

City of Arvada

Planning Commission Agenda

SEPTEMBER 16, 2026
CITY COUNCIL CHAMBERS
Regular Business

Commission Members:

Tim Knapp
Brandon Figliolino
Tom Alijinovich
Eric Doner
Andrew Gay
Derek Hammer
Miriam McGilvray

Staff Members Usually Present:

Jessica Garner, Dir. of Community and Econ Development
Kelsy Sargent, Senior Assistant City Attorney
Rob Smetana, Planning Manager
Don Oliphant, Manager of Development Engineering
Josie Suk, Dep. Dir. of Community and Econ Development
Heidi Van Gieson, Administrative Specialist
Dixielee Rodriguez, Administrative Specialist

Info: 720-898-7435

The meeting will include an open comment period where participants will have three minutes to provide comments to the Commission. Members of the public who wish to provide public comment on any agenda item or during general public comment should go to www.arvada.org/PLNCOMMISSION for information about how to participate. If any member of the public wishes to submit written comment regarding the item on the agenda, you may submit comments in writing via email to the Planning Department at cedboardsandcommission@arvada.org. Comments must be received no later than 5 p.m. the day before the meeting. All timely comments submitted will be presented to the Planning Commission. Please contact Josie Suk with any questions at 720-898-7627.

PLANNING COMMISSION MEETING 6:15 PM

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL OF MEMBERS
4. APPROVAL OF MINUTES
 - A. Approval of August 19, 2026, Meeting Minutes
5. GENERAL BUSINESS
6. REPORTS
7. PETITIONS & COMMUNICATIONS
8. PUBLIC HEARINGS

- A. Conditional Use for Hibernia Gold Strike Apartments DA2025-0082, to allow development of a mixed-use multi-family building, a 3.47-acre parcel of land approximately located at 4800 W 60th Ave.

9. OTHER ITEMS

10. ADJOURN



SUMMARY MINUTES OF PLANNING COMMISSION ACTION HELD
AUGUST 19 , 2026

Planning Commission meeting minutes are not an exact transcript and represent key points and the basis of discussion.

1. CALLED MEETING TO ORDER– By Tim Knapp at 6:13 P.M.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL OF MEMBERS

Those present: Andrew Gay, Brandon Figliolino, Tom Aljinovich, Eric Doner, Derek Hammer, Miriam McGilvray, Tim Knapp

THOSE ABSENT

NONE

ALSO PRESENT: Rob Smetana, City Planning Manager; Jessica Garner, Director of Community and Economic Development; Kelsy Sargent, Sr. Ass't. City Attorney; Rozalynne Thompson, Principle Planner; Heidi Van Gieson, Development Technician

4. APPROVAL OF MINUTES

August 5, 2026. The minutes stand approved as printed with the following corrections:

Mr. Gay stated that at the bottom of page three, was there a significant cost savings by locating the arvada in proximity to the denver water site and the answer is yes.

motion for approve minutes

Those voting Yes: McGilvray, Hammer, Aljinovich, Doner, Gay, Knapp, Figliolino

Those voting No: None

Those absent:

The motion carried: 7-0

5. GENERAL BUSINESS

NONE

6. REPORTS

None

7. PUBLIC COMMENT

There being no one wishing to speak. Public Comment was closed.

8. PUBLIC HEARINGS

8.A. Land Development Code Zoning Test Amendments Related to Proposition 123

Mr. Knapp opened the public hearing.

Mr. Knapp asked if all of the required documents were in order.

Rozalynne Thompson stated the publication was published in the Arvada Press

Ms. Thompson presented the project

The item before you is proposed LDC Amendments to implement a fast-track process review process under Proposition 123.

Staff presented this item at a study session with City Council on May 26th and the proposed amendments for your consideration are a product of feedback given by council, the statutory requirements of Proposition 123, and guidance on the fast-track review process

To remain eligible for Proposition 123 funding, jurisdictions must implement an expedited review process or the fast-track review process as it is called, for eligible projects.

Eligible projects include housing developments or mixed-use developments that have 50% or more units as affordable housing.

The Fast-Track Review Process must ensure that a final decision is rendered on an eligible project within 90 calendar days of acceptance of a complete application

Jurisdictions must demonstrate that their Fast-Track review process has been implemented by December 31, 2026

Except for the missed-use zoning districts, the MXS, MXT and MXU zoning districts, housing projects generally eligible for Proposition 123 funding are permitted by right of the LDC (Land Development Code)

Housing projects proposed in the mixed-use zoning districts are subject to the conditional Use process which is typically more than 90 days due to public hearings.

Staff is proposing to amend the LDC eliminate the Conditional Use requirements for projects that meet the Fast-Track review

Staff Recommends that the Planning Commission recommend approval of these amendments to the City Council.

PUBLIC COMMENT

Mr. Knapp opened the hearing for comments from the public.

There being no one else wishing to speak. Public Comment was closed.

PUBLIC COMMENT

NONE

APPLICANT REBUTTAL

N/A

QUESTIONS FROM THE COMMISSION

Mr. Doner stated that there is a typo “from Time”, should be “from time to time”

Mr. Figliolino asked if the Conditional Use exemption still allows the city to approve a Site Plan?

Ms. Thompson stated that yes, that is correct.

Mr. Hammer stated that there is typically a neighborhood meeting for these project, what would be the process through which these projects would go through with the city?

Ms. Thompson stated that there would be a notice. An Administratively mailing notice but no neighborhood meeting

Mr Knapp asked if there had been conditions placed on projects in the past and if so could you give us an example

Mr. Smetana Marshall Point and The Family Tree, both of those had no conditions just had to go through the public process

Ms. Garner stated that they have been trying to figure out how to implement the expedited process without compromising Mixed-use developments that are getting built in by more and more Residential. Not all projects are going to fall in a mixed use area. Also, the Director has the discretion to render a decision and there is still the ability for a Call Up from City Council.

We have met the technical aspect of the proposition but there is still the chance for the City Council to review it if necessary.

Affordable housing Developers have a hard time with the time/ money involved in the previous process.

There is a compromise for doing this

We were able to meet our Prop 123 before. We are in a slow phase right now but are hopeful it will go up again. Housing is working daily to try to get more in the city.

Mr. Knapp stated that public comments is very important in this area

Ms Garner stated that we will be noticing. The current governor wants to go at this as a finite decision and that there is no public process.

Mr. Knapp thinks that hearing the voice of the public is very important and hopes that we can still hear from the public

Mr. Smetana stated that if there is a lot of neighborhood concern, the developer can opt out of the 90 day process

Mr. Knapp stated that on the flip side, they know that there is a timeframe and can use that.

Mr. Gay asked about the conditional use process.

Mr. Smetana stated that there would be no conditional use requirements for these projects

Mr. Gay asked about the first criteria...funding stream

Ms. Garner stated that there will be land banking, incredibly challenging tax credits. If we don't do what we are supposed to, we are out for a year and can sign up again the following year. She stated that they will see where this goes.

Mr. Gay stated that based on what you just said, it will just be administratively reviewed?

Ms. Garner stated that yes, unless it is Called up by Council

Mr. Figlilino asked what is the typical timeframe for a multi family.

Mr. Smetana stated that 60 days for the first review to the public hearing. Review times can take up to 8 months though depending on response times.

Mr. Hammer asked if we will still be looking at the Land Development code

Ms. Garner stated that it depends on the situation. She feels that the developers will want to do what makes sense, they want to work with the neighborhood

Mr. Smetana stated that what Rozalynne Thompson stated if there is an Annexation, Rezoning, that will not follow the 90 day review.

Mr. Doner stated that he works with Affordable Housing in his day job. As part of their application for tax credits they have to do neighborhood meetings. There is that component from the funding side.

Mr. Knapp asked if our staff has access to those meeting minutes?

Ms. Garner stated that yes, we do and that our housing team works very closely with the developers and we may even be at those meetings.

MOTION 1:

It was moved by Mr. Aljinovich, that an Amendment to the Land Development Code Related to Proposition 123, be recommended to City Council for approval.

This motion is based on the findings of fact and approval criteria listed in Division 8-3-2 of the Land Development Code.

DISCUSSION OF MOTION

None

Those voting Yes: McGilvray, Hammer, Aljinovich, Doner, Gay, Knapp, Figliolino

Those voting No: None

Those absent: None

The motion carried: 7-0

8. OTHER ITEMS

Ms Garner stated that for the joint Comp Plan Meeting, Planning Staff will be seated at the two tables. First is the Comprehensive Plan and the Water Rates. It will be about an hour long.

We are in the process of working on a moratorium on Data Centers, and got some guidance from City Council. We have some pretty specific things in our code. Staff has requested 18 months for this moratorium and to make some amendments to the code. We can always take less time. More time to work with the community. Challenges are water usage and energy usage. We wouldn't have either of those. This will go directly to council for a ruling.

Mr Knapp asked about other types of uses of water usage in the area.

Ms. McGilvray asked if the CAG will have the chance to look at the wording before it goes.

Ms. Garner stated that it will probably be in rapid succession.

We do not have a 9/2 meeting

Mr. Aljinovich made a motion to cancel the September 2, 2026 Meeting

Those voting Yes: McGilvray, Hammer, Aljinovich, Doner, Gay, Knapp, Figliolino

Those voting No: None

Those absent: None

The motion carried: 7-0

9. **ADJOURNED** at 6:55 P.M.

Tim Knapp, Chair

Tom Aljinovich, Secretary

Heidi Van Gieson, Recording Secretary



REPORT TO PLANNING COMMISSION

AGENDA ITEM
8.A.

TO: PLANNING COMMISSION

DATE: September 16, 2026

SUBJECT: Conditional Use for Hibernia Gold Strike Apartments DA2025-0082, to allow development of a mixed-use multi-family building, a 3.47-acre parcel of land approximately located at 4800 W 60th Ave.

Motion

I move that DA2025-0082, Hibernia Gold Strike Apartments Conditional Use and generally located at 4800 W 60th Ave., be recommended to City Council for (approval) (denial).

This motion is based on the findings of fact and approval criteria on Page(s) 8-10 of the Staff Report.

This motion is based on the following findings of fact for denial: (Recite approval criteria you believe the evidence fails to satisfy and your reasons).

Prepared by:
Dixielee Rodriguez, Administrative Specialist

Reviewed by:

Approved by:

Julia Duncan, Senior Planner	09/04/2026
Josie Suk, Development Systems and Administrative Manager	09/09/2026
Rob Smetana, Planning Manager	09/10/2026
Kelsy Sargent, Assistant City Attorney	09/10/2026
Jessica Garner, Director of Community and Economic Development	09/10/2026

Enclosure, exhibits & attachments required to support the report

City of Arvada
Community and Economic Development Department
PUBLIC HEARING STAFF REPORT

Hibernia Gold Strike Apartments
Conditional Use
DA2025-0015

NATURE OF REQUEST

The applicant requests a Conditional Use Permit for Multi-Family Residential in the MX-T Zone for 240 apartment units on a 3.47-acre site. The proposal includes a five-story building and approximately 1,000 square feet of retail space (coffee shop), publicly accessible via pedestrian access from RTD's adjacent Gold Strike Station.

LOCATION AND HISTORY

The subject property is located near W 60th Ave & Sheridan Blvd., directly north of the Gold Strike RTD Station. The site is located between the existing commercial/office buildings at 4800 W 60th Ave., and 5950 Sheridan Blvd. Vehicular access is provided both from Zenobia Street and W 60th Ave. via the RTD light rail access drive.

Review of historical topographic maps dating from 1899 and aerial photographs dating from 1956 found that the subject property was unimproved agricultural land in 1956 and a vacant lot in 1971. By 1993, an unimproved drive was installed in the central portion. By 1999, a concrete parking lot was constructed in the western portion, and the eastern portion was a grassy lawn with a portion of an improved drive associated with a commercial building on the adjoining property to the east. By 2005, a fenced asphalt parking lot associated with the adjoining property to the east extended into the subject property. Since 1999, the subject property has been used for parking and miscellaneous storage, and this use continues today.

The property was annexed in 1961 with the Feller's Annexation. The property has a Comprehensive Land Use designation of Mixed-Use and is zoned Mixed-Use Transit (MX-T).

NEIGHBORHOOD MEETING

Division 8-2-2 of the Land Development Code (LDC) requires that at least one neighborhood meeting be held for projects that require public hearings before the Planning Commission and City Council.

The required neighborhood meeting for this project was held on September 18, 2025. The meeting included approximately 20 residents and 10 development team members. Bill Mahar, with Norris Design, as well as the owner of Hibernia Housing, the traffic engineers and architects represented the project team. The meeting lasted 2 hours. Attendees had several questions related to the scale and size of the project, the entitlement process, zoning, and architecture. Concerns were expressed related to the loss of views and the height of the building, increased traffic congestion, an adequate traffic study being conducted, and infrastructure and utility

capacity. Attendees mentioned that the quality of internet service was subpar and wanted to know how the development could improve service for the entire community. The project team expressed the site was chosen due to access to light rail as well as nearby access to goods and services (King Soopers) and access to Sheridan Blvd. There were concerns about the condition of W 60th Avenue and the current situation with bus traffic on the road and the adequacy of street parking. There were questions about where the potential future residents would park and their guests.

The applicant also prepared a summary of the meeting, which is attached.

PUBLIC NOTIFICATION

Division 8-2-4 of the Land Development Code requires public notification for all public hearings as follows:

Written Notice: At least 15 days prior to all public hearings, written notice must be mailed to all property owners within 1,000 feet of the subject property and to all homeowner's associations and neighborhood associations with a known interest in the subject property. The applicant will provide an affidavit of mailing verifying this requirement has been met prior to the public hearing.

Posted Notice: At least 15 days prior to all public hearings, signs notifying the public of the hearing must be posted on the subject property. The applicant will provide a posting log verifying that this requirement has been met prior to the public hearing.

Published Notice: At least 15 days prior to all public hearings, notice of the hearing must be published in a newspaper of general circulation in the City. The required notice has been published.

DEVELOPMENT REVIEW TIMELINE

This application was accepted for review on December 24, 2025, and completed four (4) rounds of review following the public hearing review track.

ALIGNMENT WITH CITY COUNCIL STRATEGIC PLAN

This project is consistent with the City Council Strategic Plan principles for the Community and Economic Development work system.

ZONING AND LAND USE

The site is designated Mixed-Use by the Comprehensive Plan and zoned MX-T-65 (Mixed Use – Transit with a 65 foot height limit). The Mixed-Use category is intended to promote a wide range of land uses, including retail, office, light industrial, live-work, and medium and higher density residential. This district is seen as predominantly non-residential, but high density residential is also appropriate.

Mixed-Use areas should be located near collector or arterial streets or transit facilities. The intent is to create an environment that has employment and shopping opportunities, a range of housing types and parks, open space and civic uses, if appropriate. Uses may be mixed either vertically or

horizontally. Mixed-Use areas should be developed in an integrated, pedestrian friendly manner and should not be overly dominated by any one land use or housing type unless parcel size is small and a single land use is appropriate to the surrounding context. The intent is to allow for vertical or horizontal mix of uses on sites, including some high density residential. Where housing is proposed, density greater than residential zone districts for residential projects should be provided to provide greater housing diversity and support transit.

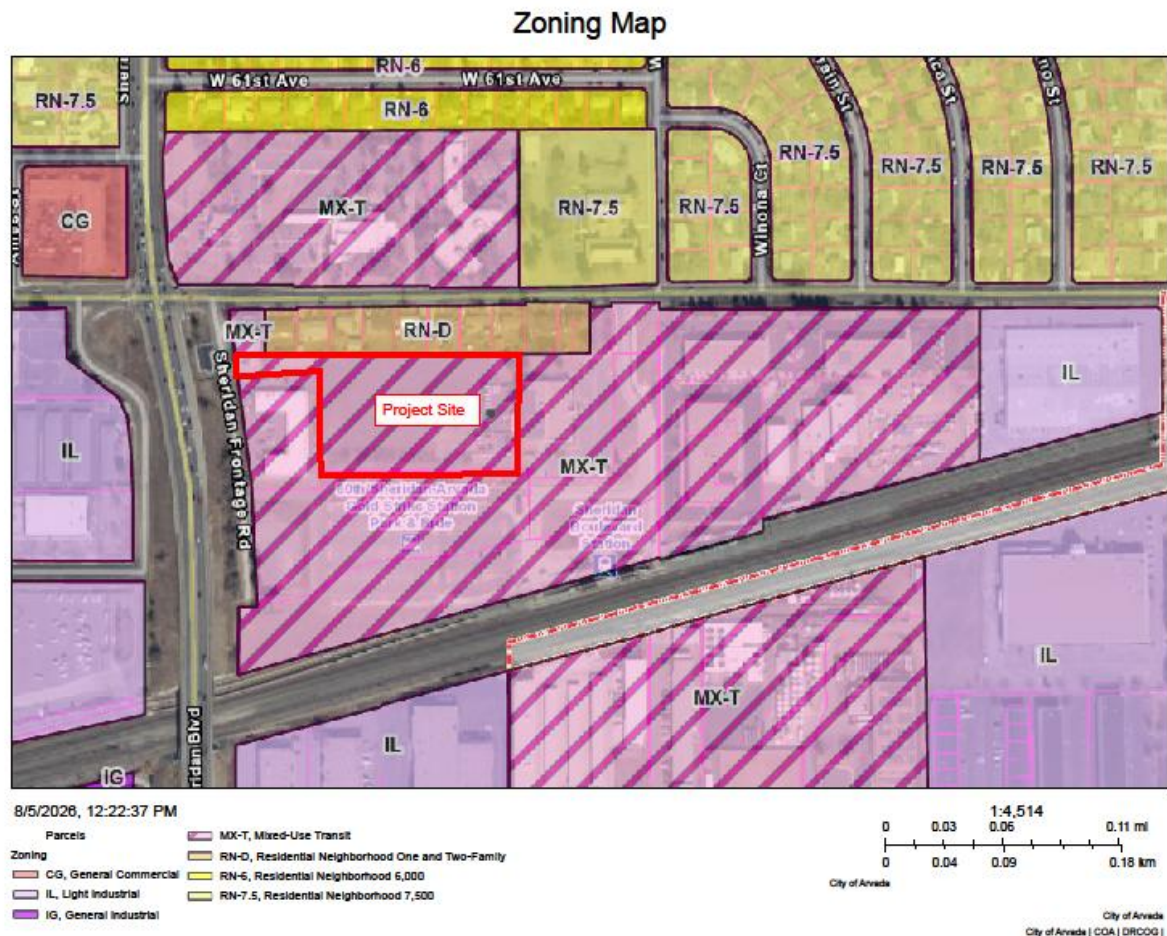
For residential portions of Mixed-Use development within Transit-Oriented Development (TOD) Influence Areas, residential densities shall conform to the Arvada Transit Framework Plan. Higher intensity employment and high-density residential development are encouraged in the core of Mixed-Use areas, or adjacent to collector or arterial roadways and adjacent to applicable transit stations. Building heights should be evaluated during the development review process. Where appropriate, building height transitions and step-downs should be provided to be compatible with adjacent development.

The purpose of the MX-T zoning district is to provide for urban-scale, higher density residential and non-residential uses, in vertically or horizontally mixed-development on a single parcel or in a master planned area and located along corridors with frequent bus and rail transit service. The MX-T district is intended to encourage higher-density infill development in appropriate locations. The MX-T zoning district generally implements the "Mixed-Use" and "Transit Framework Plan" land use categories stated in the Comprehensive Plan.

The applicant is requesting a Conditional Use permit for the Multi-Family residential in the MX-T district as required by Division 3-1-2 of the Land Development Code.

Surrounding properties are zoned and utilized as follows:

Direction	Zoning	Actual Use
North	RN-D	Single Unit and Duplex Homes
South	MX-T	Gold Strike Station
East	MX-T	Commercial Building
West	MX-T	Commercial Building



PROJECT ANALYSIS

Compliance with the Comprehensive Plan

The Comprehensive Plan designates this area as Mixed-Use. The Mixed-Use category is intended to promote a wide range of land uses, including retail, office, light industrial, live-work, and medium and higher density residential. This district is seen as predominantly non-residential, but high density residential is also appropriate. The Mixed-Use, Suburban District is an allowed zone within the Mixed-Use Comprehensive Plan designation and is consistent with the Comprehensive Plan.

The following goals and policies within the Comprehensive Plan further support the development proposal:

- **GOAL L-2:** Plan for a balanced mix of commercial and residential land uses in Arvada
 - **POLICY L-2.1:** The City will provide for a balanced mix of land uses by promoting redevelopment and continuing to reserve lands for future commercial and industrial development as well as a variety of housing choices.

- **GOAL L-3:** Encourage development of transit-supportive, higher-density, mixed-use, pedestrian-oriented areas.
 - **POLICY L-3.1:** Designated Mixed-Use Areas The plan designates mixed-use areas in Arvada to provide a mix of land uses, services, retail and commercial development, employment, and in some cases, a diversity of higher density housing in close proximity to transit, bike, and pedestrian connections.
 - **POLICY L-3.2:** Criteria for New and Redeveloping Mixed-Use Areas Mixed-use areas are envisioned as strategically located, high intensity, pedestrian-oriented activity areas providing a range of retail, business, civic, cultural, and residential opportunities for the surrounding trade area. Mixed-use areas should be located in urban centers or designated corridors and should create or demonstrate the following characteristics:
 - Transit-supportive residential densities with a mix of housing types and affordability;
 - Transit-supportive mix of retail and employment opportunities;
 - Streets or other physical features that help define the center;
 - Public plazas, gathering spaces or amenities designed as a focal point;
 - Transit service
 - Pedestrian-oriented site design; and
 - Interconnected network of multi-modal streets linking to surrounding areas.
- **GOAL L-4:** Promote mixed-use, transit-oriented development.
 - **POLICY L-4.1:** Transit-Oriented Development The City will plan for and encourage higher-intensity, mixed-use development near future transit station locations identified in the Land Use Plan (Figure 2-8). Transit-oriented projects should take into consideration factors such as mixed-use development, sustainable design, and design for pedestrians around transit facilities.
- **GOAL CC-1:** Plan Arvada as a City of different development character districts.
 - **POLICY CC-1.1:** Variety of Development Types The City will include a variety of development types including rural areas, suburban residential neighborhoods, historic districts, redevelopment areas, and mixed-use communities that contain services, employment, and higher density housing.

Compliance with Other Applicable Plans

The property is within Transit Station Framework Plan and within the boundary of the Sheridan Station Area Plan and designated “Mixed-Use District.” The TOD mixed use district surrounding the transit station north of the railroad tracks and east of Sheridan Boulevard includes mixed-use live-work units as well as industrial, retail and commercial uses. The characteristics for the land use include: 3 to 8 stories, a minimum ground floor height of 16’, and office/commercial on the ground floor with residential above.

The property is also located in the Square Lake Sub-Area and designated Mixed-Use Residential. The Square Lake Sub-Area was a collaborative project with Adams County that is generally

defined as the area east of Sheridan Boulevard to Tennyson Street between 52nd Avenue on the south and 60th Avenue on the north. The City of Arvada portion of the Square Lake area is generally located east of Sheridan Boulevard to Tennyson Street between 58th Avenue and 60th Avenue. The Mixed-Use Residential area is intended to promote higher intensity residential neighborhoods that may also include retail, offices, and light trade. Residential housing types can range from single-family residences to apartments, condominiums, and live-work units.

Setbacks

Within the MX-T Zoning District, the proposed structure will need to follow the applicable setback standards identified in LDC Section 2-1-4-4:

- Frontage Zone (min./max.): 0 ft. / 20 ft.
- Min. Front Building Façade within Frontage Zone: 60%
- Min. Street Side Setback (min. / max.): 0 ft. / 20 ft.
- Minimum Interior Side: 0 feet
- Minimum Rear: 0 feet
- Minimum Front Parking: 20 feet

The proposed Conceptual Site Plan shows the structure to meet or exceed each setback standard.

Building Height

The MX-T Zoning District allows for a maximum height of 65 feet and a Height Transition Zone. The Concept Plan shows an approximate maximum height of 65 feet. The building is proposed to be located outside of the transition zone.

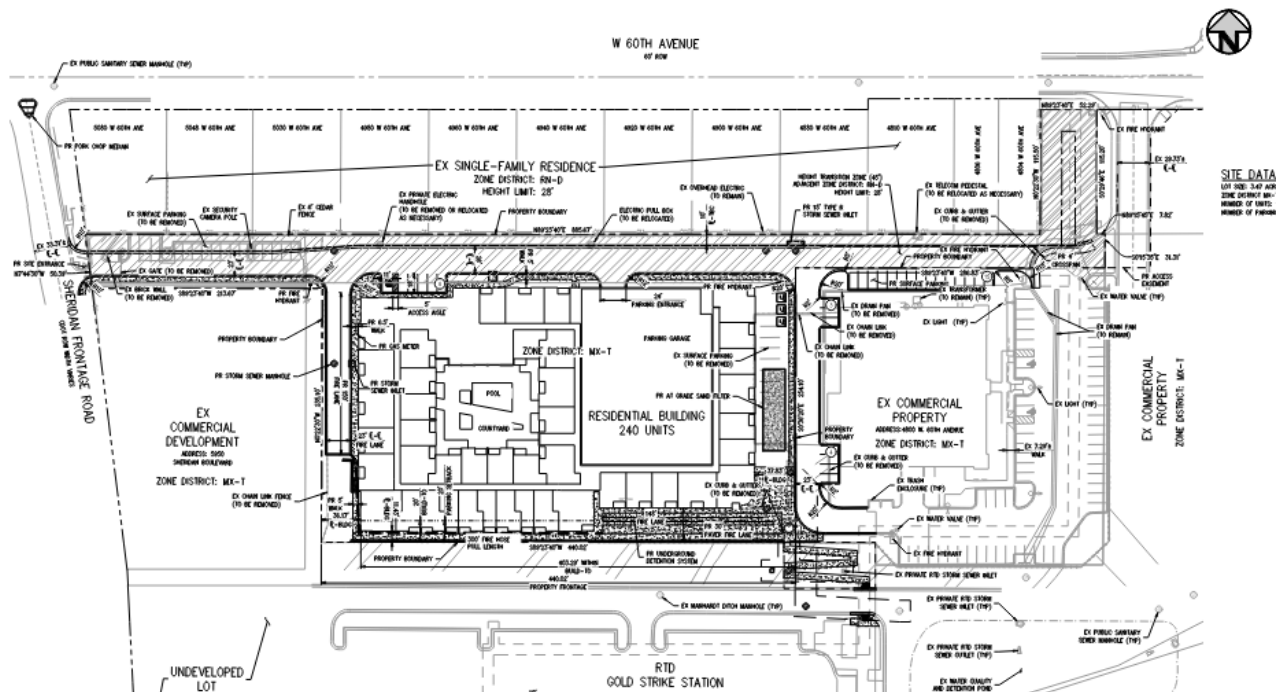
Min. Landscape Surface Area

The MX-T Zoning District requires a minimum of 10% of the lot to be dedicated towards the landscape surface area. The site plan provides approximately 25% landscape area, or 30% if interior courtyards are included.

A small urban park area is included at the southeast corner, serving as an outdoor plaza and the entrance for coffee shop -goers from the train station. The plaza area will offer amenities for the community and transit users, including outdoor seating (shaded tables and chairs, benches), landscaping, and the integration of artistic features that enhance the sense of place. A landscaped area adjacent to RTD's entrance on W 60th Ave is also included in our site. This area will feature passive landscape improvements.

Building Design

The Concept Plan shows the general building footprint, small urban park, circulation and drive aisles, and parking. Design considerations and compliance with the LDC will be further analyzed with the formal Site Plan submittal.



Circulation and Connectivity

Vehicular access for the proposed Gold Strike Station development will be provided by an access driveway that runs along the northern boundary of the project site and connects on the west to the Sheridan Blvd. east frontage road as a stop controlled full movement access, and on the east to the RTD access road as a stop controlled full movement access. The access driveway will provide direct connections with the proposed Gold Strike Station development. An emergency vehicle access (EVA) will also be constructed at the southeast corner of the project site within the Pye-Barker property. Additionally, pedestrian connectivity will be provided south to the station and through RTD property from the project site.

The W 60th Ave./Sheridan Blvd. intersection is anticipated to undergo geometric modifications concurrent with construction of the proposed Gold Strike Station development. The east leg of the intersection is recommended to be modified so that the westbound left turn storage bay provides 200' of storage. This turn lane storage bay can be increased to 200' by restriping W 60th Ave. to extend the westbound left turn bay to 200' and restriping the transition taper to be a dashed auxiliary lane line. The north leg of the intersection is recommended to be modified so that the southbound left turn lane provides additional storage. Even though no queue issues are projected, it is recommended by CDOT that the southbound left turn storage bay be increased to 350' to closer meet state highway requirements. Removing a portion of the existing raised median in Sheridan Blvd. will be required to construct this turn-bay extension.

Additionally, it is recommended based on the analysis completed in this study that the traffic signal timing plan be monitored and adjusted as needed to maintain optimal operational performance. It is anticipated that the intersection will remain a four-legged intersection operating

under actuated/coordinated traffic signal control with protected/permitted left turn phasing on all four approaches.

The W 60th Ave./Sheridan Blvd. East Frontage Rd. intersection is anticipated to undergo geometric modifications concurrent with construction of the proposed Gold Strike Station development. It is recommended that the intersection be modified to be a right-in/right-out only intersection with left turns restricted. Turn movements would be restricted by a raised channelizing island on the south leg of the intersection. The opening in the W 60th Ave centerline striping will be closed with new centerline striping. The intersection will remain a "T" intersection with stop sign control on the northbound approach. The east leg of the intersection will have the westbound lanes on 60th Ave that serve the Sheridan Blvd. intersection, but no turn lane for the Sheridan frontage road. The west leg of the intersection will have one shared through/right turn lane on the eastbound approach. The south leg of the intersection will have a raised channelizing island with one right turn lane on the northbound approach, and one southbound departure lane.

Grading and Drainage

The project provides an at-grade sand filter for water-quality treatment and an underground detention facility sized for the 100-year storm event. Additional grading and drainage will be evaluated in greater detail through the Site Plan request.

Utility Services

Water and sewer services will be provided by the City of Arvada. At the time of Site Plan the project will be required to connect to the public sewer line starting at MH-4-43. This line is to the southeast of the lot and currently on RTD property. Additionally, the project will be required to replace the 8" AC waterline from their proposed connection point north to the next gate valve. This is approximately 195' and triggered based on the project's utility modeling.

Police and Fire Protection

The City of Arvada will provide police protection to this site, and the Adams County Fire Protection District will provide fire protection services.

LAND DEVELOPMENT CODE APPROVAL CRITERIA

It is the responsibility of the applicant to justify the requested land use application. The Planning Commission should make a recommendation to the City Council based on its findings regarding the approval criteria shown in the table(s) below and upon testimony heard during the public hearing as it applied to the criteria.

Staff performed an analysis of the proposal, based on the approval criteria listed in Section 8 of the Land Development Code, and presents the following findings:

Div. 8-3-5 Conditional Use Approval Criteria	Finding	Rationale
1. The application complies with the applicable standards of this LDC, other adopted City ordinances, resolutions and regulations including but not limited to any use-specific standards for the proposed conditional use in	Complies	The MX-T land use category lists Multi-Family Residential as a conditional use. No use-specific standards exist for Multi-Family Residential in Division 3-1-3. The

Division 3-1-3, any approved Master Development Plan that includes the property, and any conditions specifically applied to development of the property by the Planning Commission or City Council in a prior decision affecting the property;		site is within the Square Lake Subarea Plan boundary. The Subarea plan defines the site as 'Mixed -Use Residential' with the intent to promote higher intensity residential neighborhoods with apartment units and retail uses. The proposed use and density are aligned with this intent. The project includes several identified key concepts: structured parking, high density multifamily development, a retail node (coffee shop) to serve both commuters and residents, shared community open space, and convenient commuter access to Downtown Denver or Olde Town Arvada. Similarly, this proposal is supported by Arvada's 2024 Housing Strategic Plan through its transit - orientation, apartment density, and rental status.
2. The application is consistent with the Arvada Comprehensive Plan;	Complies	The site is designated as Mixed Use (MU). The Mixed-Use category is intended to promote a wide range of land uses, including retail, office, light industrial, live-work, and medium and higher density residential. Further, the project achieves several goals and policies in the Comprehensive Plan as listed above.
3. The use is consistent with the purpose and intent of the Zoning District in which it is located;	Complies	The site is zoned MX-T. The intent of the MX-T Zoning District is to provide for urban-scale, higher density residential and nonresidential uses, in vertically or horizontally mixed-development on a single parcel or in a master planned area and located along corridors with frequent bus and rail transit service. The MX-T district is intended to encourage higher-density infill development in appropriate locations. The proposal is consistent with the MX-T Zoning District.
4. The size, scale, height, density, multi-modal traffic impacts, hours of operation and other similar characteristics of the proposed use are comparable with existing and planned uses in the surrounding area and the Zoning District regulations;	Complies	The proposed concept plan meets the requirements of the MX-T Zoning District as well as the Land Development Code and fits in with the buildings and uses of the surrounding properties.

5. Facilities and services including sewer, water, storm water, gas, electricity, police and fire protection, and roads and transportation will, prior to or as part of the development, be available to serve the subject property while maintaining adequate levels of service for existing development; and	Complies	As discussed above, facilities and services including sewer, water, storm water, gas, electricity, and police and fire protection will be available to serve the property while maintaining adequate levels for the existing development.
6. The application mitigates any adverse impacts on the surrounding area to the degree practicable.	Complies	The TIS indicated warranted traffic improvements which will be required through the Site Plan Approval. The Environmental Site Assessment determined no recognized environmental conditions. The proposal does not present adverse impacts and within the contemplated intensity of use for the site.

STAFF RECOMMENDATION

Based upon project analysis and review of the Land Development Code approval criteria, staff recommend **approval** of the Hibernia Gold Strike Apartments Conditional Use.

The Planning Commission may recommend denial of the request(s) if it cannot make affirmative findings of the approval criteria stated above.

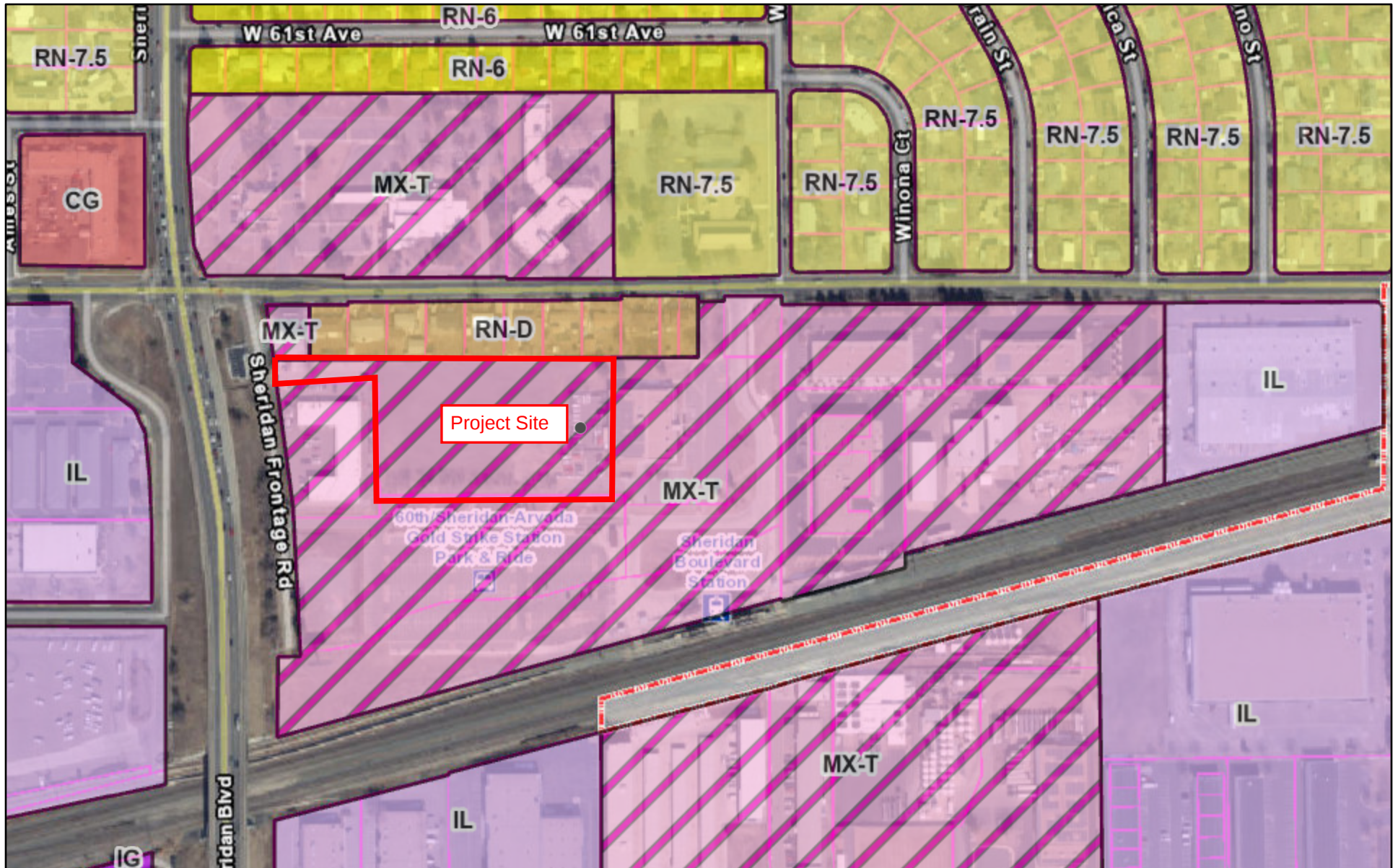
PROJECT REVIEW TEAM

Planner: Julia Duncan
Engineer: Matthew Thompson
Land Division: Abigail Ogg
Site Development: Jake Moyer

NON-CITY REVIEW AGENCIES

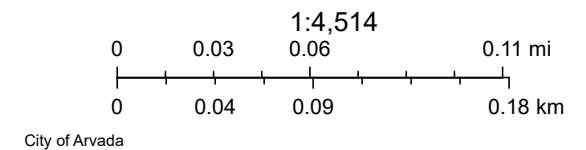
Comcast, Xcel, CenturyLink, Jefferson County, CDOT, South Adams County Fire

Zoning Map



8/5/2026, 12:22:37 PM

- | | |
|------------------------|---|
| Parcels | MX-T, Mixed-Use Transit |
| Zoning | RN-D, Residential Neighborhood One and Two-Family |
| CG, General Commercial | RN-6, Residential Neighborhood 6,000 |
| IL, Light Industrial | RN-7.5, Residential Neighborhood 7,500 |
| IG, General Industrial | |



GOLD STRIKE APARTMENTS

CONCEPT PLAN

SITUATED IN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
CITY OF ARVADA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 5

PROJECT SUMMARY

THE APPLICANT IS PROPOSING A MULTIFAMILY BUILDING ON A VACANT SITE ADJACENT TO THE GOLD STRIKE RTD STATION. THE SITE IS CURRENTLY ZONED MIXED-USE TRANSIT (MX-T) AND HAS A COMPREHENSIVE PLAN LAND USE DESIGNATION OF TRANSIT STATION FRAMEWORK PLAN. PRESENTLY, THE PROPERTY IS VACANT AND COMBINED WITH AN EXISTING COMMERCIAL BUILDING. THE APPLICANT PROPOSES DEVELOPMENT ONLY ON THE VACANT AREA OF THE SITE AND INTENDS TO SUBDIVIDE THE LOT.

THE SURROUNDING CONTEXT INCLUDES THE SINGLE-FAMILY & DUPLEX NEIGHBORHOOD OF TENNYSON KNOLLS TO THE NORTH, AND A MULTITUDE OF INDUSTRIAL AND SOME COMMERCIAL TO THE EAST, WEST, AND SOUTH. EXISTING COMMERCIAL OFFICES TO THE EAST AND WEST, AND RTD'S GOLD STRIKE STATION TO THE SOUTH. THE PROPOSED BUILDING WILL EXCEED THE HEIGHT TRANSITION ZONE REQUIREMENTS TO THE EXISTING NEIGHBORHOOD CHARACTER.

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 2, N.S.P. SUBDIVISION, RECORDED JUNE 8, 1982 AT FILE 14, MAP 859 IN THE ADAMS COUNTY CLERK AND RECORDERS OFFICE, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF ARVADA, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7;

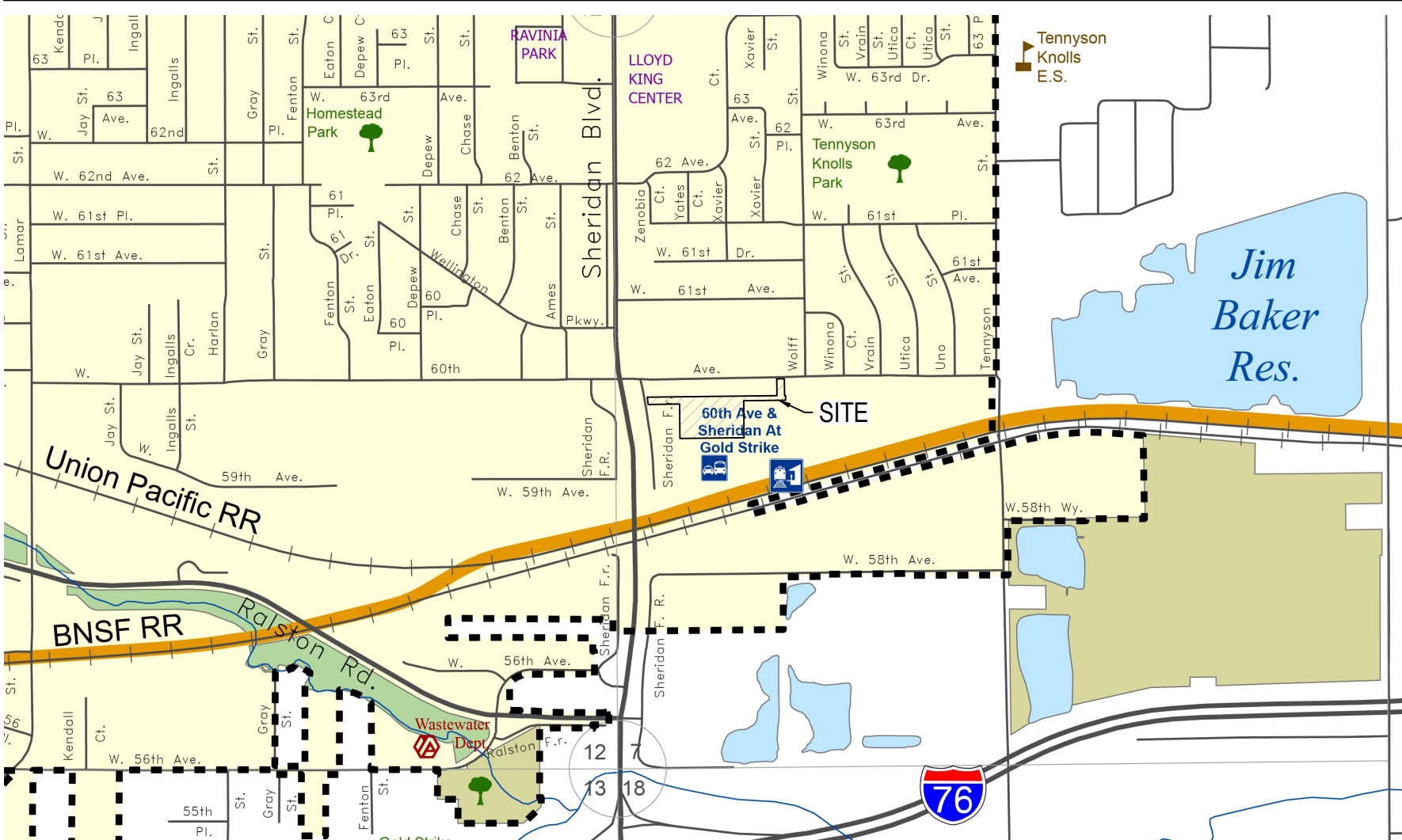
THENCE SOUTH 89°23'40" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7. A DISTANCE OF 113.30 FEET;
THENCE SOUTH 00°29'46" EAST, A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN THE QUIT CLAIM DEED RECORDED UNDER RECEPTION NO. 2012000097228 AND THE POINT OF BEGINNING;

THENCE SOUTH 00°29'46" EAST ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 115.20 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL;
THENCE NORTH 89°15'45" EAST ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 7.82 FEE TO THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN WARRANTY DEED RECORDED UNDER RECEPTION NO. 2012000034641;
THENCE SOUTH 00°15'35" EAST ALONG THE WEST LINE OF SAID PARCEL DESCRIBED IN WARRANTY DEED RECORDED UNDER RECEPTION NO. 2012000034641, A DISTANCE OF 31.31 FEET;
THENCE SOUTH 89°23'40" WEST, A DISTANCE OF 286.83 FEET;
THENCE SOUTH 00°36'20" EAST, A DISTANCE OF 254.10 FEET TO THE SOUTH LINE OF SAID LOT 2;
THENCE ALONG THE PERIMETER OF SAID LOT 2, THE FOLLOWING SEVEN (7) COURSES:

1. SOUTH 89°23'40" WEST, A DISTANCE OF 440.02 FEET;
2. NORTH 00°22'30" WEST, A DISTANCE OF 235.10 FEET;
3. SOUTH 89°23'40" WEST, A DISTANCE OF 213.67 FEET;
4. NORTH 07°44'30" WEST, A DISTANCE OF 50.39 FEET;
5. NORTH 89°23'40" EAST, A DISTANCE OF 885.67 FEET;
6. NORTH 00°22'30" WEST, A DISTANCE OF 115.50 FEET;
7. NORTH 89°23'40" EAST, A DISTANCE OF 52.29 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 151,079 SQUARE FEET OR 3.47 ACRES, MORE OR LESS.

VICINITY MAP



NOTE: ALL SITE PLANS, SITE DATA AND IMAGES PROVIDED IN THIS PLAN SET ARE CONCEPTUAL AND WILL BE FINALIZED AT TIME OF SITE PLAN REVIEW.

SHEET INDEX

1	COVER SHEET
2	CONCEPT PLAN
3	UTILITY PLAN
4	CONCEPTUAL LANDSCAPE PLAN
5	SITE AERIALS

PROJECT TEAM

APPLICANT
HIBERNIA HOUSING
1101 BANNOCK ST.
DENVER, COLORADO 80204
720-577-4355
CONTACT: TIM MCENTEE

ARCHITECT
STUDIO PBA
1575 GILPIN ST.
DENVER, CO 80218
720-376-6844
CONTACT: JOHN PAYNE

PLANNER/ LANDSCAPE ARCHITECT
NORRIS DESIGN
1101 BANNOCK ST.
DENVER, CO 80204
303-892-1166
CONTACT: BILL MAHAR

CIVIL ENGINEER
HARRIS KOCHER SMITH
1290 BROADWAY, SUITE 800
DENVER, CO 80203
303-623-6300
CONTACT: KEVIN KENNEDY

SITE DATA TABLE

SITE DEVELOPMENT INFORMATION		
ZONE DISTRICT	MX-T (MIXED USE TRANSIT)	
HOUSING PALETTE LOT TYPE	MULTIFAMILY	
TOTAL PROJECT AREA	151,079 SQ. FT. / 3.47 AC.	
DEVELOPMENT STANDARDS	REQUIRED (STANDARD)	PROVIDED (SITE)
LOT STANDARDS		
LOT AREA (MIN)	NONE	151,079 SQ. FT. / 3.47 AC.
LOT WIDTH (MIN)	NONE	439'
LOT WIDTH, CORNER (MIN)	NONE	N/A
LOT COVERAGE (MAX)	80%	80% MAX
BUILDING AND PARKING SITING STANDARDS		
FRONTAGE ZONE (MIN/MAX)	0' / 20'	20' MAX.
FAÇADE IN FRONTAGE ZONE (MIN)	60%	60% MIN.
FRONT SETBACK (MIN)	N/A	0' MIN.
FRONT PARKING SETBACK (MIN)	20'	20' MIN.
SIDE SETBACK, STREET (MIN/MAX)	0' / 20'	20' MAX.
SIDE SETBACK, INTERIOR (MIN)	0'	0' MIN.
REAR SETBACK (MIN)	0'	0' MIN.
BUILDING STANDARDS		
HEIGHT (MAX)	65'	65' MAX.
HEIGHT TRANSITION ZONE DEPTH (MIN)	45'	45' MIN.
SITE STANDARDS		
LANDSCAPE SURFACE AREA (MIN)	10%	10% MIN.
IMPERVIOUS SURFACE AREA	NONE	N/A
SMALL URBAN PARK	3,000 S.F. OR 4% OF SITE, WHICHEVER IS GREATER	4% OF SITE MIN.
BUFFERYARD	REQUIRED ON NORTHERN BOUNDARY	OPTION D; 10' MIN. W/ 6' SOLID FENCE
PARKING STANDARDS		
REQUIRED PARKING STANDARDS	STUDIO 15 UNITS = 21 SPACES (1.4 SPACES/UNIT PER STUDIO)	TBD ²
	1 BEDROOM 178 UNITS = 285 SPACES (1.6 SPACES/UNIT PER 1-BEDROOM)	TBD ²
	2 BEDROOM 38 UNITS = 80 SPACES (2.1 SPACES/UNIT PER 2-BEDROOM)	TBD ²
	3 BEDROOM 9 UNITS = 23 SPACES (2.5 SPACES/UNIT PER 3+-BEDROOM)	TBD ²
	COMMERCIAL 1,000 SF = 4 SPACES (4 SPACES PER 1,000 SF)	TBD
STANDARD SPACES	404	TBD ²
ACCESSIBLE SPACES ¹	9 (2 VAN)	TBD
TOTAL REQUIRED PARKING	413	TBD
BICYCLE SPACES	60 SPACES (12 LONG TERM) (1 SPACE/4 DU (20% LONG TERM))	TBD
EVSE SPACES ¹	5% OF TOTAL PROVIDED	5% MIN.
EV-READY SPACES	15% OF TOTAL PROVIDED	15% MIN.
EV-CAPABLE SPACES	10% OF TOTAL PROVIDED	10% MIN.
EV-CAPABLE LIGHT SPACES	30% OF TOTAL PROVIDED	30% MIN.
PROPOSED USES WITH GROSS FLOOR AREA		
RESIDENTIAL	N/A	APPROX. 389,325 SQ. FT.
COMMERCIAL	N/A	APPROX. 1,046 SQ. FT.
BUILDING GFA	N/A	APPROX. 390,371 SQ. FT.
DWELLING UNITS		
STUDIO	N/A	APPROX. 15
1 BEDROOM	N/A	APPROX. 178
2 BEDROOM	N/A	APPROX. 38
3+ BEDROOM	N/A	APPROX. 9
TOTAL (BEDROOMS / UNITS)	N/A	240

- NOTES:
1. 5% OF PARKING SPACES SERVED BY EV CHARGERS SHALL BE ACCESSIBLE.
 2. DUE TO THE PROJECT'S PROXIMITY TO THE GOLD STRIKE RTD TRANSIT STATION, THIS SITE QUALIFIES FOR A 20% PARKING REDUCTION. PARKING COUNT BREAKDOWNS PER UNIT TYPE TO BE DETERMINED AT TIME OF SITE PLAN.

GOLD STRIKE APARTMENTS

HIBERNIA HOUSING
ARVADA, COLORADO
CONDITIONAL USE PERMIT

OWNER:
HIBERNIA HOUSING

1101 BANNOCK STREET
DENVER, COLORADO
720-577-4355

NOT FOR
CONSTRUCTION

DATE:
11/24/25 CUP-01
03/11/26 CUP-02
05/08/26 CUP-03
07/17/26 CUP-04

SHEET TITLE:
COVER
SHEET



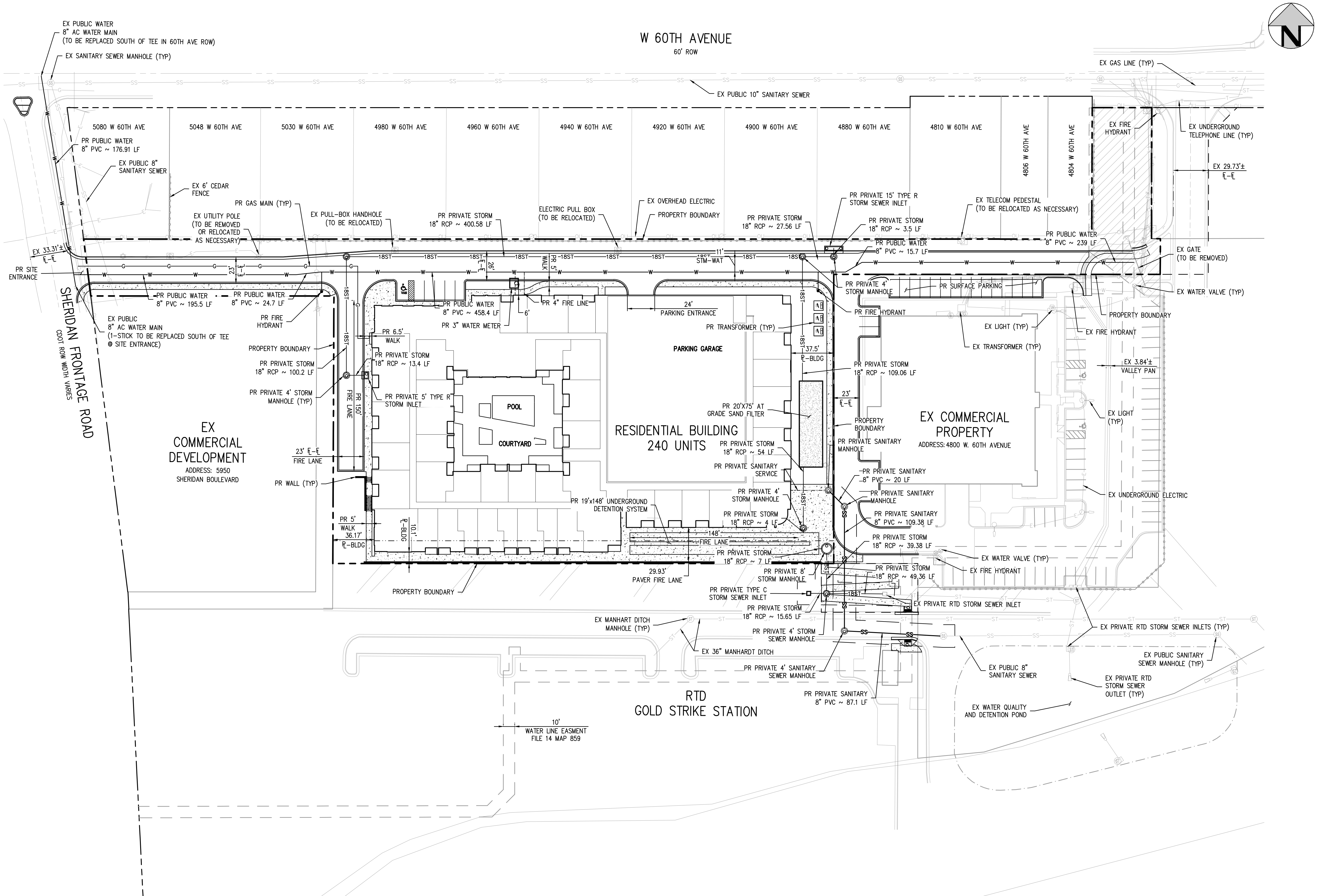
GOLD STRIKE APARTMENTS
HIBERNIA HOUSING
ARVADA, COLORADO
CONDITIONAL USE PERMIT

OWNER:
HIBERNIA HOUSING
1101 BANNOCK STREET
DENVER, COLORADO
720-577-4355

NOT FOR
CONSTRUCTION

DATE:
11/24/25 CUP-01
03/11/26 CUP-02
05/08/26 CUP-03
07/17/26 CUP-04

SHEET TITLE:
CUP OVERALL UTILITY
PLAN

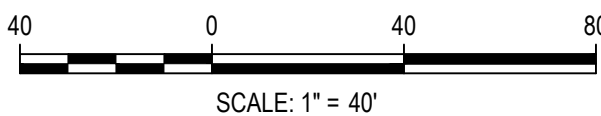
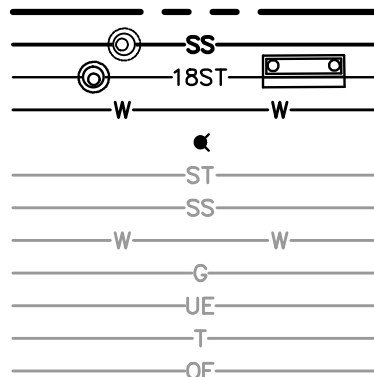


NOTES:

FINAL UTILITY EASEMENT, FIRE LANE & EMERGENCY ACCESS, & DETENTION EASEMENTS ALIGNMENTS TO BE CONFIRMED DURING CONSTRUCTION DOCUMENTS

LEGEND:

PROPERTY BOUNDARY
PR SANITARY SEWER W/ MANHOLE
PR STORM SEWER W/ INLET AND MANHOLE
PR WATER MAIN
PR FIRE HYDRANT
EX STORM SEWER
EX SANITARY SEWER
EX WATER MAIN
EX GAS LINE
EX UNDERGROUND ELECTRIC
EX UNDERGROUND TELEPHONE
EX OVERHEAD ELECTRIC



GOLD STRIKE APARTMENTS
HIBERNIA HOUSING
ARVADA, COLORADO
CONDITIONAL USE PERMIT

OWNER:
HIBERNIA HOUSING
1101 BANNOCK STREET
DENVER, COLORADO
720-577-4355

NOT FOR
CONSTRUCTION

DATE:
11/24/25 CUP-01
03/11/26 CUP-02
05/08/26 CUP-03
07/17/26 CUP-04

SHEET TITLE:
LANDSCAPE
PLAN

- 1 AMENITY COURTYARD
- 2 AMENITY/LEASING
- 3 ROOF DECK
- 4 DOG RUN
- 5 PARKING
- 6 OUTDOOR PATIO
- 7 CAFE/COFFEE SHOP
- 8 FIRE LANE
- 9 PEDESTRIAN ACCESS TO RTD STATION
- 10 MONUMENT SIGN
- 11 POCKET PARK

NOTES:
1. PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE.
2. TREE LOCATIONS ARE CONCEPTUAL AND SHALL CONFORM TO CITY OF ARVADA REQUIREMENTS AND NOT CONFLICT WITH UTILITY LOCATIONS.



60TH/SHERIDAN
ARVADA GOLD
STRIKE STATION

RTD PARK-N-RIDE

W. 60TH AVE.

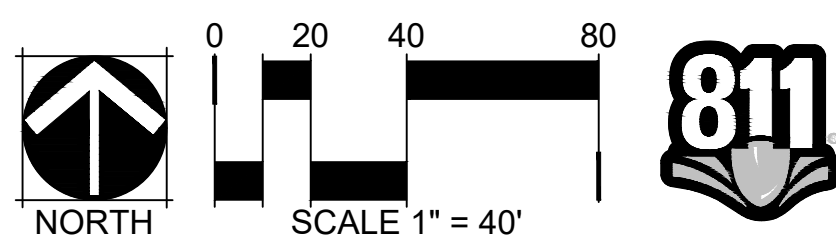


EXHIBIT A LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN ARVADA, IN THE COUNTY OF ADAMS, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

Lot 2, N.S.P. Subdivision, County of Adams, State of Colorado

Less and Except the following:

Parcel No. GL-14 of the RTD Gold Line Corridor Commuter Rail Project, being a portion of Lot 2, N.S.P. SUBDIVISION, recorded June 8, 1982 at File 14, Map 859 in the Adams County Clerk and Recorder's Office, located in the Southwest Quarter of Section 7, Township 3 South, Range 68 West of the Sixth Principal Meridian, City of Arvada, Adams County, Colorado, being more particularly described as follows:

COMMENCING at the Center Quarter Corner of said Section 7 (a found aluminum cap stamped "ERNEST KNIGHT LS 7276 T3S R68W S7 CI/4 1988 ADAMS COUNTY"), WHENCE the Center South Sixteenth Corner of said Section 7 (a found 2 1/2" aluminum cap stamped "S7 C-S 1/16 2005 LS 16837") bears S00°12'12"W a distance of 1319.17 feet (basis of bearing - assumed);

THENCE S83°50'63"W a distance of 1409.47 feet to the northerly line of said Lot 2, and the POINT OF BEGINNING;

THENCE the following six (6) courses coincident with the northerly, easterly, southerly and westerly lines of said Lot 2:

- 1) N89°36'53"E a distance of 115.00 feet;
- 2) S00°05'33"W a distance of 347.69 feet;
- 3) S62°22'20"W a distance of 113.23 feet;
- 4) S72°37'20"W a distance of 175.00 feet;
- 5) S84°22'20"W a distance of 58.53 feet;
- 6) N00°12'47"W a distance of 150.04 feet;

THENCE N89°42'11"E a distance of 128.49 feet;

THENCE N00°17'49"W a distance of 10.00 feet;

THENCE N89°42'11"E a distance of 20.00 feet;

THENCE S00°17'49"E a distance of 10.00 feet;

THENCE N89°42'11"E a distance of 62.72 feet;

THENCE N00°05'33"E a distance of 306.30 feet to the POINT OF BEGINNING.

For Informational Purposes Only

TAX I.D. R0180598 / 0182507306018

PARCEL B:

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

27C170B ALTA Commitment for Title Insurance (Effective 7-1-21)

Page 4

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EXHIBIT A

(Continued)

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THENCE S00°17'49"E a distance of 10.00 feet;

THENCE N89°42'11"E a distance of 62.72 feet;

THENCE N00°05'33"E a distance of 306.30 feet to the POINT OF BEGINNING.

For Informational Purposes Only

TAX I.D. R0180597 / 0182507306017

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

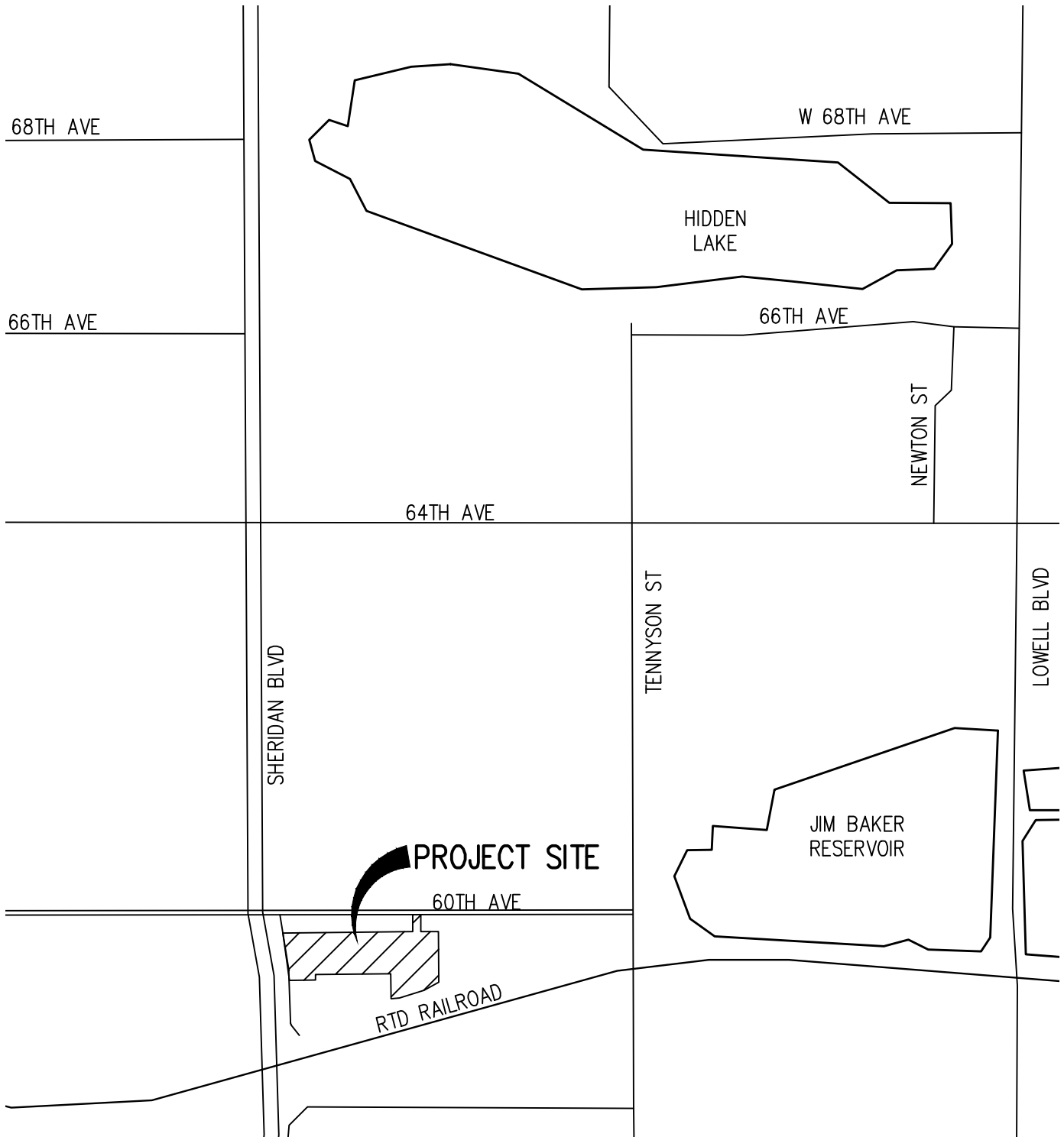
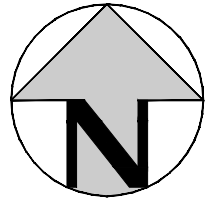
27C170B ALTA Commitment for Title Insurance (Effective 7-1-21)

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Plotted: TUE 04/15/25 12:52:18P By: Jake Vinci Filepath: p:\2025\2504024\engineering\exhibit\vicinity map.dwg Layout: layout1



VICINITY MAP

SCALE: 1" = 1000'



MEMORANDUM

Date: December 2, 2025
To: Julia Duncan, Senior Planner
From: Gold Strike Apartments Development Team

Re: Neighborhood Meeting Summary for Development Application for 4800 W 60th Avenue

On the evening of September 18, 2025, a neighborhood meeting was held at the Tennyson Knolls Preparatory School Gymnasium in accordance with City Requirements. A notification of the meeting was sent to all homeowners withing 1,000' of the site, the full list of which and notice letter can be found in the included affidavit.

MEETING SUMMARY

The meeting included approximately 20 residents and 10 development team members:

COMPANY	ATTENDEES
Norris Design	Bill Mahar, Graham Mills, Mike Gough, Phil Chappell
Hibernia Housing	Tim McEntee
Studio PBA	John Payne, Robert Miiller
HKS	Steve Kocher, Kevin Kennedy, Ben Leech
City of Arvada	Julia Duncan
Neighbors / Attendees	<i>Sign-in sheet attached to this document</i>

The meeting consisted of a formal presentation, a group question & answer session, and individual breakout discussions.

The formal presentation and group discussion lasted approximately 1.5 hours and was the main portion of the meeting. Therein, the team fully presented the developer profile, project background, plan, architectural inspiration, and the development process. Following a question & answer session, the group separated, so that individual comments could be heard and discussed with the applicable consultant (traffic or architecture, for instance).

During the group discussion, numerous comments and concerns were voiced and discussed by both the development team, neighbors, and the City.

A number of discussion items revolved around the existing neighborhood infrastructure and emergency services. Specifically, the road quality of 60th Avenue, its ability to serve additional traffic, and speeding concerns from existing traffic today. The neighborhood expressed its desire for further traffic calming measures for W 60th Avenue, especially by those with driveways along it.

The existing utilities received some criticism, with many residents agreeing that internet speeds were slow and possibly only served by Century Link. Low water pressure was also noted and received some agreement from the crowd.



This area is East of Sheridan Blvd, the Adams/Jefferson County line. This creates a small area of Arvada that is within Adams County. In numerous anecdotes, residents expressed frustration with increased waiting times and decreased level of service from emergency service providers.

Moving towards our specific proposal, comments were voiced regarding the specifics; building height, parking ratio, entrances & exits, impact studies, and tree locations & maintenance. Answers to all of these questions were provided to the group.

Concerns were voiced regarding the building's proximity to existing back yards, and the perception of balconies looking down on homeowners. Some residents expressed that they'd prefer more screening, while others requested less screening, to keep a degree of visibility to the south open for views.

Residents requested that the duration of traffic monitoring be increased beyond the one-day standard, to alleviate concerns that it would undercount. Residents referenced the specific shift hours of the nearby Wanco facility, corresponding to traffic problems; stating that at approximately 5:30am and 3:30 pm, a rush of traffic arriving or departing the facility clogs 60th, and that late-goers will speed through.

The subject of gating garnered support from residents who are concerned that the access road could be used as a race strip, and questions arose about where these would be located and details regarding access to the public coffeeshop.

After the presentation, groups broke out and continued conversations with different team members. Generally, these echoed comments that had been voiced as a group and provided an opportunity for further conversation with the development team.

The development team gained a significant amount of input during this meeting, which lasted two hours. We have been contacted by a handful of residents who were either unable to make it or would like to continue discussing the project as it moves forward. The team has stayed in touch with these engaged neighbors and is committed to continuing the dialogue.

In addition to the 9/18 meeting, a "pre-neighborhood meeting" was held on 9/9, at Simpson United Methodist Church. This meeting was organized less formally than the 9/18 meeting. Approximately 15 neighbors attended, and four development team members. The group sat around a large table and reviewed printed plans showing the project. While the conversation was generally similar to that above, this meeting was a smaller-group setting and one that was the first instance of receiving input from those nearby.

IDENTIFIED ISSUES AND APPLICANT RESPONSE

Traffic

Traffic is always a concern for new development. At the meeting, we heard the concerns residents voiced and will share these concerns with the City to discuss if any traffic calming measures are warranted along W 60th Ave. Additionally, a traffic study is required for this application which will include traffic monitoring and recommendations for any necessary improvements.

Utilities

Similar to traffic, utilities networks are currently being studied. Any improvements deemed necessary and required by the City will be provided.



Building Height & buffering

The building is not currently proposed to maximize the zoning of the site. The scale of the project is driven by guiding city documents that encourage a range of density. We have targeted a middle-range density for this proposal. Enhanced architecture is included to ensure a development that fits the context of the neighborhood. Buffering from neighbors to the building will exceed requirements; the building is setback 50', which is far above the 0' requirement and beyond even the 45' height transition zone. To alleviate concerns, our proposal stays out of the height transition zone entirely. Lastly, we are open to discussions about the landscape bufferyard and fence located along the northern property line. Mixed views were expressed regarding the degree to which buffering was desired – we are committed to providing landscape that is desired and compliant with code. We are willing to provide additional landscaping if desired by the neighboring properties and we continue these conversations as the landscape design progresses.

Emergency Services

We look forward to the formal referral process as part of this submittal. We have engaged with South Adams Fire & Rescue to discuss building access and fire lane requirements and will continue coordination through the formal referral agency process.

Parking

Concerns were satisfied after we discussed our proposed parking for the site. With an abundance of structured parking spaces, and the adjacent transit options, this project is overparked with approx. 1.5 spaces per unit. We do not anticipate spillover parking given this abundance of parking contained in the site.

Sign in Sheet 09.18.2025

behind
bank

Name	Address (optional)	Email (optional)
Nombre	Dirección (opcional)	correo electrónico (opcional)
Jeanette Kellogg-Warwick	6666 Vrain St	hockeymom10@hotmail.com
Alice Zamarripa	My Property - 5048-5050 W 3580 Masters DR both Colorado Springs, CO 80907	alice.zamarripa@yahoo.com
Sharon Trivette		smtriv@yahoo.com
Roni Klalker		roni.walker14@gmail.com
Judi Sedustine		billjudis@comcast.net
Renee Cornell		renee.cornell@comcast.net
Laura Teter		ltteter@Comcast.net
Arthur Teter		ALTETER@Comcast.net
Christine Howland		Gabngabby@aol.com

Promenade at Gold Strike Station – Hibernia Housing

Sign in Sheet 09.18.2025

Name	Address (optional)	Email (optional)
------	--------------------	------------------

Nombre	Dirección (opcional)	correo electrónico (opcional)
--------	----------------------	-------------------------------

Jess Breen	6306 Vanier St	jessica.breen@hines.com
Stephanie Kusch	5042 W 1st Ave	stephanievkusch@gmail.com
Eric Thompson	4806 W 60th Ave	ertho607@Colorado.edu



Affidavit Certifying Notice of Neighborhood Meeting Requirements

Project Number: PA2025-0054

Project Name: Hibernia Gold Strike

I, Bill Mahar, affirm under the penalty of perjury under the laws of the State of Colorado that the requirements of the notice of neighborhood meeting, defined under City of Arvada Land Development Code Division 8-2-4 - Required Notices, have been met for the neighborhood meeting to be held on 9/18/2025. A copy of the letter and list of recipients is attached and made a part of this affidavit.

Mailed Notice Postmarked Date: 9/2/2025

Bill Mahar
Signature

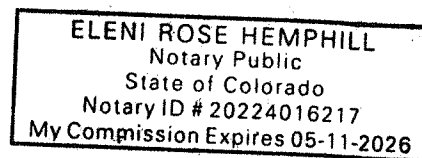
NOTARY CERTIFICATE

STATE OF COLORADO)
COUNTY OF Denver) ss

The foregoing affidavit was signed and affirmed before me on September 2, 2025
by Bill Mahar

Eleni Rose Hemphill
Notary Public

My Commission expires: 5/11/26



NOTICE OF NEIGHBORHOOD MEETING

This notice is to inform you of an upcoming opportunity to participate in a neighborhood meeting for a potential development project planned within the City of Arvada.

PROJECT NAME: Promenade at Gold Strike Station

PROPERTY LOCATION: 4800 W. 60th Avenue

APPLICATION SUMMARY: This application is for a proposed multi-family residential building on the undeveloped portion of 4800 W 60th Avenue, adjacent to the RTD Gold Strike Station. The building includes market-rate apartment housing, with 10% of units reserved for independent living by neuro-diverse individuals. A small commercial space is also planned, intended to serve as a coffee shop accessible from the Gold Strike RTD station, with a small urban park/plaza.

MEETING INFORMATION

DATE: Thursday, September 18, 2025

LOCATION: Tennyson Knolls Preparatory School: 6330 Tennyson St, Arvada, CO 80003

TIME: 6:00 p.m.

PROJECT REPRESENTATIVE

NAME: Bill Mahar
Principal, Norris Design

PHONE NUMBER: 303-892-1166

EMAIL ADDRESS: bmahar@norris-design.com

ARVADA STAFF CONTACT

NAME: Julia Duncan, Senior Planner

PHONE NUMBER: 720-898-7458

EMAIL ADDRESS: jduncan@arvada.org

A neighborhood meeting is the first step of the public process in the City of Arvada for developments that require a public hearing. This is done to help ensure community input and feedback into proposed developments prior to any formal application being submitted. If an application is submitted and the project moves forward, notice of the dates of both the Planning Commission and the City Council hearings shall be mailed to all Homeowners Associations and property owners that are within 1,000 feet of the boundary of subject properties less than five acres in size, or 1,500 feet of subject properties greater than five acres in size no later than 15 days in advance of the hearing.

During the neighborhood meeting, the project representative will present the proposal to the audience, and may have a graphical representation of the proposal, a project fact sheet, and/or detailed handouts regarding specific details of the planned development for audience review.

Audience members will be given an opportunity to ask questions and provide comments regarding the proposed project. Arvada city staff will be available at the meeting to address any questions regarding the development review and application process.

Please feel free to contact the project representative or the Arvada staff contact listed above with any questions regarding the meeting.

PROJECT VICINITY MAP



Owner	Owner Address:	Owner City, State, Zip:
SIMPSON UNITED METHODIST CHURCH	6001 WOLFF ST	ARVADA, CO 80003-6833
COLORADO CENTRAL CREDIT UNION	5005 W 60TH AVE	ARVADA, CO 80003-6918
TROXEL ANDREW	6054 UTICA ST	ARVADA, CO 80003-6824
LAMAS MARIA R	6044 UTICA ST	ARVADA, CO 80003
WARD BRADEN LLOYD AND WARD JANENE MARIE AND WARD JOEL PATRIC	6034 UTICA ST	ARVADA, CO 80003-6824
COHEN EDWARD D AND COHEN YOKO	6024 UTICA ST	ARVADA, CO 80003-6824
ROMERO MICHAEL AND ROMERO ANGELA	6014 UTICA ST	ARVADA, CO 80003-6824
CORDOVA TOM H AND CORDOVA KATHERINE L	4461 W 60TH AVE	ARVADA, CO 80003
THOMAS CHARLES E	3091 W 63RD AVE	DENVER, CO 80221-1976
WEBB BRIAN M AND WEBB MICHELLE L	6136 VRAIN ST	ARVADA, CO 80003-6829
BLACK SEAN AND BLACK KATHARINE	6126 VRAIN ST	ARVADA, CO 80003-6829
SEDUSTINE WILLIAM R AND SEDUSTINE JUDITH I	6116 VRAIN ST	ARVADA, CO 80003-6829
RIVERA TANIA L	6106 VRAIN STREET	ARVADA, CO 80003
KRUSE-ROME VIRGINIA TRUST THE	6056 VRAIN ST	ARVADA, CO 80003-6827
WAWOK WAYNE R TRUST THE	6066 VRAIN ST	ARVADA, CO 80003-6827
KRUSE-ROME VIRGINIA TRUST THE	6056 VRAIN ST	ARVADA, CO 80003-6827
GREYBER ALON	6046 VRAIN ST	ARVADA, CO 80003-6827
MAYNARD DENNIS W AND MAYNARD YVONNE L	6036 VRAIN STREET	ARVADA, CO 80003
HORNSBY SHARON L	6026 VRAIN ST	ARVADA, CO 80003-6827
MEDINA BERNADETTE	6016 VRAIN ST	ARVADA, CO 80003-6827
BORREGO GARCIA BRENNY V AND NUNEZ DOMINGUEZ URIEL	6006 VRAIN ST	ARVADA, CO 80003-6827
EDINGER CHRISTOPHER	4511 W 60TH AVE	ARVADA, CO 80003-6908
NUANES ROSS III AND SANCHEZ JAMES JR	6015 UTICA ST	ARVADA, CO 80003-6823
ZAMIN BRIAN L	6025 UTICA ST	ARVADA, CO 80003-6823
TROUT RESIDENTIAL LLC	3880 GARRISON ST	WHEAT RIDGE, CO 80033-4213
BEREZIN MICHELLE AND SCHERER ALEXANDER	6045 UTICA ST	ARVADA, CO 80003-6823
SMOLEN GARY AND SMOLEN VICKY K	6055 UTICA ST	ARVADA, CO 80003-6823
LIBERATO RICHARD M AND LIBERATO MARLENE D	6065 UTICA ST	ARVADA, CO 80003-6823
FLORES MAURO AND FLORES YOLANDA C	6075 UTICA ST	ARVADA, CO 80003-6823
JARAMILLO STEVEN C AND JARAMILLO IRENE	6105 UTICA ST	ARVADA, CO 80003-6855
VAUGHN ALEX	6115 UTICA ST	ARVADA, CO 80003-6855
ROGELIO JUAREZ TRUST	6125 UTICA ST	ARVADA, CO 80003-6855
BROWN AARON LACHARLES AND BARR KEATHERN M	6140 WOLFF ST	ARVADA, CO 80003-6836
PADILLA PHILIP A AND PADILLA CHERYL C	6130 WOLFF ST	ARVADA, CO 80003-6836
ACOSTA SAMUEL AND ACOSTA ABIGAIL	6120 WOLFF ST	ARVADA, CO 80003-6836
LOUNADY KONG K	6110 WOLFF ST	ARVADA, CO 80003-6836
DADGAR MOHAMMAD REZA	6100 WOLFF ST	ARVADA, CO 80003-6836
BARTEL SAMUEL AND BOWLES KATHERINE	6060 WOLFF ST	ARVADA, CO 80003-6834
FARMER CAROL ANN AND J HODGSON ENGINEERING LLC	6078 WINONA CT	ARVADA, CO 80003-6831
HEYLMAN STEVEN D AND WILLIAMS LEEDIA J	6068 WINONA CT	ARVADA, CO 80003
LUCERO JAMES	9850 W 76TH PL	ARVADA, CO 80005-4009
BACA ROLAND AND BACA LORETTA	6048 WINONA COURT	ARVADA, CO 80003
SLUTSKY NICHOLAS	5011 S LINDEN DR	ENGLEWOOD, CO 80110-6332
SIEGEL BARRY A	9957 W 107TH PL	WESTMINSTER, CO 80021
GLASDER BENJAMIN	6018 WINONA CT	ARVADA, CO 80003-6831
SHEPPARD AARON D	6008 WINONA CT	ARVADA, CO 80003-6831
CROOM NATHANIEL AND HAN SHUANG	6007 VRAIN ST	ARVADA, CO 80003-6826
YODER BRIAN J AND YODER DEVA	6017 VRAIN ST	ARVADA, CO 80003-6826
DURAN JOE I AND DURAN ANDRE	6027 VRAIN ST	ARVADA, CO 80003-6826
KELLOGG-WAWOK JEANETTE M TRUST	6066 VRAIN ST	ARVADA, CO 80003-6827
JEANETTE M KELLOGG-WAWOK TRUST	6066 VRAIN ST	ARVADA, CO 80003-6827
MONTOYA LOUIE AND MONTOYA REBECCA	6057 VRAIN ST	ARVADA, CO 80003-6826
HANES SCOTT E AND UTECHT-HANES LEE ANN C	6067 VRAIN ST	ARVADA, CO 80003
KIBEL KENNETH LEE	6077 VRAIN ST	ARVADA, CO 80003
BEYER BRIAN S AND BEYER DEBRA K H	6107 VRAIN ST	ARVADA, CO 80003-6828
VALLES ISIDRO AVINA AND AVINA CRISTINA SANTA CRUZ	6132 XAVIER CT	ARVADA, CO 80003-6838
KRUSE DANIEL J	6127 VRAIN ST	ARVADA, CO 80003-6828
FRANCESCATO NATHANIEL	12980 W 24TH PL	GOLDEN, CO 80401-2221
LINCOLN CHRISTOPHER H AND LINCOLN MELISSA K	4634 W 61ST PL	ARVADA, CO 80003-6816
BOYD GEORGE D II	5133 W 61ST AVE	ARVADA, CO 80003
TORRES HENRY G	5113 W 61ST AVE	ARVADA, CO 80003-6805
KIEFER JOSEF MICHAEL	5063 W 61ST AVE	ARVADA, CO 80003-6805
GARZA ANDREW AND GARZA LISA M	5043 W 61ST AVE	ARVADA, CO 80003-6805
NALE BETTY JEAN	5023 W 61ST AVE	ARVADA, CO 80003-6805
ULIBARRI MELODY	5003 W 61ST AVE	ARVADA, CO 80003-6805

YANUSHONIS DAVID D	4973 W 61ST AVE	ARVADA, CO 80003-6803
BUTTERFIELD EMMA AND ROBACK KEVIN	4953 W 61ST AVE	ARVADA, CO 80003-6803
GLADU KELLY ANN AND COGHLIN CASSIDY ELMER RUSSEL DENNIS	4933 W 61ST AVE	ARVADA, CO 80003-6803
LANI ANTHONY J AND LANI MONIQUE M	4913 W 61ST AVE	ARVADA, CO 80003-6803
DE LUNA LUIS AND DE LUNA MARIA	4863 W 61ST AVE	ARVADA, CO 80003
COLESCOTT MEGHAN LYNN	4843 W 61ST AVE	ARVADA, CO 80003-6803
MEDRANO LUIS PORTILLO	4823 W 61ST AVE	ARVADA, CO 80003-6803
FREEMAN THOMAS J	4803 W 61ST AVE	ARVADA, CO 80003-6803
BI THU THI VO LIVING TRUST	6129 WOLFF ST	ARVADA, CO 80003-6835
MENZOR DELBERT E AND MENZOR SYLVIA	4834 W 61ST DRIVE	ARVADA, CO 80003
PENETON JOSEPH L	4854 W 61ST DR	ARVADA, CO 80003-6808
BRANDENBURG CHERYL L	4874 W 61ST DR	ARVADA, CO 80003-6808
MILLER MILTON M JR AND MILLER RHONDA P	4894 W 61ST DR	ARVADA, CO 80003-6808
ABELS TRAVIS	4904 W 61ST DR	ARVADA, CO 80003-6810
COLLAZO ISIDRO AND COLLAZO MARLENE	4924 W 61ST DR	ARVADA, CO 80003-6810
COSBY LESLIE MICHAEL	4944 W 61ST DR	ARVADA, CO 80003-6810
CRUZ PRISCILLA	540 S FOREST ST UNIT D	DENVER, CO 80246-8164
ROGERS GERALD AND ROGERS LANDA M	4984 W 61ST DR	ARVADA, CO 80003-6810
FIVGAS PAMELA C	5014 W 61ST DRIVE	ARVADA, CO 80003-6806
CARLSON DANIEL J	5034 W 61ST DR	ARVADA, CO 80003-6812
YOUNG ANDREW AND MUCKLOW ABIGAIL	5054 W 61ST DR	ARVADA, CO 80003-6812
KOZIK PAUL	6100 SHERIDAN BLVD	ARVADA, CO 80003-6818
BARAJAS YANEZ LORENA AND SALAZAR DIAZ JOSE M	5172 W 61ST AVE	ARVADA, CO 80003-6806
THOMAS ELIJAH AND LEYSHON KIRBY	5152 W 61ST AVE	ARVADA, CO 80003-6806
DO UYEN PHUONG AND NGUYEN ANH THI KIM	5132 W 61ST AVE	ARVADA, CO 80003-6806
REPOSA ROBIN I	5112 W 61ST AVE	ARVADA, CO 80003-6806
INGALLS TERRY L AND INGALLS EDITH M	6009 WINONA COURT	ARVADA, CO 80003
VERO STEPHANIE M	5042 W 61ST AVE	ARVADA, CO 80003-6806
ICE DANNY D AND ICE JACKLIN S	5022 W 61ST AVE	ARVADA, CO 80003-6806
JOHNSON KEVIN	5002 W 61ST AVE	ARVADA, CO 80003-6806
THE ASH & DUST REVOCABLE LIVING TRUST	1760 THISTLE RIDGE RD	HIGHLANDS RANCH, CO 80126-2673
HERNANDEZ RODRIGUEZ MANUEL AND BLANCO GALLEGOS MARIA	4952 W 61ST AVE	ARVADA, CO 80003-6804
ALLISH LILIAN	4932 W 61ST AVE	ARVADA, CO 80003-6804
LOGATCHOV ALEXEY AND GROFF YUNI	4912 W 61ST AVE	ARVADA, CO 80003-6804
FISHER CAROLYN R AND FISHER THERESA E	4862 W 61ST AVE	ARVADA, CO 80003-6804
LE DANG MINH AND NGUYEN LOAN THI	6068 ROGERS CIR	ARVADA, CO 80403-2638
GILL JOHNATHON AND GILL JENNIFER L AND GONZALES CANDY L	4822 W 61ST AVE	ARVADA, CO 80003-6804
CHINDA DENH AND CHINDA SOMSAMEU	4802 W 61ST AVE	ARVADA, CO 80003-6804
NEWCOMB DAVID W	6040 WOLFF ST	ARVADA, CO 80003-6834
DITOLLA BEVERLY ANN AND DITOLLA PATRICIA SUE	6030 WOLFF ST	ARVADA, CO 80003-6834
COOKE ALEX	6020 WOLFF ST	ARVADA, CO 80003-6834
KIBEL STEVEN	6010 WOLFF ST	ARVADA, CO 80003-6834
WILLIAMS AUSTIN AND WILLIAMS CARRIE	6000 WOLFF ST	ARVADA, CO 80003-6834
INGALLS TERRY LEE	6009 WINONA CT	ARVADA, CO 80003-6830
ANDERSON TICE TRUST	6019 WINONA CT	ARVADA, CO 80003-6830
RATTANA SIPHANH AND RATTANA BOUNTHANH	6029 WINONA CT	ARVADA, CO 80003-6830
SCHAEFFER RUTH	6039 WINONA CT	ARVADA, CO 80003-6830
VALDEZ ROSALIE C	5045 W 61ST DR	ARVADA, CO 80003-6811
FISK GREGORY AND FISK KATHRYN	5025 W 61ST DR	ARVADA, CO 80003-6811
GUZMAN DIANA	5005 W 61ST DR	ARVADA, CO 80003-6811
TASCHJIAN GREGORY MOODY AND TASCHJIAN LACEY SKY	4995 W 61ST DRIVE	ARVADA, CO 80003
BERKLEY ROBERT O JR	4975 W 61ST DR	ARVADA, CO 80003-6809
SORENSEN DANIEL AND JAKOVAC CHELSEY	6131 XAVIER CT	ARVADA, CO 80003-6837
AVINA ISIDRO	6132 XAVIER CT	ARVADA, CO 80003
GOOCH DOUGLAS A	4885 W 61ST DRIVE	ARVADA, CO 80003
SANDOVAL EDITH AND NORIS ANTONIO	4865 W 61ST DR	ARVADA, CO 80003-6807
LARSON KYRA ANNE AND RODRIGUEZ PAUL ARTHUR	4540 SHERIDAN BLVD	DENVER, CO 80212-2503
DECOTEAU LOIS	4825 W 61ST DR	ARVADA, CO 80003-6807
CARRERA HOMES LLC	6131 WOLFF ST	ARVADA, CO 80003-6832
THE CITY OF ARVADA C/O DON WICK CITY MANAGERS OFFICE	8101 RALSTON RD	ARVADA, CO 80002-2439
GOSBEE MARGARET E	5185 W 61ST DR APT 10	ARVADA, CO 80003-6858
DAHL JOANN C	5185 W 61ST DRIVE NO. 9	ARVADA, CO 80003
DARR MALI Y	5184 W 61ST DR APT 8	ARVADA, CO 80003-6857
SCHULZ BRENNNA	5184 W 61ST DR APT 7	ARVADA, CO 80003-6857
FRATES SIMONE C	5184 W 61ST DRIVE UNIT 6	ARVADA, CO 80003
JONES TRAVIS E	5184 W 61ST DR APT 5	WESTMINSTER, CO 80003-6857

5144 61DR-4 LLC	5353 W DARTMOUTH AVE STE 306	DENVER, CO 80227-5517
HERLING DAPHNE L/HERLING JENNIFER SENINGER STEPHEN F	5144 W 61ST DR APT 3	ARVADA, CO 80003-6843
CAMPBELL KELSEY AND GARNER TY DANE	5144 W 61ST DR APT 2	ARVADA, CO 80003-6843
RIBERA JEREMIAH	5144 W 61ST DR APT 1	ARVADA, CO 80003-6843
ORWAT CHRIS AND ORWAT DEBRA	5145 W 61ST DR APT 16	ARVADA, CO 80003-6856
DAVENPORT AMANDA	13447 JACKSON PL	THORNTON, CO 80241-1401
MUIRFIELD VILLAGE TOWNHOME ASSOC C/O KAREN K MORRISON	5185 W 61ST DR NO. 9	ARVADA, CO 80003-6843
ALDRICH STEVE AND ALDRICH DELIA	4936 W 61ST PL	ARVADA, CO 80003-6846
FATZINGER CASEY	4926 W 61ST PL	ARVADA, CO 80003-6846
DEVORE MADELINE C AND OEFTERING PETER J	4916 W 61ST PL	ARVADA, CO 80003-6846
MAYER ELDA E	4906 W 61ST PL	ARVADA, CO 80003-6846
APELYAN ARTEM I AND APELYAN LARISA	4896 W 61ST PL	ARVADA, CO 80003-6844
RODELA ROBERT J AND RODELA ANGELA M	4876 W 61ST PL	ARVADA, CO 80003-6844
HAYNES JOSHUA RICHARD	4856 W 61ST PL	ARVADA, CO 80003-6844
BRANCO ARMINDO G	4836 W 61ST PL	ARVADA, CO 80003-6844
DEAGUERO KAREN	410 N SCOTTSDALE RD STE 1600	TEMPE, AZ 85281-0976
CAMINO TWO LLC	3580 MASTERS DR	COLORADO SPRINGS, CO 80907-7819
ELECTRICAL FEDERAL CREDIT UNION	5080 W 60TH AVE	ARVADA, CO 80003-6919
IORE EQUITIES LTD LLP	80 E 62ND AVE UNIT 101	DENVER, CO 80216-1281
REGIONAL TRANSPORTATION DISTRICT C/O DENVER TRANSIT OPERATORS	5151 FOX ST	DENVER, CO 80216-1821
SHERIDAN STATION 5950 LLC	10835 RAINRIBBON RD	HIGHLANDS RANCH, CO 80126-5659
SANDERS ALLEN D	4810 W 60TH AVE	ARVADA, CO 80003-6915
CORNELL WILLIAM DAVID AND CORNELL JOY RENEE	13633 W 64TH DR	ARVADA, CO 80004-2216
THOMPSON ERIC LAWRENCE	4806 W 60TH AVE	ARVADA, CO 80003-6915
BRENNTAG PACIFIC INC C/O BRENNTAG NORTH AMERICA INC	550 E SWEDESFORD RD STE 305	WAYNE, PA 19087-1601
BRENNTAG PACIFIC INC C/O BRENNTAG NORTH AMERICA INC	550 E SWEDESFORD RD STE 305	WAYNE, PA 19087-1601
BOONESBORO ENTERPRISES LLC	4781 W 58TH AVE	ARVADA, CO 80002
KRANTZ ROBERT MICHAEL AND KRANTZ JETTIE MARIE	5030 W 60TH AVE	ARVADA, CO 80003-6919
KLINE DAVID A	4980 W 60TH AVE	ARVADA, CO 80003-6917
MEJIA LOPEZ ANIBAL DE JESUS	4960 W 60TH AVE	ARVADA, CO 80003-6917
GREBB WEST 3 LLC	5595 FEDERAL BLVD	DENVER, CO 80221-6574
VO PHU THI	4920 W 60TH AVE	ARVADA, CO 80003-6917
HOWLAND CHRISTINE L	4900 W 60TH AVE	ARVADA, CO 80003-6917
MARTINSON STEVEN E AND MARTINSON MARITA K	4880 W 60TH AVENUE	ARVADA, CO 80003
MARK VII EQUIPMENT INC	5981 TENNYSON ST	ARVADA, CO 80003-6904
L&L DRY CREEK LLC	303 S BROADWAY STE 200-350	DENVER, CO 80209-1558
REGIONAL TRANSPORTATION DISTRICT C/O DENVER TRANSIT OPERATORS	1600 BLAKE ST	DENVER, CO 80202-1399
REGIONAL TRANSPORTATION DISTRICT C/O DENVER TRANSIT OPERATORS	5151 FOX ST	DENVER, CO 80216-1821
THE TELECOMMUNICATIONS HISTORY GROUP INCORPORATED	PO BOX 8719	DENVER, CO 80201-8719
THE CITY OF ARAVADA C/O DON WICK CITY MANAGERS OFFICE	8101 RALSTON RD	ARVADA, CO 80002-2439
MARK VII EQUIPMENT INC	5981 TENNYSON ST	ARVADA, CO 80003-6904
PTG ADVENTURE LLC	17534 W 53RD DRIVE	GOLDEN, CO 80403
PTG ADVENTURES LLC	17534 W 53RD DR	GOLDEN, CO 80403-1139
REGIONAL TRANSPORTATION DISTRICT C/O DENVER TRANSIT OPERATORS	1600 BLAKE ST	DENVER, CO 80202-1399
SCS COMMERCIAL PROPERTIES LLC	10759 YUKON ST	BROOMFIELD, CO 80021-3960
SIMPLY STORAGE HOLDINGS COLORADO LLC	2700 CUMBERLAND PKWY SE STE 530	ATLANTA, GA 30339-3321
5195 LLC	5135 W 58TH AVE UNIT 5	ARVADA, CO 80002-7025
LU-TEK INCORPORATED	5135 WEST 58TH AVE UNIT 5	ARVADA, CO 80002
UNC S LLC	5055 W 58TH AVE	ARVADA, CO 80002-7015
DU REAL ESTATE HOLDINGS LLC	5156 W 58TH AVE	ARVADA, CO 80002-7013
SKITZO REVOLUTION LLC	4651 TABOR ST	WHEAT RIDGE, CO 80033-2459
KING AND DNA ENTERPRISE LLC	410 MEADOW CT	BASALT, CO 81621-8360
ARVADA CO I SGF LLC C/O BOYD WATTERSON ASSET MANAGEMENT LLC	1 N WACKER DR STE 4025	CHICAGO, IL 60606-2844
ARVADA RIDGE PROPERTIES LLC	5016 W 58TH AVE	ARVADA, CO 80002-7002
HOBACKS LLC	13949 W COLFAX AVE 255	LAKEWOOD, CO 80401
MAULDIN NATHAN D	6105 SHERIDAN BLVD	ARVADA, CO 80003
MARTINEZ CHARLENE P	6085 SHERIDAN BLVD	ARVADA, CO 80003
LY DAVID	6075 SHERIDAN BLVD	ARVADA, CO 80003
CASTILLO SALVADOR	6065 SHERIDAN BLVD	ARVADA, CO 80003
GALLAHER BENJAMIN L	6055 SHERIDAN BLVD	ARVADA, CO 80003
MIRAMONTES MANUEL M	5215 WELLINGTON PKWY	ARVADA, CO 80003
WARD BRIAN M	5295 WELLINGTON PKY	ARVADA, CO 80003
SOLOMON GLENN A	6050 AMES ST	ARVADA, CO 80003
LITTLE BRANDY	6060 AMES ST	ARVADA, CO 80003
HORTON JACOB T	6070 AMES ST	ARVADA, CO 80003
JEANETTE HUGG REVOCABLE TRUST	1610 HOVER ST 203	LONGMONT, CO 80501

VAN VORST CALEB	6090 AMES ST	ARVADA, CO 80003
PAUL LOUISA ANNE	6065 AMES ST	ARVADA, CO 80003
PASHA SAMIRA	2022 FLAGLER PLAC NW F202	WASHINGTON, DC 20001
NIKHOMVAN SOMPASONG	6045 AMES ST	ARVADA, CO 80003
LITTLEJOHN HAROLD E	5325 WELLINGTON PKWY	ARVADA, CO 80003
TANG XIAOZHOU	722 ANZA CT	WALNUT CREEK, CA 94597
LABORDE SHAYLA	3099 HIGHWAY 457	ALEXANDRIA, LA 71302
BRAUNSCHWEIG KONRAD CLARK	1852 DOANE AVE	MOUNTAIN VIEW, CA 94043
LAUDICK NATHAN	3203 HILLSIDE DR	WHEAT RIDGE, CO 80033
LAUDICK ROBERT	2535 RIVER DR	DENVER, CO 80211
FERRARO DOUGLAS E	7340 INDEPENDENCE ST	ARVADA, CO 80005
MOSCHETTO KYLE J	6035 AMES ST C	ARVADA, CO 80003
MITCHELL LORI E	6035 AMES ST B	ARVADA, CO 80003
FERRANDO JANE	6035 AMES ST A	ARVADA, CO 80003
GELSINON GWEN A	6025 AMES ST G	ARVADA, CO 80003
BUFFALO NICKEL TRUST	6025 AMES ST	ARVADA, CO 80003
BOUTELLE CHRISTOPHER	1493 W 44TH AVE	DENVER, CO 80211
CAMP ROBERT	6025 AMES ST D	ARVADA, CO 80003
MILAN INC	16583 LAS BRISAS DR	BROOMFIELD, CO 80023
OMAN SEAN J	6025 AMES ST BUILDING	ARVADA, CO 80003
WALKER CLIFTON JASON	6025 AMES ST	ARVADA, CO 80003
RUSSO PATRICK	6010 BENTON ST	ARVADA, CO 80003
ROMAINE ROBERT WILLIAM	6014 BENTON ST	ARVADA, CO 80003
HAZEL HOMES LLC	2120 S POPPY ST	LAKEWOOD, CO 80228
NARINE STACY MARLENA	6024 BENTON ST	ARVADA, CO 80003
NGUYEN CHARLES	7842 W 95TH DR	WESTMINSTER, CO 80021
MARKER JUSTIN	6034 BENTON ST	ARVADA, CO 80003
LIGHTLE CASEY	6040 BENTON ST	ARVADA, CO 80003
WU TOM	6044 BENTON ST	ARVADA, CO 80003
NGUYEN BAO THANG	6048 BENTON ST	ARVADA, CO 80003
CHU TSU FAN	6049 BENTON ST	ARVADA, CO 80003
WINTHERS MELISSA	6047 BENTON ST	ARVADA, CO 80003
WATSON ARIANA NICOLE JAVOR	6045 BENTON ST	ARVADA, CO 80003
FULMER DANIEL	580 ALABAMA ST	VENTURA, CA 93001
KASS EDWARD G	6035 BENTON ST	ARVADA, CO 80003
FERRARO DOUGLAS	7340 INDEPENDENCE ST	ARVADA, CO 80005
ODENHEIMER R BLAKE	6025 BENTON ST	ARVADA, CO 80003
JACOBSEN SCOTT	6019 BENTON ST	ARVADA, CO 80003
GARCIA DIEGO SANTIAGO	6015 BENTON ST	ARVADA, CO 80003
HAZEL HOMES LLC	6009 BENTON ST	ARVADA, CO 80003
EUCLID GREEN LLC	8187 PRISTINE PINE TRL	EDEN PRAIRIE, MN 55347
WELLINGTON 19 LLC	16583 LAS BRISAS DR	BROOMFIELD, CO 80023
STEPHEN JOHN HOPKINS I LLC	11045 IRM DR	NORTHGLENN, CO 80233
HANSEN THOMAS H	8386 W 69TH DR	ARVADA, CO 80004
PUBLIC SERVICE COMPANY OF COLORADO	PO BOX 840	DENVER, CO 80201
60TH AVENUE PROPERTY MANAGMENT LLC	314 JASMINE ST	DENVER, CO 80220
ATTIC SELF STORAGE LLC	1600 WASHINGTON AVE 3	GOLDEN, CO 80401
5415 W 59TH AVE LLC	5455 W 59TH AVE R	ARVADA, CO 80003
5435 W 59TH AVE LLC	5455 W 59TH AVE R	ARVADA, CO 80003
5455 W 59TH AVE LLC	5455 W 59TH AVE R	ARVADA, CO 80003
SCSG LLC	5355 W 59TH AVE	ARVADA, CO 80003
IRENE E SALVATORI REVOCABLE TRUST	15000 LOWELL BLVD	BROOMFIELD, CO 80023
REGIONAL TRANSPORTATION DISTRICT	1600 BLAKE ST	DENVER, CO 80202
DAIRY ENGINEERING CO	5783 N SHERIDAN BLVD	ARVADA, CO 80002
5789 SHERIDAN LLC	PO BOX 2958	PARKER, CO 80134

Written Public Comment for the Planning Commission

09/07/2026 8:49 PM (MDT)



ArvadaCO.gov

Written Public Comment for the Planning Commission

All public comment submitted here will be shared with all Planning Commission members. Comments related to Public Hearings will be added to the public record.

To comment on multiple topics you will need to fill out this form once per topic.

Please Note: Written comments are a way to share your thoughts directly with the Planning Commission. However, they are not a forum for conversation or Q&A with Commission members or city staff. If you have a question that requires a response or follow-up, please use [AskArvada](#), which is the appropriate platform for inquiries.

Email Address	allison.m.phipps@gmail.com
Name	Allison Phipps
Address	11096 W 55th Ln
Your Comment/Testimony	I support high-density, mixed-use, affordable housing along transit lines. I live close the Arvada Station stop on the G line and I fully support adding more housing that is within walking or biking distance to the G line.

Thank you! A copy of your responses will be emailed to the address you provided.

Written Public Comment for the Planning Commission

09/08/2026 5:49 PM (MDT)



ArvadaCO.gov

Written Public Comment for the Planning Commission

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Email Address	rayna.oliker@gmail.com
Name	Rayna Oliker
Address	8430 Clara Belle Drive
Your Comment/Testimony	Hello! I'm a resident of Arvada who regularly uses the G line, and I strongly support the Hibernia apartment proposal (DA2025-0082), and I urge the Planning Commission to do so as well. Since our 2014 Comprehensive Plan, the city has planned to "encourage higher-intensity, mixed-use development near ... transit station locations" like the Gold Strike station. It's the perfect place for higher density homes, and this project delivers on that vision, providing a mix of housing, a community cafe, and vastly improved walking and biking connections to the G Line station than what exists now.

Thank you! A copy of your responses will be emailed to the address you provided.



Dixielee Rodriguez <droduro@arvada.org>

Fwd: Re: Hibernia Housing Project - Park Concept and Letter of Support

1 message

Julia Duncan <jduncan@arvada.org>

Wed, Sep 9, 2026 at 10:35 AM

To: Dixielee Rodriguez <droduro@arvada.org>, Heidi Van Gieson <hvangieson@arvada.org>

Morning,

Public Comment for 09/16.

Sincerely,

Julia

Julia Duncan

Senior Planner

8101 Ralston Rd.

Arvada, CO 80002

Phone: 720-898-7458

jduncan@arvada.org

Regular Office Hours: Monday through Friday 8:00 am - 5:00 pm



----- Forwarded message -----

From: **Renee CORNELL** <reeneecornell@comcast.net>

Date: Wed, Sep 9, 2026 at 10:30 AM

Subject: Fwd: Re: Hibernia Housing Project - Park Concept and Letter of Support

To: jduncan@arvada.org <jduncan@arvada.org>, Bill Mahar <bmahar@norris-design.com>**Subject: Letter of Support for Hibernia Housing Conditional Use Permit Application****Dear Members of the Planning Commission,**

My name is Renee Cornell and along with my husband, Dave, we are writing to express our support for the Hibernia Housing project Conditional Use Permit application that will be heard before the Planning Commission on Wednesday, September 16th.

We own the property at 4804 W 60th Avenue that is adjacent to the open space area on the east side of the site. We have attended the neighborhood meetings

Thank You

Renee & Dave Cornell

[303-859-5595](tel:303-859-5595)

I



**NORRIS
DESIGN**
PEOPLE + PLACEMAKING



Bill Mahar, AICP
Principal

+ 1101 Bannock Street | Denver, CO 80204
+ P 303.892.1166 | D 719.423.4657 | M 720.237.7324



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Written Public Comment for the Planning Commission

09/08/2026 7:10 PM (MDT)



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Written Public Comment for the Planning Commission

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Email Address	jess@arvadachamber.org
Name	Jess Fuller
Address	Greater Arvada Chamber of Commerce 7502 W 80th Ave Ste 180 Arvada CO 80003
Your Comment/Testimony	September 3, 2026 Dear City of Arvada Planning Commission, On behalf of the Greater Arvada Chamber of Commerce—representing nearly 600 organizations dedicated to ensuring healthy businesses and a thriving community—we write in strong support of approving the Conditional Use Permit for The Promenade at Gold Strike Station Housing Development at 4800 W. 60th Avenue, Arvada, CO 80003. This project is well-aligned with the City's Comprehensive Plan and Transit Station Framework Plan. The site sits within the area covered by the City's Transit Station Framework Plan (Sheridan Station Area Plan), which designates this location for mixed-use development supportive of transit, including residential uses. The project also advances the City's Comprehensive Plan, including Goal L-5, which calls on the City to "designate and promote redevelopment and infill to generate economic revitalization, improve physical conditions, and provide an appropriate mix of quality housing choices," and Goal N-1, which calls for the City to "plan for a range of neighborhoods and accessible housing of different tenure types to accommodate diverse incomes and all ages and abilities." This development would be within reach for households earning between \$110,000 and \$150,000 per year (110–120% of Area Median Income). According to Labor Market Information data, this includes two-income households such as a registered nurse and a social worker, or an electrician and a Human Resources specialist. It also includes single-income households like optometrists and aerospace engineers, occupations that are common in our

community and essential to it.

The Greater Arvada Chamber supports transit-oriented development that makes it easier for residents to reach their jobs, patronize local businesses, and take part in community life. Housing built adjacent to the G-Line's Gold Strike Station gives future residents practical, car-optional access to employers throughout the region while bringing new customers to Arvada's business community.

The Greater Arvada Chamber urges the Planning Commission to recommend approval to the City Council for the Conditional Use Permit for The Promenade at Gold Strike Station. Doing so will strengthen workforce stability, support the local business community, and advance the City's own housing and transit-oriented development goals. Thank you for your consideration.

Sincerely, Lindsay Reinert
Chairwoman, Board of Directors

**Please upload any necessary
attachments**



FINAL LOS_Gold Strike Development_9.3.2026 (1).pdf

Thank you! A copy of your responses will be emailed to the address you provided.



September 3, 2026

Dear City of Arvada Planning Commission,

On behalf of the Greater Arvada Chamber of Commerce—representing nearly 600 organizations dedicated to ensuring healthy businesses and a thriving community—we write in strong support of approving the Conditional Use Permit for The Promenade at Gold Strike Station Housing Development at 4800 W. 60th Avenue, Arvada, CO 80003.

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Sincerely,

Lindsay Reinert

Chairwoman, Board of Directors

Dixielee Rodriguez <drodriguez@arvada.org>

Fwd: Written Public Comment for the Planning Commission

1 message

Heidi Van Gieson <hvangieson@arvada.org>
To: Dixielee Rodriguez <drodriguez@arvada.org>

Wed, Sep 9, 2026 at 2:56 PM

Thought you might need this one too.

----- Forwarded message -----

From: **Josie Suk** <jsuk@arvada.org>
Date: Wed, Sep 9, 2026 at 10:40 AM
Subject: Fwd: Written Public Comment for the Planning Commission
To: Heidi Van Gieson <hvangieson@arvada.org>

----- Forwarded message -----

From: **Bryan Goddard** <bgoddard@arvada.org>
Date: Wed, Sep 9, 2026 at 9:33 AM
Subject: Fwd: Written Public Comment for the Planning Commission
To: Josie Suk <jsuk@arvada.org>

Not sure if you have this or not yet, so here ya go...

----- Forwarded message -----

From: **Jennifer Valdez** <jevaldez@arvada.org>
Date: Wed, Sep 9, 2026 at 8:43 AM
Subject: Written Public Comment for the Planning Commission
To: Bryan Goddard <bgoddard@arvada.org>

Hi Bryan,

I don't know if you need this, but thought you might.

--

Jennifer Valdez (she/her/hers)
Web Systems Administrator
720-898-7886
jevaldez@arvada.org



--

Bryan Goddard
Administrative Specialist - City Clerk
(720) 898-7548
bgoddard@arvada.org

--

Josie Suk

Deputy Director
Community and Economic Development
Desk: [720-898-7627](tel:720-898-7627)
Mobile: [720-582-4419](tel:720-582-4419)
E-Mail: jsuk@arvada.org
Regular Office Hours: Monday through Friday 8:00 am - 5:00 pm

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--
Heidi Van Gieson
Development Technician I
Work hours: M-F 8-5



PlanningCommission-GreaterArvadaChamberOfCommerce.pdf
116K



September 3, 2026

Dear City of Arvada Planning Commission,

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Sincerely,

Lindsay Reinert

Chairwoman, Board of Directors