

Bubble Plan v11: the builder's take

South front door, big open lobby, safe kids wing, offices in a modular to start. Laid out the way a church architect would.

WHAT CHANGED, AND WHY

1. **Grow by adding a room, not stretching one.** Making a worship room bigger means tearing out the stage wall, the most expensive wall in the building. Phase 2 builds a new auditorium off the lobby. Today's room becomes the gym, youth, and event space.
2. **Face the highway.** In v4 the highway saw the back of the building and an empty lot. Now the tall worship wall and sign face Highway 72. That also fits the city's frontage rule.
3. **Playground at the kids door.** No long fenced walk past the drive. Kids go out one gate.
4. **Parking closer to the door.** Guests, families, and accessible parking go on the Phase 2 pad, right at the front door. Cars enter from the east drive and exit onto the drop-off lane. A side lot runs along the east wall. Staff and volunteers park in the far rows. About 230 stalls in Phase 1.
5. **Tall where it counts.** A tall entry and a high ceiling in the lobby, not a full-height box. Same feel, lower heating, cooling, and steel cost.
6. **HVAC on the roof, not over the worship room.** It's a steel building, so the units go up top. Set them over the lobby and back of house. Over the worship room they add noise and need heavier steel.
7. **Every room needs a way in.** A back hall runs from the lobby to youth, the tech room, and the stage. The lobby wraps the front so families reach kids check-in without passing the restrooms. A side door on the east wall serves the side lot.
8. **Clear walking routes.** One walkway runs straight through the main lot to the front door. Side-lot parkers cross at two crosswalks to a sidewalk along the building. A shed holds the plow and ice melt, and snow piles go by the detention area.

ONE TRADE-OFF TO DECIDE

If today's room becomes the gym later, it wants a **flat floor**. That means a raised stage and stepped seating in the back, not a full Journey Church slope. The full slope moves to the Phase 2 auditorium.

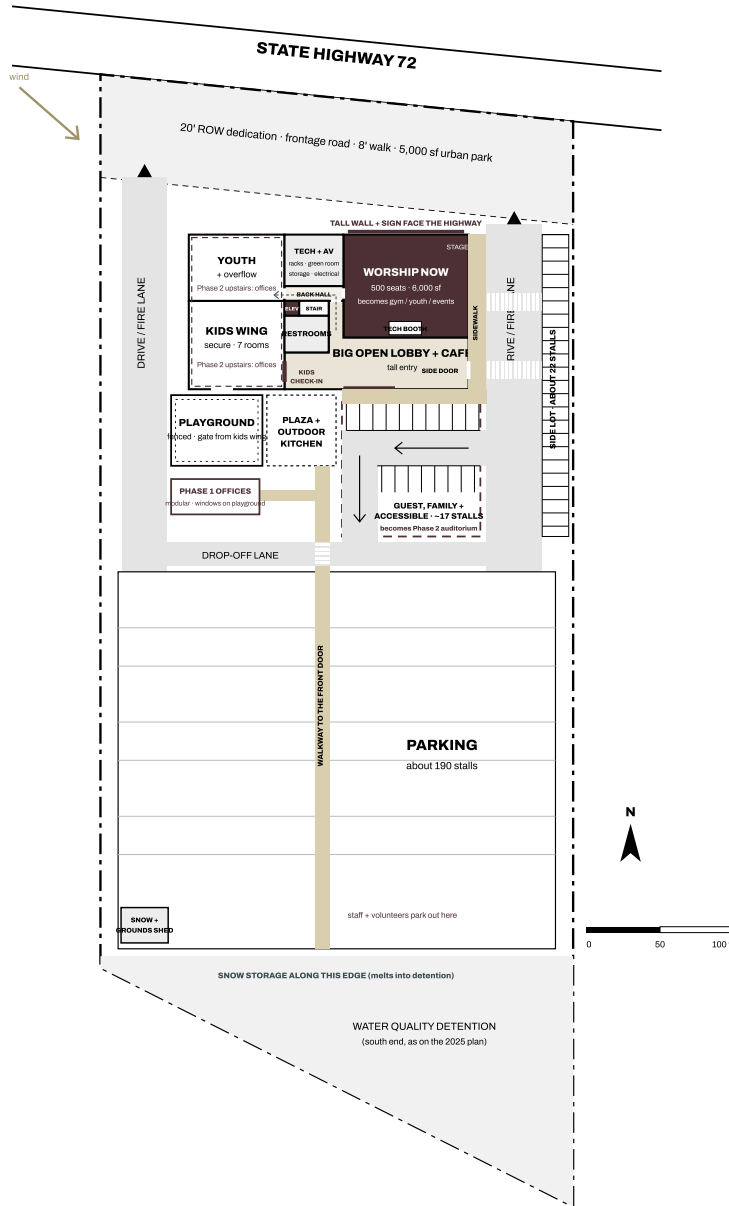
PHASE 1 PROGRAM (ABOUT 20,000 SF)

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 Phase 2 offices upstairs	300
Back hall: lobby to youth, tech, and stage	400
Total	19,950 sf

Offices: Phase 1 in a modular building just south of the playground, steps from the plaza and front door. Phase 2 offices go upstairs over kids and youth (room for about 6,500 sf), reached by the elevator and stair. These are 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. **Modular offices:** allowed on site for a few years? Permits, utilities, rough cost?
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.