

Bubble Plan v11-B: offices upstairs

Same site and building as v11 (Option A). The only change: no modular. Phase 1 builds a small, bare-bones office floor upstairs over the youth room. Bring both to Himmelman for pricing.

OPTION A VS OPTION B

	A: Modular	B: Upstairs
Where staff work in Phase 1	Modular by playground	2nd floor over youth
Office space	about 1,400 sf	about 2,600 sf
Elevator + stair built in Phase 1	Can wait	Yes
Floor structure over youth	Phase 2	Phase 1
Temporary permit, utilities, removal later	Yes	No
Money that is gone when Phase 2 comes	Modular cost	None
Phase 1 price	[Himmelman]	[Himmelman]

Bare bones means: open ceilings, carpet tile, basic lighting, one restroom, 7 offices plus a workroom. Finish it nicer later.

ONE TRADE-OFF TO DECIDE (BOTH OPTIONS)

If today's room becomes the gym later, it wants a **flat floor**: a raised stage and stepped seating in the back. The full Journey Church slope moves to the Phase 2 auditorium.

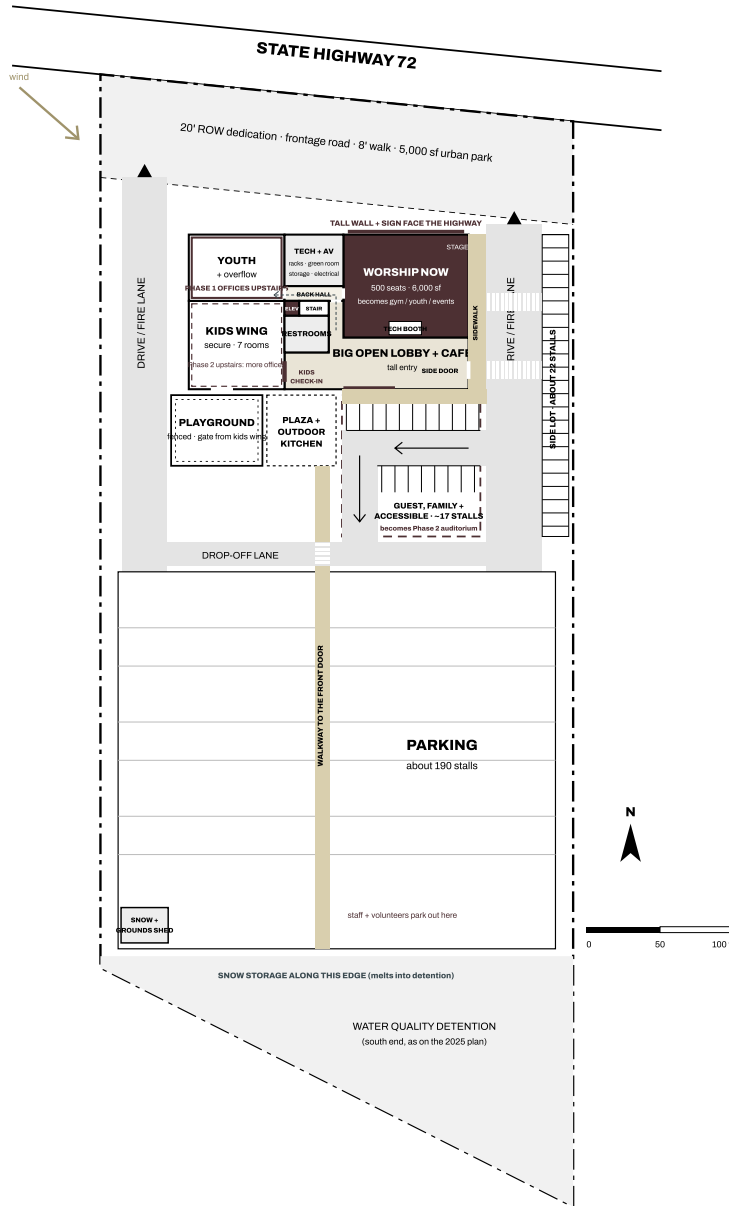
PHASE 1 PROGRAM (ABOUT 22,500 SF)

Worship room, 500 seats, flat floor, tech booth at the back, later gym / youth / events	6,000
Lobby and cafe, tall entry, kids check-in at the front	4,300
Kids wing, secure, 7 rooms	3,900
Youth room, also used for overflow, meals, and classes	2,900
Tech and AV, green room, storage, electrical, fire riser (HVAC on the roof)	1,400
Restrooms, off the lobby	750
Elevator and stair to the offices upstairs	300
Upstairs offices over youth, bare bones (7 + workroom)	2,600
Back hall: lobby to youth, tech, and stage	400
Total	22,550 sf

Upstairs over the kids wing stays open for more offices in Phase 2. Planning rules of thumb, not code. Eidos confirms.

QUESTIONS FOR FRIDAY

1. **Frontage rule:** does this setback satisfy MX-S?
2. **Lot size:** 4.96 or 5.39 acres, and does the 20 ft right-of-way come out of it?
3. **Parking:** how many stalls does Arvada require for 500 seats now and about 700 later?
4. **Phasing:** can one site plan approve Phase 2 and the second floor now?
5. **Price both options:** modular offices (A) vs. a bare-bones office floor over youth (B).
6. **Upstairs:** does a second floor need a second stair? Build the elevator shaft now or later?
7. **Height:** the lot allows 45 ft. Does a tall worship room fit?



Lot lines traced from DA2025-0015, concept plan sheet 1 (Intargroup Architects, 3-20-2025). Not a survey.