

**ARAPAHOE COUNTY PLANNING COMMISSION**  
**STUDY SESSION**  
**December 2, 2025**  
**6:30 P.M.**

---

**SUBJECT: STRATEGIC GROWTH AND TRANSIT-ORIENTED COMMUNITIES**  
**SCHEDULE**

**JASON REYNOLDS, PLANNING DIVISION MANAGER**

---

**PURPOSE AND REQUEST**

To obtain input from the Planning Commission on the proposed schedule for two state-mandated planning efforts: strategic growth (SB24-174) and transit-oriented communities (HB24-1313).

**BACKGROUND**

In 2024, the legislature adopted several land use bills, including SB24-174 (Strategic Growth) and HB24-1313 (Transit-Oriented Communities). Both bills require affected local governments to complete planning processes by December 31, 2026. Arapahoe County is an affected local government for both bills.

**SB24-174 Strategic Growth**

The Strategic Growth statute requires affected local governments to incorporate both a water element and a strategic growth element into their Comprehensive Plans by the end of 2026. Arapahoe County's 2024 Water Study created a solid foundation for adding a water element to the plan. The Strategic Growth element is more complex and requires:

- A description of existing and potential policies and strategies to promote strategic growth and prevent sprawl.
- An analysis of potential development sites (vacant, partially vacant, underutilized, redevelopment, and new development sites) including an assessment of feasibility for development (i.e., infrastructure needs, transportation and public transit access, and public facilities and services needed). The benefits of infill development that limits sprawl and provides housing for all income levels are to be identified. Also, an analysis of greenfield sites with the needed infrastructure and the fiscal impact of providing infrastructure and services to these sites is to be developed.
- A description of existing and required transportation and other infrastructure, and public facilities and services needed to support these development sites.

**SB24-1313 Transit-Oriented Communities**

HB24-1313 requires communities to perform several analyses and deliver reports to Colorado Department of Local Affairs (DOLA). The general process includes:

- 1- Using DOLA's published map of Transit Areas, calculate a Housing Opportunity Goal for the jurisdiction. Transit Areas are parcels located one half mile from a light rail station and one quarter mile from certain bus routes. After removing Exempt Parcels such

as open space and industrially zoned areas, the resulting acreage is multiplied by 40 dwelling units per acre to arrive at the jurisdiction's Housing Opportunity Goal.

- 2- Each jurisdiction then identifies proposed Transit Centers to meet the Housing Opportunity Goal. We are not required to designate every Transit Area as a Transit Center but we do need to establish zoning that will achieve the Housing Opportunity Goal.
- 3- Establish a net housing density for each Transit Center. The density in Transit Centers must be between 15 and 500 dwelling units per acre; the total zoned units must meet or exceed the jurisdiction's Housing Opportunity Goal. The zoning must allow the community to meet its goal; the law does not require building those units.
- 4- Establish an administrative approval process for multi-family development projects on parcels smaller than five acres that are located within a Transit Center.
- 5- Implement affordability strategies identified in the law. From a menu of strategies, jurisdictions must implement two "standard affordability strategies" and one "long-term affordability strategy" (examples include establishing a density bonus for affordable housing and making a commitment for affordable housing under Proposition 123).
- 6- Implement at least two displacement mitigation strategies from a menu of options published by DOLA.
- 7- Submit a Final Transit-Oriented Communities Assessment Report to DOLA by December 31, 2026.

Arapahoe County submitted its Preliminary Transit-Oriented Communities Assessment Report to DOLA by the June 30, 2025 deadline. Based on our analysis, the Arapahoe County Housing Opportunity Goal is 24,463 zoned units. The Arapahoe County transit areas are zoned for approximately 5,287 units, so we must provide zoning that would allow an additional 19,176 housing units to meet the Housing Opportunity Goal.

## **DISCUSSION**

The attached schedule outlines proposed community engagement, project milestones, and planned adoption dates. As noted above, Arapahoe County must add a water component and strategic growth element to its Comprehensive Plan, and meet its Housing Opportunity Goal by December 31, 2026.

## **ACTION REQUESTED**

Staff welcomes comments and feedback on the proposed schedule, as well as any questions about the state requirements.

## **Attachment**

Strategic Growth and Transit-Oriented Communities Schedule