



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

Transit Oriented Communities Update

**Board of County Commissioners
Study Session
July 28, 2026**

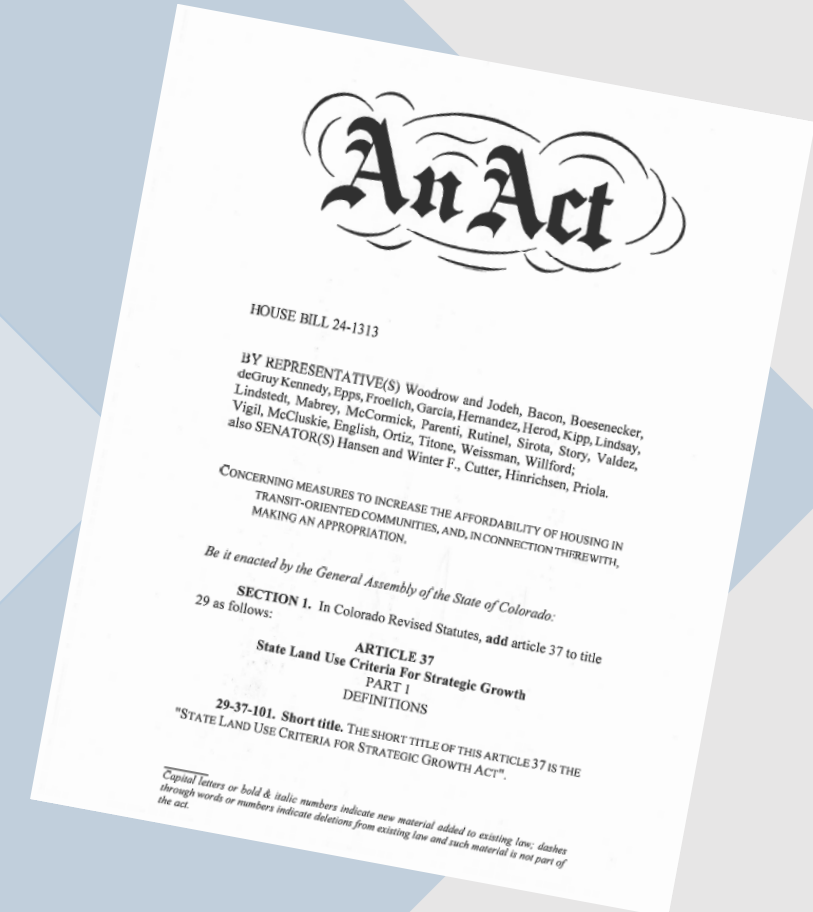


HB 24-1313 Background



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- Calculate **Housing Opportunity Goal** around transit stations and transit centers
- **Rezone areas within ¼ mile of transit** to allow for high density residential
- Create an **administrative approval process** for parcels 5 acres or smaller within transit areas
- Implement **affordability strategies** and **displacement mitigation strategies**





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Housing Opportunity Goal

Unincorporated Arapahoe County Housing Opportunity Goal (“HOG”)

24,463 HOG Requirement

5,287 Current zoned capacity

19,176 Housing Unit **Shortfall**



New Zoning Districts Added

MU – Mixed Use

R-MF – Residential Multifamily

Zoning District	Maximum Building Height	Minimum Density (dwelling units/acre)
R-MF	40 feet for single-family attached & duplexes; 55 feet for multi-family, 3+ units	13 – 35
MU	75 feet	35 – no limit



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Board Direction – Previous Study Sessions

February 11, 2025, and June 24, 2025

Three focus areas selected -

- Federal Boulevard Enclave
- Four Square Mile Area
- Dry Creek Light Rail Station



The map displays the Federal Enclave area in Denver, Colorado. The enclave is highlighted with a red hatched box and labeled with an arrow. The map shows various neighborhoods including Sheridan, Englewood, Cherry Hills Village, and Greenwood Village. Major roads such as Highway 285, Highway 85, and Highway 177 are visible. The map also includes a scale bar indicating 30 feet.

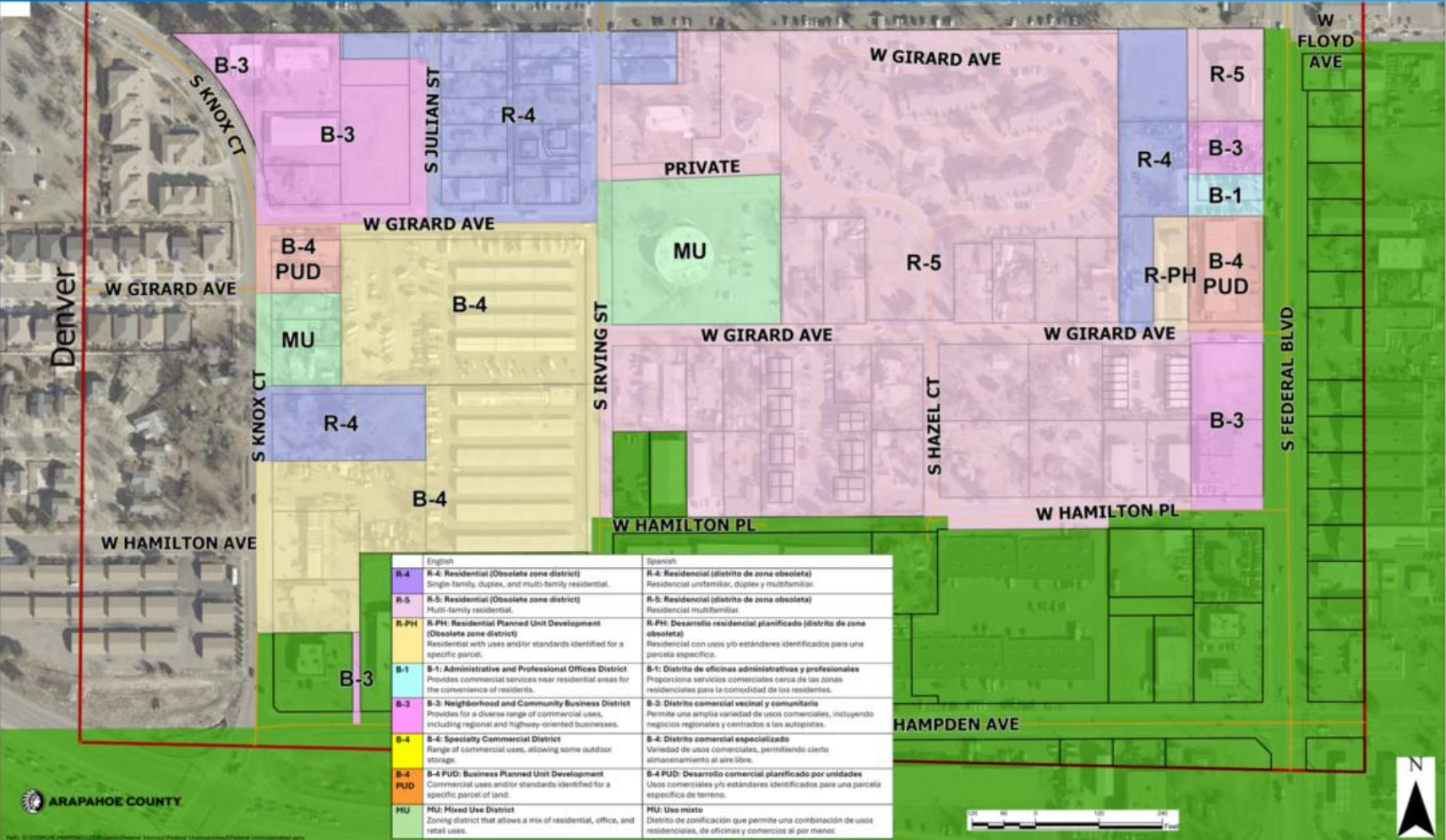


Federal Enclave



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Existing Zoning

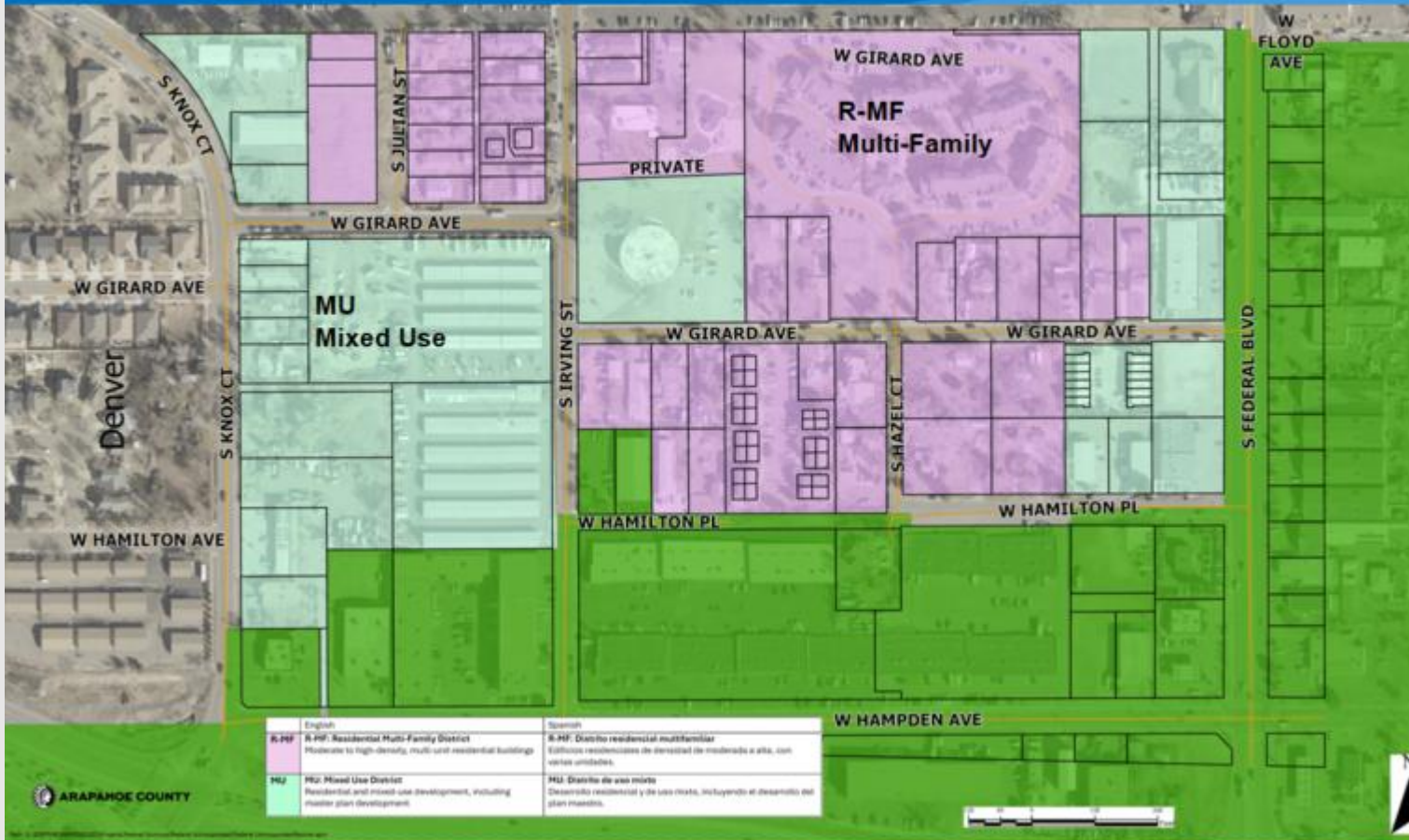


Federal Enclave



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Proposed Zoning



73 parcels rezoned to R-MF
650 dwelling units

39 parcels rezoned to MU
566 dwelling units

Density - What it looks like



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R-MF

13 – 35 dwelling units per acre





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Density: What it looks like

MU – Mixed Use

35 dwellings/acre, minimum

No maximum



35 units/acre



44 units/acre



50 units/acre



70 units/acre



Federal Enclave – Open Houses

- February 10, 2026
- July 9, 2026

Survey results

69% supportive or neutral

Housing preference

Townhomes and duplexes rather than apartment complexes

31% did not support rezoning

Primary concerns

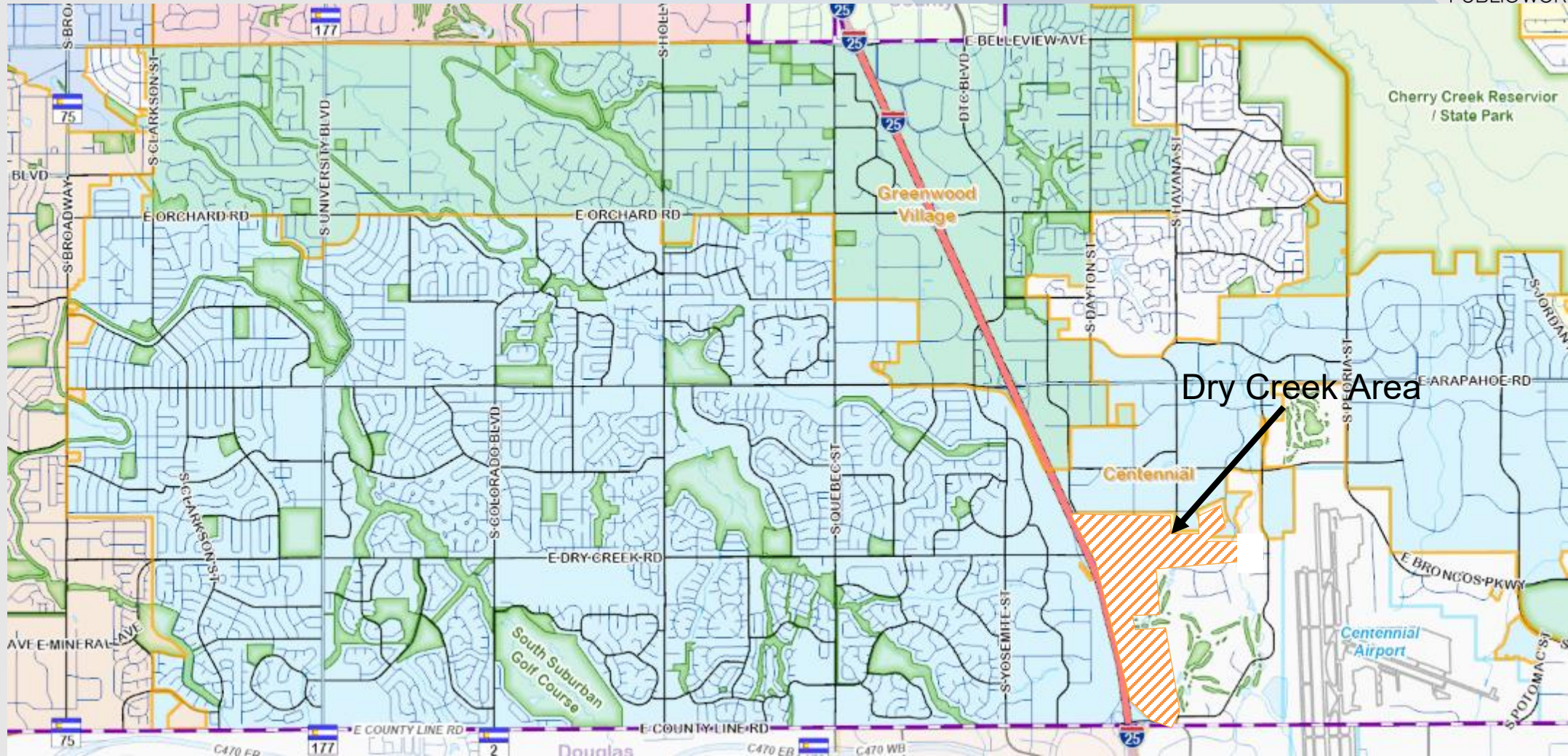
- Increased traffic
- Building height
- Parking issues
- Increased crime



Dry Creek Area



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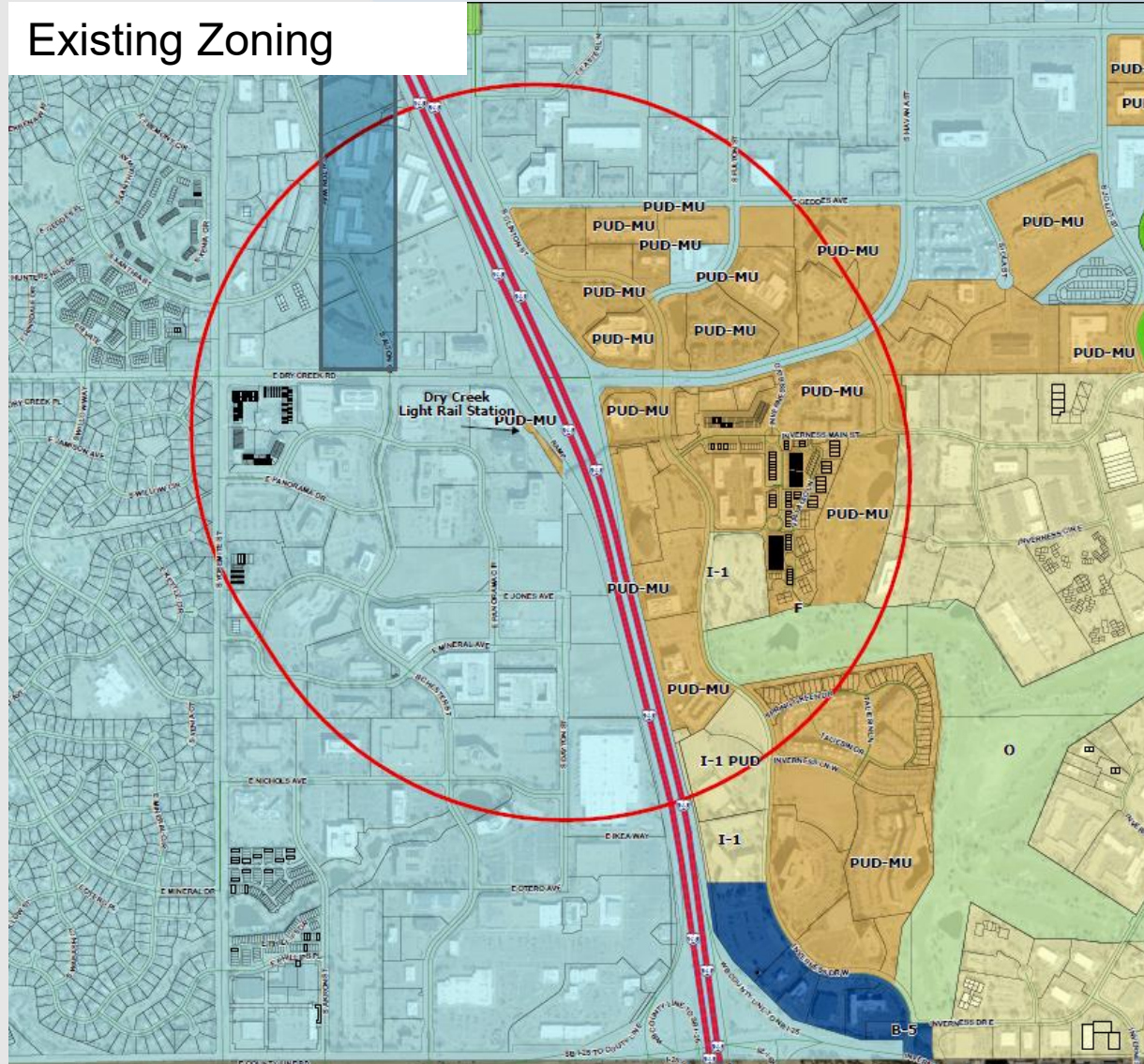


Dry Creek Area



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Existing Zoning



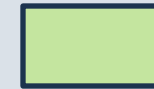
PUD-MU



I-1 - Industrial



B-5 Commercial



O - Open Space

Proposed Zoning

[illegible]

*Note – the density is calculated at 100 du/acre



Dry Creek – Open House



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May 6, 2026

Survey results

32% supportive or neutral

Housing preference

Townhomes and duplexes rather than apartment complexes

68% did not support rezoning

Primary concerns

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



Note:

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

Density – What it looks like



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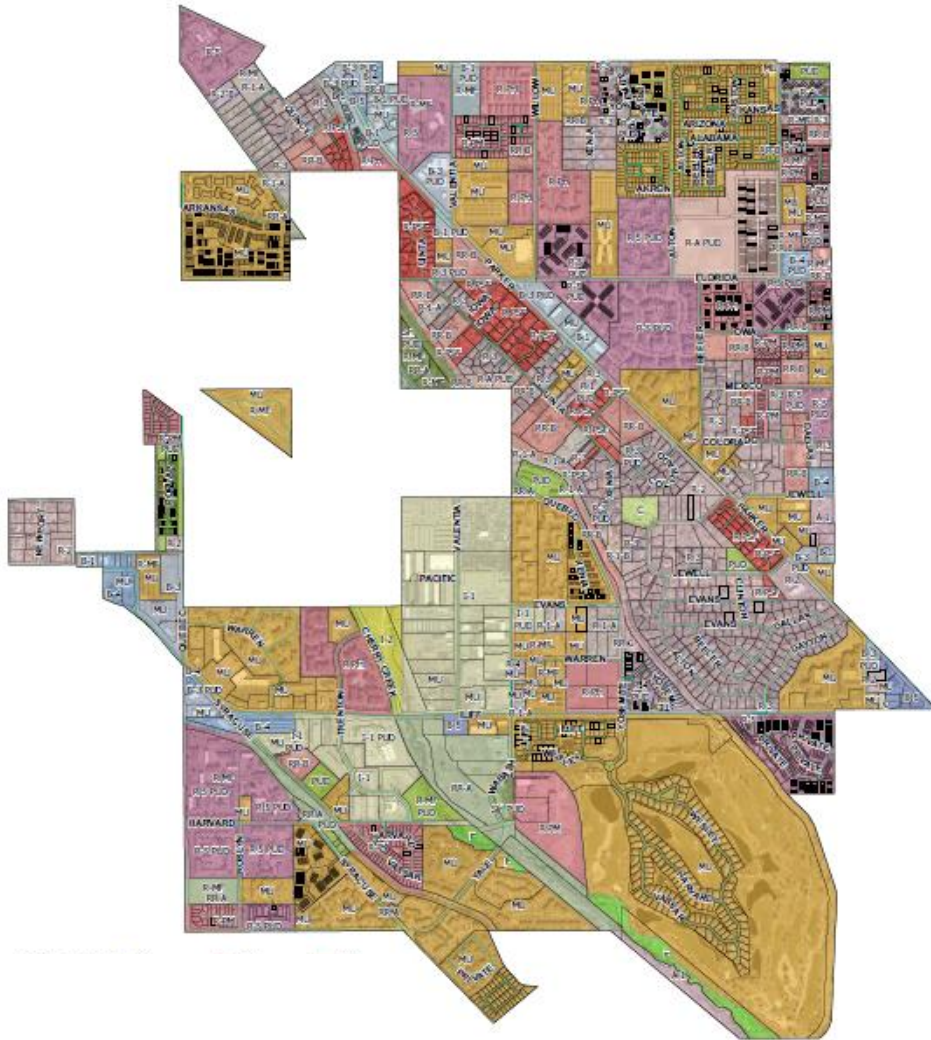
Yale Station Area

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

Four Square Mile



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Existing Zoning

A-1
B-1
B-1 PUD
B-3
B-3 PUD
B-4
B-4 PUD
B-5

C
F
I-1
I-1 PUD
I-2
MU
O
PUD
R-1 PUD
R-1-A

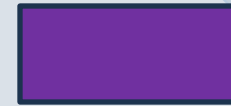
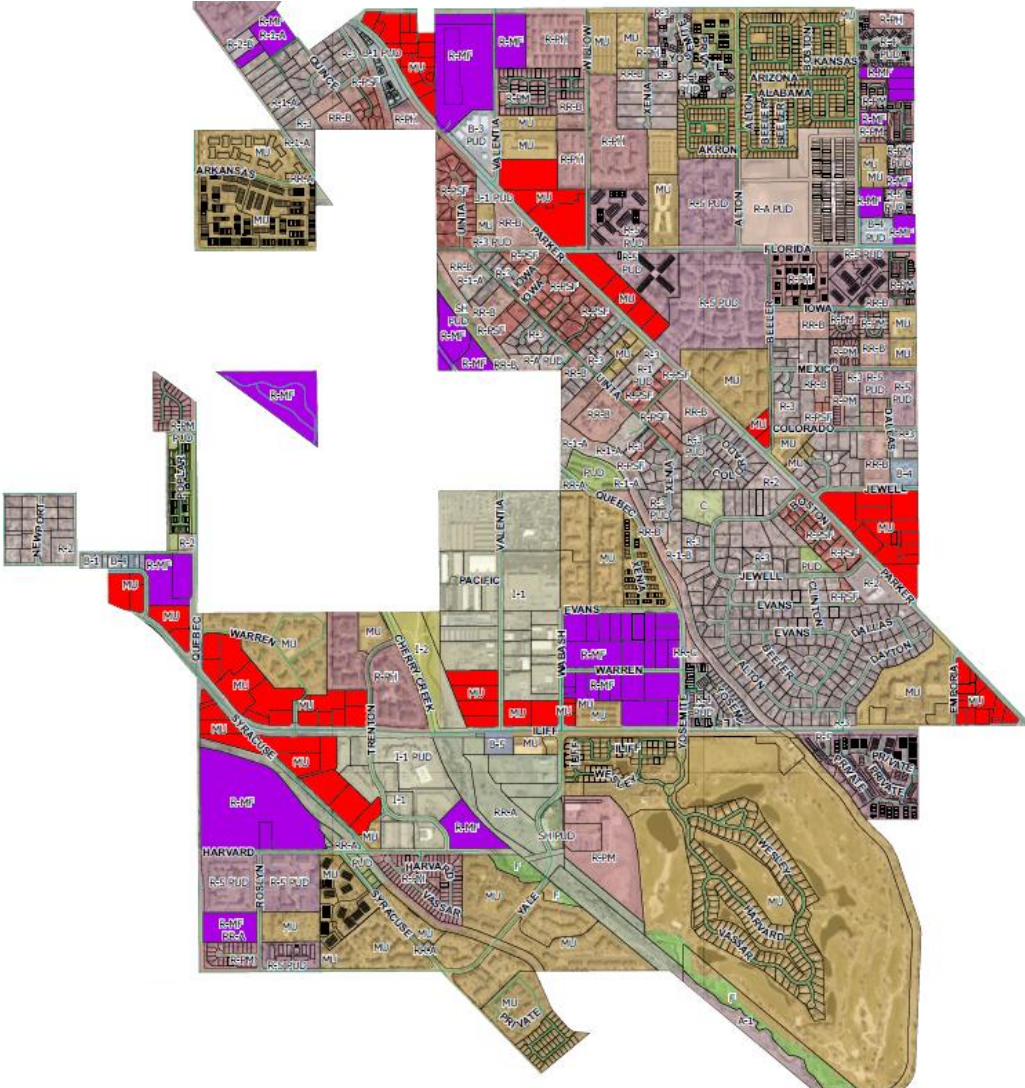
R-1-B
R-2
R-2-B
R-3
R-3 PUD
R-4
R-4 PUD
R-5
R-5 PUD
R-A PUD

R-PH
R-PM
R-PM PUD
R-PSF
RR-A
RR-B
RR-C
SH PUD

4 Sq Miile Parcels

Four Square Mile

Proposed Zoning



R-MF



MU

370 parcels to R-MF

96 parcels to MU

8,506 dwelling units



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Four Square Mile – Open House



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June 25, 2026

Survey results

92% supportive or neutral

Housing preference

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

7% did not support rezoning

Primary concerns

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





Density Calculation – Dry Creek



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



- Building Height: 4 stories, 55 feet, approx.
- 309 units
- 50 du/acre

Board Direction Requested



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Proposed rezoning results in 16,847 residential units
Shortfall of 2,329 units.

Options to Consider for Discussion

1. Submitting calculation of 35 du/acre for both R-MF and MU zoning districts
 - Estimated housing density shortfall of 2,329 dwelling units
2. Adding other unincorporated areas to proposed rezoning- Belleview Avenue
 - 4.394 acres results in 154 dwelling units
 - Estimated housing density shortfall
3. Increase the density calculation of the Dry Creek area from 35 to 100 dwelling units per acre
4. Create a new MU-X zoning district
 - Allow a 100' building height in the Dry Creek area
 - Change the density calculation to 140 du/acre
 - ❖ Consistent with existing PUD zoning which currently allows 120' height for office buildings
 - ❖ Could result in 38,107 dwellings total (8,009 units more than is yielded when density is increased to 100 du/acre)

Note:

County will also receive credit for 202 units of a recent housing development on Dayton near the Cherry Creek reservoir. These units will be added to the final housing count.

