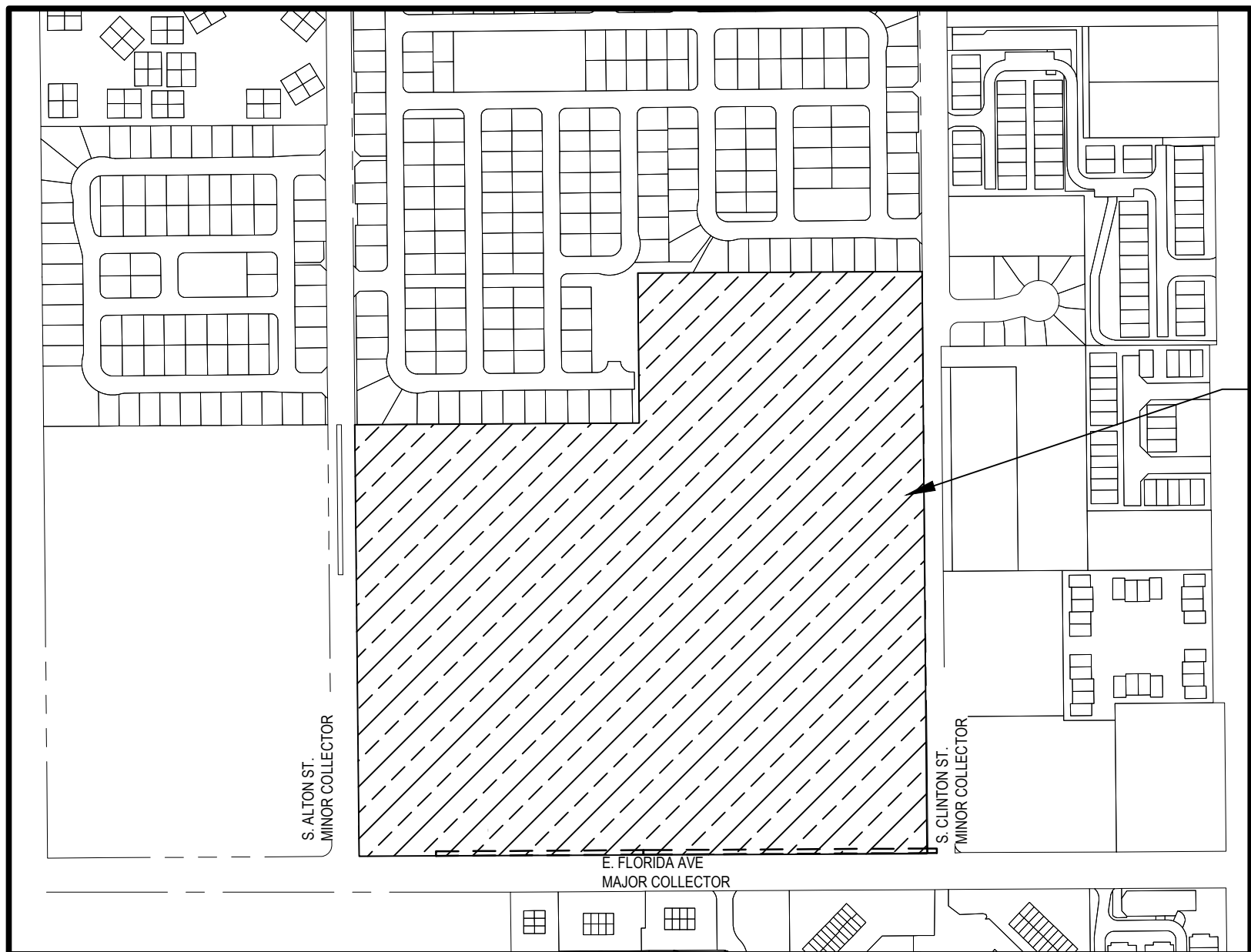
- DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE PHASE III DRAINAGE REPORT AND PLAN.
- DESIGN AND CONSTRUCT THE CONNECTION OF THE SUBDIVISION DRAINAGE SYSTEM TO A DRAINAGEWAY OF ESTABLISHED CONVEYANCE CAPACITY SUCH AS A MASTER PLANNED OUTFALL STORM SEWER OR MASTER PLANNED MAJOR DRAINAGEWAY. THE COUNTY WILL REQUIRE THAT THE CONNECTION OF THE MINOR AND MAJOR SYSTEMS PROVIDE CAPACITY TO CONVEY ONLY THOSE FLOWS (INCLUDING OFFSITE FLOWS) LEAVING THE SPECIFIC DEVELOPMENT SITE. TO MINIMIZE OVERALL CAPITAL COSTS, THE COUNTY ENCOURAGES ADJACENT DEVELOPMENTS TO JOIN IN DESIGNING AND CONSTRUCTING CONNECTION SYSTEMS. ALSO, THE COUNTY MAY CHOOSE TO PARTICIPATE WITH A DEVELOPER IN THE DESIGN AND CONSTRUCTION OF THE CONNECTION SYSTEM.
- EQUITABLE PARTICIPATION IN THE DESIGN AND CONSTRUCTION OF THE MAJOR DRAINAGEWAY SYSTEM THAT SERVES THE DEVELOPMENT AS DEFINED BY ADOPTED MASTER DRAINAGEWAY PLANS (SECTION 3.4 OF THE ARAPAHOE COUNTY STORMWATER MANAGEMENT MANUAL) OR AS REQUIRED BY THE COUNTY AND DESIGNATED IN THE PHASE III DRAINAGE REPORT.

### SPECIFIC NOTES

#### FOUR SQUARE MILE AREA NOTE

OWNER, SUCCESSORS, AND ASSIGNS HEREBY AGREE:

- TO INCLUDE SAID DEVELOPMENT WITHIN A SPECIAL DISTRICT FOR THE PURPOSE OF PARTICIPATING IN THE CONSTRUCTION OF NECESSARY OFF-SITE IMPROVEMENTS AT THE TIME OF APPROVAL OF FINAL PLANS.
- TO COOPERATE WITH OTHER OWNERS OF OTHER PARCELS AND/OR SPECIAL DISTRICTS IN OFF-SITE ROADWAY AND OPEN SPACE IMPROVEMENTS AS NECESSITATED BY DEVELOPMENT IMPACTS AS MAY BE DETERMINED BY THE BOARD OF COUNTY COMMISSIONERS.
- TO INCLUDE SAID DEVELOPMENT IN A MASTER DRAINAGE IMPROVEMENT DISTRICT ID SUCH A DISTRICT IS FORMED.



VICINITY MAP

1"=2000'



### SHEET INDEX

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| 2. SITE DATA                   | 12. LANDSCAPE PLAN - SOUTHEAST |
| 3. PARKING EXHIBIT             | 13. LANDSCAPE DETAILS          |
| 4. SITE PLAN - WEST            | 14. LANDSCAPE DETAILS          |
| 5. SITE PLAN - EAST            | 15. MF LAYOUT A ELEVATIONS     |
| 6. UTILITY PLAN - WEST         | 16. MF LAYOUT A ELEVATIONS     |
| 7. UTILITY PLAN - EAST         | 17. MF CLUBHOUSE ELEVATIONS    |
| 8. OVERALL LANDSCAPE PLAN      | 18. MF CLUBHOUSE ELEVATIONS    |
| 9. LANDSCAPE PLAN - NORTH      | 19. PH ELEVATIONS              |
| 10. LANDSCAPE PLAN - NORTHEAST | 20. MAIL BUILDING ELEVATIONS   |

### LEGAL DESCRIPTION

LOT 1, BLOCK 1, HERITAGE CHRISTIAN CENTER, EXCEPT THOSE PORTIONS DESCRIBED IN INSTRUMENT RECORDED MARCH 23, 1993 IN BOOK 6851 AT PAGES 3 AND 5 AND FEBRUARY 9, 1992 IN BOOK 6805 AT PAGE 064, CONTAINING 1,402,884 SQUARE FEET OR 32.21 ACRES, COUNTY OF ARAPAHOE, STATE OF COLORADO.

### CERTIFICATE OF OWNERSHIP

I, \_\_\_\_\_, HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS ARCADIA, SDP21-004.

THE POTTER'S HOUSE CHURCH OF DENVER, INC. A COLORADO NON-PROFIT CORPORATION

BY \_\_\_\_\_

STATE OF \_\_\_\_\_ )

\_\_\_\_\_ ) S.S.

COUNTY OF \_\_\_\_\_ )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_ BY \_\_\_\_\_ AS \_\_\_\_\_ OF THE POTTER'S HOUSE CHURCH OF DENVER, INC., A COLORADO NON-PROFIT CORPORATION AN AUTHORIZED SIGNATORY

BY \_\_\_\_\_ WITNESS MY HAND AND SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY I.D. NUMBER: \_\_\_\_\_

### PLANNING COMMISSION APPROVAL

APPROVED BY THE ARAPAHOE COUNTY PLANNING COMMISSION ON THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_.

CHAIR: \_\_\_\_\_

ATTEST: \_\_\_\_\_

### PROJECT TEAM

#### DEVELOPER & APPLICANT

DHI COMMUNITIES  
955 S KINGSTON COURT  
ENGLEWOOD, CO 80112  
KYLE HENDERSON

#### ENGINEER & SURVEYOR

HARRIS KOCHER SMITH  
1120 LINCOLN STREET  
STE 1000  
DENVER, CO 80203  
MICHAEL MOORE  
303.623.6300  
MMOORE@HKS.ENG

#### OWNER

THE POTTERS HOUSE  
CHURCH OF DENVER  
9495 E. FLORIDA AVE  
DENVER, CO 80247

#### LANDSCAPE ARCHITECT & PLANNING

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#### ARCHITECT

KTGY ARCHITECTURE +  
PLANNING  
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DENVER, CO 80202  
ALISA ROMERO  
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AROMERO@KTGY.COM

ARCADIA  
SPECIFIC DEVELOPMENT PLAN  
ARAPAHOE COUNTY, COLORADO

### APPLICANT:

DHI COMMUNITIES

9555 S KINGSTON COURT  
ENGLEWOOD, CO 80112  
303.770.8300

### DATE:

7/13/21 SUBMITTAL 01  
11/12/21 SUBMITTAL 02  
01/26/22 SUBMITTAL 03  
03/10/22 SUBMITTAL 04  
04/01/22 SUBMITTAL 05  
04/22/22 SUBMITTAL 06  
06/10/22 SUBMITTAL 07

### SHEET TITLE:

COVER SHEET

1 OF 20



NOT FOR CONSTRUCTION

# ARCADIA

## SPECIFIC DEVELOPMENT PLAN

LOCATED IN LOT 1, BLOCK 1, HERITAGE CHRISTIAN CENTER  
IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 67 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN  
COUNTY OF ARAPAHOE, STATE OF COLORADO

DEVELOPMENT STANDARDS		
SITE INFORMATION	GDP 21-002	SDP 21-004
GROSS SITE AREA (ACRES)	32.21 AC	32.21 AC
MULTI-FAMILY	12.86 AC	12.86 AC
PAIRED HOMES	13.66 AC	13.66 AC
PARK	5.45 AC	5.45 AC
ROW DEDICATION	0.24 AC	0.24 AC
ZONING	PUD	PUD
PERMITTED USES	S.F.A / MULTI-FAMILY/ TELECOMMUNICATION TOWER, PUBLIC PARK	S.F.A / MULTI-FAMILY/ TELECOMMUNICATION TOWER, PUBLIC PARK
MINIMUM OPEN SPACE (%)	35% / 11.27 ACRES	35% / 11.27 AC
MINIMUM LOT SIZE		
MULTI-FAMILY	-----	-----
PAIRED HOMES	-----	2,250 SF
MINIMUM LOT WIDTH		
MULTI-FAMILY	-----	-----
PAIRED HOMES	-----	25'
MAXIMUM LOT COVERAGE		
MULTI-FAMILY	-----	30%
PAIRED HOMES	-----	73%
BUILDING		
TOTAL NUMBER OF UNITS	520	507
MULTI-FAMILY	352	345
PAIRED HOMES	168	162
UNIT SQUARE FOOTAGE		
MULTI-FAMILY	-----	550 SF
PAIRED HOMES	-----	1450 SF
MAXIMUM DENSITY (DU/AC)	17 DU / AC	15.7 DU / AC
MAXIMUM BUILDING HEIGHT		
MULTI-FAMILY	50' / 3 STORIES	50' / 3 STORIES
PAIRED HOMES	35' / 2 STORIES	35' / 2 STORIES
CLUB HOUSE	35'	35'
TELECOMMUNICATION FACILITY	70'	70'
SETBACKS		
MULTI-FAMILY		
MIN. SETBACK FROM S. ALTON ST.	10'	10'
MIN. SETBACK TO E. FLORIDA AVE.	10'	10'
MIN. SETBACK TO INTERNAL PUBLIC LOCAL STREETS	10'	10'
MIN. DISTANCE SETBACK FROM BUILDING TO BUILDING	N/A	24'-6"
MIN. DISTANCE FROM BUILDING TO PARKING	N/A	7'-0"
MIN. DISTANCE FROM BUILDING TO DRIVE AISLE	N/A	3'-0"
PAIRED HOMES		
FRONT	10'	10'
SIDE	0' / 5'	0' / 5'
CORNER SIDE	13'	13'
REAR	18'	18'
TELECOMMUNICATION		
PERMANENT TELECOMMUNICATION FACILITY	25' TO NEAREST STRUCTURE	25' TO NEAREST STRUCTURE
PERMANENT TELECOMMUNICATION FACILITY	35' TO ADJACENT PROPERTY LINE	35' TO ADJACENT PROPERTY LINE
PRIVATE DRIVES AND ALLEYS		
PRIVATE DRIVE	50'	50'
PRIVATE ALLEYS WITH EASEMENTS	20' / 24'	20' / 24'

PARKING		GDP 21-002	GDP 21-002	SDP 21-004
MULTI-FAMILY	NO. OF UNITS	REQUIRED	REQUIRED	PROPOSED
STUDIO	27	1.5 Spaces / Unit	41	41
1 BEDROOM	168	1.5 Spaces / Unit	252	252
2 BEDROOMS	132	2.0 Spaces / Unit	264	264
3 BEDROOMS	18	2.0 Spaces / Unit	36	36
GUEST PARKING	345	0.25 Spaces / Unit	87	93***
TOTAL MF PARKING	----		680	686
PAIRED HOMES	162	2.0 Spaces / Unit	324	324*
GUEST PARKING	162	0.25 Spaces / Unit	41	324**
ON STREET PARKING	-----	-----	-----	79
TOTAL PH PARKING	-----	-----	365	727
PARK - ON STREET TOTAL	-----	-----	-----	27
GRAND TOTAL PARKING	----	-----	1045	1440

\* TWO PARKING SPACES IN EACH PAIRED HOME GARAGE  
\*\* TWO GUEST PARKING SPACES IN FRONT OF EACH PAIRED HOME GARAGE DOOR  
\*\*\* MULTI-FAMILY GUEST PARKING IS LOCATED WITHIN PLANNING AREA 1 AND ON THE STREET.

MULTI-FAMILY PARKING - DETAILED BREAKDOWN	
TUCK UNDER GARAGE	237
SURFACE PARKING	367
ON-STREET PARKING	82
TOTAL	686

### NOTES:

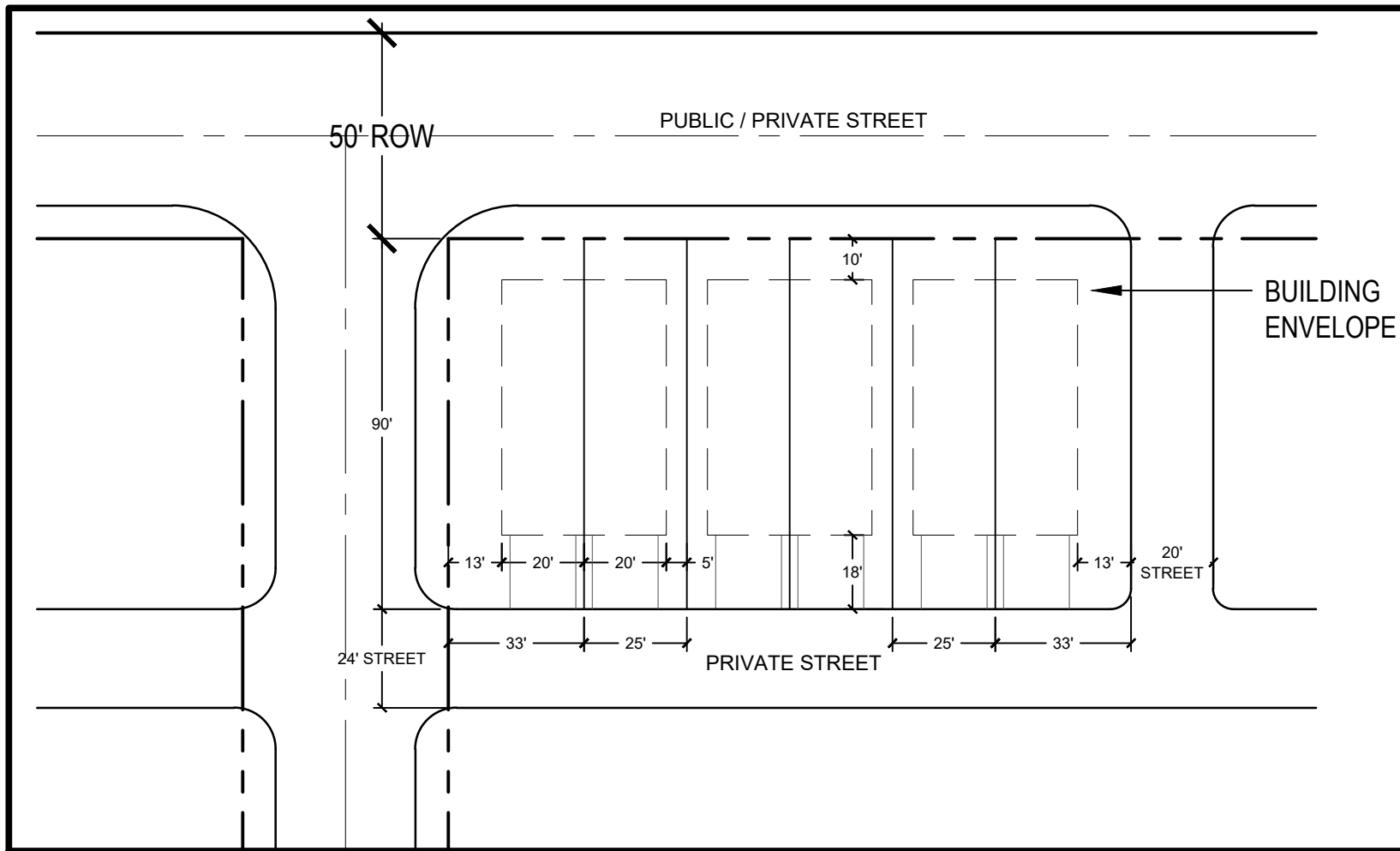
- 14 ELECTRIC CHARGING STATIONS ARE PROPOSED IN THE MULTI-FAMILY PLANNING AREA 1.

MULTI-FAMILY ADA PARKING			
TYPE	TOTAL SPACES	REQUIRED (2%)	PROVIDED
PARKING	686 TOTAL SPACES	14 ADA SPACES (3 VAN, 11 STANDARD)	14 ADA SPACES (3 VAN, 11 STANDARD)

### NOTE:

\* ONE (1) STANDARD ADA SPACE WILL HAVE AN EV CHARGING STATION

### PAIRED HOME LOT TYPICAL



#### PAIRED HOME LOT SETBACKS

10' FRONT SETBACK  
5' SIDE SETBACK  
13' CORNER SETBACK  
18' REAR SETBACK

1" = 40'

### OPEN SPACE AREAS & PARKING AREAS

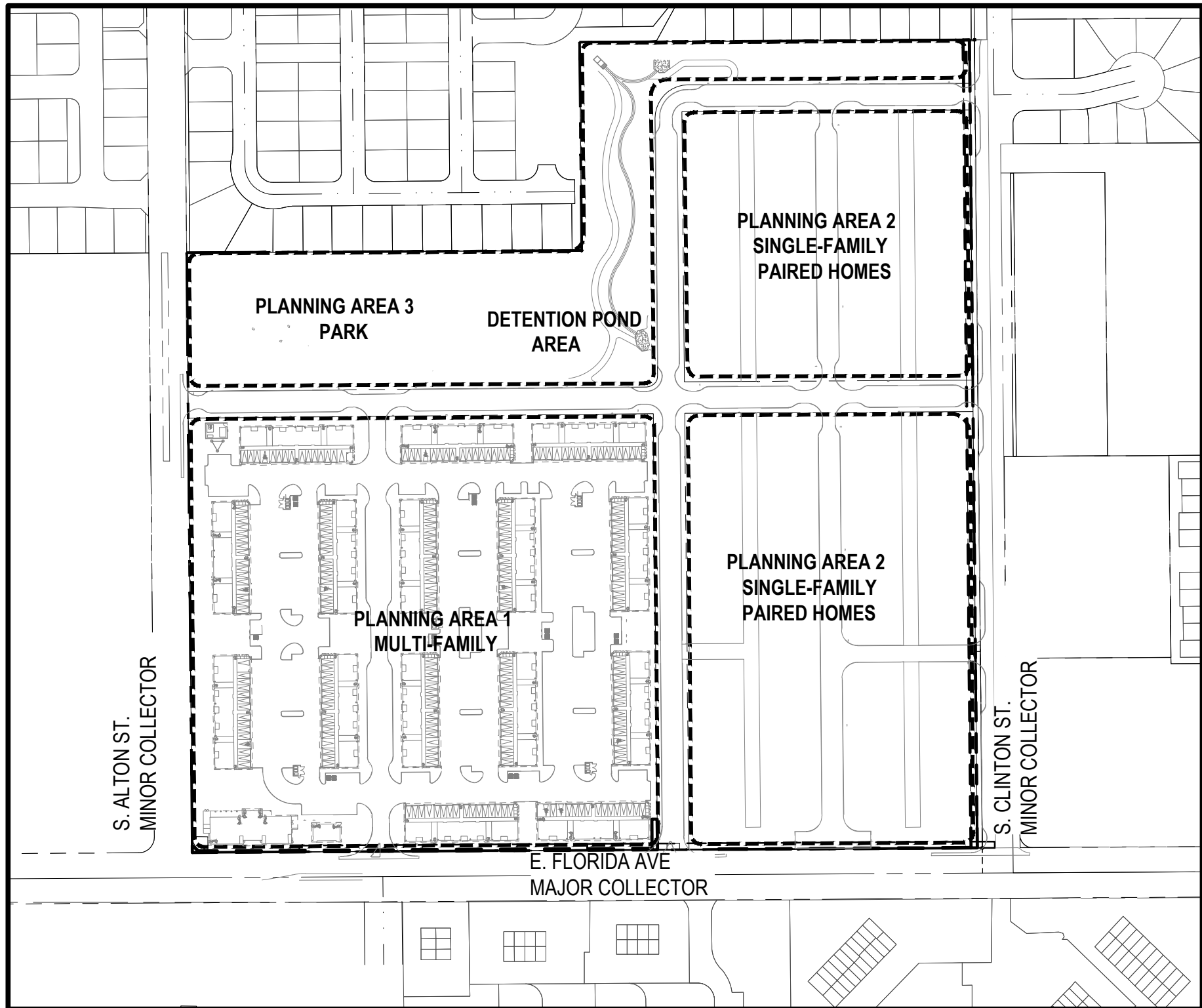


### LEGEND

OPEN SPACE AREA  
35%



### SITE PLAN



NOT FOR CONSTRUCTION

## ARCADIA

### SPECIFIC DEVELOPMENT PLAN

ARAPAHOE COUNTY, COLORADO

APPLICANT:  
DHI COMMUNITIES

9555 S KINGSTON COURT  
ENGLEWOOD, CO 80112  
303.770.8300

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#### SHEET TITLE:

SITE DATA

2 OF 20



# ARCADIA SPECIFIC DEVELOPMENT PLAN

LOCATED IN LOT 1, BLOCK 1, HERITAGE CHRISTIAN CENTER  
IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 67 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN  
COUNTY OF ARAPAHOE, STATE OF COLORADO

PROVIDED ON-STREET PARKING (ON-SITE)		
AREA	# OF PARKING SPACES	USE
A	10	MF
B	12	PARK
C	15	PARK
D	19	PH
E	3	PH
F	2	PH
G	13	PH
H	12	PH
I	0	PH
J	4	PH
K	2	PH
L	0	PH
M	28	MF
N	26	MF
O	13	MF
P	5	MF
Q	12	PH
R	12	PH
TOTAL	188	
PROVIDED ON-STREET PARKING (OFF-SITE)		
S	8	N/A
T	9	N/A
U	12	N/A
TOTAL	29	

### NOTES

1. PARK PARKING WILL BE SIGNED AS 2-HOUR PARKING.
2. ON-STREET PARKING AS NOTED FOR MULTIFAMILY AND PAIRED-HOME USES MAY BE USED BY EITHER; THEY ARE GENERAL GUEST PARKING SPACES. USES ARE IDENTIFIED TO SHOW HOW PARKING IS PROVIDED AS SHOWN IN THE PARKING CHARTS ON SHEET 2.
3. TWENTY-NINE OFF-SITE SPACES ARE PROVIDED ALONG CLINTON STREET ADJACENT TO THE PAIRED HOMES.

TOTAL BY USE	
PARK	27
MULTIFAMILY	82
PAIRED HOME	79
TOTAL	188

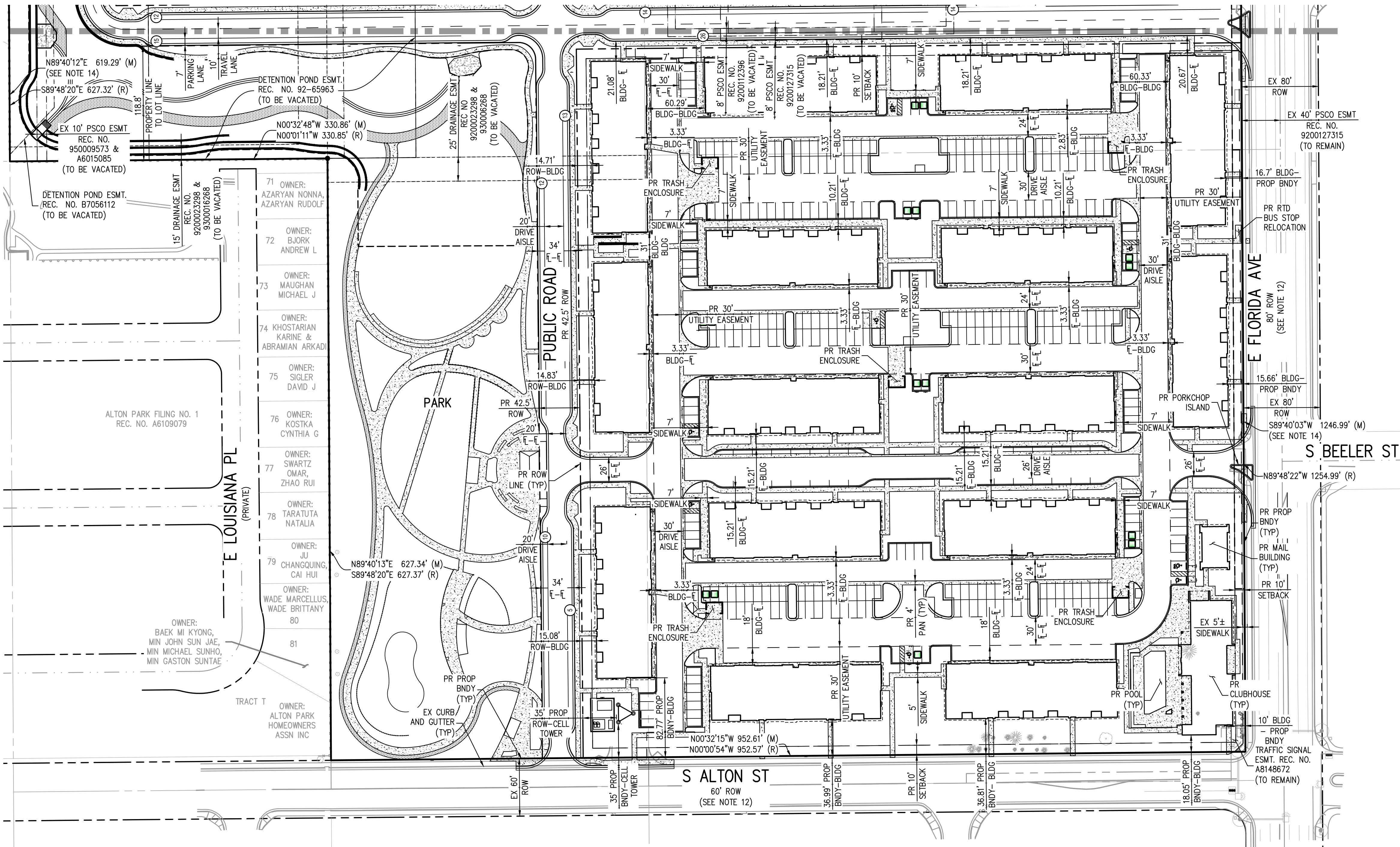




# ARCADIA SPECIFIC DEVELOPMENT PLAN

LOCATED IN LOT 1, BLOCK 1, HERITAGE CHRISTIAN CENTER  
IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 67 WEST  
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COUNTY OF ARAPAHOE, STATE OF COLORADO

MATCH LINE – SEE SHEET 4

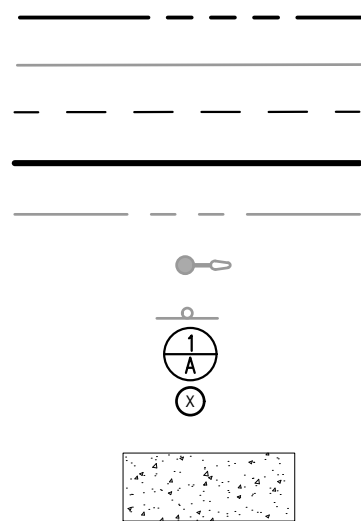


## BASIS OF BEARING

BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN. SAID LINE BEING MONUMENTED AT THE NORTH QUARTER CORNER WITH A 3.25" BRASS CAP IN RANGE BOX WITH NO LID STAMPED "CDOT COA 9055 1994 PLS 23516", AND MONUMENTED AT THE CENTER QUARTER CORNER WITH AN ILLEGIBLE 3.25" BRASS CAP IN RANGE BOX WITH WATER LID, AS BEARING NORTH 00°33'55" WEST AS SHOWN ON CITY OF AURORA PUBLIC WORKS DEPARTMENT SURVEY SECTION HORIZONTAL CONTROL MAP 11B DATED NOVEMBER 3, 2008.

## LEGEND:

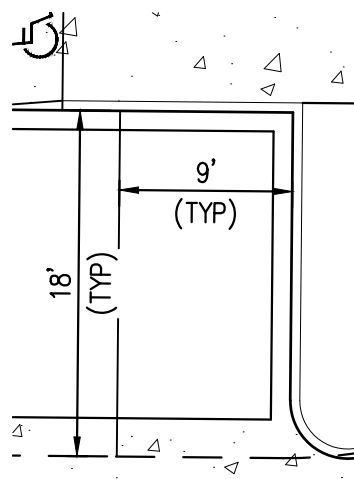
EXISTING RIGHT-OF-WAY  
EXISTING LOT LINE  
PROPOSED EASEMENT LINE  
PROPOSED PROPERTY BOUNDARY  
EXISTING PROPERTY BOUNDARY  
EXISTING STREET LIGHTS  
EXISTING SIGN  
BUILDING NUMBER / LAYOUT  
SURFACE PARKING COUNT



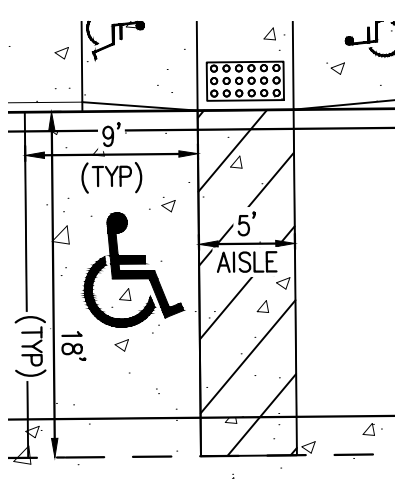
CONCRETE

## NOTES

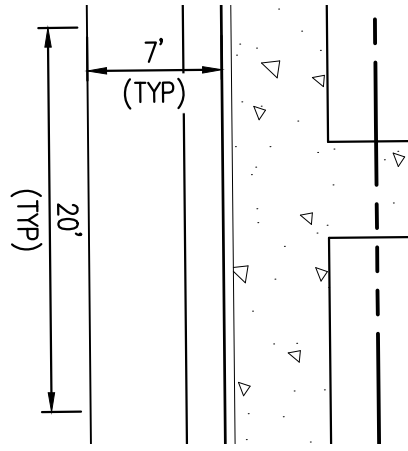
- ALL FLOWLINE RADII ALONG FIRE ACCESS DRIVES ARE 25' MIN.
- ALL FLOWLINE RADII ALONG NON FIRE ACCESS DRIVES ARE 15' MIN.
- ALL FLOWLINE RADII ENTERING HEAD-IN PARKING ARE 3' UNLESS OTHERWISE NOTED.
- ALL NON HANDICAPPED HEAD-IN PARKING SPACES ARE 9' X 18' UNLESS OTHERWISE NOTED.
- ALL NON HANDICAPPED PARALLEL PARKING SPACES ARE 7' X 20' UNLESS OTHERWISE NOTED.
- ALL HANDICAPPED VAN PARKING SPACES ARE 11' X 18' WITH A 5' ACCESS ISLE UNLESS OTHERWISE NOTED.
- ALL HANDICAPPED NON-VAN PARKING SPACES ARE 9' X 18' WITH A 5' ACCESS ISLE UNLESS OTHERWISE NOTED.
- ALL SIDEWALKS ARE 5' UNLESS NOTED OTHERWISE
- REPAIR OR REPLACE EXISTING CURB, GUTTER AND SIDEWALK ALONG THE PROPERTY FRONTAGE THAT IS DAMAGED, NOT TO CURRENT COUNTY STANDARDS OR NOT COMPLIANT WITH ADA, AS DIRECTED BY RIGHT-OF-WAY INSPECTOR DURING CONSTRUCTION
- ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY, ADJACENT TO THE PUBLIC RIGHT-OF-WAY, SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AND SHALL NOT EXCEED NATIONAL I.E.S. LIGHTING STANDARDS FOR DISABILITY GLARE. LIGHTING TO BE FURTHER DEFINED IN THE ADMINISTRATIVE SITE PLAN.
- ALL BOUNDARY INFORMATION SHOWN IN THIS PLAN SET, HARRIS KOCHER SMITH SURVEY PROJECT NUMBER 200827 DATED 04-23-2021 WAS RELIED UPON.
- FLORIDA AVE RECORDATION NUMBERS – BOOK 5245 PAGE 269, BOOK 5786 PAGE 426 ALTON ST RECORDATION NUMBERS – BOOK 6851 PAGE 6, BOOK 6851 PAGE 3, BOOK 6805 PAGE 64, BOOK 7781 PAGE 656.
- ALL BOUNDARY INFORMATION SHOWN IN THIS PLAN SET, HARRIS KOCHER SMITH SURVEY PROJECT NUMBER 200827 DATED 04-23-2021 WAS RELIED UPON.
- THE MEASURED BEARING AND DISTANCE REFLECTS THE PROPOSED BOUNDARY, WHICH INCLUDES A ROW DEDICATION ALONG CLINTON.



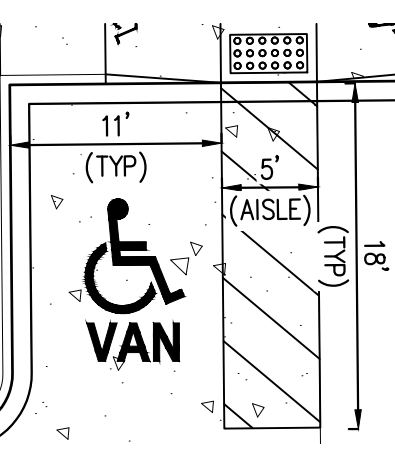
STANDARD PARKING SPACE DETAIL  
SCALE: 1" = 10'



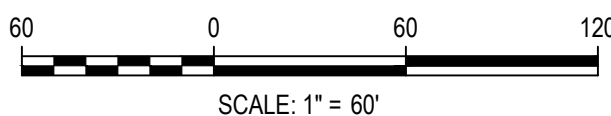
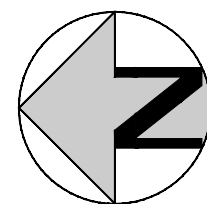
ADA PARKING SPACE DETAIL  
SCALE: 1" = 10'



ON STREET PARKING SPACE DETAIL  
SCALE: 1" = 10'



ADA VAN PARKING SPACE DETAIL  
SCALE: 1" = 10'



ARCADIA  
SPECIFIC DEVELOPMENT PLAN  
ARAPAHOE COUNTY, COLORADO

APPLICANT:  
DHI COMMUNITIES

9555 S KINGSTON COURT  
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06/10/22 SUBMITTAL 07

SHEET TITLE:

SITE PLAN-WEST



# ARCADIA SPECIFIC DEVELOPMENT PLAN

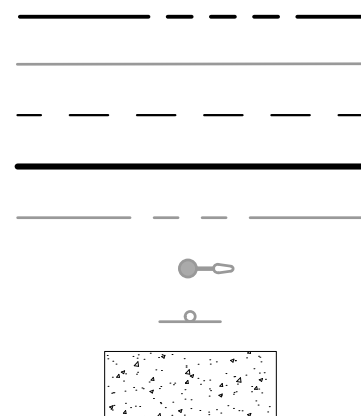
LOCATED IN LOT 1, BLOCK 1, HERITAGE CHRISTIAN CENTER  
IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 67 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN  
COUNTY OF ARAPAHOE, STATE OF COLORADO

## BASIS OF BEARING

BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN. SAID LINE BEING MONUMENTED AT THE NORTH QUARTER CORNER WITH A 3.25" BRASS CAP IN RANGE BOX WITH NO LID STAMPED "CDOT COA 9055 1994 PLS 23516", AND MONUMENTED AT THE CENTER QUARTER CORNER WITH AN ILLEGIBLE 3.25" BRASS CAP IN RANGE BOX WITH WATER LID, AS BEARING NORTH 00°33'55" WEST AS SHOWN ON CITY OF AURORA PUBLIC WORKS DEPARTMENT SURVEY SECTION HORIZONTAL CONTROL MAP 11B DATED NOVEMBER 3, 2008.

## LEGEND:

EXISTING RIGHT-OF-WAY  
EXISTING LOT LINE  
PROPOSED EASEMENT LINE  
PROPOSED PROPERTY BOUNDARY  
EXISTING PROPERTY BOUNDARY  
EXISTING STREET LIGHTS  
EXISTING SIGN



## NOTES

- ALL FLOWLINE RADII ALONG FIRE ACCESS DRIVES ARE 25' MIN.
- ALL FLOWLINE RADII ALONG NON FIRE ACCESS DRIVES ARE 15' MIN.
- ALL FLOWLINE RADII ENTERING HEAD-IN PARKING ARE 3' UNLESS OTHERWISE NOTED.
- ALL NON HANDICAPPED HEAD-IN PARKING SPACES ARE 9' X 18' UNLESS OTHERWISE NOTED.
- ALL NON HANDICAPPED PARALLEL PARKING SPACES ARE 7' X 20' UNLESS OTHERWISE NOTED.
- ALL HANDICAPPED VAN PARKING SPACES ARE 11' X 18' WITH A 5' ACCESS ISLE UNLESS OTHERWISE NOTED.
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- ALL SIDEWALKS ARE 5' UNLESS NOTED OTHERWISE
- REPAIR OR REPLACE EXISTING CURB, GUTTER AND SIDEWALK ALONG THE PROPERTY FRONTAGE THAT IS DAMAGED, NOT TO CURRENT COUNTY STANDARDS OR NOT COMPLIANT WITH ADA, AS DIRECTED BY RIGHT-OF-WAY INSPECTOR DURING CONSTRUCTION
- ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY, ADJACENT TO THE PUBLIC RIGHT-OF-WAY, SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AND SHALL NOT EXCEED NATIONAL I.E.S. LIGHTING STANDARDS FOR DISABILITY GLARE. LIGHTING TO BE FURTHER DEFINED IN THE ADMINISTRATIVE SITE PLAN.
- FIRE ACCESS SHALL PREVENT PARALLEL PARKING ON THE WEST SIDE OF THE PRIVATE STREET.
- FLORIDA AVE RECORDATION NUMBERS - BOOK 5245 PAGE 269, BOOK 5786 PAGE 426  
CLINTON ST RECORDATION NUMBERS - BOOK 6805 PAGE 64, BOOK 1532 PAGE 171, BOOK 1532 PAGE 179, BOOK 1535 PAGE 108, BOOK 6805 PAGE 64, BOOK 6805 PAGE 64, BOOK 1532 PAGE 170, BOOK 1532 PAGE 178, BOOK 5215 PAGE 567, BOOK 1532 PAGE 169, BOOK 1532 PAGE 177, BOOK 6851 PAGE 6, BOOK 1532 PAGE 167 & 168
- ALL BOUNDARY INFORMATION SHOWN IN THIS PLAN SET, HARRIS KOCHER SMITH SURVEY PROJECT NUMBER 200827 DATED 04-23-2021 WAS RELIED UPON.
- THE MEASURED BEARING AND DISTANCE REFLECTS THE PROPOSED BOUNDARY, WHICH INCLUDES A ROW DEDICATION ALONG CLINTON.

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SPECIFIC DEVELOPMENT PLAN  
ARAPAHOE COUNTY, COLORADO

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04/22/22 SUBMITTAL 06  
06/10/22 SUBMITTAL 07

SHEET TITLE:

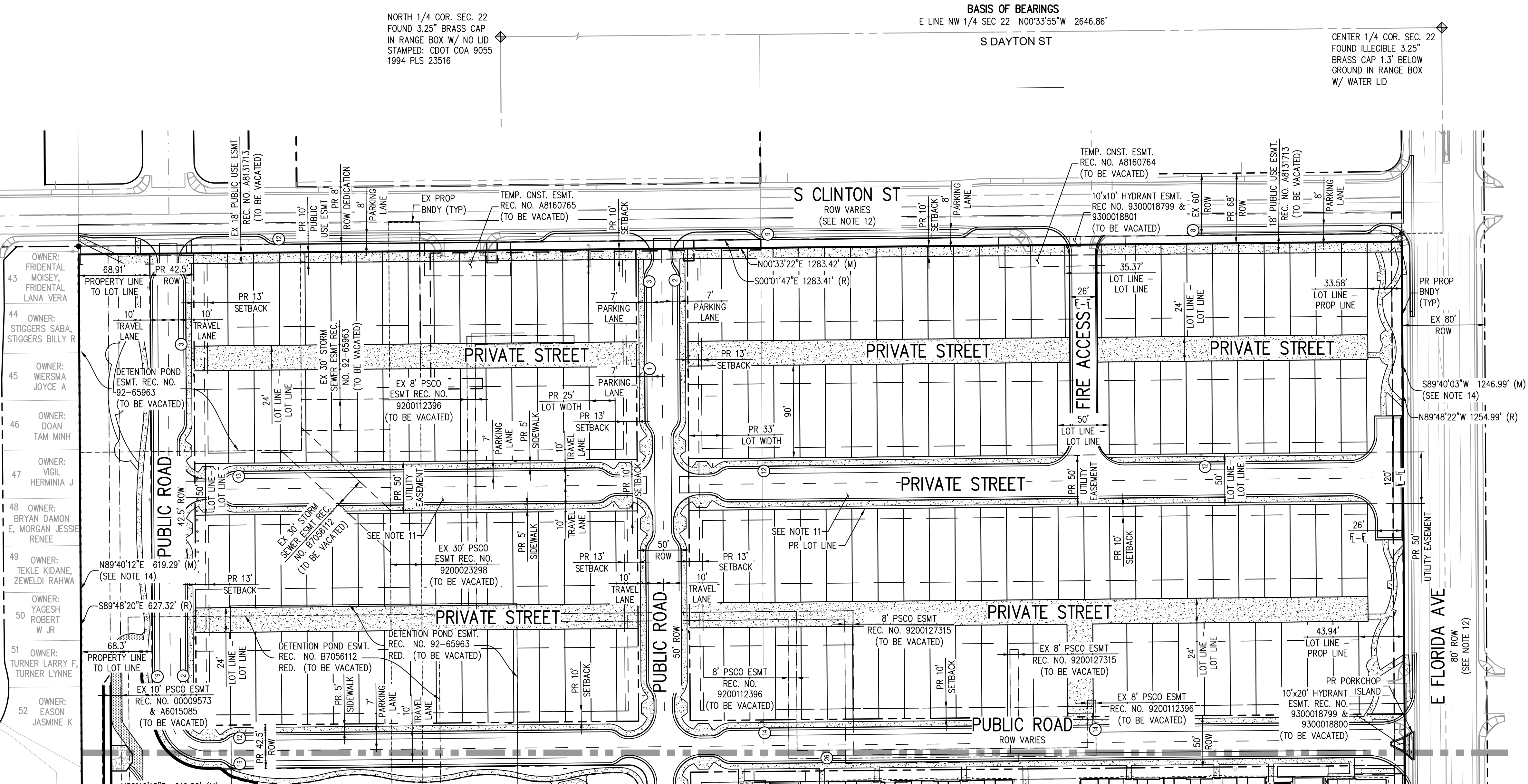
SITE PLAN-EAST

5 OF 20

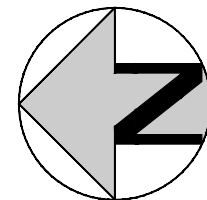
NORTH 1/4 COR. SEC. 22  
FOUND 3.25" BRASS CAP  
IN RANGE BOX W/ NO LID  
STAMPED: CDOT COA 9055  
1994 PLS 23516

BASIS OF BEARINGS  
E LINE NW 1/4 SEC 22 N00°33'55"W 2646.86'  
S DAYTON ST

CENTER 1/4 COR. SEC. 22  
FOUND ILLEGIBLE 3.25"  
BRASS CAP 1.3" BELOW  
GROUND IN RANGE BOX  
W/ WATER LID



MATCH LINE - SEE SHEET 3



60 0 60 120  
SCALE: 1" = 60'



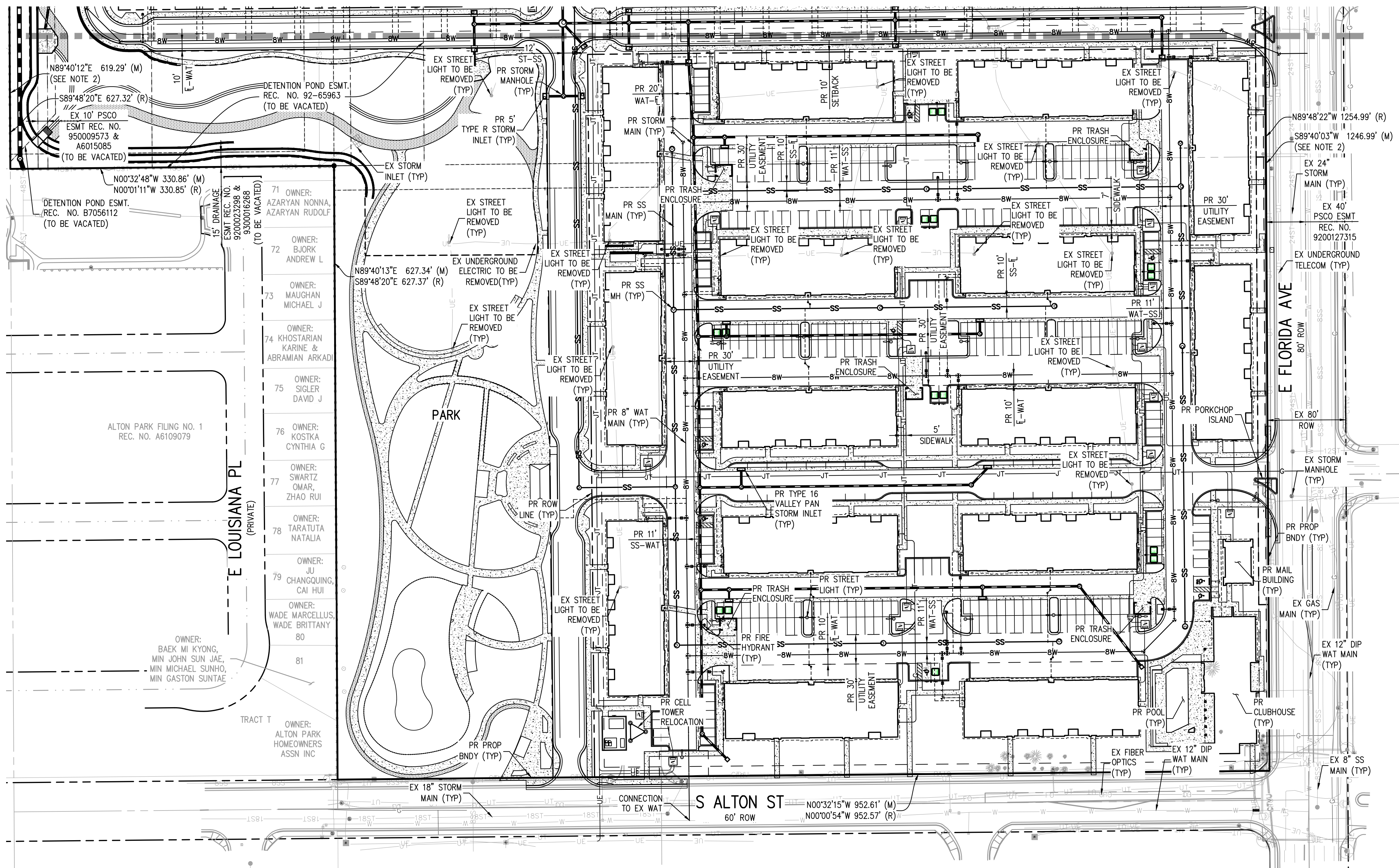
NOT FOR CONSTRUCTION



# ARCADIA SPECIFIC DEVELOPMENT PLAN

LOCATED IN LOT 1, BLOCK 1, HERITAGE CHRISTIAN CENTER  
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OF THE SIXTH PRINCIPAL MERIDIAN  
COUNTY OF ARAPAHOE, STATE OF COLORADO

MATCH LINE – SEE SHEET 6



## BASIS OF BEARING

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## LEGEND:

EXISTING RIGHT-OF-WAY	
EXISTING LOT LINE	
PR EASEMENT LINE	
PR PROPERTY BOUNDARY	
EX PROPERTY BOUNDARY	
EXISTING STORM SEWER W/ MANHOLE AND INLET	
EXISTING SANITARY SEWER W/ MANHOLE	
EXISTING WATER LINE AND GATE VALVE	
EXISTING FIRE HYDRANT	
EXISTING GAS LINE	
PROPOSED WATER LINE W/ VALVE	
PROPOSED WATER SERVICE W/ METER	
PROPOSED FIRE SERVICE	
PROPOSED FIRE HYDRANT	
PROPOSED SANITARY SEWER W/ MANHOLE	
PROPOSED SANITARY SERVICE W/ CLEANOUT	
PROPOSED STORM SEWER W/ MANHOLE & INLETS	
PROPOSED TRANSFORMER	
PROPOSED STREET LIGHT	
EXISTING STREET LIGHT	

## NOTES

- ALL BOUNDARY INFORMATION SHOWN IN THIS PLAN SET, HARRIS KOCHER SMITH SURVEY PROJECT NUMBER 200827 DATED 04-23-2021 WAS RELIED UPON.
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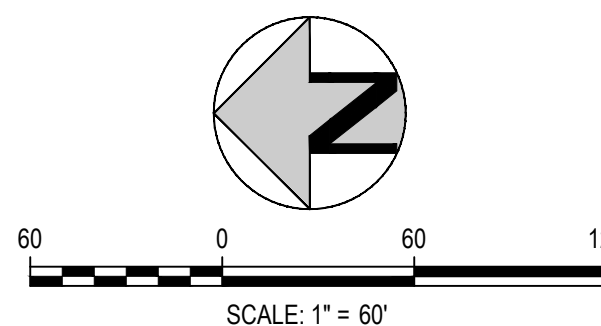
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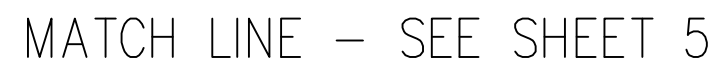
SHEET TITLE:  
UTILITY PLAN-WEST



NOT FOR CONSTRUCTION



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EXISTING RIGHT-OF-WAY  
EXISTING LOT LINE  
PR EASEMENT LINE  
PR PROPERTY BOUNDARY  
EX PROPERTY BOUNDARY  
EXISTING STORM SEWER W/ MANHOLE AND INLET  
EXISTING SANITARY SEWER W/ MANHOLE  
EXISTING WATER LINE AND GATE VALVE  
EXISTING FIRE HYDRANT  
EXISTING GAS LINE  
PROPOSED WATER LINE W/ VALVE  
PROPOSED WATER SERVICE W/ METER  
PROPOSED FIRE SERVICE  
PROPOSED FIRE HYDRANT  
PROPOSED SANITARY SEWER W/ MANHOLE  
PROPOSED SANITARY SERVICE W/ CLEANOUT  
PROPOSED STORM SEWER W/ MANHOLE & INLETS  
PROPOSED TRANSFORMER  
PROPOSED STREET LIGHT  
EXISTING STREET LIGHT

1. ALL BOUNDARY INFORMATION SHOWN IN THIS PLAN SET, HARRIS KOCHER SMITH SURVEY PROJECT NUMBER 200827 DATED 04-23-2021 WAS RELIED UPON.
2. THE MEASURED BEARING AND DISTANCE REFLECTS THE PROPOSED BOUNDARY, WHICH INCLUDES A ROW DEDICATION ALONG CLINTON.

**ARCADIA**  
**SPECIFIC DEVELOPMENT PLAN**  
ARAPAHOE COUNTY, COLORADO

APPLICANT:  
DHI COMMUNITIES

9555 S KINGSTON COURT  
ENGLEWOOD, CO 80112  
303.770.8300

DATE: \_\_\_\_\_

7/13/21 SUBMITTAL 01  
11/12/21 SUBMITTAL 02  
01/26/22 SUBMITTAL 03  
03/10/22 SUBMITTAL 04  
04/01/22 SUBMITTAL 05  
04/22/22 SUBMITTAL 06  
06/10/22 SUBMITTAL 07

SHEET TITLE:

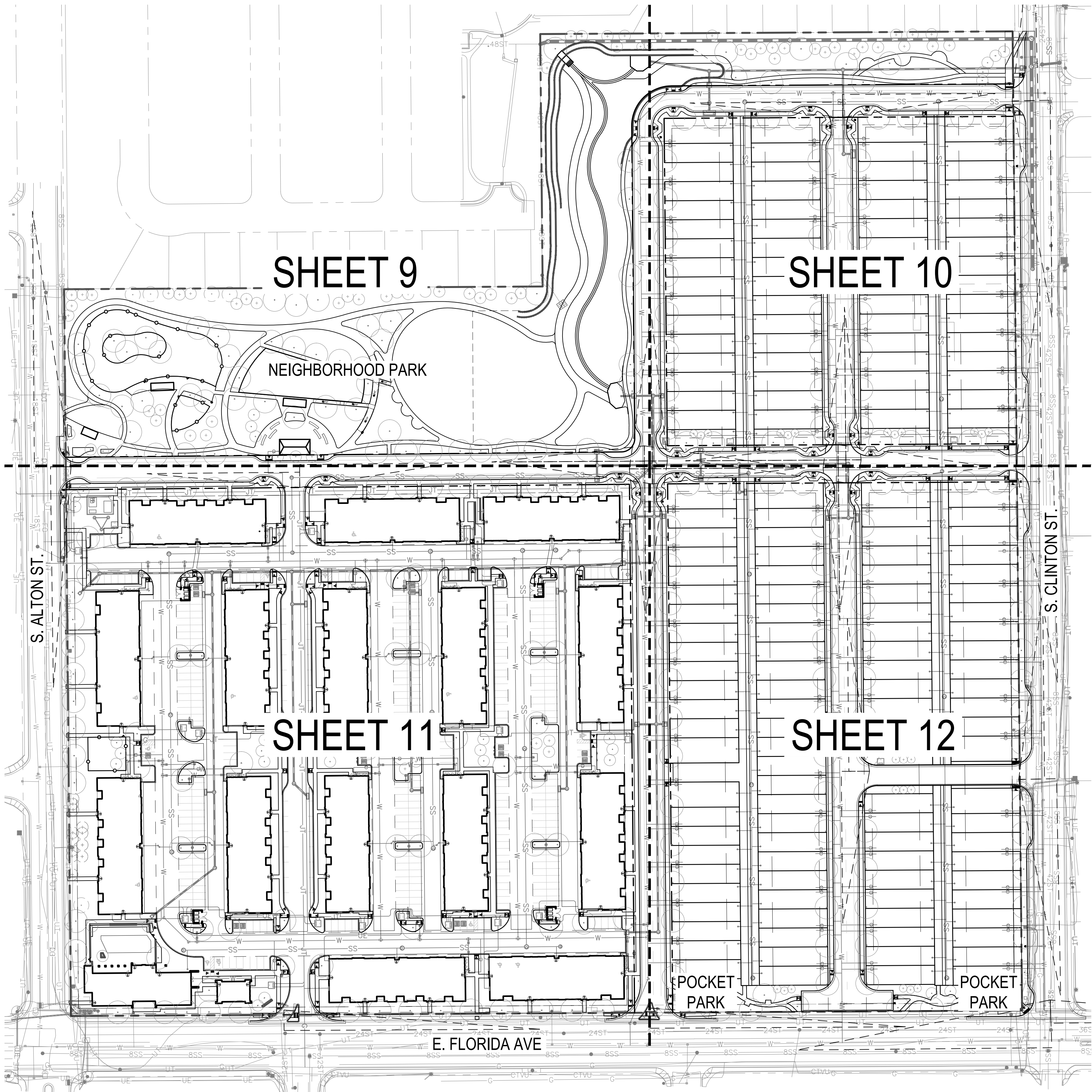
UTILITY PLAN-EAST

7 OF 20



# ARCADIA SPECIFIC DEVELOPMENT PLAN

LOCATED IN LOT 1, BLOCK 1, HERITAGE CHRISTIAN CENTER  
IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 67 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN  
COUNTY OF ARAPAHOE, STATE OF COLORADO



- NOTES:
1. LANDSCAPE AREAS SHALL HAVE A PERMANENT AUTOMATIC IRRIGATION SYSTEM.

ARCADIA  
SPECIFIC DEVELOPMENT PLAN  
LOCATED IN LOT 1, BLOCK 1, HERITAGE CHRISTIAN CENTER  
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APPLICANT:  
DHI COMMUNITIES

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04/22/22 SUBMITTAL 06  
06/10/22 SUBMITTAL 07

SHEET TITLE:

LANDSCAPE  
PLAN - NORTH

SHEET 9  
OF 20

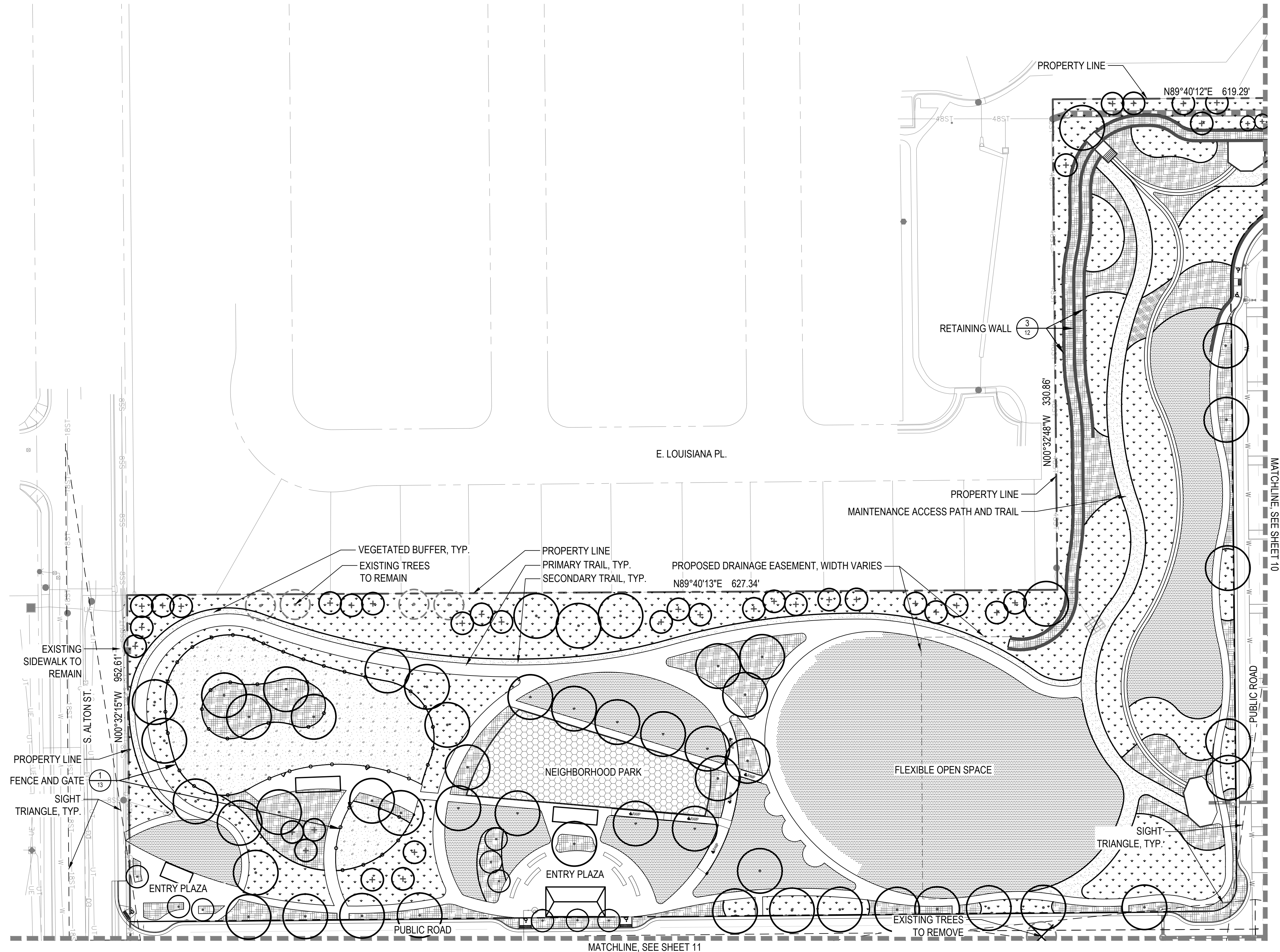
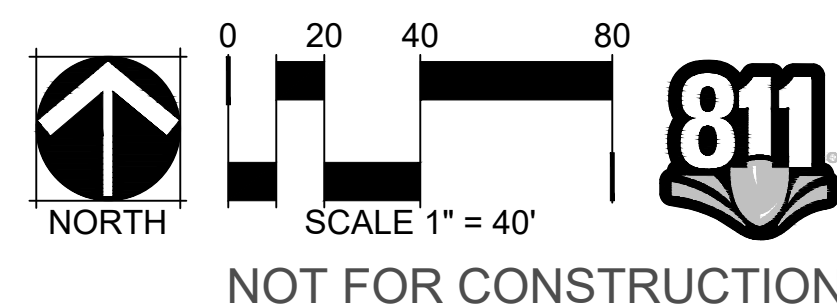
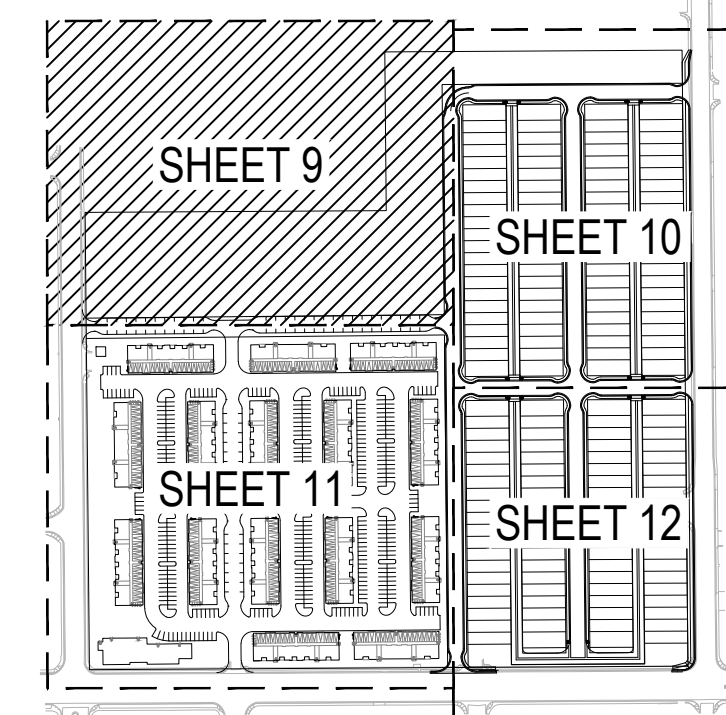
LEGEND

	MATCHLINE		CANOPY TREES
	PROPERTY LINE		ORNAMENTAL TREES
	STEEL EDGER		EVERGREEN TREES
	SPADE CUT EDGER		EXISTING TREES TO REMAIN
	SHRUB AREA		EXISTING TREES TO REMOVE
	NATIVE SEED AREA		LIGHTING - MULTI-FAMILY PARKING LOT
	SOD AREA		
	CRUSHER FINES		
	PEA GRAVEL		
	COBBLE		
	PLAY SURFACE		

NOTES:

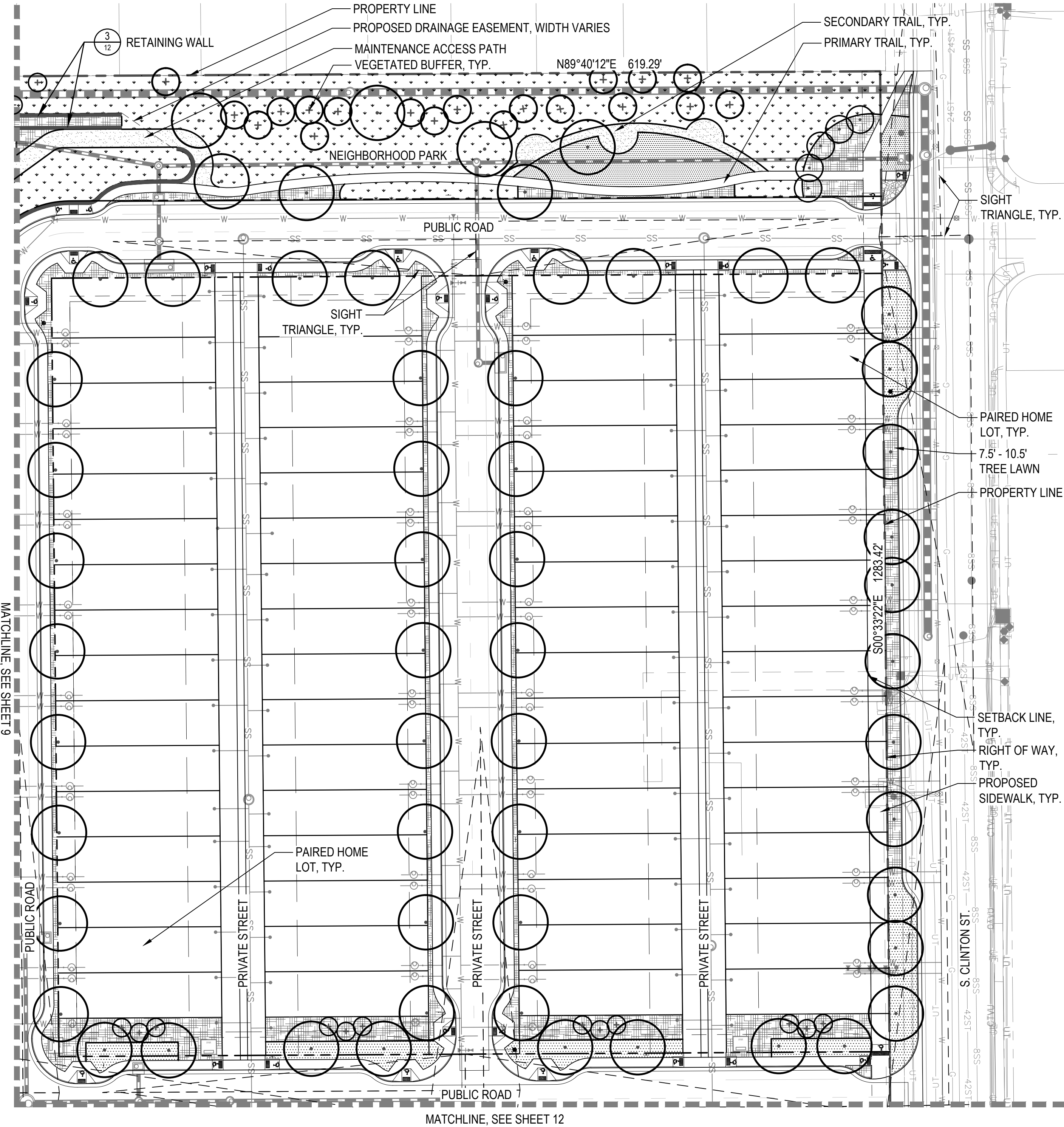
- PARK DESIGN IS CONCEPTUAL AND FINAL DESIGN WILL BE COORDINATED WITH THE OPEN SPACES DEPARTMENT DURING THE ADMINISTRATIVE SITE PLAN.
- SEE SHEET 4 OR 5 FOR EASEMENT RECORDATION INFORMATION.

KEY MAP





ARCADIA  
SPECIFIC DEVELOPMENT PLAN  
LOCATED IN LOT 1, BLOCK 1, HERITAGE CHRISTIAN CENTER  
IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 67 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN  
COUNTY OF ARAPAHOE, STATE OF COLORADO



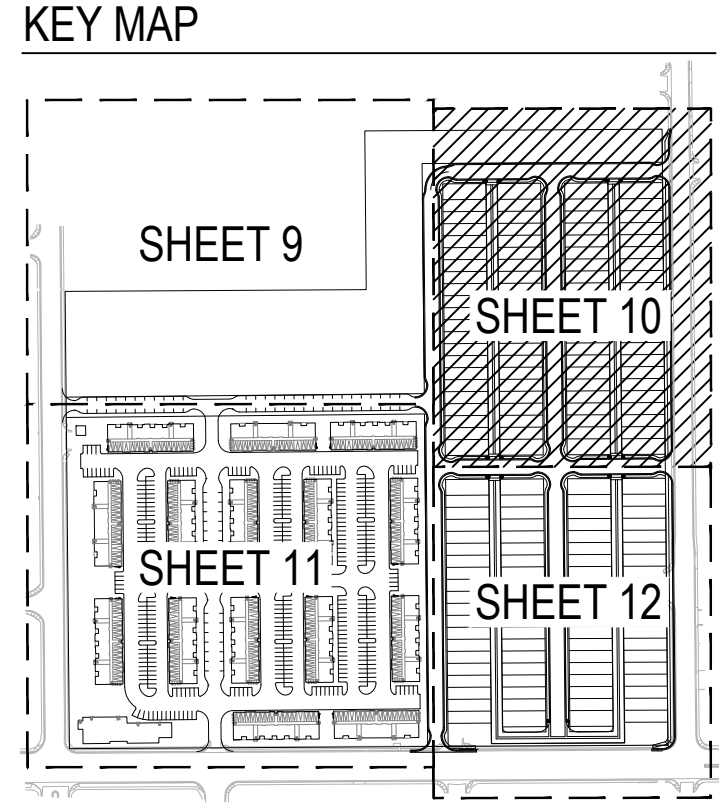
LEGEND

[Symbol]	MATCHLINE	[Symbol]	CANOPY TREES
[Symbol]	PROPERTY LINE	[Symbol]	ORNAMENTAL TREES
[Symbol]	STEEL EDGER	[Symbol]	EVERGREEN TREES
[Symbol]	SPADE CUT EDGER	[Symbol]	EXISTING TREES TO REMAIN
[Symbol]	SHRUB AREA	[Symbol]	EXISTING TREES TO REMOVE
[Symbol]	NATIVE SEED AREA	[Symbol]	LIGHTING - MULTI-FAMILY PARKING LOT
[Symbol]	SOD AREA		
[Symbol]	CRUSHER FINES		
[Symbol]	PEA GRAVEL		
[Symbol]	COBBLE		
[Symbol]	PLAY SURFACE		

- NOTES:
- SEE SHEET 4 OR 5 FOR EASEMENT RECORDATION INFORMATION.
  - DUE TO LIMITED SPACE, STREET TREES ALONG PAIRED HOME LOTS (EXCLUDING CLINTON STREET) HAVE BEEN SHIFTED TO WITHIN THE LOT. THESE TREES ARE A PART OF THE REQUIRED LOT TYPICAL AND WILL BE REQUIRED TO BE MAINTAINED ALONG WITH THE ON-LOT REQUIRED LANDSCAPE BY THE HOA. TO BE FURTHER DEFINED WITH THE ASP APPLICATION.

ARCADIA  
SPECIFIC DEVELOPMENT PLAN  
ARAPAHOE COUNTY, COLORADO

APPLICANT:  
DHI COMMUNITIES  
9555 S KINGSTON COURT  
ENGLEWOOD, CO 80112  
303.770.8300



0 20 40 80  
SCALE 1" = 40'  
NORTH  
811  
NOT FOR CONSTRUCTION

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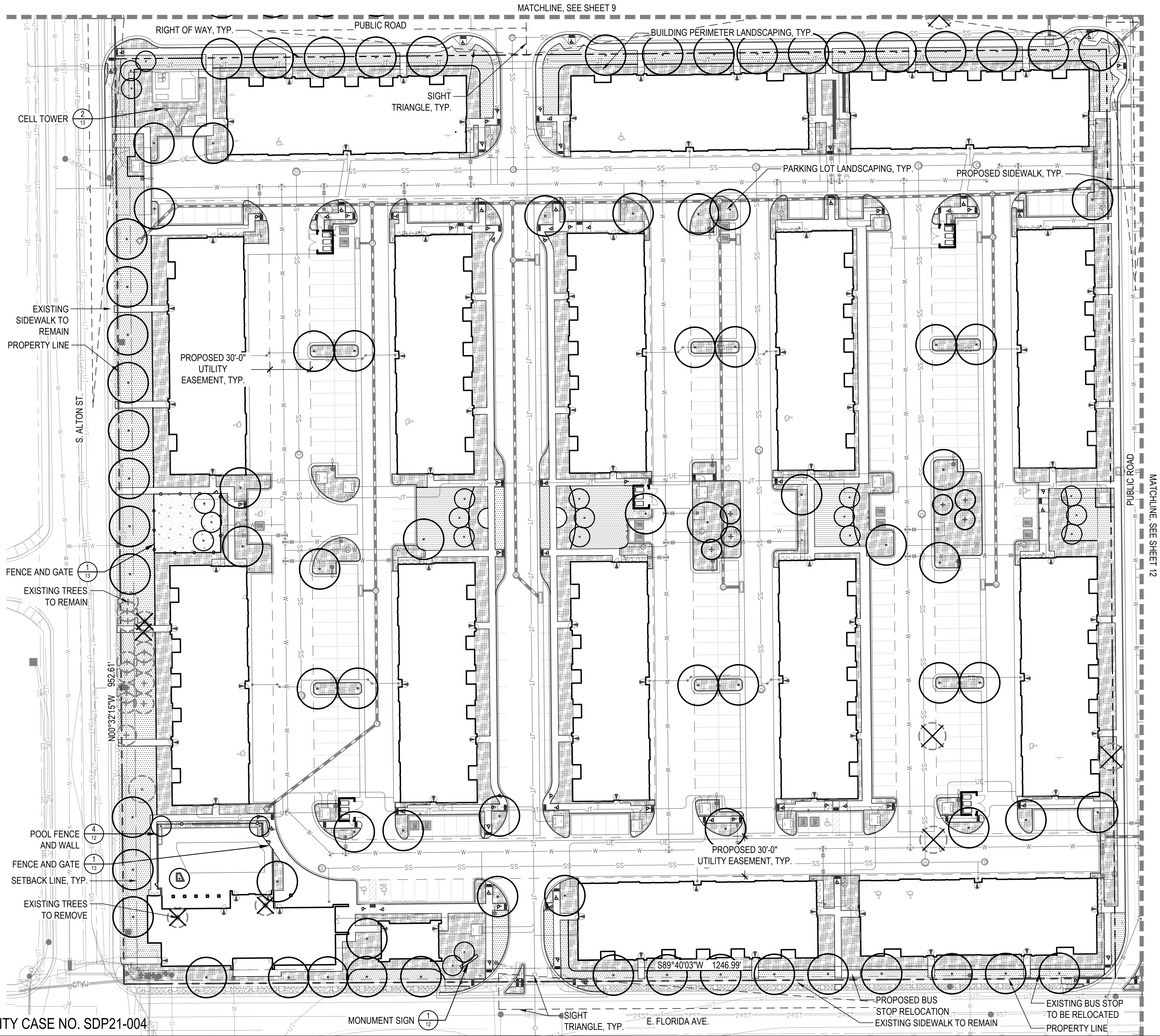
SHEET TITLE:  
LANDSCAPE  
PLAN - NORTHEAST  
SHEET 10  
OF 20

CHECKED BY: PH  
DRAWN BY: EN, LB



# ARCADIA SPECIFIC DEVELOPMENT PLAN

LOCATED IN LOT 1, BLOCK 1, HERITAGE CHRISTIAN CENTER  
IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 67 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN  
COUNTY OF ARAPAHOE, STATE OF COLORADO



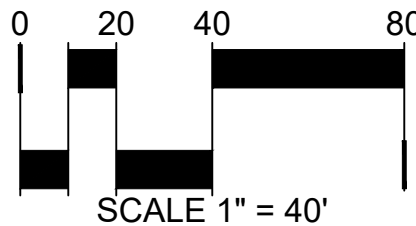
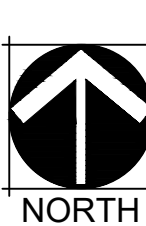
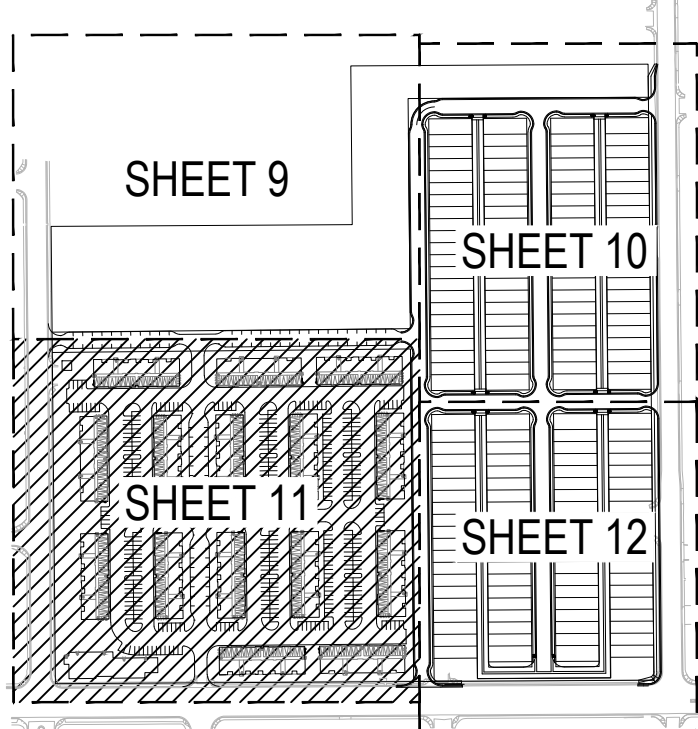
## LEGEND

	MATCHLINE		CANOPY TREES
	PROPERTY LINE		ORNAMENTAL TREES
	STEEL EDGER		EVERGREEN TREES
	SPADE CUT EDGER		EXISTING TREES TO REMAIN
	SHRUB AREA		EXISTING TREES TO REMOVE
	NATIVE SEED AREA		LIGHTING - MULTI-FAMILY PARKING LOT
	SOD AREA		
	CRUSHER FINES		
	PEA GRAVEL		
	COBBLE		
	PLAY SURFACE		

## NOTES:

1. SEE SHEET 4 OR 5 FOR EASEMENT RECORDATION INFORMATION.

## KEY MAP

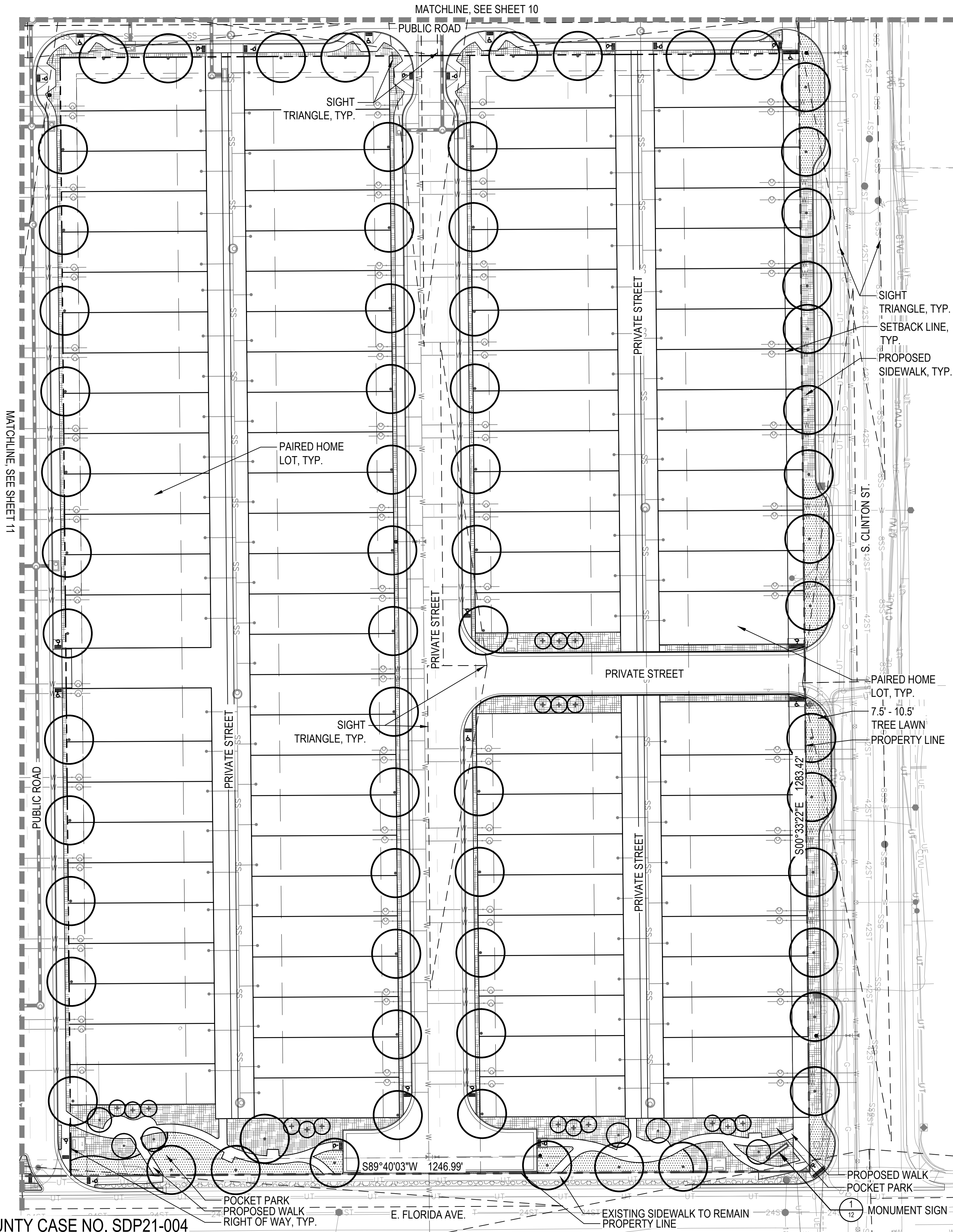


NOT FOR CONSTRUCTION



# ARCADIA SPECIFIC DEVELOPMENT PLAN

LOCATED IN LOT 1, BLOCK 1, HERITAGE CHRISTIAN CENTER  
IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 67 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN  
COUNTY OF ARAPAHOE, STATE OF COLORADO



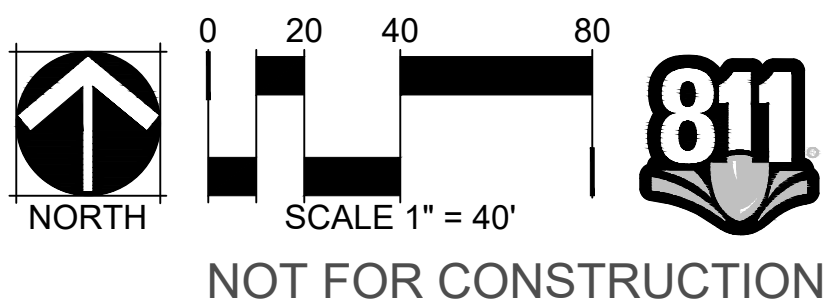
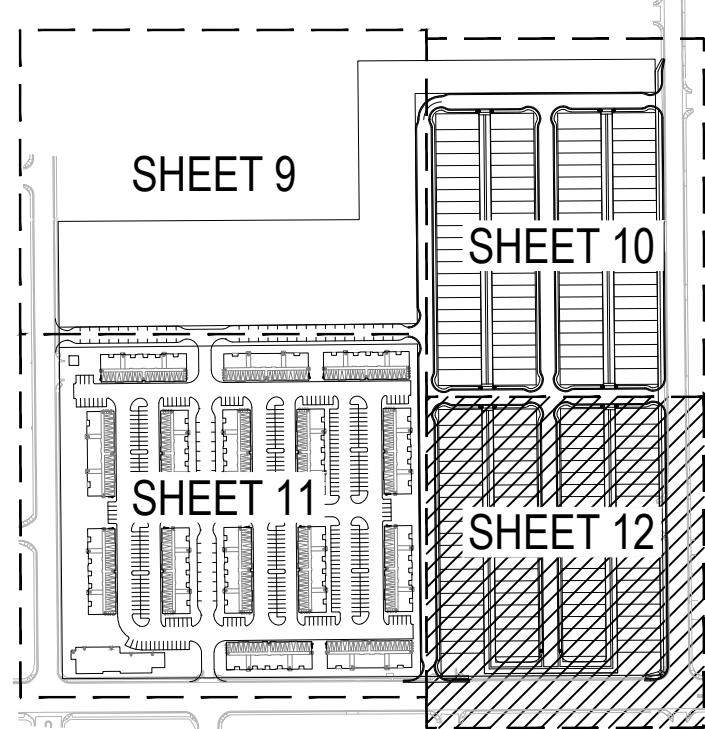
## LEGEND

	MATCHLINE		CANOPY TREES
	PROPERTY LINE		ORNAMENTAL TREES
	STEEL EDGER		EVERGREEN TREES
	SPADE CUT EDGER		EXISTING TREES TO REMAIN
	SHRUB AREA		EXISTING TREES TO REMOVE
	NATIVE SEED AREA		LIGHTING - MULTI-FAMILY PARKING LOT
	SOD AREA		
	CRUSHER FINES		
	PEA GRAVEL		
	COBBLE		
	PLAY SURFACE		

## NOTES:

- SEE SHEET 4 OR 5 FOR EASEMENT RECORDATION INFORMATION.
- DUE TO LIMITED SPACE, STREET TREES ALONG PAIRED HOME LOTS (EXCLUDING CLINTON STREET) HAVE BEEN SHIFTED TO WITHIN THE LOT. THESE TREES ARE A PART OF THE REQUIRED LOT TYPICAL AND WILL BE REQUIRED TO BE MAINTAINED ALONG WITH THE ON-LOT REQUIRED LANDSCAPE BY THE HOA. TO BE FURTHER DEFINED WITH THE ASP APPLICATION.

## KEY MAP

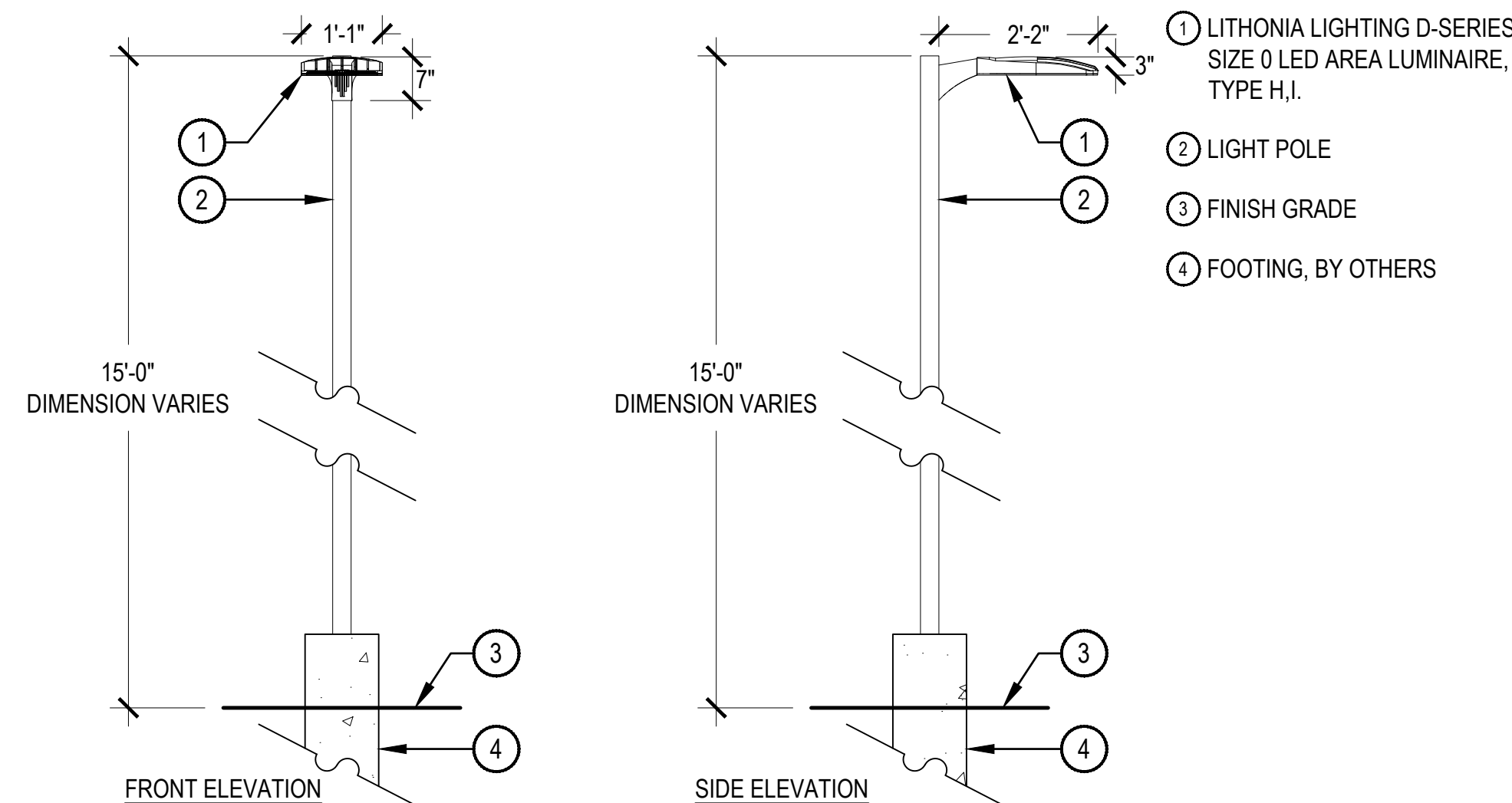


# ARCADIA SPECIFIC DEVELOPMENT PLAN

LOCATED IN LOT 1, BLOCK 1, HERITAGE CHRISTIAN CENTER  
IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 67 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN  
COUNTY OF ARAPAHOE, STATE OF COLORADO

## NOTES:

- ALL DETAILS TO BE FURTHER DEFINED WITH THE ADMINISTRATIVE SITE PLAN REVIEW PROCESS.



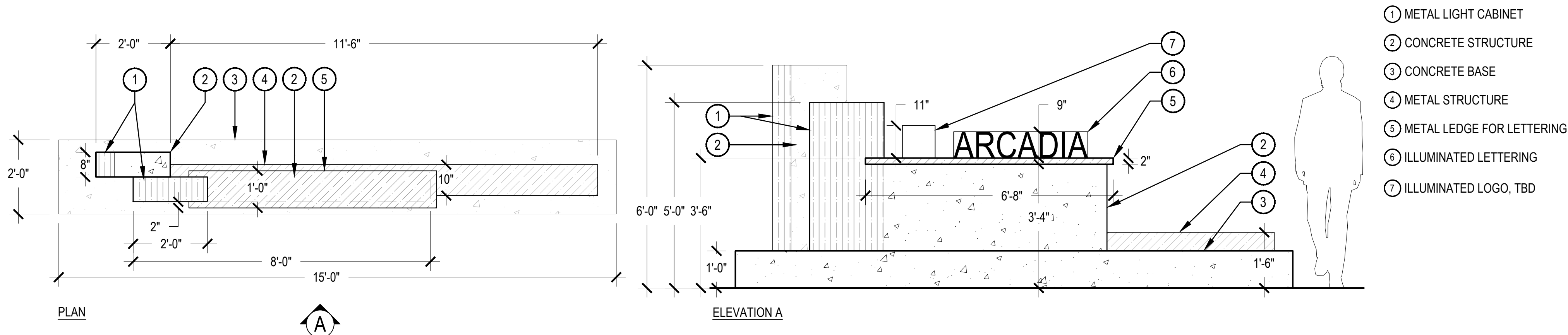
## NOTES:

- INSTALL PER MANUFACTURERS RECOMMENDATION, REFER TO LITHONIA LIGHTING.
- ALL LIGHTING IS IN COMPLIANCE WITH ARAPAHOE COUNTY LAND USE CODE.

## 1 LIGHTING ELEVATIONS - MULTI-FAMILY PARKING LOT

SCALE: 1/2" = 1'-0"

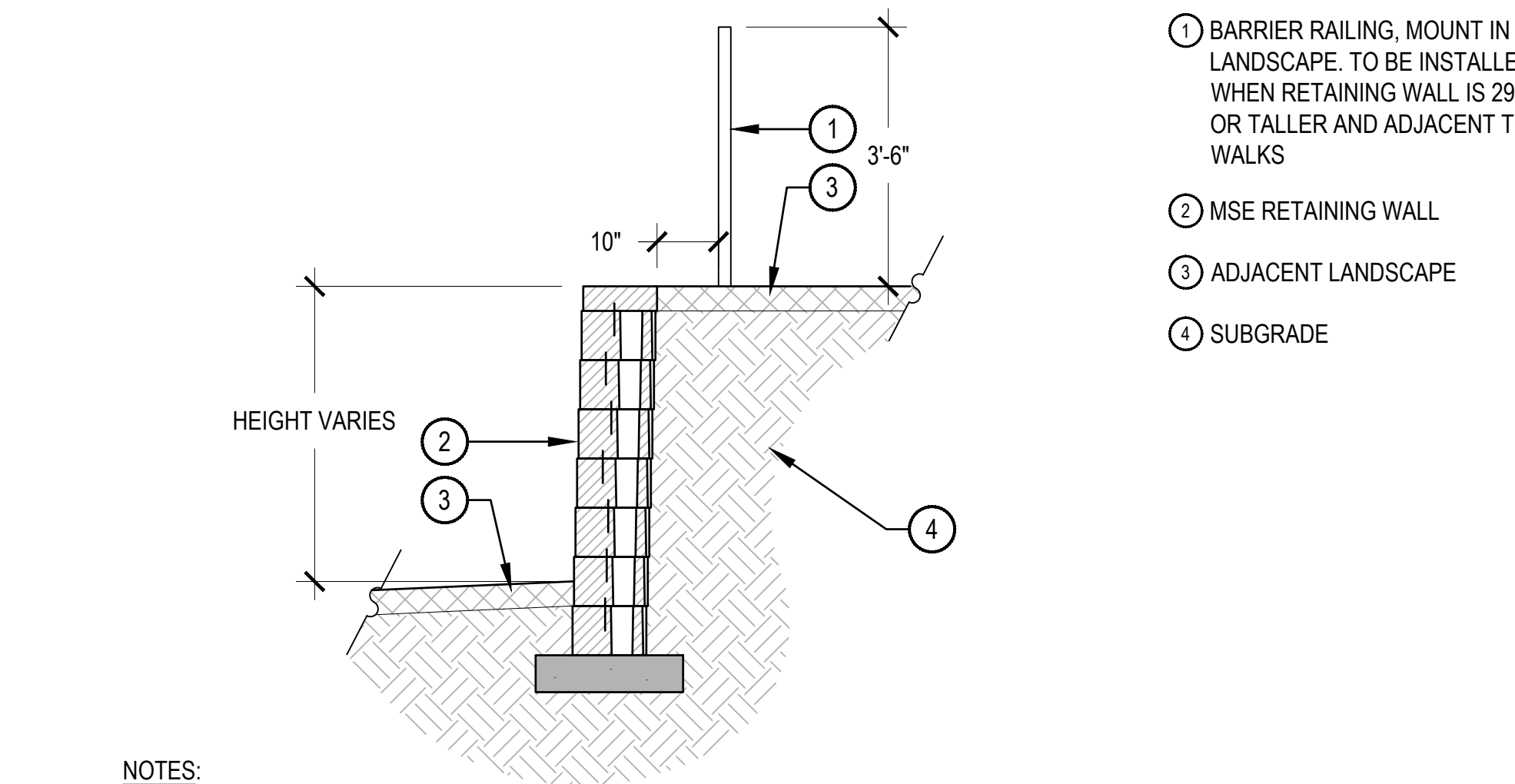
## 2 MONUMENT SIGN - CONCEPTUAL



## NOTES:

- SIGN AREA (INCLUDING ILLUMINATED LETTERING AND LOGO): 40 SF
- SIGN CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL.
- LETTER ATTACHMENT PER SIGN MANUFACTURER'S RECOMMENDATIONS.
- LIGHTING PER SIGN MANUFACTURER'S RECOMMENDATIONS. ALL LIGHTING TO BE IN COMPLIANCE WITH ARAPAHOE COUNTY LAND USE CODE.
- STRUCTURAL PLANS AND FOOTING DETAILS TO BE PROVIDED BY THE SIGN MANUFACTURER.
- ALL MONUMENT SIGNAGE IS IN COMPLIANCE WITH ARAPAHOE COUNTY LAND USE CODE.
- SIGNAGE TO BE FINALIZED WITH THE ADMINISTRATIVE SITE PLAN.

SCALE: 1/2" = 1'-0"



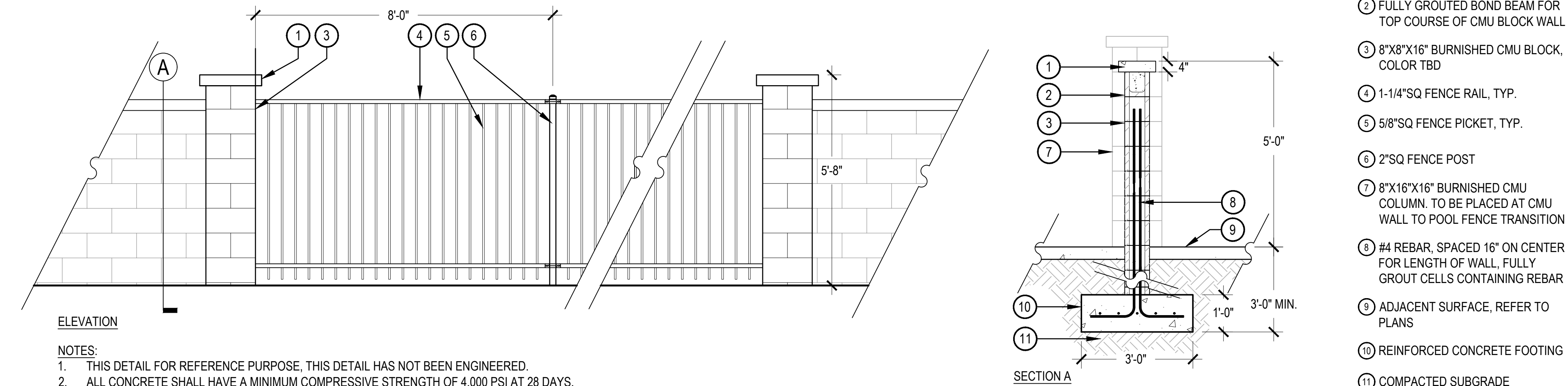
## NOTES:

- TO BE ENGINEERED BY OTHERS.
- 6'-0" MAXIMUM HEIGHT FOR RETAINING WALLS IN MULTI-FAMILY AREA. 4'-0" MAXIMUM HEIGHT FOR RETAINING WALLS IN PARK AREA. TO BE FURTHER DEFINED IN ASP.
- WHEN WALLS ARE TIERED, MINIMUM 5'-0" BETWEEN WALLS.

## 3 RETAINING WALL

SCALE: 1/2" = 1'-0"

## 4 POOL FENCE AND WALL



## NOTES:

- THIS DETAIL FOR REFERENCE PURPOSE, THIS DETAIL HAS NOT BEEN ENGINEERED.
- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS.
- MINIMUM BURY DEPTH ON ALL REBAR SHALL BE 2'-1/2".

SCALE: 1/2" = 1'-0"

APPLICANT:  
DHI COMMUNITIES

9555 S KINGSTON COURT  
ENGLEWOOD, CO 80112  
303.770.8300

## DATE:

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## SHEET TITLE:

LANDSCAPE  
DETAILS

SHEET 13  
OF 20



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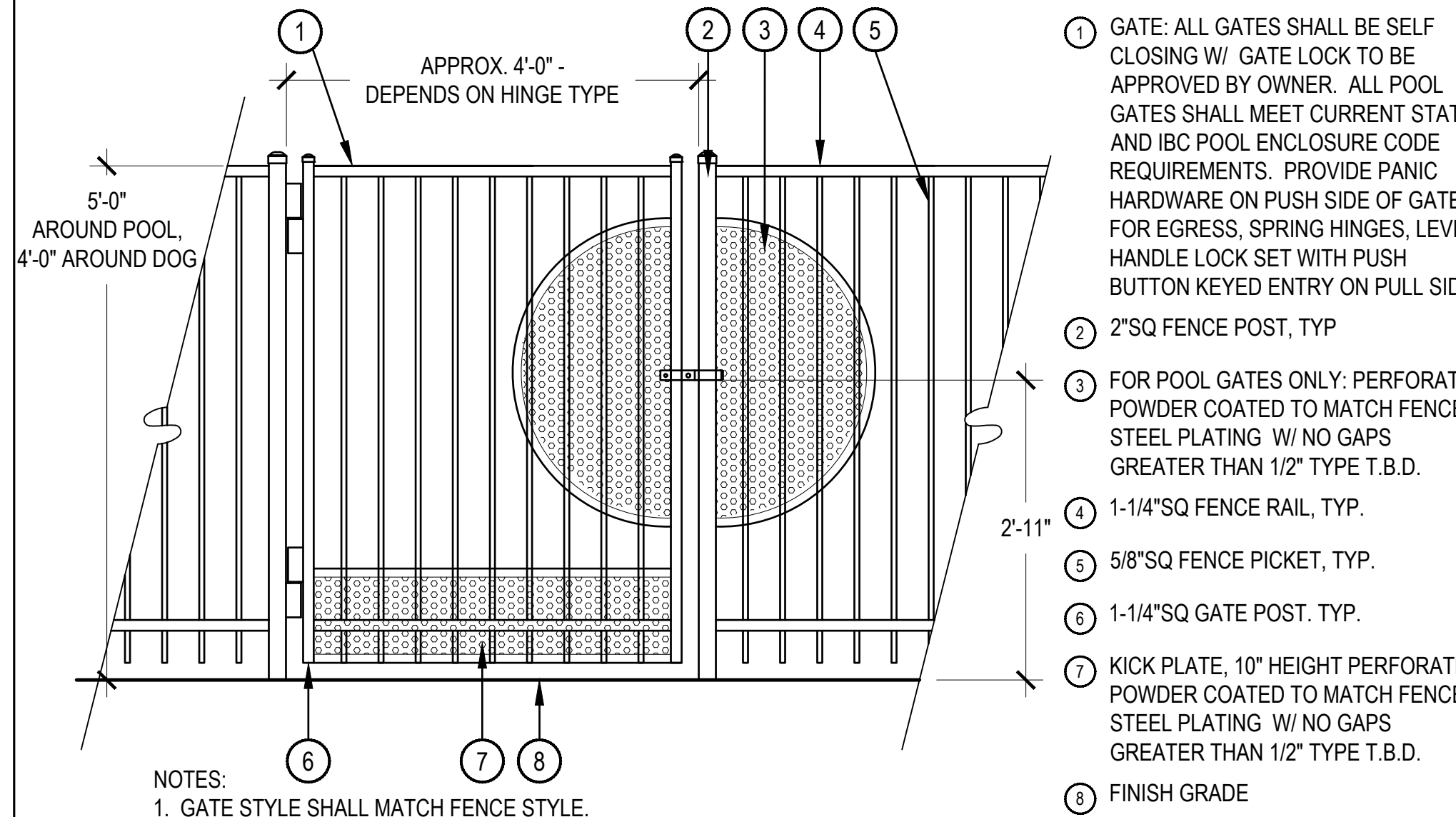
ARAPAHOE COUNTY CASE NO. SDP21-004



# ARCADIA

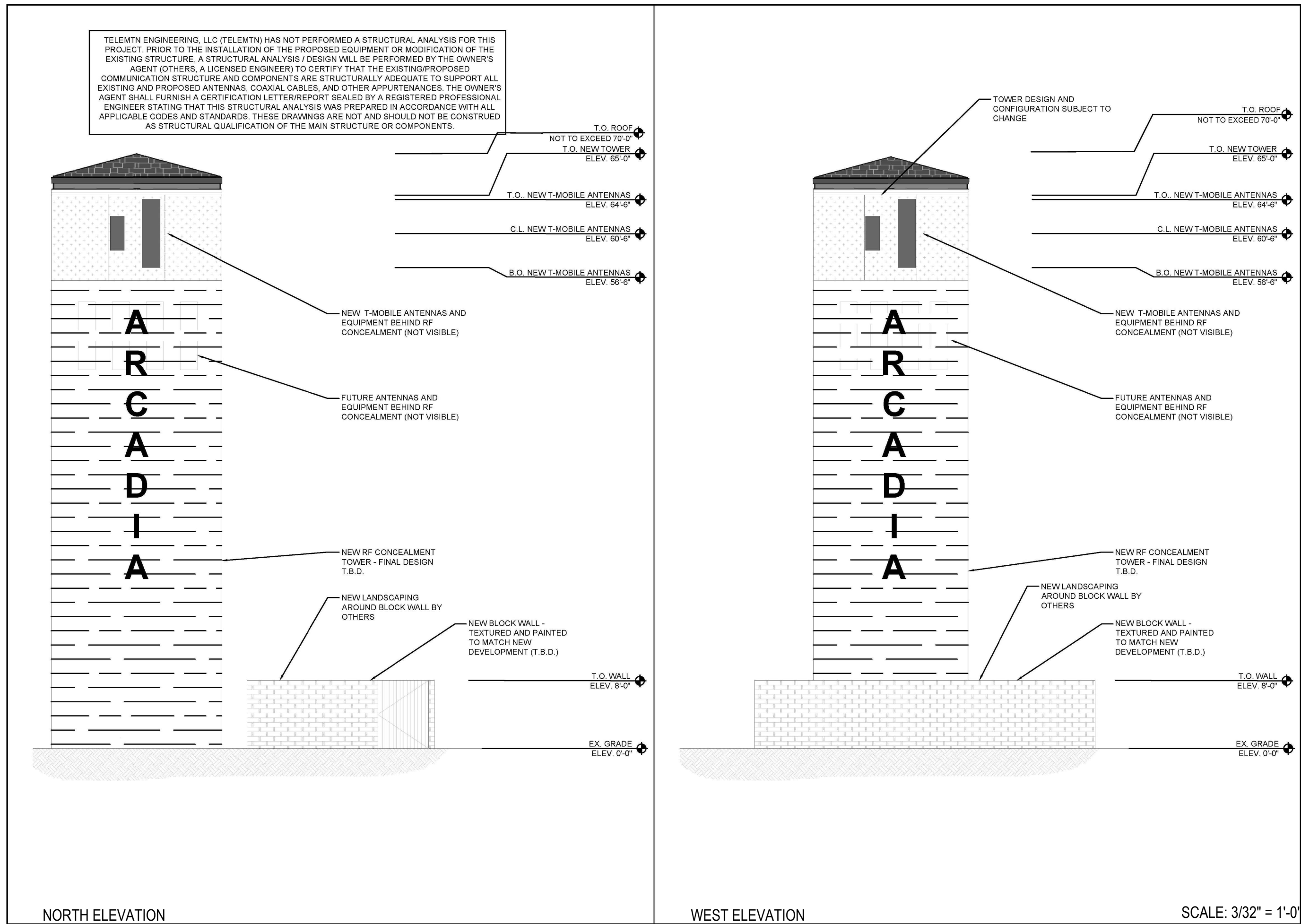
## SPECIFIC DEVELOPMENT PLAN

LOCATED IN LOT 1, BLOCK 1, HERITAGE CHRISTIAN CENTER  
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OF THE SIXTH PRINCIPAL MERIDIAN  
COUNTY OF ARAPAHOE, STATE OF COLORADO



### 1 FENCE AND GATE

SCALE: 3/4" = 1'-0"



### 2 CELL TOWER

TO BE FURTHER DEFINED WITH THE CMRS AND ASP APPLICATIONS.

ARAPAHOE COUNTY CASE NO. SDP21-004



CONCEPTUAL IMAGES - NTS

### ARCADIA SPECIFIC DEVELOPMENT PLAN ARAPAHOE COUNTY, COLORADO

APPLICANT:  
DHI COMMUNITIES

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06/10/22 SUBMITTAL 07

SHEET TITLE:  
LANDSCAPE  
DETAILS

SHEET 14  
OF 20



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# ARCADIA

## SPECIFIC DEVELOPMENT PLAN

LOCATED IN LOT 1, BLOCK 1, HERITAGE CHRISTIAN CENTER  
IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 67 WEST  
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### ELEVATION LEGEND

- HORIZONTAL LAP SIDING - COLOR 1 (WHITE)
- FIBER CEMENT PANEL - COLOR 2 (GRAY)
- FIBER CEMENT PANEL - COLOR 3 (DARK GRAY)
- VERTICAL WOOD SIDING - COLOR 4 (DARK GRAY)
- BOARD AND BATTEN - COLOR 3 (DARK GRAY)
- TRIM, FACIA, EAVES, GUTTERS, AWNINGS & METAL HANDRAILS - COLOR 3 (DARK GRAY)
- DIMENSIONAL ASPHALT ROOF SHINGLES
- STONE - COLOR 1 (TAN)

### ELEVATION NOTES

- ALL CONDENSERS ON RESIDENTIAL BUILDINGS WILL BE ROOF MOUNTED, AS ALLOWED BY CODE, AND WILL BE SCREENED FROM VIEW.
- DESIGN DETAILS TO BE FURTHER DEFINED WITH THE ADMINISTRATIVE SITE PLAN.

### KEYNOTES

- HORIZONTAL LAP SIDING - COLOR 1
- FIBER CEMENT PANEL - COLOR 2
- FIBER CEMENT PANEL COLOR 3
- VERTICAL BOARD AND BATTEN - COLOR 3
- FIBER CEMENT TRIM BOARD, FACIA AND EAVES - COLOR 3
- STACKED STONE
- FAUX WOOD PANEL - COLOR 5
- WOOD ACCENT, ROOF BRACKET - COLOR 4
- DIMENSIONAL ASPHALT ROOF SHINGLES - GRAY
- SPLIT FACE CMU
- COLUMN, RE: STRUCTURAL
- AWNING - COLOR 3
- METAL HANDRAIL - COLOR 3
- BUILDING ENTRY CONTROLLED DOOR - PAINT
- OVERGLASS GARAGE DOOR
- FIBERGLASS WINDOW
- VINYL WINDOW - WHITE
- UTILITY/STORAGE CLOSETS - PAINT TO MATCH ADJACENT ELEVATION
- GAS/ELECTRIC/TELECOM EQUIPMENT, PAINT TO MATCH ADJACENT ELEVATION
- EXTERIOR MECHANICAL VENTS, RE: MECHANICAL - PAINT TO MATCH ADJACENT ELEVATION
- EXTERIOR WALL MOUNT LIGHT SCONCE, RE: ELECTRICAL
- METAL GATE
- CONDENSER UNIT

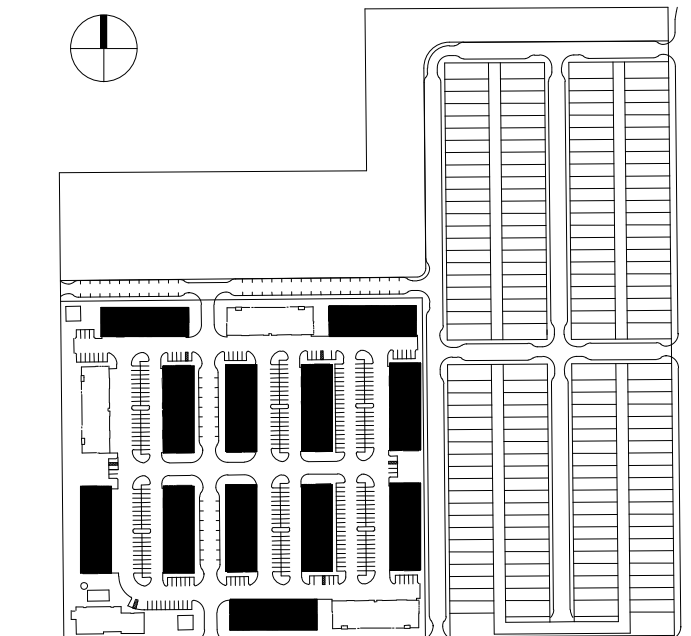
### MULTI-FAMILY - BACK ELEVATION

SCALE:  
1/8" = 1'-0"

2



### SITE KEY PLAN



KTGY - ARCHITECTURE + PLANNING  
820 16TH STREET, SUITE 500  
DENVER, CO 80202  
(303) 825-6400  
CONTACT: Alisa Romero  
aromero@ktgy.com



### MULTI-FAMILY - FRONT ELEVATION

SCALE:  
1/8" = 1'-0"

1

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ARCADIA  
SPECIFIC DEVELOPMENT PLAN  
ARAPAHOE COUNTY, COLORADO

APPLICANT:  
DHI COMMUNITIES

9555 S KINGSTON COURT  
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06/10/22 SUBMITTAL 07

### SHEET TITLE:

MF LAYOUT A  
ELEVATIONS

15 OF 20

ARCADIA  
SPECIFIC DEVELOPMENT PLAN  
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NORRIS DESIGN  
Planning | Landscape Architecture | Branding  
1101 Bannock Street  
Denver, Colorado  
80204  
P 303.892.1166  
www.norris-design.com

ARCADIA  
SPECIFIC DEVELOPMENT PLAN  
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06/10/22 SUBMITTAL 07

SHEET TITLE:  
MF LAYOUT A  
ELEVATIONS

16 OF 20



MULTI-FAMILY - LEFT ELEVATION

SCALE:  
1/8" = 1'-0"

1



MULTI-FAMILY - RIGHT ELEVATION

SCALE:  
1/8" = 1'-0"

2

ELEVATION LEGEND

- HORIZONTAL LAP SIDING - COLOR 1 (WHITE)
- FIBER CEMENT PANEL - COLOR 2 (GRAY)
- FIBER CEMENT PANEL - COLOR 3 (DARK GRAY)
- VERTICAL WOOD SIDING - COLOR 4 (DARK GRAY)
- BOARD AND BATTEN - COLOR 3 (DARK GRAY)
- TRIM, FACIA, EAVES, GUTTERS, AWNINGS & METAL HANDRAILS - COLOR 3 (DARK GRAY)
- DIMENSIONAL ASPHALT ROOF SHINGLES
- STONE - COLOR 1 (TAN)

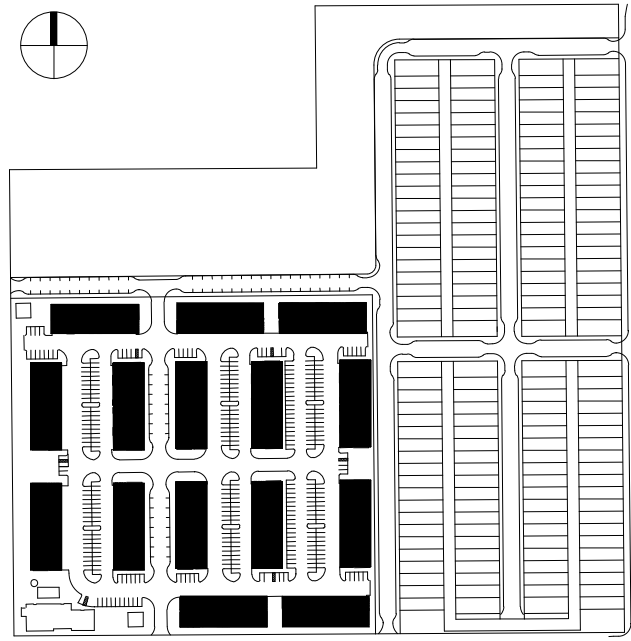
ELEVATION NOTES

- ALL CONDENSERS ON RESIDENTIAL BUILDINGS WILL BE ROOF MOUNTED, AS ALLOWED BY CODE, AND WILL BE SCREENED FROM VIEW.
- DESIGN DETAILS TO BE FURTHER DEFINED WITH THE ADMINISTRATIVE SITE PLAN.

KEYNOTES

- HORIZONTAL LAP SIDING - COLOR 1
- FIBER CEMENT PANEL - COLOR 2
- FIBER CEMENT PANEL COLOR 3
- VERTICAL BOARD AND BATTEN - COLOR 3
- FIBER CEMENT TRIM BOARD, FACIA AND EAVES - COLOR 3
- STACKED STONE
- FAUX WOOD PANEL - COLOR 5
- WOOD ACCENT, ROOF BRACKET - COLOR 4
- DIMENSIONAL ASPHALT ROOF SHINGLES - GRAY
- SPLIT FACE CMU
- COLUMN, RE: STRUCTURAL
- AWNING - COLOR 3
- METAL HANDRAIL - COLOR 3
- BUILDING ENTRY CONTROLLED DOOR - PAINT
- OVERHEAD GARAGE DOOR
- FIBERGLASS WINDOW
- VINYL WINDOW - WHITE
- UTILITY/STORAGE CLOSETS - PAINT TO MATCH ADJACENT ELEVATION
- GAS/ELECTRIC/TELECOM EQUIPMENT, PAINT TO MATCH ADJACENT ELEVATION
- EXTERIOR MECHANICAL VENTS, RE: MECHANICAL - PAINT TO MATCH ADJACENT ELEVATION
- EXTERIOR WALL MOUNT LIGHT SCONCE, RE: ELECTRICAL
- METAL GATE
- CONDENSER UNIT

SITE KEY PLAN



KTGY - ARCHITECTURE + PLANNING  
820 16TH STREET, SUITE 500  
DENVER, CO 80202  
(303) 825-6400  
CONTACT: Alisa Romero  
aromero@ktgy.com



NOT FOR CONSTRUCTION

CHECKED BY:  
PH  
DRAWN BY:  
EN, LB

ARAPAHOE COUNTY CASE NUMBER: SDP21-004

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ARCADIA  
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06/10/22 SUBMITTAL 07

SHEET TITLE:  
MF CLUBHOUSE  
ELEVATIONS

17 OF 20



ELEVATION LEGEND

- HORIZONTAL LAP SIDING - COLOR 1 (WHITE)
- FIBER CEMENT PANEL - COLOR 2 (GRAY)
- FIBER CEMENT PANEL - COLOR 3 (DARK GRAY)
- VERTICAL WOOD SIDING - COLOR 4 (DARK GRAY)
- BOARD AND BATTEN - COLOR 3 (DARK GRAY)
- TRIM, FACIA, EAVES, GUTTERS, AWNINGS & METAL HANDRAILS - COLOR 3 (DARK GRAY)
- DIMENSIONAL ASPHALT ROOF SHINGLES
- STONE - COLOR 1 (TAN)

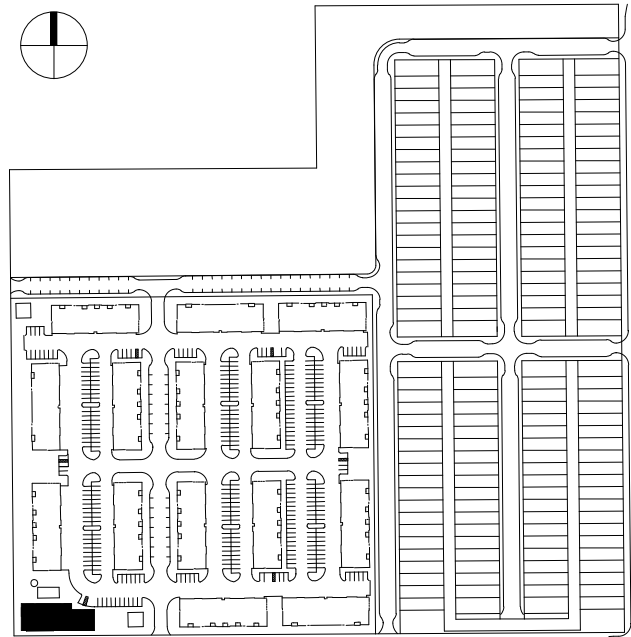
ELEVATION NOTES

- ALL CONDENSERS ON RESIDENTIAL BUILDINGS WILL BE ROOF MOUNTED, AS ALLOWED BY CODE, AND WILL BE SCREENED FROM VIEW.
- DESIGN DETAILS TO BE FURTHER DEFINED WITH THE ADMINISTRATIVE SITE PLAN.

KEYNOTES

- HORIZONTAL LAP SIDING - COLOR 1
- FIBER CEMENT PANEL - COLOR 2
- FIBER CEMENT PANEL COLOR 3
- VERTICAL BOARD AND BATTEN - COLOR 3
- FIBER CEMENT TRIM BOARD, FACIA AND EAVES - COLOR 3
- STACKED STONE
- FAUX WOOD PANEL - COLOR 5
- WOOD ACCENT, ROOF BRACKET - COLOR 4
- DIMENSIONAL ASPHALT ROOF SHINGLES - GRAY
- SPLIT FACE CMU
- COLUMN, RE: STRUCTURAL
- METAL HANDRAIL - COLOR 3
- AWNING - COLOR 3
- METAL HANDRAIL - COLOR 3
- BUILDING ENTRY CONTROLLED DOOR - PAINT
- OVERHEAD GARAGE DOOR
- FIBERGLASS WINDOW
- VINYL WINDOW - WHITE
- UTILITY/STORAGE CLOSETS - PAINT TO MATCH ADJACENT ELEVATION
- GAS/ELECTRIC/TELECOM EQUIPMENT, PAINT TO MATCH ADJACENT ELEVATION
- EXTERIOR MECHANICAL VENTS, RE: MECHANICAL - PAINT TO MATCH ADJACENT ELEVATION
- EXTERIOR WALL MOUNT LIGHT SCONCE, RE: ELECTRICAL
- METAL GATE
- CONDENSER UNIT

SITE KEY PLAN



KTGY - ARCHITECTURE + PLANNING  
820 16TH STREET, SUITE 500  
DENVER, CO 80202  
(303) 825-6400  
CONTACT: Alisa Romero  
aromero@ktgy.com



NOT FOR CONSTRUCTION

CLUBHOUSE - BACK ELEVATION

SCALE:  
1/8" = 1'-0"

2



CLUBHOUSE - FRONT ELEVATION

SCALE:  
1/8" = 1'-0"

1

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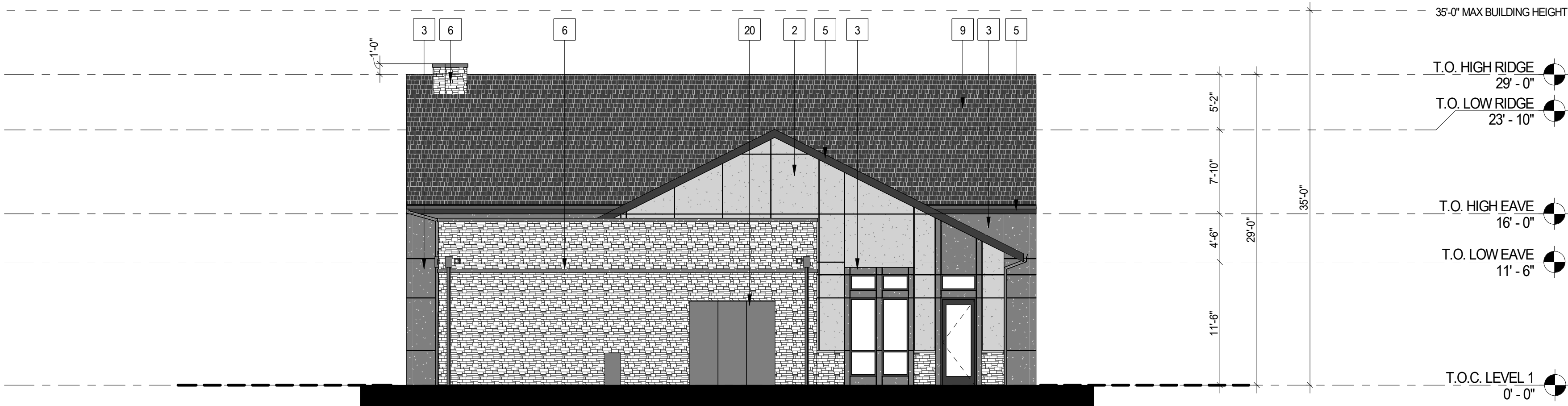
PH  
EN, LB

ARAPAHOE COUNTY CASE NUMBER: SDP21-004



ARCADIA  
SPECIFIC DEVELOPMENT PLAN  
LOCATED IN LOT 1, BLOCK 1, HERITAGE CHRISTIAN CENTER  
IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 67 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN  
COUNTY OF ARAPAHOE, STATE OF COLORADO

NORRIS DESIGN  
Planning | Landscape Architecture | Branding  
1101 Bannock Street  
Denver, Colorado  
80204  
P 303.892.1166  
www.norris-design.com



CLUBHOUSE - LEFT ELEVATION

SCALE:  
1/8" = 1'-0"

2

ELEVATION LEGEND

- HORIZONTAL LAP SIDING - COLOR 1 (WHITE)
- FIBER CEMENT PANEL - COLOR 2 (GRAY)
- FIBER CEMENT PANEL - COLOR 3 (DARK GRAY)
- VERTICAL WOOD SIDING - COLOR 4 (DARK GRAY)
- BOARD AND BATTEN - COLOR 3 (DARK GRAY)
- TRIM, FACIA, EAVES, GUTTERS, AWNINGS & METAL HANDRAILS - COLOR 3 (DARK GRAY)
- DIMENSIONAL ASPHALT ROOF SHINGLES
- STONE - COLOR 1 (TAN)

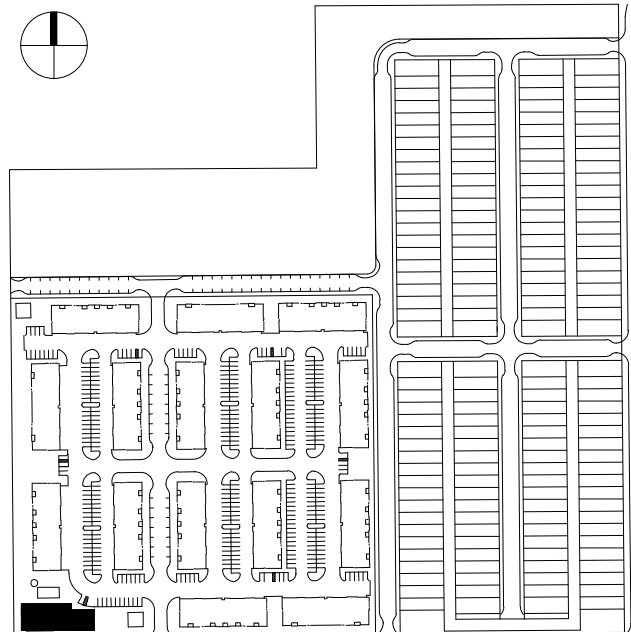
ELEVATION NOTES

- ALL CONDENSERS ON RESIDENTIAL BUILDINGS WILL BE ROOF MOUNTED, AS ALLOWED BY CODE, AND WILL BE SCREENED FROM VIEW.
- DESIGN DETAILS TO BE FURTHER DEFINED WITH THE ADMINISTRATIVE SITE PLAN.

KEYNOTES

- HORIZONTAL LAP SIDING - COLOR 1
- FIBER CEMENT PANEL - COLOR 2
- FIBER CEMENT PANEL COLOR 3
- VERTICAL BOARD AND BATTEN - COLOR 3
- FIBER CEMENT TRIM BOARD, FACIA AND EAVES - COLOR 3
- STACKED STONE
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- DIMENSIONAL ASPHALT ROOF SHINGLES - GRAY
- SPLIT FACE CMU
- COLUMN, RE: STRUCTURAL
- AWNING - COLOR 3
- METAL HANDRAIL - COLOR 3
- BUILDING ENTRY CONTROLLED DOOR - PAINT
- OVERHEAD GARAGE DOOR
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- VINYL WINDOW - WHITE
- UTILITY/STORAGE CLOSETS - PAINT TO MATCH ADJACENT ELEVATION
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- METAL GATE
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SITE KEY PLAN



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CLUBHOUSE - RIGHT ELEVATION

SCALE:  
1/8" = 1'-0"

1

ARCADIA  
SPECIFIC DEVELOPMENT PLAN  
ARAPAHOE COUNTY, COLORADO

APPLICANT:  
DHI COMMUNITIES

9555 S KINGSTON COURT  
ENGLEWOOD, CO 80112  
303.770.8300

DATE:

07/13/21 SUBMITTAL 01  
11/12/21 SUBMITTAL 02  
01/25/22 SUBMITTAL 03  
03/10/22 SUBMITTAL 04  
04/01/22 SUBMITTAL 05  
04/22/22 SUBMITTAL 06  
06/10/22 SUBMITTAL 07

SHEET TITLE:

MF CLUBHOUSE  
ELEVATIONS

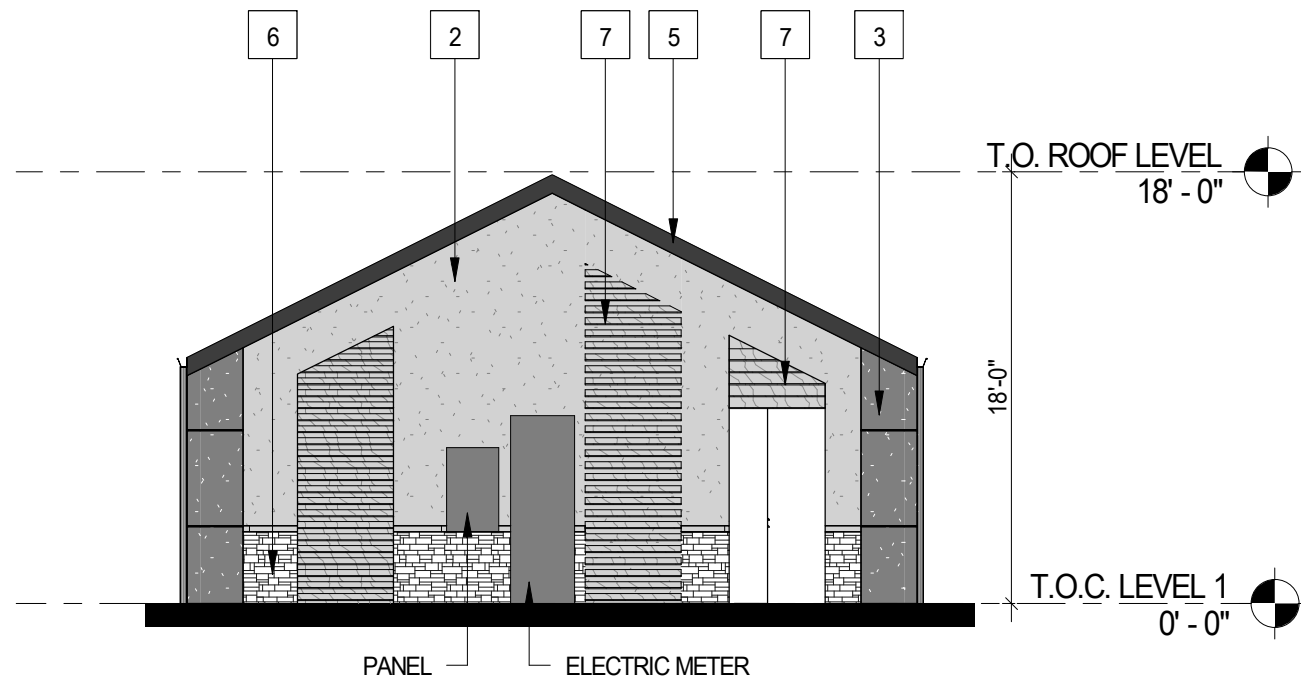
18 OF 20

CHECKED BY:  
DRAWN BY:  
PH  
EN, LB

ARAPAHOE COUNTY CASE NUMBER: SDP21-004



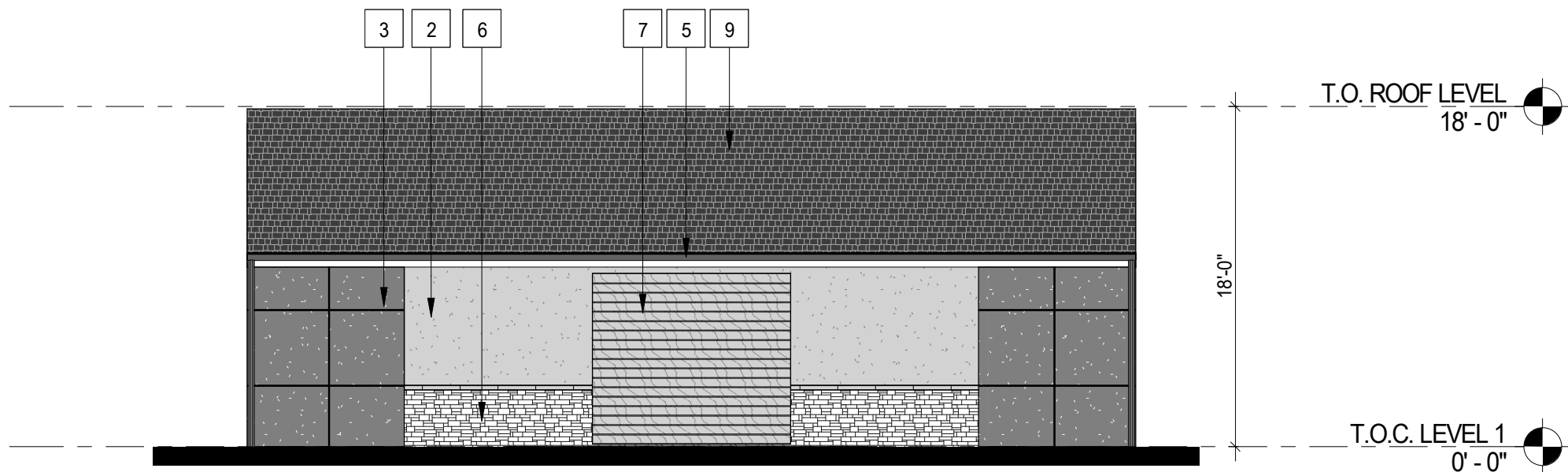
ARCADIA  
SPECIFIC DEVELOPMENT PLAN  
LOCATED IN LOT 1, BLOCK 1, HERITAGE CHRISTIAN CENTER  
IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 67 WEST  
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COUNTY OF ARAPAHOE, STATE OF COLORADO



MAIL BUILDING - ELEVATION EAST

SCALE:  
1/8" = 1'-0"

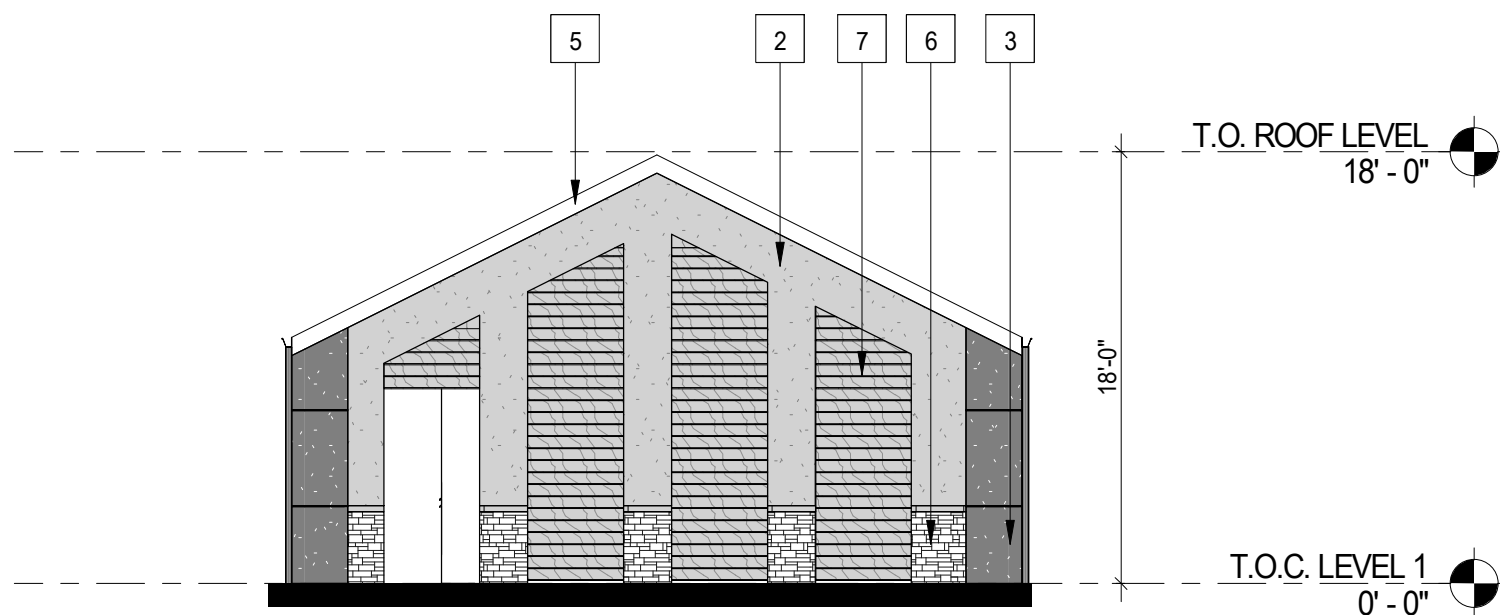
4



MAIL BUILDING - ELEVATION NORTH

SCALE:  
1/8" = 1'-0"

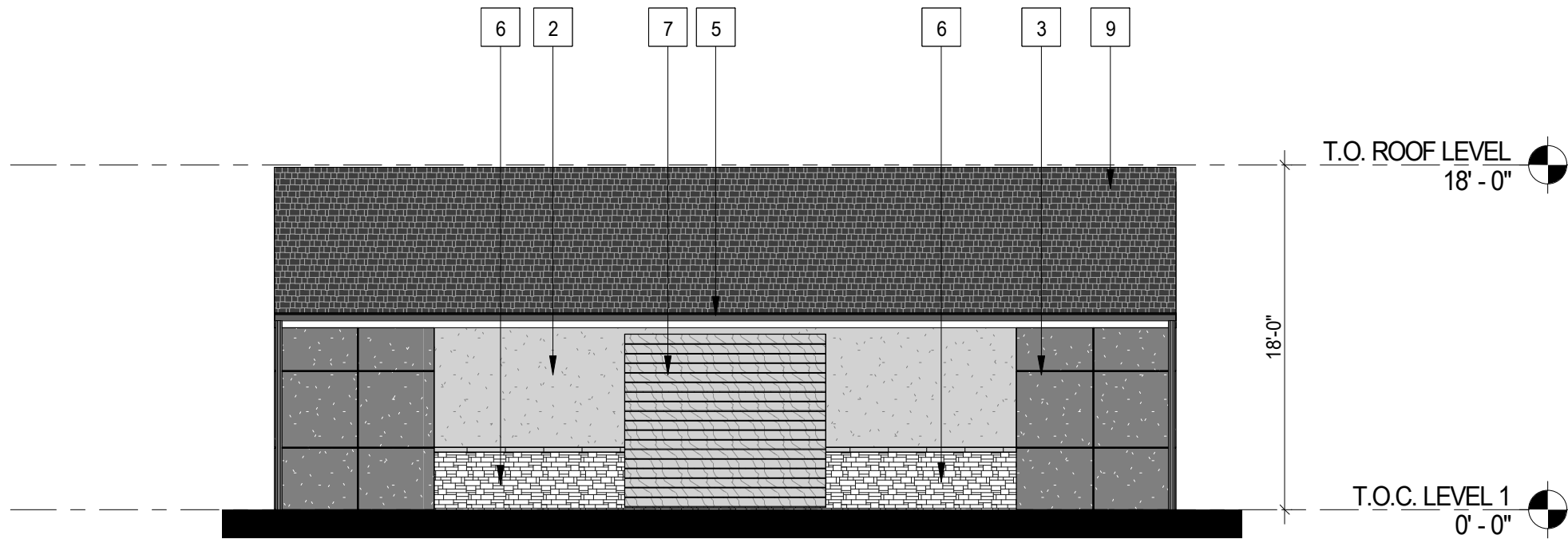
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MAIL BUILDING - ELEVATION WEST

SCALE:  
1/8" = 1'-0"

2



MAIL BUILDING - ELEVATION SOUTH

SCALE:  
1/8" = 1'-0"

1

ELEVATION LEGEND

- HORIZONTAL LAP SIDING - COLOR 1 (WHITE)
- FIBER CEMENT PANEL - COLOR 2 (GRAY)
- FIBER CEMENT PANEL - COLOR 3 (DARK GRAY)
- VERTICAL WOOD SIDING - COLOR 4 (DARK GRAY)
- BOARD AND BATTEN - COLOR 3 (DARK GRAY)
- TRIM, FACIA, EAVES, GUTTERS, AWNINGS & METAL HANDRAILS - COLOR 3 (DARK GRAY)
- DIMENSIONAL ASPHALT ROOF SHINGLES
- STONE - COLOR 1 (TAN)

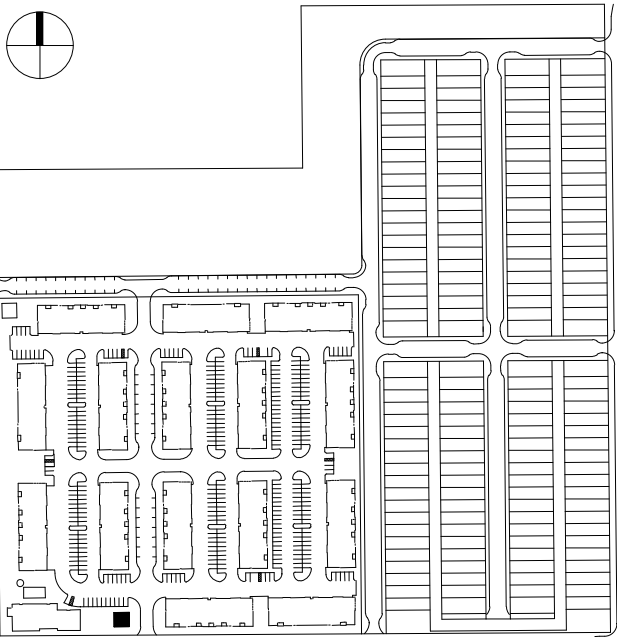
ELEVATION NOTES

- ALL CONDENSERS ON RESIDENTIAL BUILDINGS WILL BE ROOF MOUNTED, AS ALLOWED BY CODE, AND WILL BE SCREENED FROM VIEW.
- DESIGN DETAILS TO BE FURTHER DEFINED WITH THE ADMINISTRATIVE SITE PLAN.

# KEYNOTES

- HORIZONTAL LAP SIDING - COLOR 1
- FIBER CEMENT PANEL - COLOR 2
- FIBER CEMENT PANEL COLOR 3
- VERTICAL BOARD AND BATTEN - COLOR 3
- FIBER CEMENT TRIM BOARD, FACIA AND EAVES - COLOR 3
- STACKED STONE
- FAUX WOOD PANEL - COLOR 5
- WOOD ACCENT, ROOF BRACKET - COLOR 4
- DIMENSIONAL ASPHALT ROOF SHINGLES - GRAY
- SPLIT FACE CMU
- COLUMN, RE: STRUCTURAL
- AWNING - COLOR 3
- METAL HANDRAIL - COLOR 3
- BUILDING ENTRY CONTROLLED DOOR - PAINT
- OVERHEAD GARAGE DOOR
- FIBERGLASS WINDOW
- VINYL WINDOW - WHITE
- UTILITY/STORAGE CLOSETS - PAINT TO MATCH ADJACENT ELEVATION
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SITE KEY PLAN



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04/22/22 SUBMITTAL 06  
06/10/22 SUBMITTAL 07

SHEET TITLE:

MAIL BUILDING  
ELEVATIONS

20 OF 20

# ARCADIA SPECIFIC DEVELOPMENT PLAN

LOCATED IN LOT 1, BLOCK 1, HERITAGE CHRISTIAN CENTER  
IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 67 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN  
COUNTY OF ARAPAHOE, STATE OF COLORADO

## NOTES: IRC

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:  
1ST FLOOR = 8'-0" U.N.O. ON ELEVATIONS.  
2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
- ROOFING: PITCHED SHINGLES PER DEVELOPER.
- WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS.
- ENTRY DOOR: AS SELECTED BY DEVELOPER.
- GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.

- ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- PROTECTION AGAINST DECAY:  
(ALL PORTIONS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POST, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE.)
- SHINGLED ROOF PITCHES FROM 2/12 TO 4/12 TO HAVE (2) LAYERS OF UNDERLAYMENT APPLIED AND OVERLAPPED PER R105.2.1.

## KEY NOTES:

### MASONRY:

- ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
  - MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
  - MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
  - 8" SOLDIER COURSE.
  - ROWLOCK COURSE.
  - DECORATIVE KEY. SEE DETAIL.
- TYPICALS:
- CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
  - N/A
  - CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
  - STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - DECORATIVE WROUGHT IRON. SEE DETAILS.

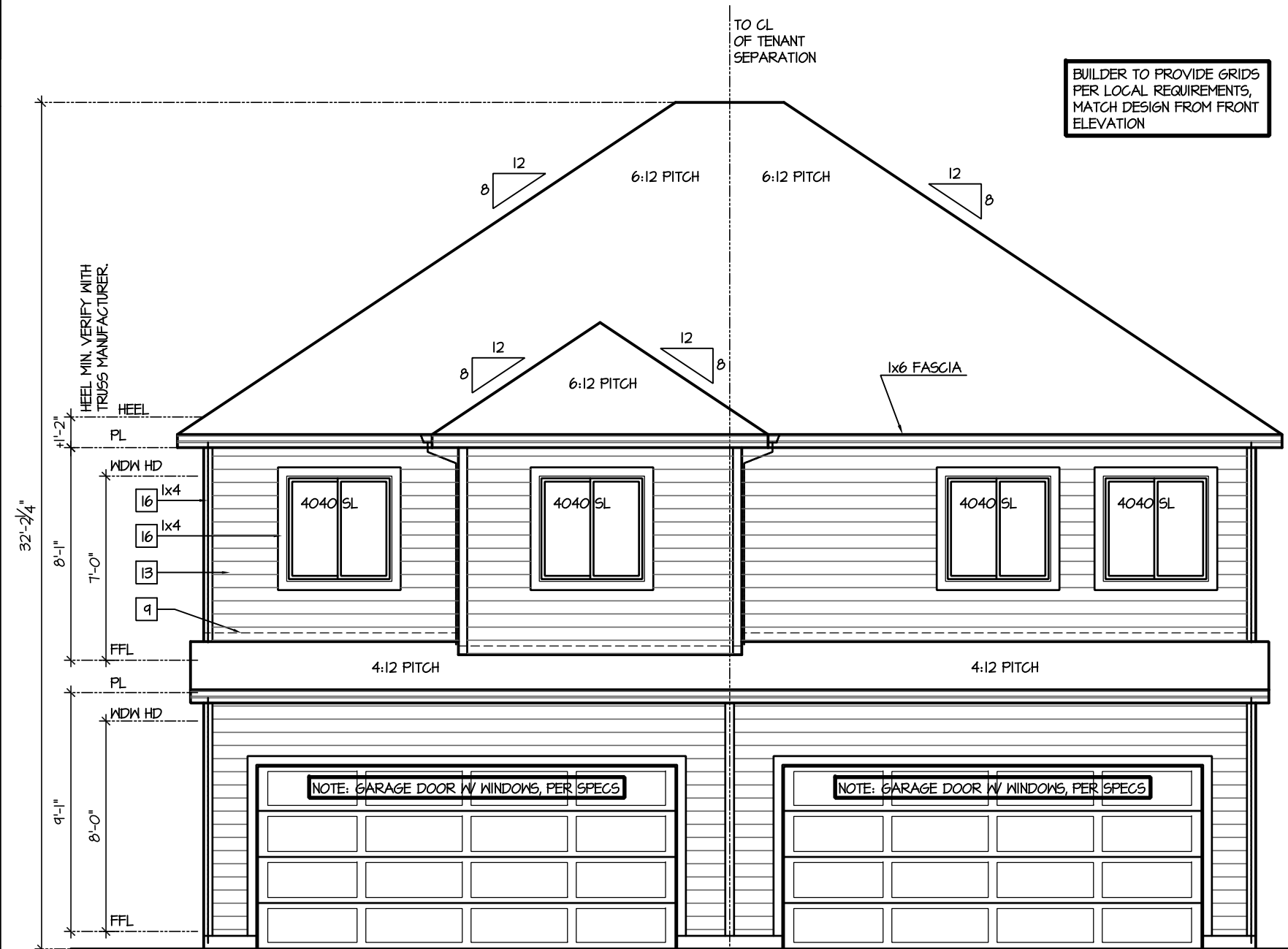
### SIDING:

- FIBER CEMENT SHAKE SIDING PER DEVELOPER.
- W/ 5/4x4 CORNER TRIM BOARDS.
- FIBER CEMENT LAP SIDING PER DEVELOPER.
- W/ 5/4x4 CORNER TRIM BOARDS.
- FIBER CEMENT WAVY SIDING PER DEVELOPER.
- W/ 5/4x4 CORNER TRIM BOARDS.
- FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. (VINYL BOARD AND BATT SIDING)
- 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED.
- FALSE WOOD SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.

ALL WINDOWS WHOSE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 12" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING LIMITING DEVICES COMPLYING WITH THE IRC SECTION R310.2.2

### COLOR APPLICATION:

- FIBER CEMENT SIDING AND TRIM IN EARTH TONES (INCLUDING GRAYS, BEIGES AND BROWNS)
- SHUTTERS AND DOORS IN ACCENT COLORS (INCLUDING REDS, PURPLES, GRAYS AND BLUES)
- MASONRY WILL BE EARTH TONES (INCLUDING GRAYS, BEIGES AND BROWNS)

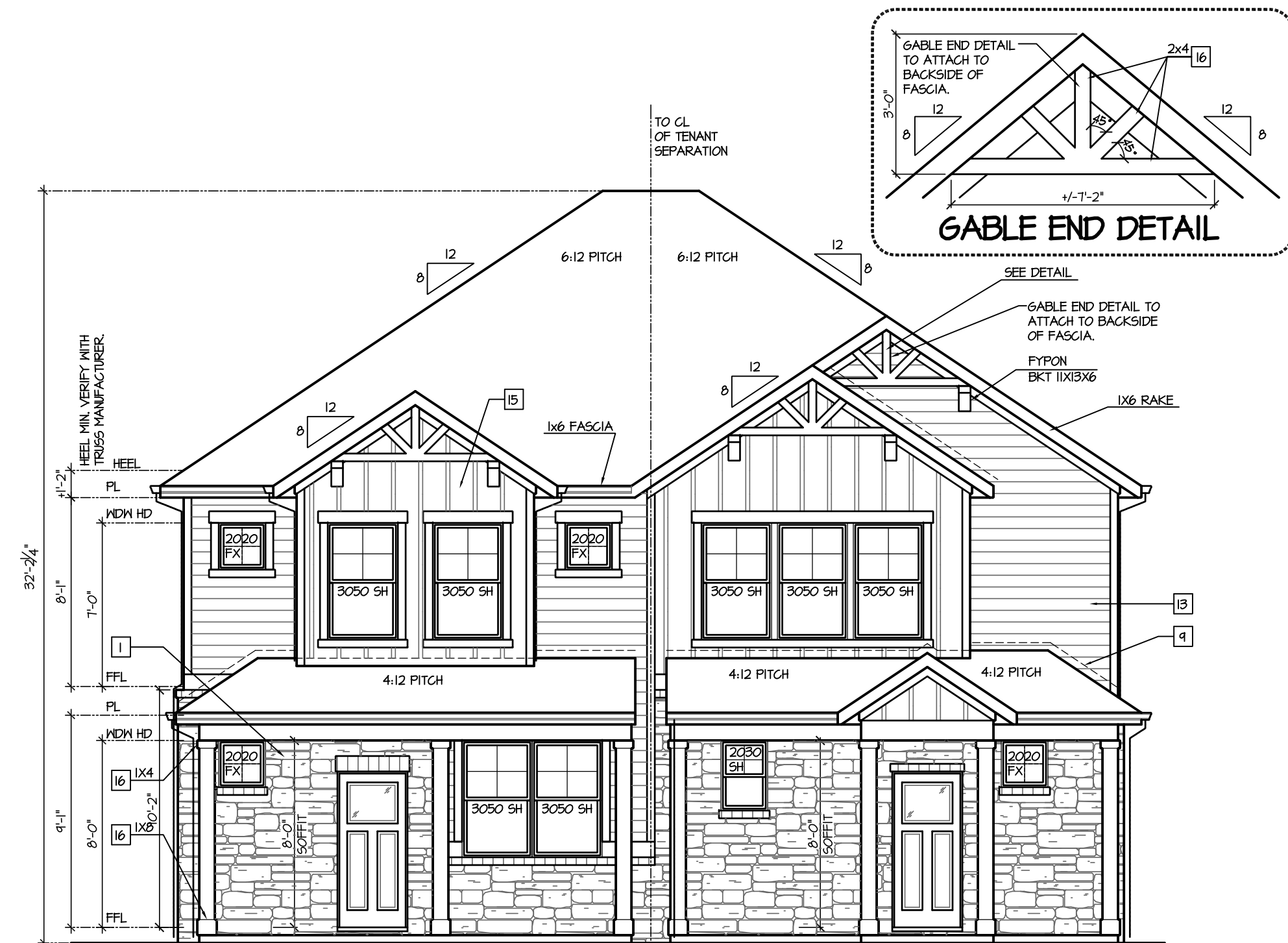


A201  
ELEVATION A

A200 - R  
ELEVATION A

Right Elevation - Building Type (A200 + A201) 'A'

SCALE: 3/16"=1'-0" AT 22"x34" LAYOUT 3/32"=1'-0" AT 11"x17" LAYOUT



A200 - R  
ELEVATION A

A201  
ELEVATION A

Front Elevation - Building Type (A200 + A201) 'A'

SCALE: 3/16"=1'-0" AT 22"x34" LAYOUT 3/32"=1'-0" AT 11"x17" LAYOUT



A200 - R  
ELEVATION A

INDOOR/OUTDOOR LIVING TO BE ONLY A CONCRETE STOOP.

Left Elevation - Building Type (A200 + A201) 'A'

SCALE: 3/16"=1'-0" AT 22"x34" LAYOUT 3/32"=1'-0" AT 11"x17" LAYOUT



A201  
ELEVATION A

Rear Elevation - Building Type (A200 + A201) 'A'

SCALE: 3/16"=1'-0" AT 22"x34" LAYOUT 3/32"=1'-0" AT 11"x17" LAYOUT

ALL DESIGN DETAILS TO BE  
FURTHER DEFINED WITH THE  
ADMINISTRATIVE SITE PLAN



NOT FOR CONSTRUCTION