

Bubble Plan v4

What we are hoping to build, so the city and Eidos can see the idea. Bubbles show what goes where, not final shapes or sizes.

THE BIG MOVES

1. **Front door faces south.** Away from the highway and the wind. You arrive from the parking lot into a plaza.
2. **A big, open lobby.** As tall as the worship room. A garage door rolls up into a plaza with an outdoor kitchen.
3. **Public up front, systems in back.** Restrooms sit off the lobby. Mechanical sits in the back next to youth.
4. **Kids stay safe all the way out.** A fenced walkway runs from the kids wing to a fenced playground.
5. **Staff start in a modular office.** It sits in the corner of the lot with staff parking beside it. No offices in the Phase 1 building, which lowers the first cost.
6. **Room to grow.** The worship room grows north onto the open pad. Permanent offices go on a second floor above the kids wing.

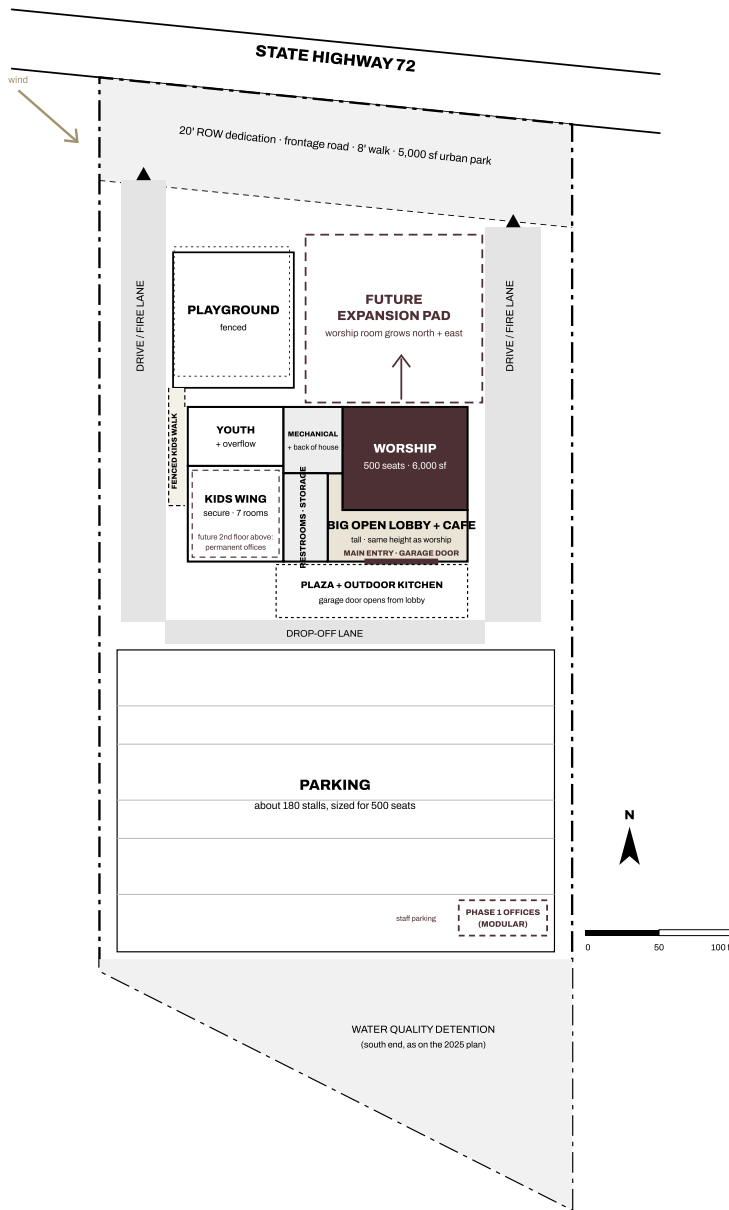
PHASE 1 PROGRAM (ABOUT 20,000 SF)

Worship room, 500 seats, Journey Church style (fan-shaped, sloped floor)	6,000
Kids wing, secure, 7 rooms plus check-in	4,200
Lobby and cafe, tall open space	3,600
Youth room, also used for overflow, meals, and classes	2,600
Mechanical and back of house	1,800
Restrooms and storage (no more trailers)	1,800
Total	20,000 sf

Rough planning numbers. Eidos sets the real ones. Offices: modular building on site in Phase 1 (7 offices plus a workroom), then a second floor over the kids wing.

QUESTIONS FOR FRIDAY

1. **The frontage rule.** The 2025 plan says MX-S wants the building face 10 to 35 ft from the frontage road. Can a church set back to leave room to grow?
2. **Lot size.** The plan shows 215,921 sf (4.96 acres). Our number is 5.39 acres. Which is right, and does the 20 ft right-of-way come out of it?
3. **Parking ratio.** How many stalls does Arvada require for 500 seats? Does running two services change that?
4. **Access.** Where can we have drives, and where does the fire lane have to go?
5. **Phasing.** Can the site plan show the expansion and the second floor now, so they get approved one time?
6. **Temporary offices.** Will Arvada allow a modular office building on site for a few years? What permits and utilities does it need? (Himmelman: rough cost?)
7. **Height.** The lot allows 45 ft. Does a tall lobby and worship room fit under that?



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