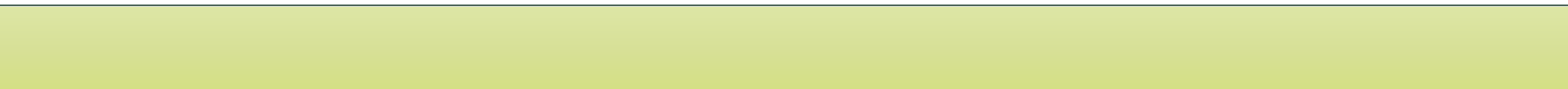




Transit-Oriented Communities Housing Opportunity Goal Report

Jason Reynolds and Zach Vernon

June 24, 2025



Agenda

- 1) HB24-1313 background
- 2) Transit Areas overview
- 3) Housing Opportunity Goal (HOG) calculation tool, inputs, and exemptions
- 4) Analysis results
 - a. Transit Areas housing unit target (w/ exemptions applied)
 - b. Comparison to current zoning
 - c. Individual Transit Areas
- 5) Next Steps

HB24-1313 Background

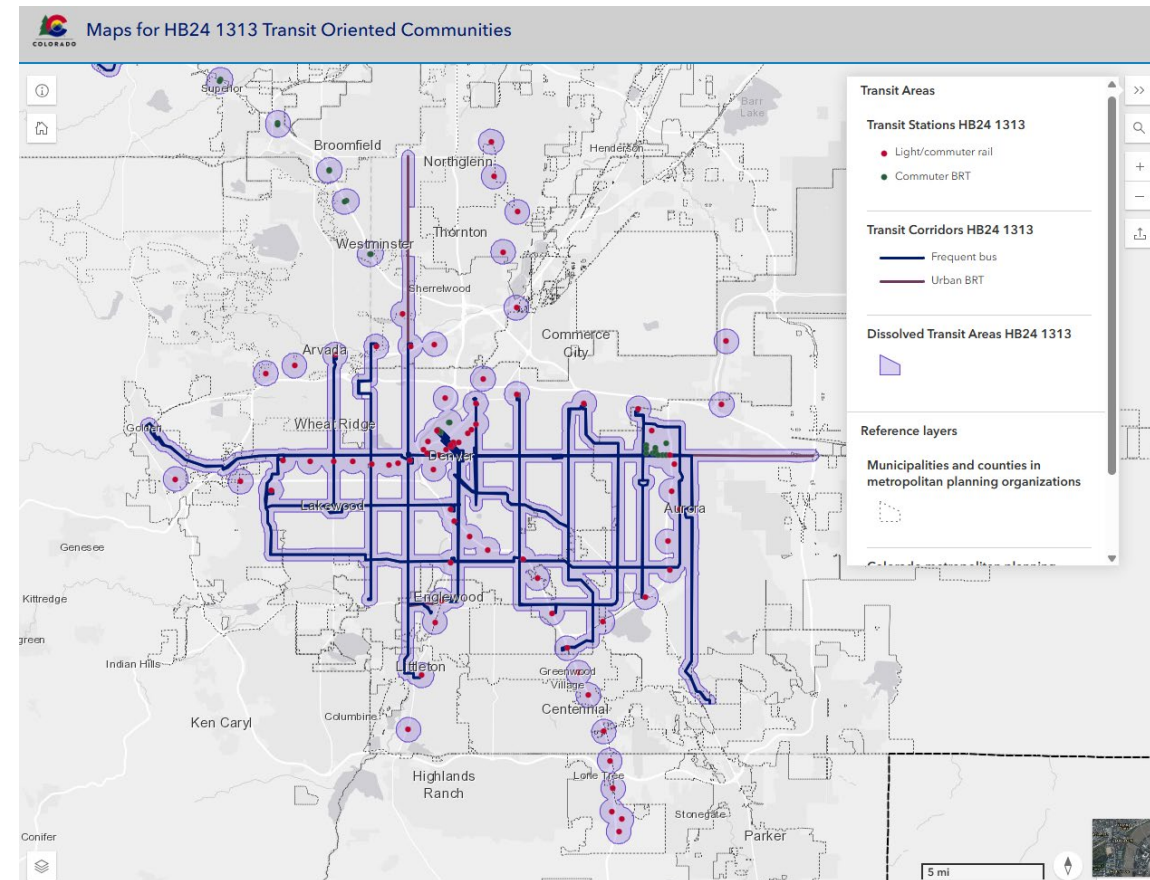
- Identify **Transit Area** parcels
- Calculate **Housing Opportunity Goal**
- Designate **Transit Centers** in and near Transit Areas
- Rezone **Transit Centers** for a density between 15 dwellings/acre and 500 dwellings/acre
- Create an **administrative approval process** for parcels 5 acres or smaller within Transit Centers
- Implement **affordability strategies** and **displacement mitigation strategies**

Today's Focus

- Identify **Transit Area** parcels
- Calculate **Housing Opportunity Goal**
- Designate **Transit Centers** in and near Transit Areas
- Rezone **Transit Centers** for a density between 15 dwellings/acre and 500 dwellings/acre
- Create an **administrative approval process** for parcels 5 acres or smaller within Transit Centers
- Implement **affordability strategies** and **displacement mitigation strategies**

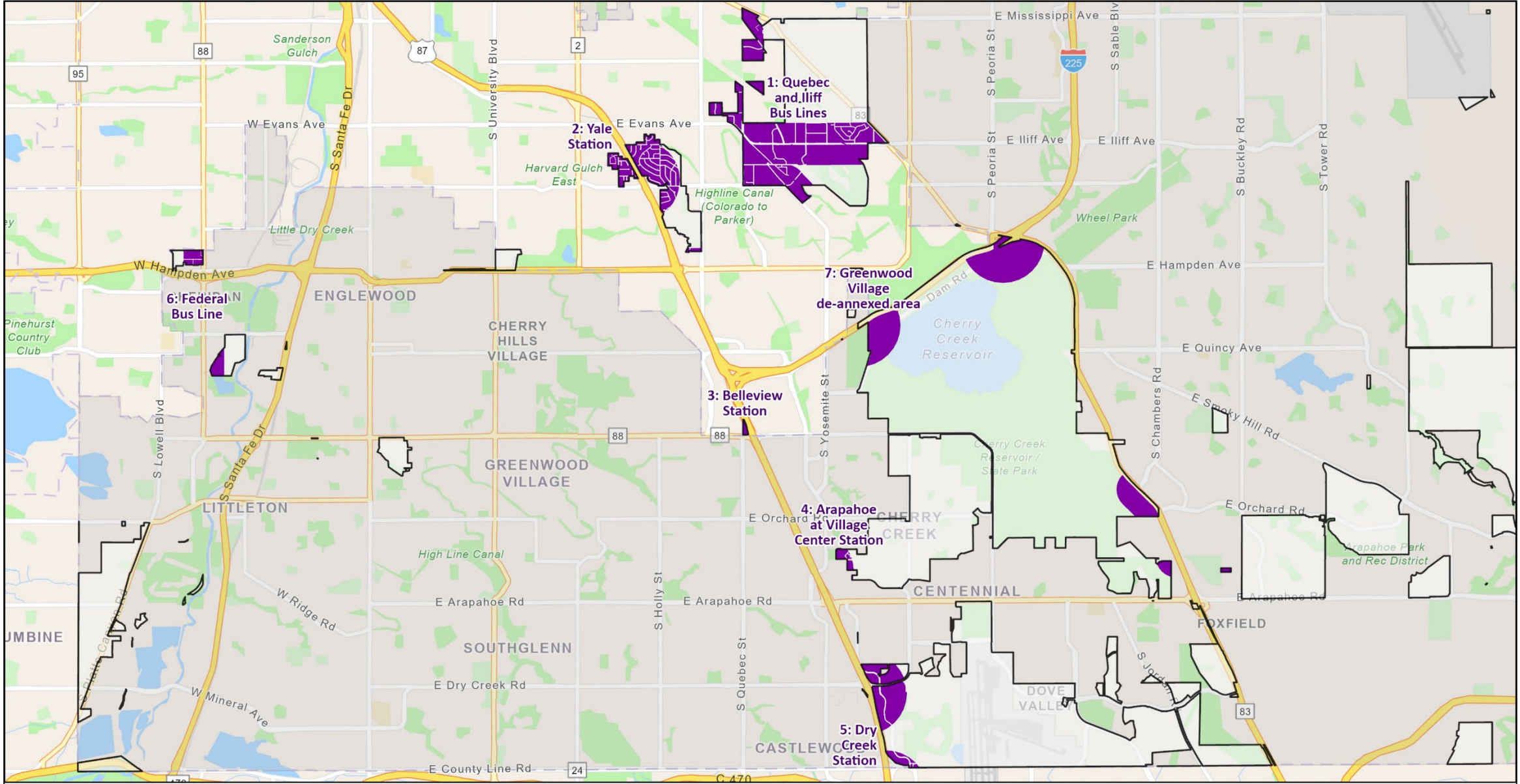
Transit Areas Overview

- Transit categories designated and mapped by Department of Local Affairs (DOLA)¹
 - Transit Stations
 - Transit Corridor areas
 - Optional transit areas
 - Potential Transit areas
 - Bonus buffers
 - Walkshed areas
- Draft analysis focused on:
 - Transit Stations
 - Transit Corridor areas
 - Walkshed areas and other exemptions

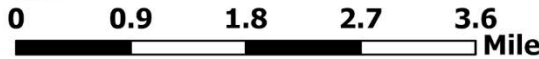


DOLA HB24-1313 Web Mapping Tool

1. [“Maps Documentation – HB24-1313 Transit Oriented Communities”](#)



ARAPAHOE COUNTY
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1 inch equals 1.3 miles



HB24-1313
Unincorporated Arapahoe
County Transit Areas

- Full DOLA Transit Areas
- Unincorporated Arapahoe County
- County Boundary

Map Last Updated: 6/10/2025

Path: G:\DSIM\HE\MAPPING\GIS\Projects\HB1313\HB1313_Maps.aprx

HOG Calculation Tool

- Provided by DOLA to calculate and adjust HOG via approved exemptions
- Primary input: Parcels intersecting DOLA Transit Areas, including:
 - a. Parcel ID
 - b. Area in Transit Area
 - c. Partially exempt parcel area
 - d. Owner (optional)
 - e. Land Use Code (optional)
 - f. Land Use Description (optional)
 - g. Zoning (optional)

Housing Opportunity Goal Calculator
Version 1.0
Issue Date: February 28, 2025

Description
This is a tool to help Transit Oriented Communities (jurisdictions subject to HB24-1313) calculate their Housing Opportunity Goal (HOG). For DOLA's interpretive guidance regarding how to calculate the HOG, please visit the DOLA website: <https://dlg.colorado.gov/transit-oriented-communities>

Instructions
This tool requires users to prepare input data at the parcel level, including information for all parcels within a jurisdiction's Transit Areas. Parcel information includes the size of the parcel, its ID number (APN), whether a parcel in a Transit Area is exempt from the Housing Opportunity Goal calculation, how much of the parcel is exempt, and reasons for the exemption. The preparation steps likely require users to evaluate parcel data in a GIS application. The data might need to be further organized in a spreadsheet application first before being copied into this Excel-based tool (See the orange columns in the 'Parcel Input' tab for the required input data.) Then, using the entered information, this tool calculates the jurisdiction's Housing Opportunity Goal. The aggregated outputs are reported in the 'HOG Calculation' tab. Users should also fill in the required fields in the 'Data Dictionary' tab to note the sources used for parcels and each exemption type utilized (no data is needed if no exemptions are claimed in a given type).

Calculator Legend

| |
|-----------------------------------|
| Required fields (when applicable) |
| Optional fields (for notes, etc.) |
| Calculated field |

1. About | 2. Data Dictionary | 3. Parcel Input | 4. HOG ...

Housing Opportunity Goal Calculator Screenshot

HOG Exemptions Explored

- Agriculture, forestry, natural resources preservation, or open space Zoning
- Industrial Zoning
- Toxic Release Inventory (TRI) location
- Cemeteries
- Mobile home parks
- Public or railroad right-of-way
- School district ownership
- Federal, state, or local government ownership
- Airport ownership, use, or operation
- Walkshed
- Lack of domestic water and sewer service

| Worksheet 2: Data Dictionary | | | | | |
|---|--------------------|--|---|---|--|
| Please see the the Housing Opportunity Goal Calculation Tool User Guide (Appendix A of the TOC Law Guidance) for more information about this tab, which can be found on the DOLA website (https://dlg.colorado.gov/transit-oriented-communities). This worksheet is where users should enter the data source utilized (including if utilizing the DOLA-provided parcel dataset), a link to that dataset, and optionally any notes about the source. | | | | | Calculator Legend Required fields (when applicable) Optional fields (for notes, etc.) Calculated field |
| Field name | Field name for GIS | Description / statutory text | Data source utilized | Data source link | Notes re: sources and methods used |
| Exemption types | | | | | |
| Common "full" parcel exemptions | | | | | |
| <i>Start with these</i> | | | | | |
| Agriculture, forestry, natural resources preservation, open space zoning district | nat_resrscs | A parcel that, as of January 1, 2024, is in an agricultural, forestry, natural resource preservation, or open space zoning district. | Arapahoe County Parcels joined with Zoning data | https://gis.arapahoe.gov.com/data/download/ | zoningcode IN ('A-1', 'O', 'RR-A') - ask jason about RR-A |
| Zoned or used primarily for industrial use | industrial | A parcel that, as of January 1, 2024, is zoned or used primarily for industrial use, which, for purposes of this Subsection (1)(d), means a business use or activity at a scale greater than home industry involving manufacturing, fabrication, mineral or gravel extraction, assembly, warehousing, or storage. | Arapahoe County Parcels joined with Zoning data | https://gis.arapahoe.gov.com/data/download/ | zoningcode IN ('I-1', 'I-1 PUD', 'I-2') |
| Toxic Release Inventory | epa_tri | Parcels that are identified within the United States Environmental Protection Agency's Toxic Release Inventory. | N/A | N/A | None present in AC transit areas |
| Cemeteries | cemetery | A parcel that, as of January 1, 2024, is used as a cemetery, as defined in Section 31-25-701 (2). | N/A | N/A | None present in AC transit areas |
| Mobile home parks | mobilempk | A parcel that, as of January 1, 2024, is used as a mobile home park, as defined in Section 38-12-201.5 (6). | N/A | N/A | None present in AC transit areas |
| Public or railroad right-of-way | rightofway | A public or railroad right-of-way that exists as of January 1, 2024. | Arapahoe County Parcels joined with Assessor data | https://gis.arapahoe.gov.com/data/download/ | parcel_id = 'UPRR' |
| School district ownership | schools | A parcel that as of January 1, 2024, is owned by a school district, as defined in Section 22-30-103 (13). | Arapahoe County Parcels joined with Assessor data | https://gis.arapahoe.gov.com/data/download/ | owner = 'CHERRY CREEK SCHOOL DIST #5' |
| Federal, state, or local government ownership | gov_owned | A parcel that, as of January 1, 2024, is owned by a federal, state, or local government entity. | Arapahoe County Parcels joined with Assessor data | https://gis.arapahoe.gov.com/data/download/ | landusedsc IN ('State Non-Residential', 'Political Sub Non-Residential', 'County Non-Residential', 'Federal Non-Residential') could also use manually reviewed list |
| Airport ownership, use, or operation | airport | A parcel or easement that, as of January 1, 2024, is owned by, used as, or operated by an airport. | N/A | N/A | None present in AC transit areas |
| Walkshed | walkshed | Use walkshed parcels provided by DOLA walkshed maps. | DOLA walkshed parcels | https://drive.google.com/file/d/13sH-B_RG2Cn-6EHHybCdV07NaY1eUNZP/view | Attribute join after filtering walkshed parcels for Uninc AC |
| Lack of domestic water and sewer service | watersewer | A parcel that, as of January 1, 2024, is not served by a domestic water and sewage treatment system, as defined in Section 24-65.1-104 (5), is served by a well that is not connected to a water distribution system, as defined in Section 25-9-102 (6), or is served by a septic tank, as defined in Section 25-10-103 (18). | DOLA map of Water and Sanitation Districts, Denver Water service area boundary, and DWR constructed wells | https://data.colorado.gov/Local-Aggregation/Map-of-Water-and-Sanitation-Districts-in-Colorado/d6bs-3kgu https://www.arcgis.com/home/item.html?id=4515815563e41159aa4090229804672 https://cdss.colorado.gov/gis-data/gis-data-by-category | Applied to parcels outside of water service area boundary with a constructed domestic water well present. |

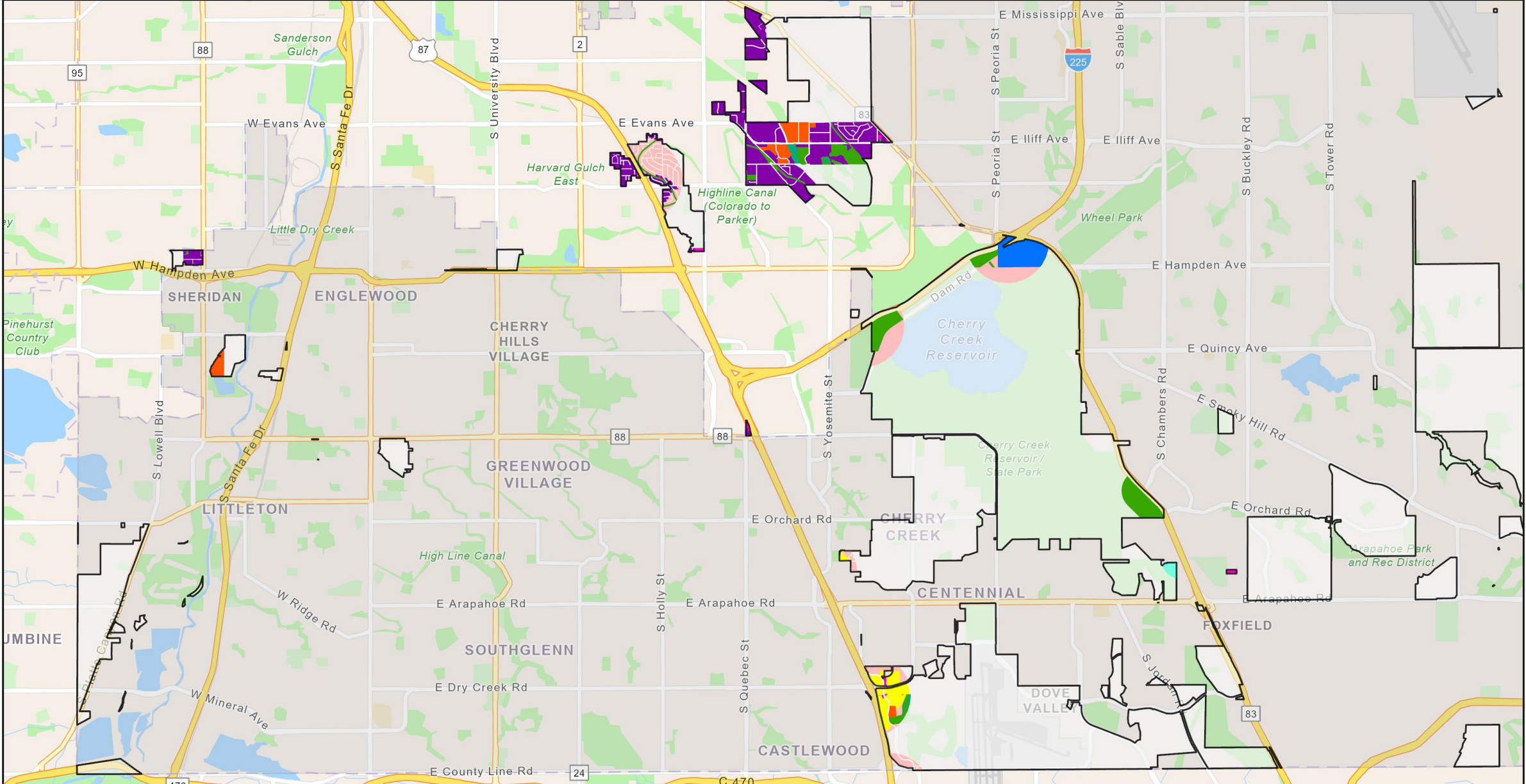
HOG Calculator Exemptions

HOG Exemptions Explored (ctd.)

- Floodway or 100-year floodplain
- Parks and open space
- Conservation easements
- Easement for a major electric or natural gas facility
- Municipal water and sewer in unincorporated areas
- Environmental covenant
- Flammable gas
- FAA restrictions

| Worksheet 2: Data Dictionary | | | | | |
|---|--------------------|--|---|---|---|
| Please see the the Housing Opportunity Goal Calculation Tool User Guide (Appendix A of the TOC Law Guidance) for more information about this tab, which can be found on the DOLA website (https://dig.colorado.gov/transit-oriented-communities). This worksheet is where users should enter the data source utilized (including if utilizing the DOLA-provided parcel dataset), a link to that dataset, and optionally any notes about the source. | | | | Calculator Legend Required fields (when applicable) Optional fields (for notes, etc.) Calculated field | |
| Field name | Field name for GIS | Description / statutory text | Data source utilized | Data source link | Notes re: sources and methods used |
| Common "partial" exemptions | | <i>Next, look for any of these areas that have not already been exempted by the full parcels above. These may be calculated by either "clipping" parcels in GIS, or otherwise measuring the exempt area that overlays onto the eligible parcels. The jurisdiction must be sure not to double-count exempt areas on top of previously counted Exempt Parcels.</i> | | | <i>In notes field, describe methods used to account for partial exemptions.</i> |
| Floodway or 100-year floodplain | floodplain | Any part of a parcel that, as of January 1, 2024, is in a floodway or in a one hundred-year floodplain, as identified by the Federal Emergency Management Agency. | FEMA | https://msc.fema.gov/portal/home | FLD_ZONE IN ('A', 'AE', 'AH', 'AO') |
| Parks and open space | parks | Any part of a parcel that, as of January 1, 2024, includes land that is park and open space, as defined in Section 29-7.5-103 (2). | Arapahoe County DRCOG | https://gis.arapahoeogov.com/dataset/download/https://data.drcog.org/dataset/parks-recreation-and-open-space-2024 | GIS union -> filter -> dissolve |
| Conservation easements | cons_esmnt | Any part of a parcel that, as of January 1, 2024, is subject to a conservation easement. | Arapahoe County CSU CoMap dataset | https://gis.arapahoeogov.com/dataset/download/https://comap.cnhp.colostate.edu/ | GIS union -> filter -> dissolve |
| Easement for a major electric or natural gas facility | enrgy_esmnt | Any part of a parcel that, as of January 1, 2024, is subject to an easement for a major electric or natural gas facility, as defined in Section 29-20-108 (3). | | | |
| Special exemptions | | <i>These are not very common for most jurisdictions. If you have one of these exemptions, please contact the DOLA team to discuss how to utilize the exemption.</i> | | | |
| Municipal water and sewer in unincorporated areas | muni_ws | Any part of a parcel that, as of January 1, 2024, is located within an unincorporated area as defined in Section 29-37-202 (12)(d)(ii), and is served by a domestic water and sewage treatment system, as defined in Section 24-65.1-104 (3), that is owned by a municipality. This exemption only applies in counties. | DOLA map of Water and Sanitation Districts and Aurora Water service area boundary | https://data.colorado.gov/Local-Aggregation/Map-of-Water-and-Sanitation-Districts-in-Colorado/d6b5-3kgu https://www.arcgis.com/home/item.html?id=45158155e3e41159aa4090229804672 https://data-auroraco.opendata.arcgis.com/datasets/AuroraCo::water-service-area-boundary/explore?location=39.687442%2C-104.687800%2C9.56 | GIS union -> filter -> dissolve |
| Zoning Capacity restrictions | | <i>Any part of a parcel's Zoning Capacity where residential use is prevented or limited to less than forty dwelling units per acre by state regulation, federal regulation, or deed restriction pursuant to either:</i> | | | |
| Environmental covenant | env_covnt | (i) an environmental covenant pursuant to Section 25-15-318 to Section 25-15-323; | | | |
| Flammable gas | flam_gas | (iii) restrictions within a flammable gas overlay zoning district, or | | | |
| FAA restrictions | faa_restr | (l) Federal Aviation Administration restrictions pursuant to 14 CFR Part 77. | Arapahoe County Centennial Airport Buckley Space Force Base | https://www.centennialco.gov/Maps/Centennial-Airport-Influence-Area-Map https://data-auroraco.opendata.arcgis.com/datasets/AuroraCo::airport-noise-zone/about | GIS union -> filter -> dissolve |

HOG Calculator Exemptions



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1 inch equals 1.3 miles



HB24-1313

Unincorporated Arapahoe County Remaining Transit Areas After Exemptions Applied

-  Remaining DOLA Transit Areas
-  HOG Exemptions: Floodplain
-  HOG Exemptions: Open Space, Parks, and Easements
-  HOG Exemptions: Industrial
-  HOG Exemptions: FAA/Airport Restrictions
-  HOG Exemptions: Municipally-owned water supply
-  HOG Exemptions: School District or Government Owned
-  HOG Exemptions: No Water/Sewer service
- HOG Exemptions: Walkshed

Map Last Updated: 6/11/2025

Path: G:\DSIM\HE\MAPPING\GIS\Projects\HB1313\HB1313_Maps.aprx

HOG Analysis Results

- Baseline HOG using DOLA Parcels: **29,341**
- Draft Arapahoe County HOG: **24,463**
- Difference between Baseline HOG and Draft Arapahoe County HOG: **-4,878**
- Estimated existing Housing Unit Zoning Ct. within Transit Areas: **5,287**
- Difference between Existing Zoning and draft Arapahoe County HOG Analysis: **+19,176**

Description

Jurisdiction Name:

Jurisdiction total Transit Areas (acres):

Jurisdiction total area eligible for HOG calculation in Transit Area parcels (acres):

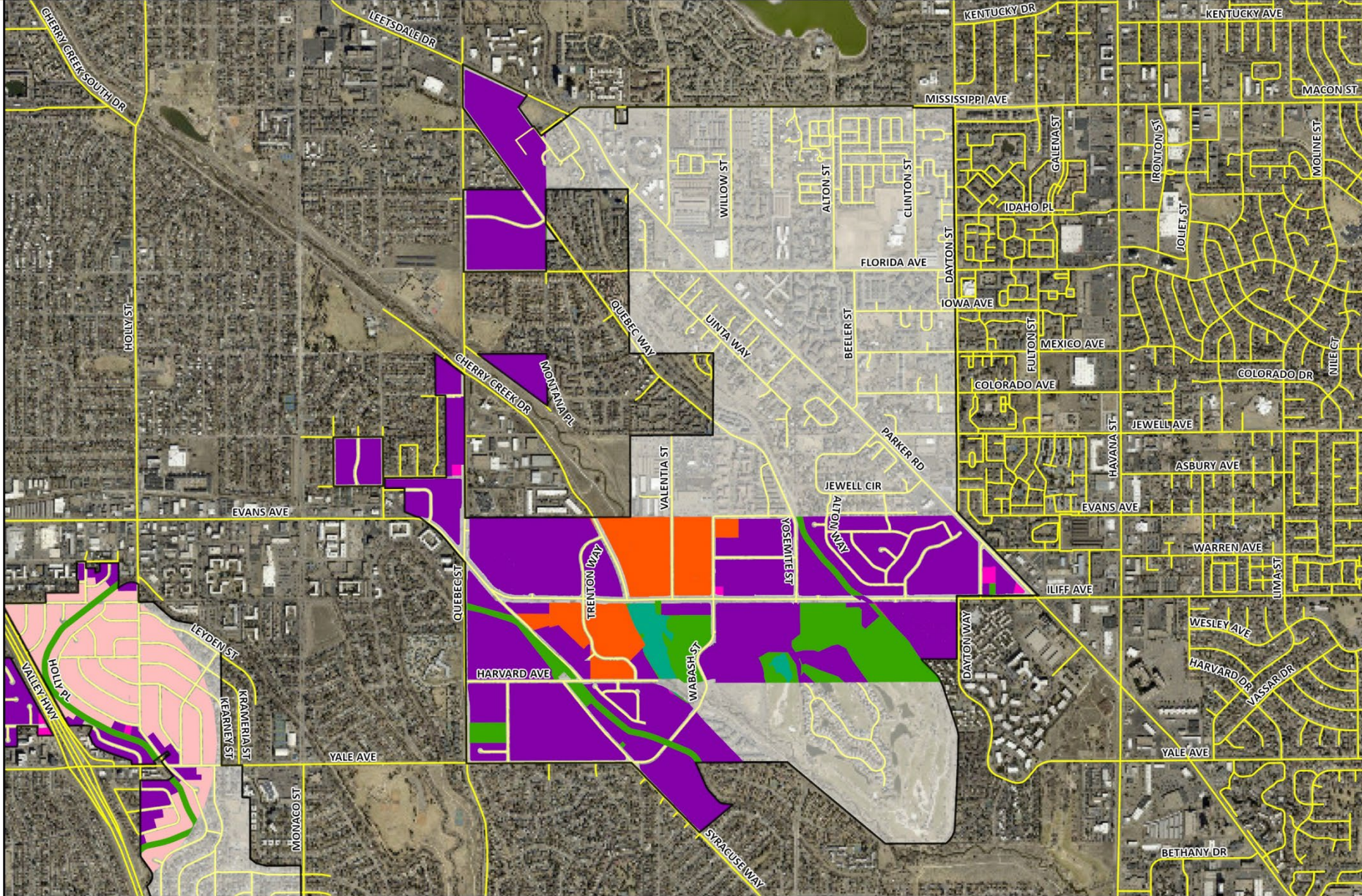
Jurisdiction Exempt Parcel Total Area (acres):

Jurisdiction Housing Opportunity Goal (Units of Zoning Capacity):

Input

| |
|--------------------------------|
| Unincorporated Arapahoe County |
| 1786.1 |
| 611.6 |
| 1174.5 |
| 24,463 |

HOG Calculator Results



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

0 0.15 0.3 0.45 0.6
Mile

1 inch equals 0.38 miles

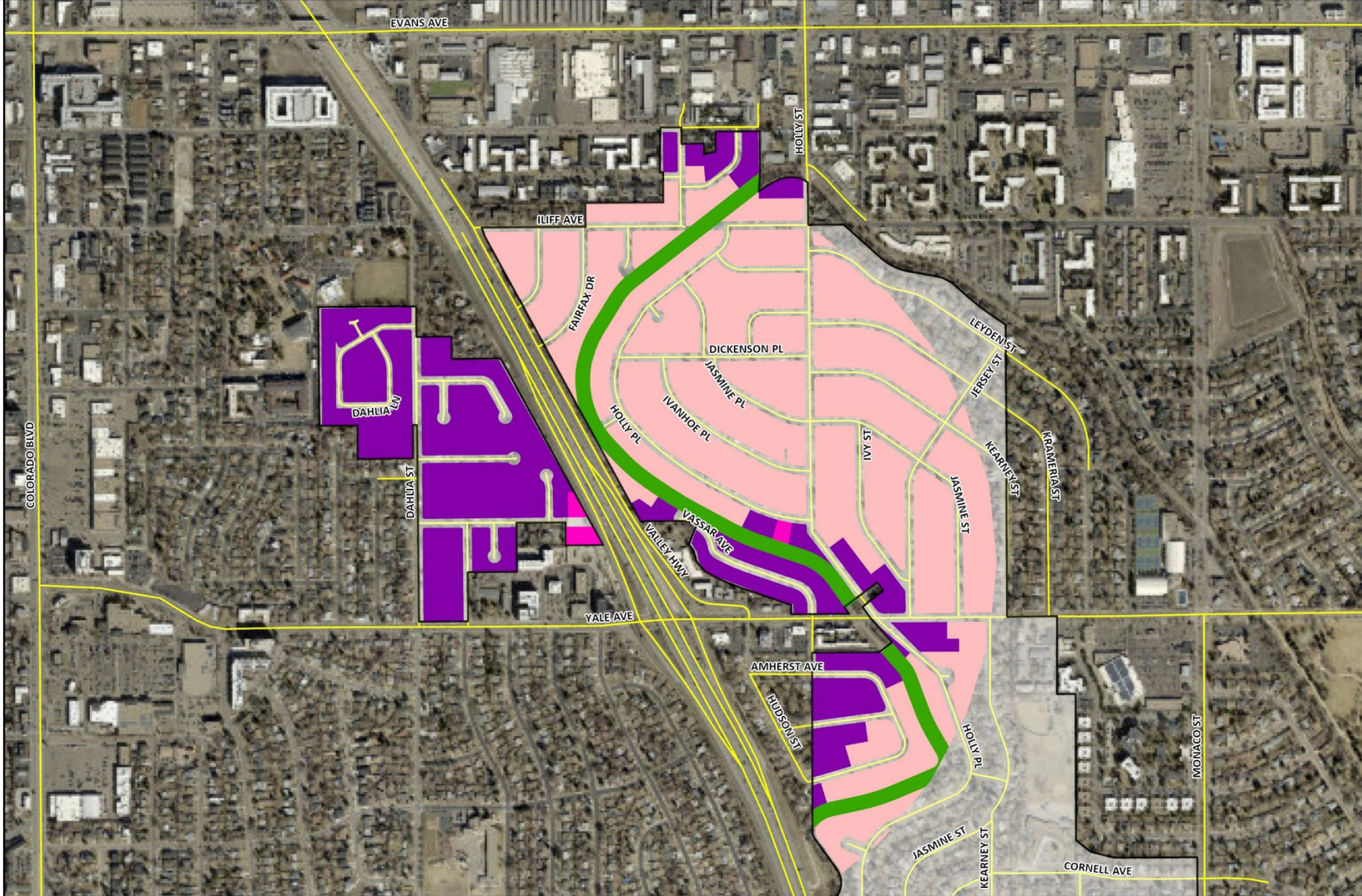


HB24-1313

1: Quebec and Iliff Bus Lines Transit Area

- | | | |
|--|---|--|
| Remaining DOLA Transit Areas | HOG Exemptions: Open Space, Parks, and Easements | HOG Exemptions: Municipally-owned water supply |
| HOG Exemptions: FAA Restrictions | HOG Exemptions: Floodplain | HOG Exemptions: No Water/Sewer service |
| HOG Exemptions: School District or Government Owned | HOG Exemptions: Industrial | HOG Exemptions: Walkshed |

Map Last Updated: 6/10/2025
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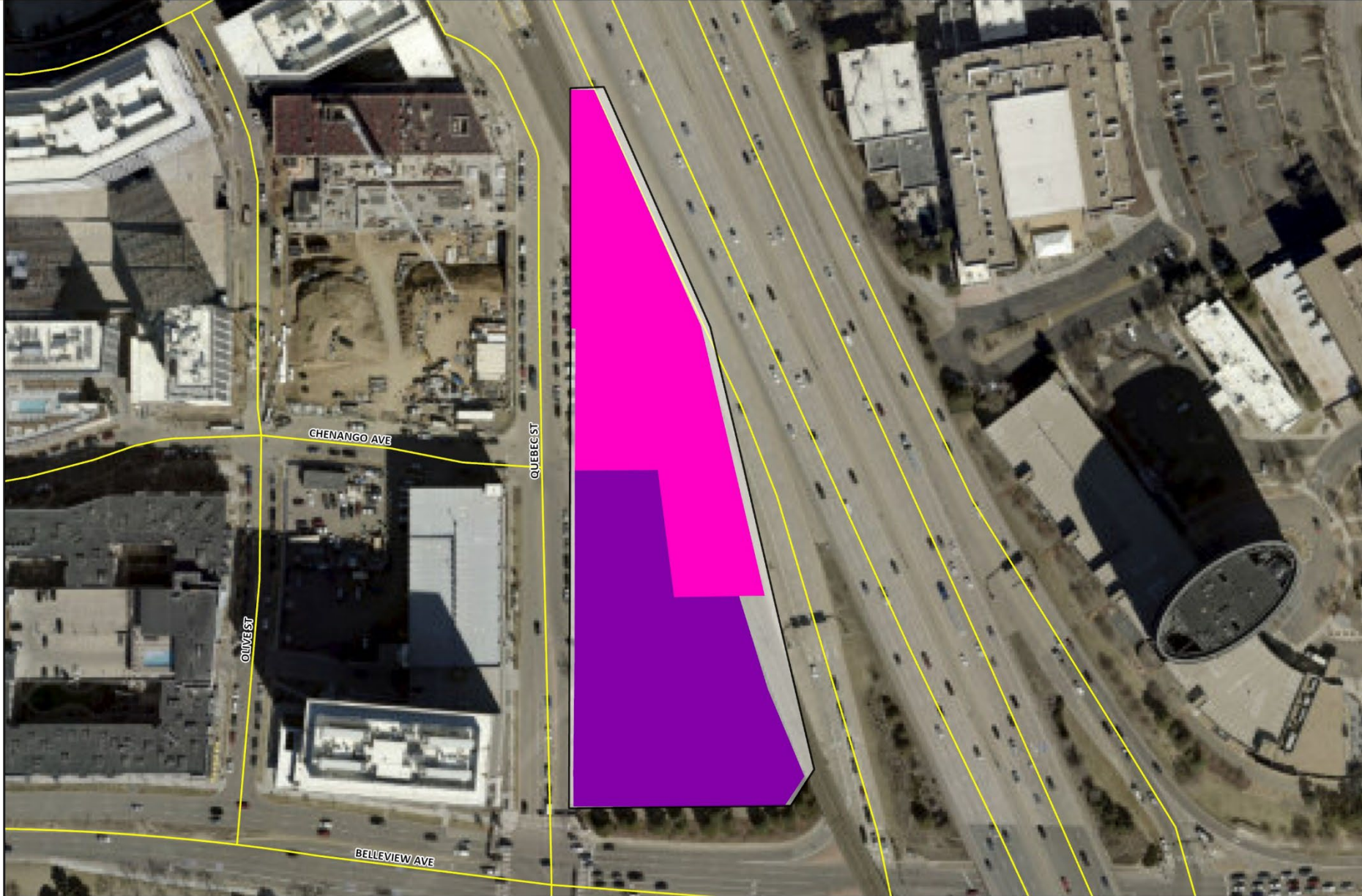
1 inch equals 0.16 miles



HB24-1313

2: Yale Station Transit Area

- | | | |
|---|--|--|
|  Remaining DOLA Transit Areas |  HOG Exemptions: Open Space, Parks, and Easements |  HOG Exemptions: Municipally-owned water supply |
|  HOG Exemptions: FAA Restrictions |  HOG Exemptions: Floodplain |  HOG Exemptions: No Water/Sewer service |
|  HOG Exemptions: School District or Government Owned |  HOG Exemptions: Industrial |  HOG Exemptions: Walkshed |



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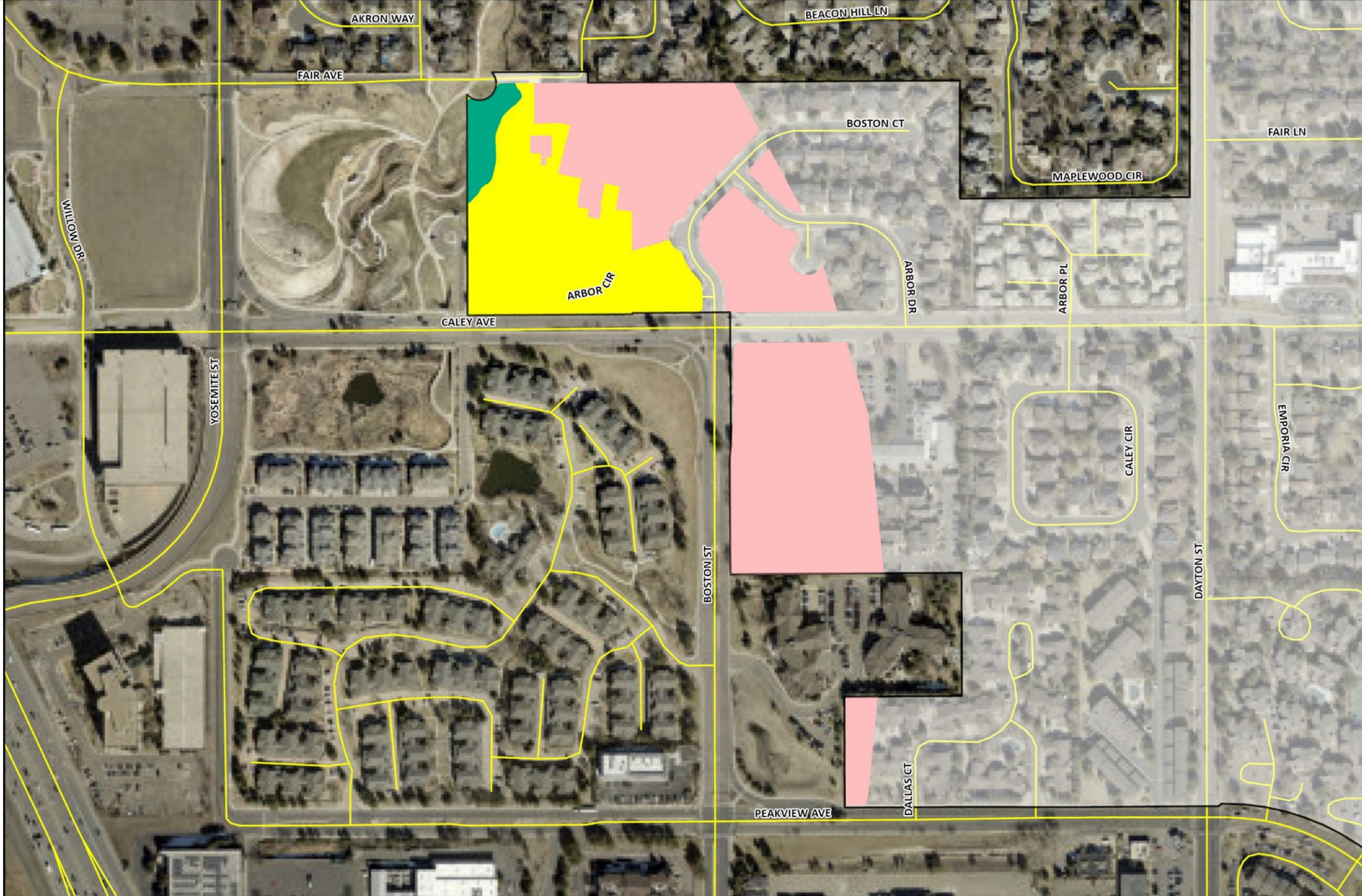
0 0.01 0.03 0.04 0.06
Mile

1 inch equals 0.03 miles



HB24-1313
3: Belleview Station
Transit Area

- | | | |
|---|--|--|
|  Remaining DOLA Transit Areas |  HOG Exemptions: Open Space, Parks, and Easements |  HOG Exemptions: Municipally-owned water supply |
|  HOG Exemptions: FAA Restrictions |  HOG Exemptions: Floodplain |  HOG Exemptions: No Water/Sewer service |
|  HOG Exemptions: School District or Government Owned |  HOG Exemptions: Industrial |  HOG Exemptions: Walkshed |



ARAPAHOE COUNTY
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0 0.03 0.06 0.09 0.12
Mile

1 inch equals 0.06 miles

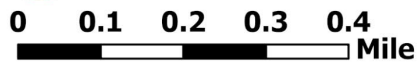
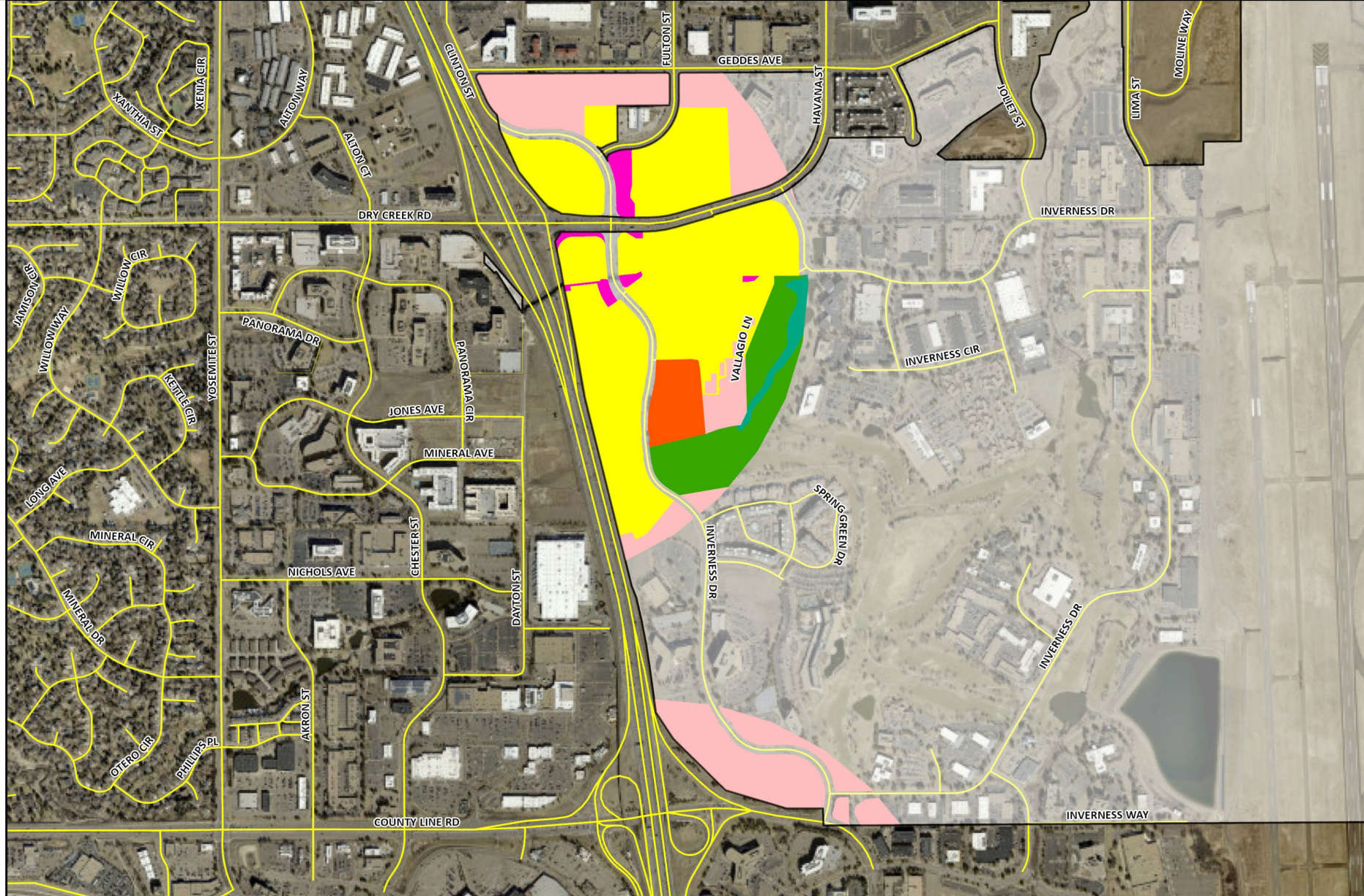


HB24-1313

4: Arapahoe at Village Center Station Transit Area

- | | | |
|---|--|--|
| Remaining DOLA Transit Areas | HOG Exemptions: Open Space, Parks, and Easements | HOG Exemptions: Municipally-owned water supply |
| HOG Exemptions: FAA Restrictions | HOG Exemptions: Floodplain | HOG Exemptions: No Water/Sewer service |
| HOG Exemptions: School District or Government Owned | HOG Exemptions: Industrial | HOG Exemptions: Walkshed |

Map Last Updated: 6/10/2025
Path: G:\DSIM\HE\MAPPING\GIS\Projects\HB1313\HB1313_Maps.aprx



1 inch equals 0.21 miles



HB24-1313

5: Dry Creek Station Transit Area

- | | | |
|---|--|--|
| Remaining DOLA Transit Areas | HOG Exemptions: Open Space, Parks, and Easements | HOG Exemptions: Municipally-owned water supply |
| HOG Exemptions: FAA/Airport Restrictions | HOG Exemptions: Floodplain | HOG Exemptions: No Water/Sewer service |
| HOG Exemptions: School District or Government Owned | HOG Exemptions: Industrial | HOG Exemptions: Walkshed |



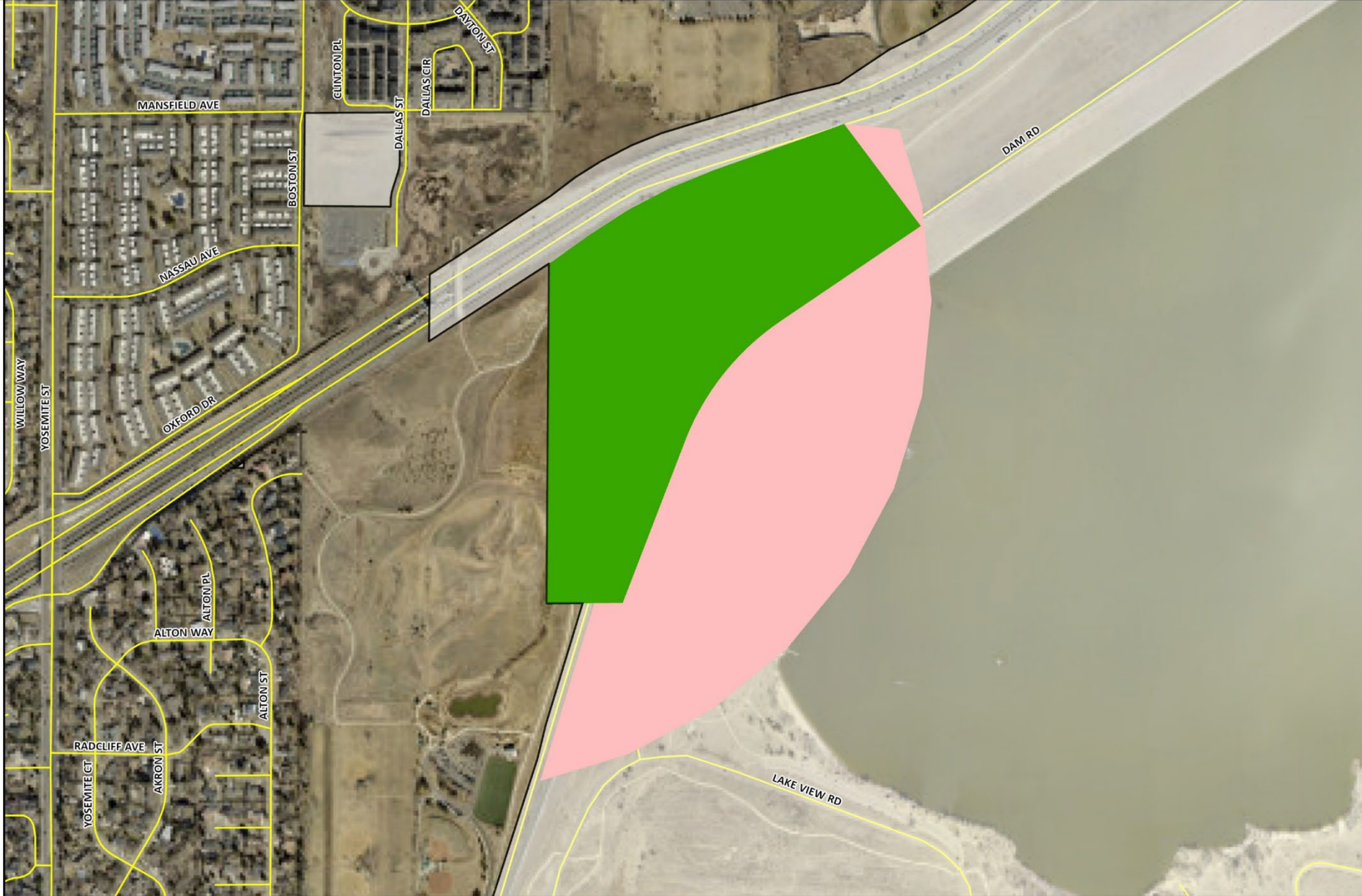
0 0.01 0.03 0.04 0.06
 Mile

1 inch equals 0.03 miles

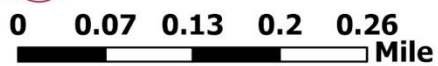


HB24-1313
 6: Federal Bus Line
 Transit Area

- | | | |
|---|--|--|
| Remaining DOLA Transit Areas | HOG Exemptions: Open Space, Parks, and Easements | HOG Exemptions: Municipally-owned water supply |
| HOG Exemptions: FAA Restrictions | HOG Exemptions: Floodplain | HOG Exemptions: No Water/Sewer service |
| HOG Exemptions: School District or Government Owned | HOG Exemptions: Industrial | HOG Exemptions: Walkshed |



ARAPAHOE COUNTY
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1 inch equals 0.13 miles



HB24-1313

7: Greenwood Village de-annexed area
Transit Area

- | | | |
|---|--|--|
| Remaining DOLA Transit Areas | HOG Exemptions: Open Space, Parks, and Easements | HOG Exemptions: Municipally-owned water supply |
| HOG Exemptions: FAA Restrictions | HOG Exemptions: Floodplain | HOG Exemptions: No Water/Sewer service |
| HOG Exemptions: School District or Government Owned | HOG Exemptions: Industrial | HOG Exemptions: Walkshed |

Next Steps

- Submit Preliminary Transit-Oriented Communities Assessment Report to DOLA by June 30, 2025
- Planning for **Transit Centers** (Dry Creek, Federal, & Four Square Mile)
- Develop **Transit-Oriented Zoning, Zoning Process & Rezone** Transit Centers
- Submit **Final Transit-Oriented Communities Assessment Report** to DOLA by December 31, 2026 (including affordability strategies, displacement mitigation strategies, and documentation of community engagement efforts)