

# Housing Advisory Committee: Special Meeting: Transit Oriented Communities Study

**Date:** February 9, 2026

**Time:** 6:00PM to 7:30PM

**Location:** Anne Campbell Room, 1st Floor

**Address:** 8101 Ralston Road, Arvada, CO 80002, USA



# Begin Meeting - Pat Noonan, HAC Chair

Name	Present?		Present?
<b>Housing Advisory Committee Members</b>			
Pat Noonan - CHAIR		Andrew Heesacker	
Mindy Mohr – VICE CHAIR		Tim Rogers	
Alicia Duncan		Jake Victor	
Peter Kazura		Harrison Wilterdink	
<b>City Staff</b>			
Jessica Garner		Justine Eighmy	
Carrie Espinosa		Paul Donegan	
Sam Bradley		Chris Sandine	
Megan McCall		Rob Smetana	
<b>Consulting Team</b>		<b>DRCOG Team</b>	
Rebecca Leonard - Lionheart		Max Monk	
Christine Shine - Lionheart		Logan Cinimo	
Jainami Shah – LionHeart			
Mollie Fitzpatrick – Root Policy Research			

# HOUSING ADVISORY COMMITTEE MEETING for DRCOG Arvada Livable Centers

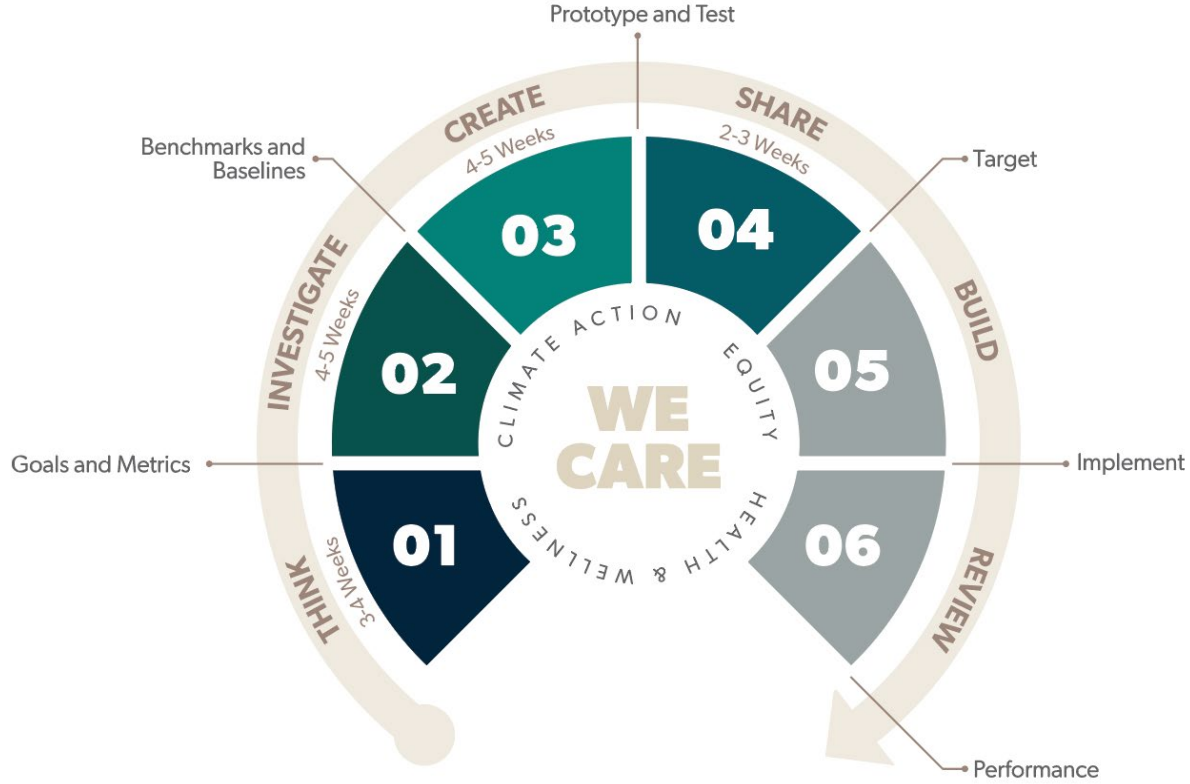
2/9/2026



# TEAM ORGANIZATION CHART



# LIONHEART PROCESS



# SCHEDULE



## VISION | PROJECT DRAFT VISION

- In-depth evaluation of existing and future housing needs, land use patterns, and housing type diversity in key transit-oriented areas of the city.
- This study aims to understand the housing dynamics in these transit hubs and corridors, focusing on creating diverse, affordable, and attainable and sustainable housing options accessible to all residents.
- The study will provide actionable recommendations for future development in alignment with the city's goals for inclusive and transit-oriented growth.

**This study evaluates existing and future housing needs, land use patterns, and housing type diversity within key transit-oriented areas of Arvada, with a focus on supporting diverse, affordable, attainable, and sustainable housing options accessible to all residents.**

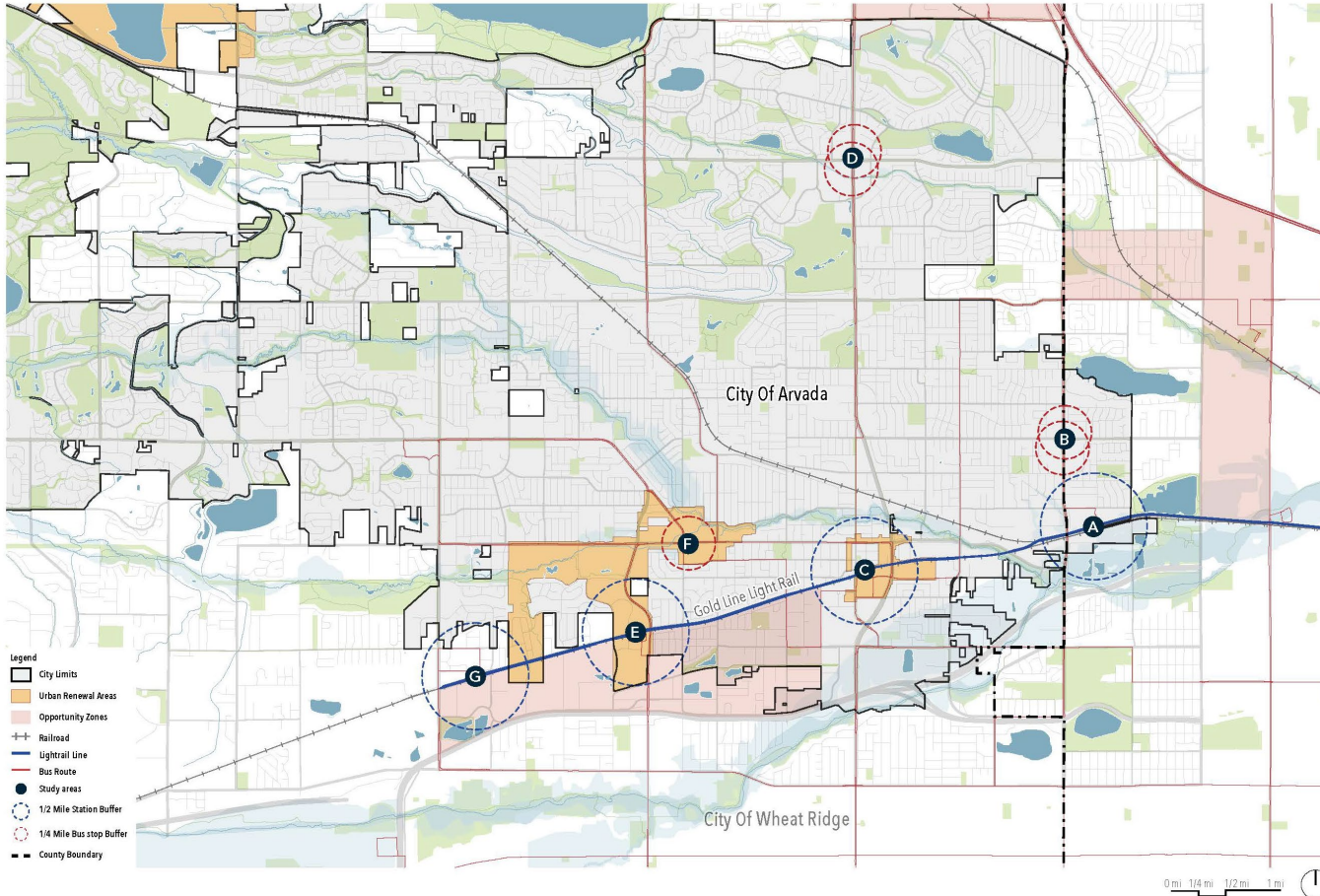
**It will provide actionable recommendations to guide future development in alignment with the City's goals for inclusive and transit-oriented growth.**

## GOALS | PROJECT DRAFT GOALS

1. Analyze existing land use, density, housing types, and housing needs within key transit-oriented areas.
2. Assess and forecast future housing demand through a housing needs assessment and economic/market feasibility study grounded in market realities.
3. Engage the community through an inclusive, community-driven process that ensures voices from all sectors shape outcomes.
4. Develop clear land use and housing strategies that guide future development and support housing diversification, affordability, livability, and transit access.
5. Recommend land use and housing policy and regulatory updates that build upon and supplement the City's existing housing assessments and strategic plans.
6. Support the City's broader housing and economic development goals by providing data and recommendations that advance affordability, anti-displacement efforts, sustainable growth, and the integration of housing, transportation, and community livability.
7. Providing data and recommendations that advance affordability, anti-displacement efforts, sustainable growth, and the integration of housing, transportation, and community livability



# STUDY AREA



- A. 60th/Sheridan-Arvada Gold Strike Station
- B. Sheridan Blvd & W 64<sup>th</sup> Ave
- C. Olde Town Arvada Station
- D. Wadsworth Blvd & W 80thAve
- E. Arvada Ridge Station
- F. Independence St & Ralston Rd
- G. Wheat Ridge/Ward Road Station

# PAST AND CURRENT PLANNING EFFORTS

- Arvada Housing Needs Assessment (2024),
- DRCOG Regional Housing Needs Assessment and Dashboard (2024);
- Arvada Housing Strategic Plan (2024);
- Arvada Housing Authority Annual Report (2024);
- Arvada Residential Anti-Displacement and Relocation Assistance Plan;
- Comprehensive Plan (2014),
- Arvada City Council Strategic Plan: Housing Section;
- Wheat Ridge Affordable Housing Strategy (2023),
- Subarea and corridor plans



## FOUNDATIONAL RELATED STUDIES

- Production and Affordability Needs
- Developer perspectives
- Housing vision and strategies

## Key Building Blocks

# VISION | Comprehensive Plan and Housing Strategy

## **Comp Plan land use & Redevelopment Goals:**

- Coordinate Arvada’s planning internally and with that of adjacent jurisdictions and the Denver Regional Council of Governments.
- Plan for a balanced mix of commercial and residential land uses in Arvada.
- Encourage development of transit-supportive, higher-density, mixed-use, pedestrian-oriented areas.
- Promote mixed-use, transit-oriented development.
- Designate and promote redevelopment and infill to generate economic revitalization, improve physical conditions, and provide an appropriate mix of quality housing choices.

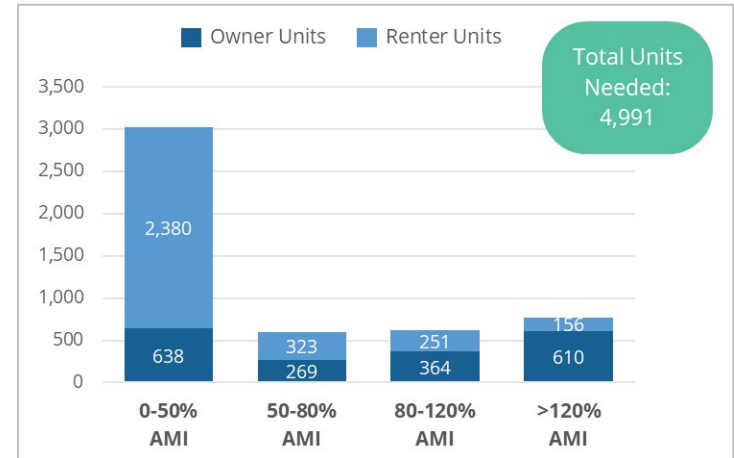
## **Housing Goals (Strategic Plan):**

- Increase Affordable Housing inventory by 3% per year—139 units annually from the current baseline—in compliance with the City’s commitment with State Proposition 123 funding. (Affordable is defined a 60% of AMI for rental units and 100% of AMI for for-sale units).
- Increase production of housing that expands price-point and product diversity in Arvada, including multifamily and “missing middle” products (e.g., du-/ tri-/quad-plexes and townhomes) that tend to have more attainable price-points.

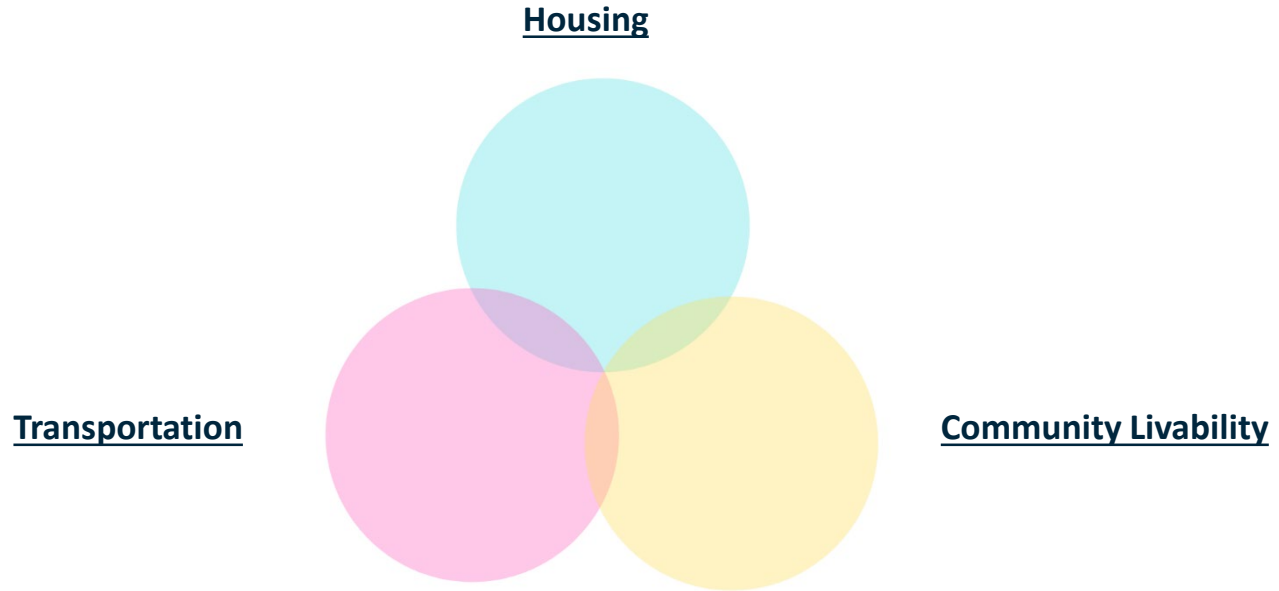
# NEEDS | Leveraging Livable Centers to help address citywide needs

- HNA identifies rental units needed below 50% AMI; for-sale needs for homes priced below \$350,000; and more housing diversity
- DRCOG HNA dashboard projects a 10-year housing production need for nearly 5,000 units – with a high proportion needed below 50% AMI

<i>Top Needs – 2020 Study</i>		<i>Updates – 2024</i>
<b>7</b> Additional affordable rentals (or rental assistance), specifically for residents earning less than \$35,000.	➔	Rental affordability gap increased from 2,275 units to 2,790 units.
<b>2</b> Starter homes and family homes priced near or below \$300,000.	➔	Acute need now goes up to \$350,000 and market continues to undersupply homes up to \$450,000.
<b>3</b> Increased diversity in housing stock with a focus on “missing middle” ownership options and product types attractive to aging seniors.	➔	Increased diversity still a need to accommodate priority housing types (based on survey results). Survey also indicates a need for programs that improve housing stability.



# Existing Conditions Mapping Parameters

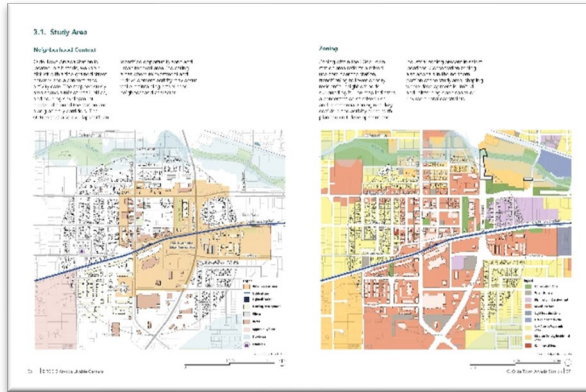


# Existing Conditions Mapping Parameters

## Study Area

Neighborhood Context

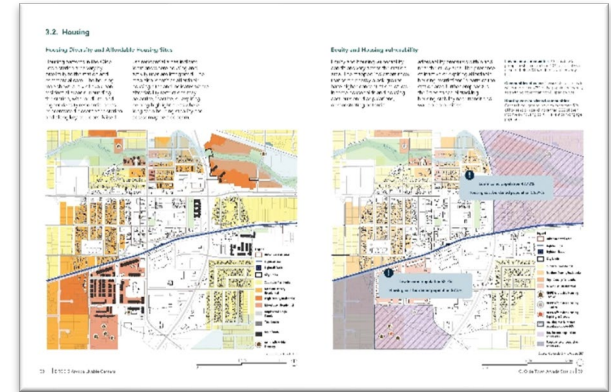
Zoning



## Housing

Housing Diversity and Affordable Housing Sites

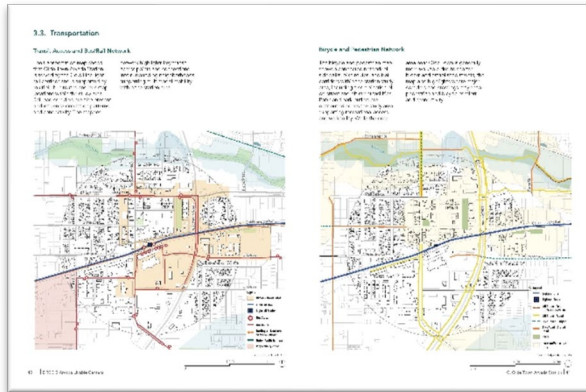
Equity and Housing vulnerability



## Transportation

Transit Access and Bus/Rail Network

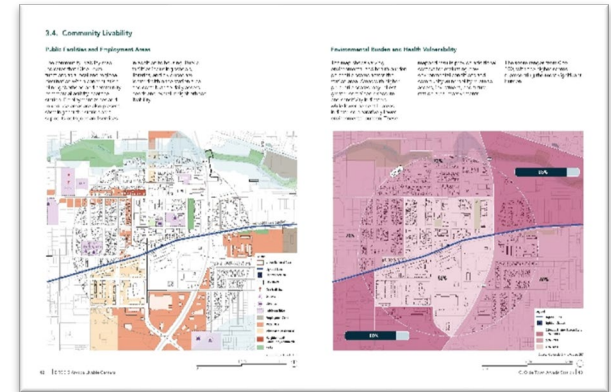
Bicycle and Pedestrian Network



## Community Livability

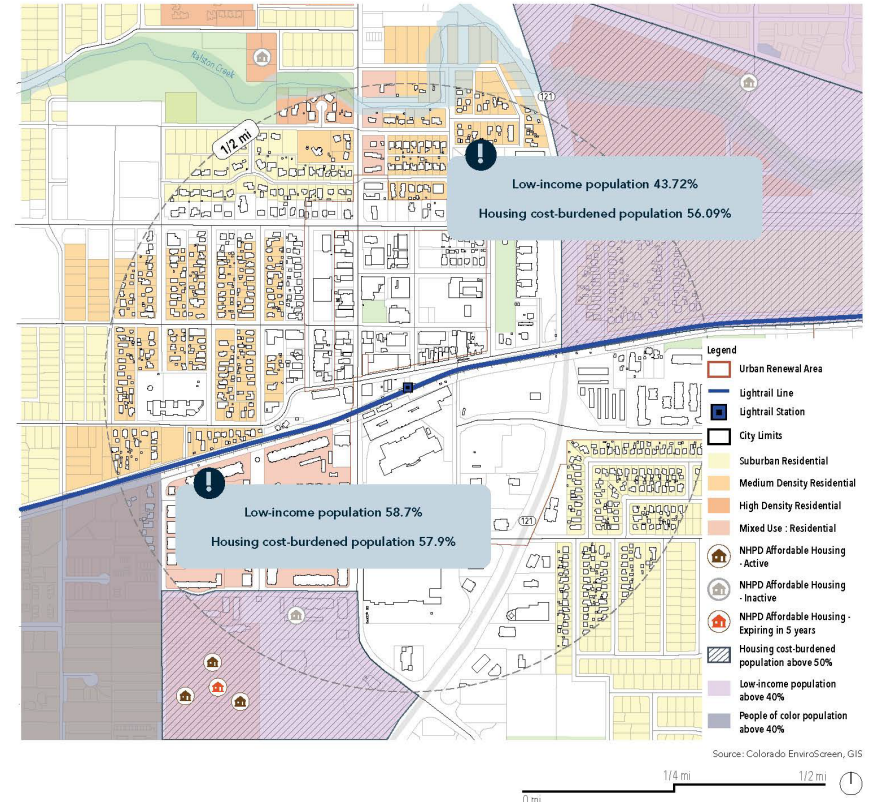
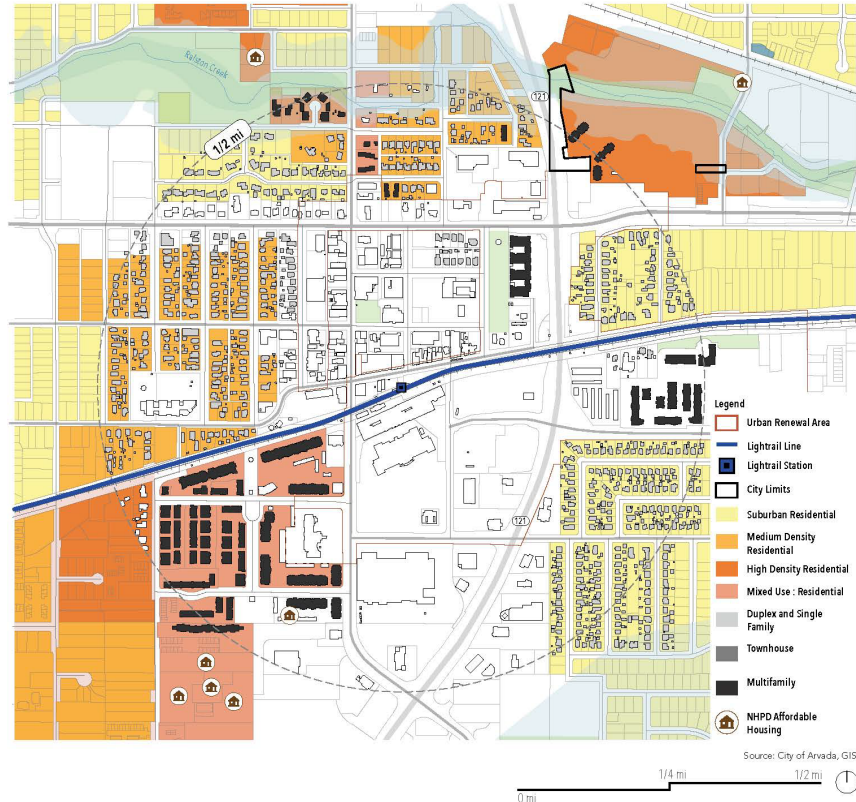
Public Facilities and Employment Areas

Environmental Burden and Health Vulnerability



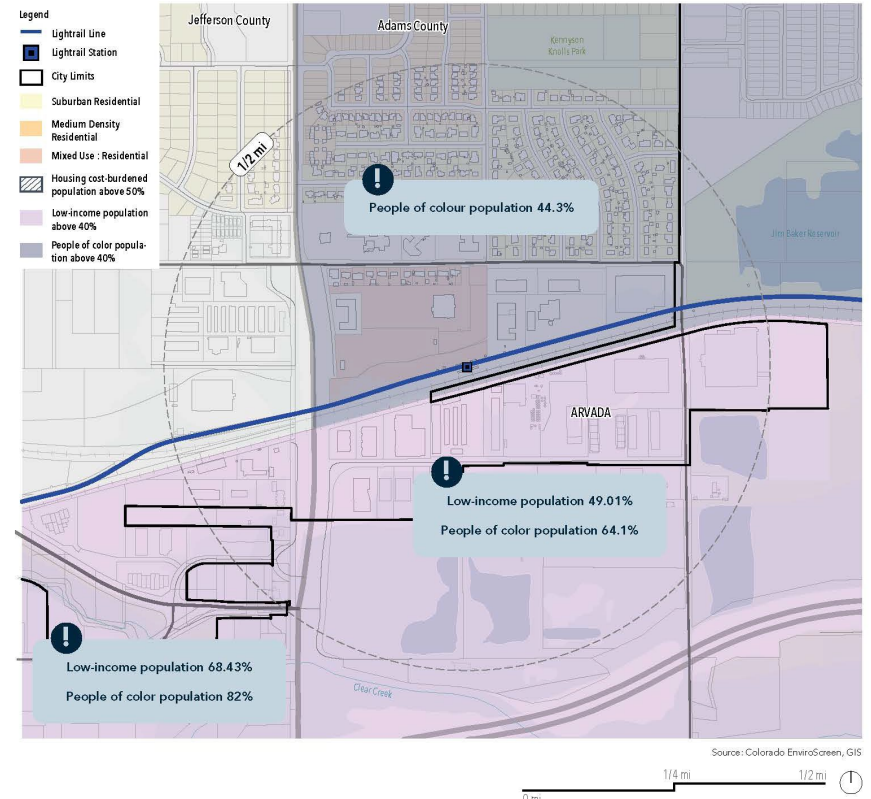
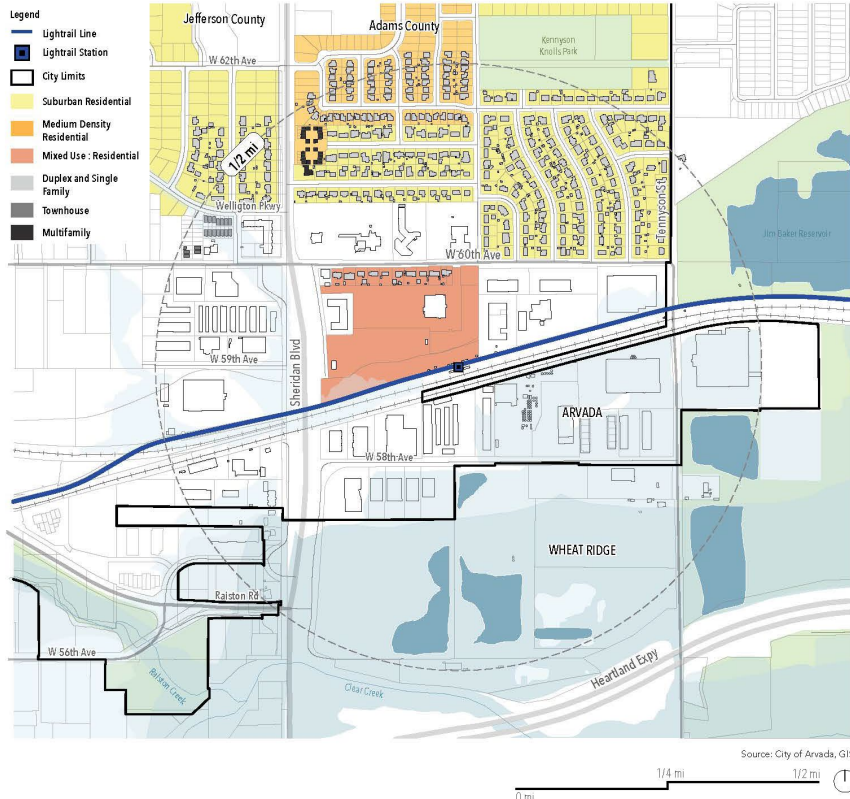
# Olde Town Arvada Station

An established, TOD-ready environment with a strong mix of uses, walkability, and existing multifamily housing. The area already functions as a residential and employment center but faces pressure related to affordability, parking, and displacement. Growth opportunities are more incremental and require careful balancing of preservation and infill.



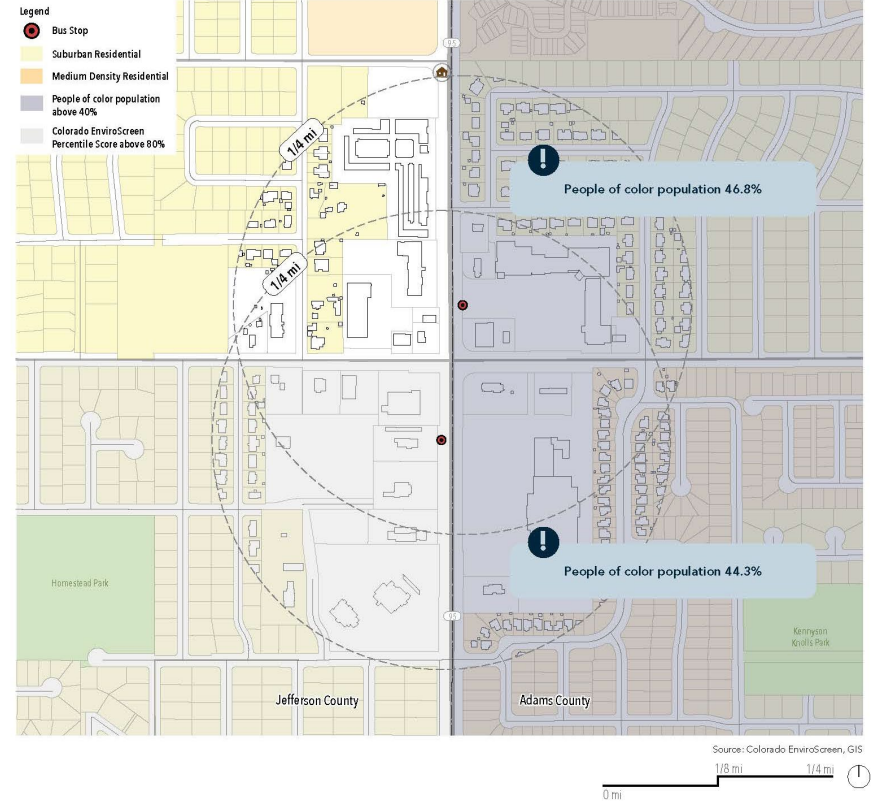
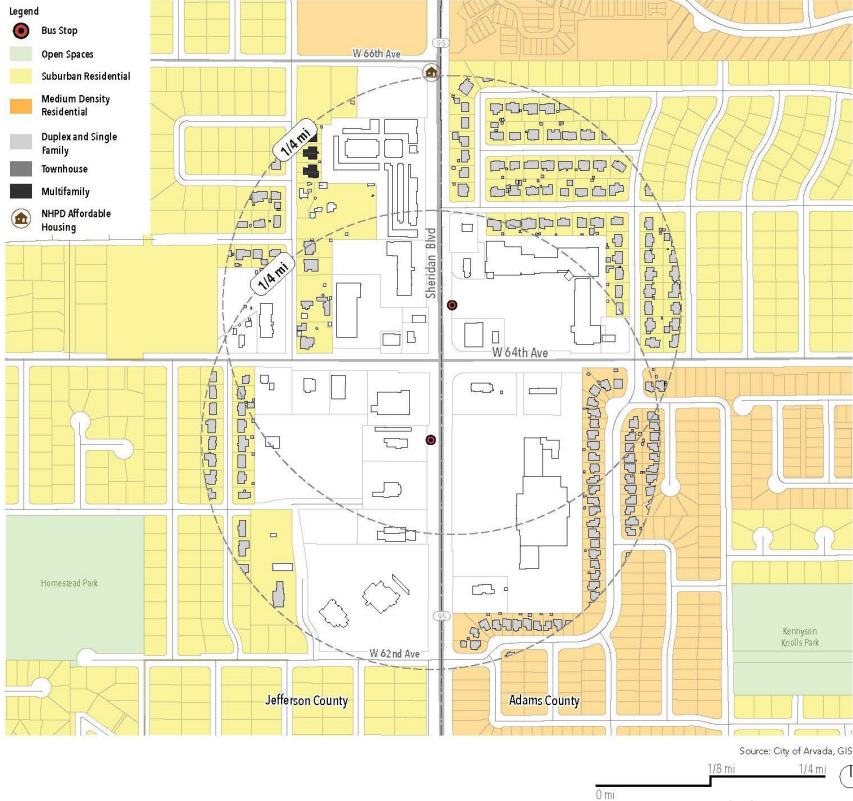
# Gold Strike Station

A largely auto-oriented station area with significant redevelopment opportunity on underutilized parcels. Existing land uses include commercial and light industrial, with limited residential presence near the station. Strong regional access contrasts with weaker walkability and limited housing diversity, indicating potential for future mixed-use and housing introduction if access and connectivity improve.



# Sheridan Blvd & W 64th Ave

A north-south arterial corridor station characterized by strong regional access and significant roadway barriers. Surrounding land uses shift between commercial frontage and nearby residential neighborhoods. While housing exists within the station area, access challenges and corridor conditions limit walkability and highlight the importance of first/last-mile improvements alongside any housing strategy.

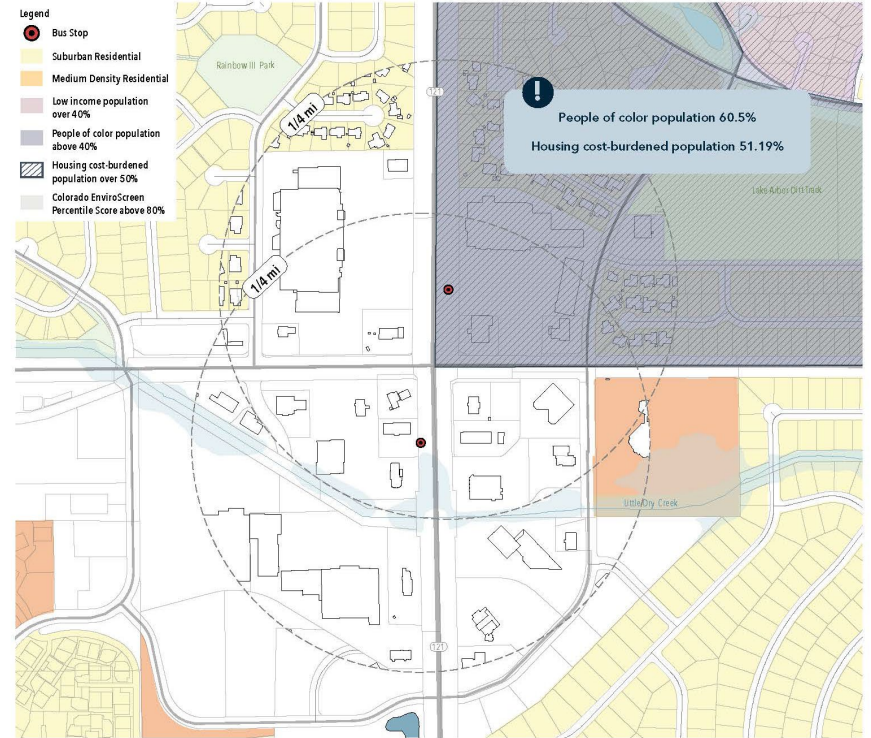


# Wadsworth Blvd & W 80th Ave

A high-capacity arterial environment dominated by commercial uses and surrounding low-density neighborhoods. Housing options within the station walkshed are limited and primarily suburban in character. While equity and vulnerability indicators are present, they are generally lower than at other sites, suggesting a need to focus on access, diversification, and incremental housing opportunity rather than displacement mitigation alone.



Source: City of Arvada, GIS

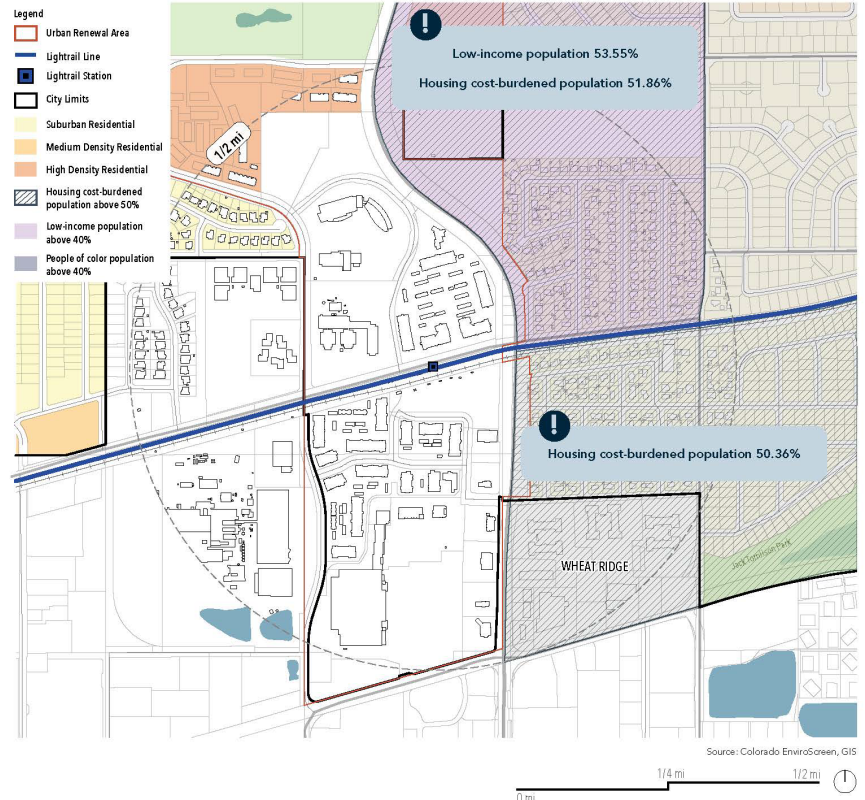


Source: Colorado EnviroScreen, GIS



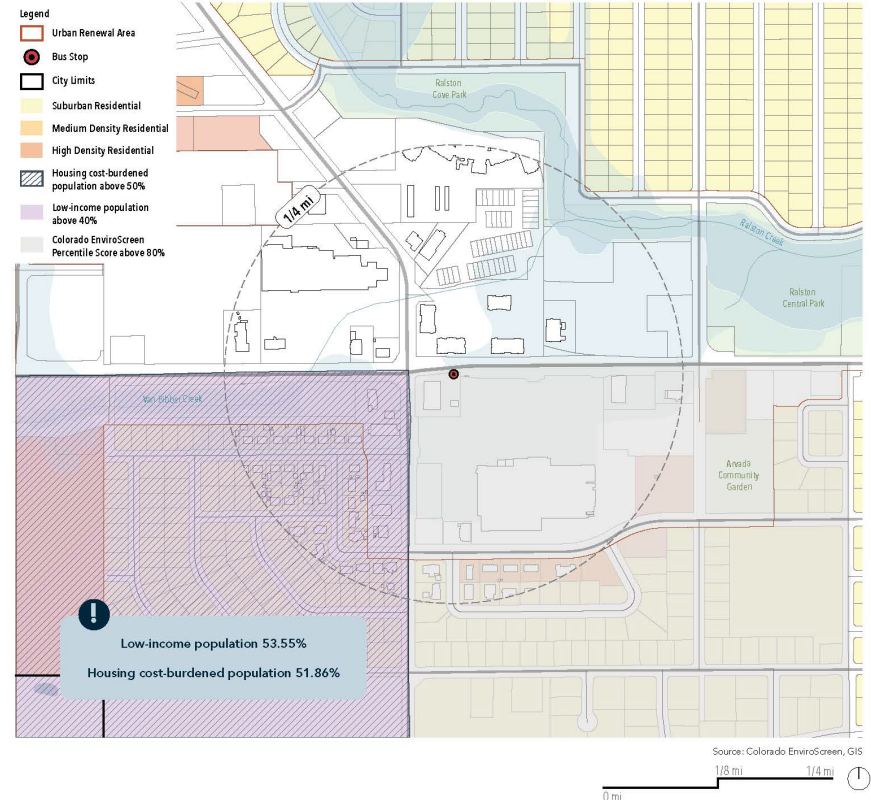
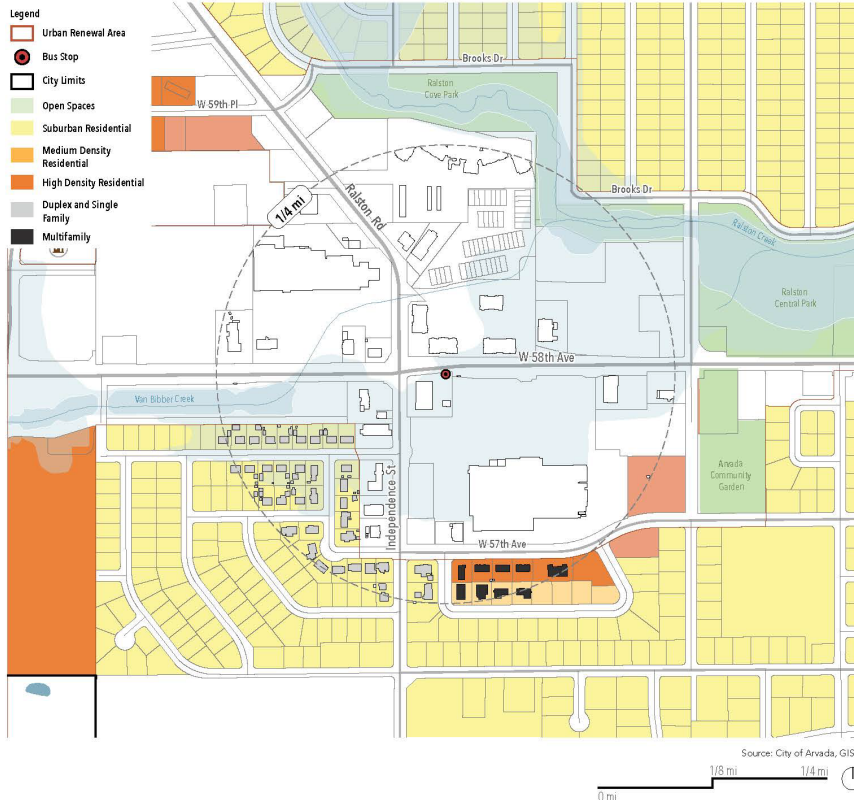
# Arvada Ridge Station

A transitional station area between residential neighborhoods and regional corridors. Housing is primarily low-density with limited multifamily pockets near the station. While transit access is strong, pedestrian and bicycle connectivity varies, and existing land use patterns suggest moderate potential for incremental density and housing diversification



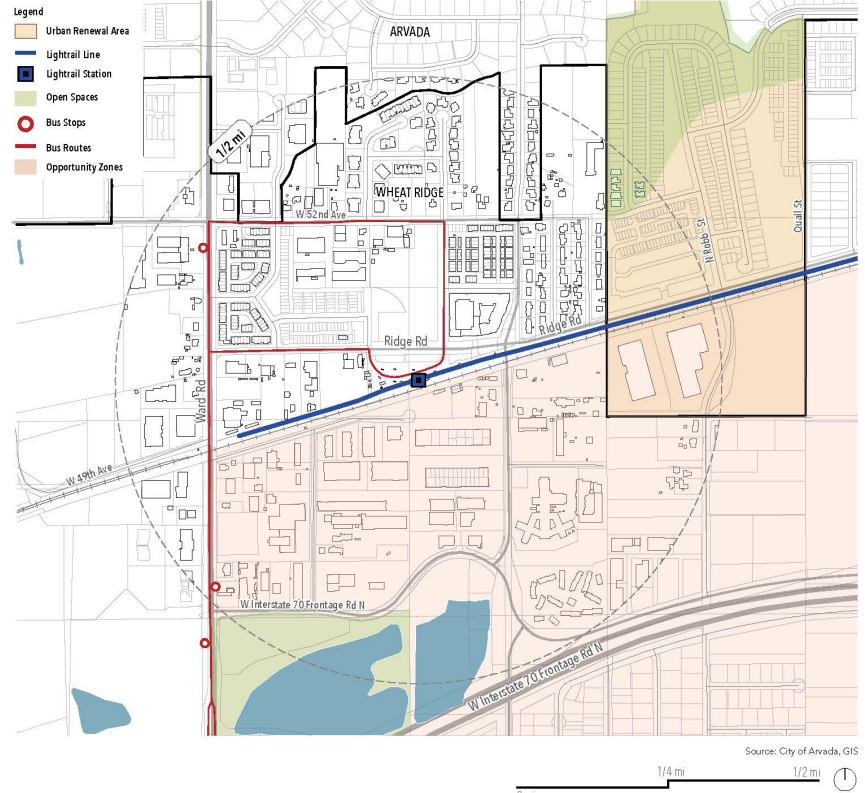
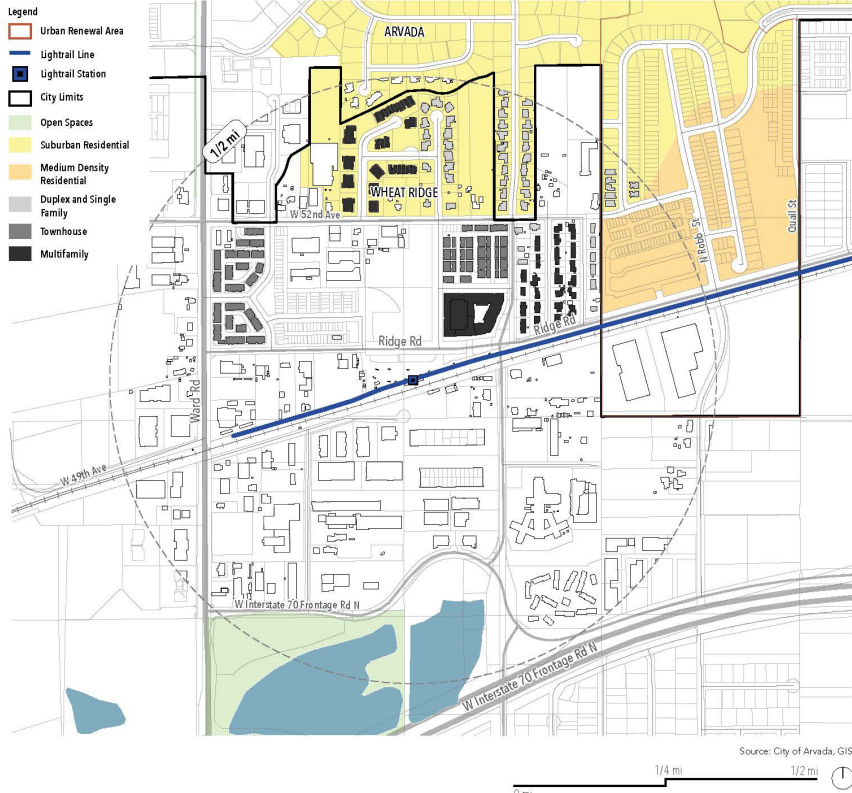
# W 58th Ave & Independence St

A bus-oriented transit node embedded in a mixed-use commercial corridor with adjacent residential areas. Housing diversity is limited, and affordability pressures are evident among nearby residents. Pedestrian safety, intersection conditions, and connectivity across the corridor strongly shape the lived experience and influence the feasibility of transit-supportive housing.




# Wheat Ridge / Ward Road Station

A corridor-oriented station with regional access and adjacent residential neighborhoods. Land uses are influenced by arterial roadway patterns, with commercial and service uses along the corridor and lower-density housing nearby. Walkability and safe crossings are key constraints, and housing growth potential is shaped by access challenges rather than land availability alone.

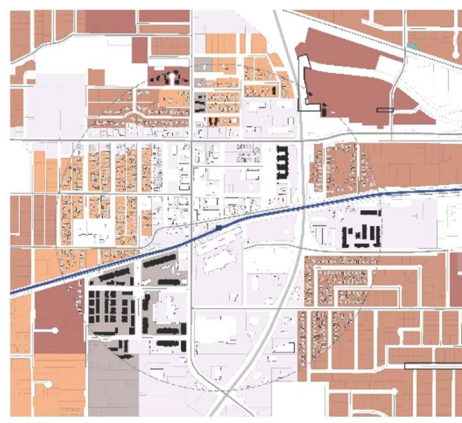


# “Go-to-them” Events

## ARVADA CITY LIVABLE CENTER STUDY AREA



### HOUSING NEEDS AND AFFORDABILITY - OLDE TOWN ARVADA NEIGHBORHOOD



AFFORDABLE HOUSING IS ESSENTIAL FOR A THRIVING COMMUNITY. WE WANT TO ENSURE EVERYONE HAS ACCESS TO SAFE, AFFORDABLE HOMES.

Arvada's Comprehensive Plan, the common blueprint for how we'd like to grow, sets the framework for how to best use land and our public facilities. What types of homes do you think are most needed in your station area?

Place a dot by the top two housing types that you want to see in this station area.

Trio Homes (5500 SF)	Triplexes	Townhomes	Apartments (1 to 3 bedrooms)	Apartments (4+ bedrooms)	Add Other

**Future Land Use (2014 Comprehensive Plan)**


- HIGH DENSITY RESIDENTIAL (medium to high density, medium to high density)
- MEDIUM DENSITY RESIDENTIAL (medium density, medium density)
- SUBURBAN RESIDENTIAL (medium density, medium density)
- MIXED USE RESIDENTIAL EMPHASIS (medium density, medium density)
- MIX USE

**Existing Housing Type**

- MULTI-FAMILY
- OTHER EXISTING SINGLE-FAMILY
- NON-RESIDENTIAL

ROOT POLICY | Adams | LIONHEART

## ARVADA CITY LIVABLE CENTER STUDY AREA



### COMMUNITY PRIORITIES - OLDE TOWN ARVADA NEIGHBORHOOD

WE WANT TO BALANCE NEIGHBORHOOD NEEDS WITH COMMUNITY PRIORITIES. WHAT MATTERS MOST TO YOU?

Instructions: Place dots by your top two choices.

**QUESTION 1**  
How do we make housing more available for everyone?

**Increase affordable housing options**  
Build more affordable housing units for low- and moderate-income families.

**Support first-time homebuyers**  
Provide down payment assistance, help with credit, or other first-time homebuyer options.

**Encourage diverse housing types**  
Encourage "mixing" into existing blocks, townhomes, and small apartment buildings.

**Reduce development costs**  
Offer incentives to reduce parking requirements or streamline approval processes for affordable housing projects.

**Preserve existing affordable housing**  
Encourage more rental housing and preservation with existing affordable apartments.

**Other:** \_\_\_\_\_

**QUESTION 2**  
What services are most important for low-income families and individuals in your community?

**Rental assistance programs**  
Help with monthly rent payments or other types of costs.

**Affordable childcare services**  
Use flexible childcare programs for working parents.

**Mental health and counseling services**  
Provide access to mental health support and counseling for families in need.




**Job and skill development programs**  
We offer development programs to help individuals find stable employment.

**Emergency housing**  
Establish a program to offer emergency services for those in need of sheltering, homelessness.




**Other:** \_\_\_\_\_

**QUESTION 3**  
What do you love about your neighborhood? How can we create new housing opportunities while maintaining what you love about your neighborhood? Add a drawing or photo.

Instructions: Place dots by your two favorite landmarks or in the blank.

Older Town Arvada Historic District | Older Town Arvada | Arvada Older Town Water Tower






Arvada Rec 100 Museum | Arvada's Victory House | Older Town Square

ROOT POLICY | Adams | LIONHEART

# “Go-to-them” Events

## ARVADA CITY LIVABLE CENTER STUDY AREA








### DISPLACEMENT AND STABILITY

WE WANT TO PREVENT DISPLACEMENT AND HELP RESIDENTS STAY IN THEIR HOMES AND NEIGHBORHOODS.

**INSTRUCTIONS:** Please circle on your top five choices.






**QUESTION 1**  
What challenge do you, or someone you know, face in staying in your home or neighborhood?

-  **Rising housing costs**  
 Renting, buying a home, or mortgage due to increased prices.
-  **Lack of affordable housing options**  
 Limited availability of affordable rental units or homes for purchase.
-  **Poor housing conditions**  
 Dampness, mold, pest infestation, lead paint, asbestos, mold, or other health issues.
-  **Displacement due to rent increases or eviction**  
 Being forced to move because of rent increases or eviction.
-  **Accessibility challenges for seniors or people with disabilities**  
 Inaccessibility of public transit, sidewalks, or other transportation.


**Other:** \_\_\_\_\_

**INSTRUCTIONS:** Please circle on your top two choices.


**QUESTION 2**  
What types of services would be most valuable to you in your home?

-  **Rental assistance**  
 Financial help to cover monthly rent payments.
-  **Property tax relief**  
 Reduced property taxes for homeowners facing financial difficulty.
-  **Legal assistance**  
 Help with tenant or eviction case resolution.
-  **Home repair grants**  
 Funding for critical repairs or water, mold, or structural issues.
-  **Down payment assistance**  
 Financial support for down payment transitioning to homeownership.

**Other:** \_\_\_\_\_



## ARVADA CITY LIVABLE CENTER STUDY AREA





### LISTENING STATION


**YOUR VOICE MATTERS!**  
HELP US UNDERSTAND YOUR NEEDS AND PRIORITIES.

**QUESTIONS**

What types of housing do you think are most needed in your neighborhood?  
 What services would be most commonly used in a community?  
 What are the biggest challenges in finding or keeping housing?  
 What do you love about your neighborhood? What would you like to see improved?







Fill out your housing story sheet by visiting our website.

# Q&A

## Next Steps

### **TASK 2 INVESTIGATE**

- Community Dialogue #1 Outreach Summary
- Finalize Housing Market Study and Economic Conditions Analysis Report
  - Determine the scale and type of housing most needed in each transit area
  - Pair housing demand projections with displacement risk analysis
  - Document preliminary opportunities for increasing housing diversity, preserving naturally occurring affordable housing (NOAH), and supporting long-term affordability through policy, incentive, and programmatic tools.

### **TASK 3: CREATE**

- Land Use and Housing Strategy Report
- DOLA Menu Strategy Documentation (Affordability + Displacement)
- Implementation Action Plan
- Community Dialogue #2 Outreach Content, Presentation Materials, and Summary

