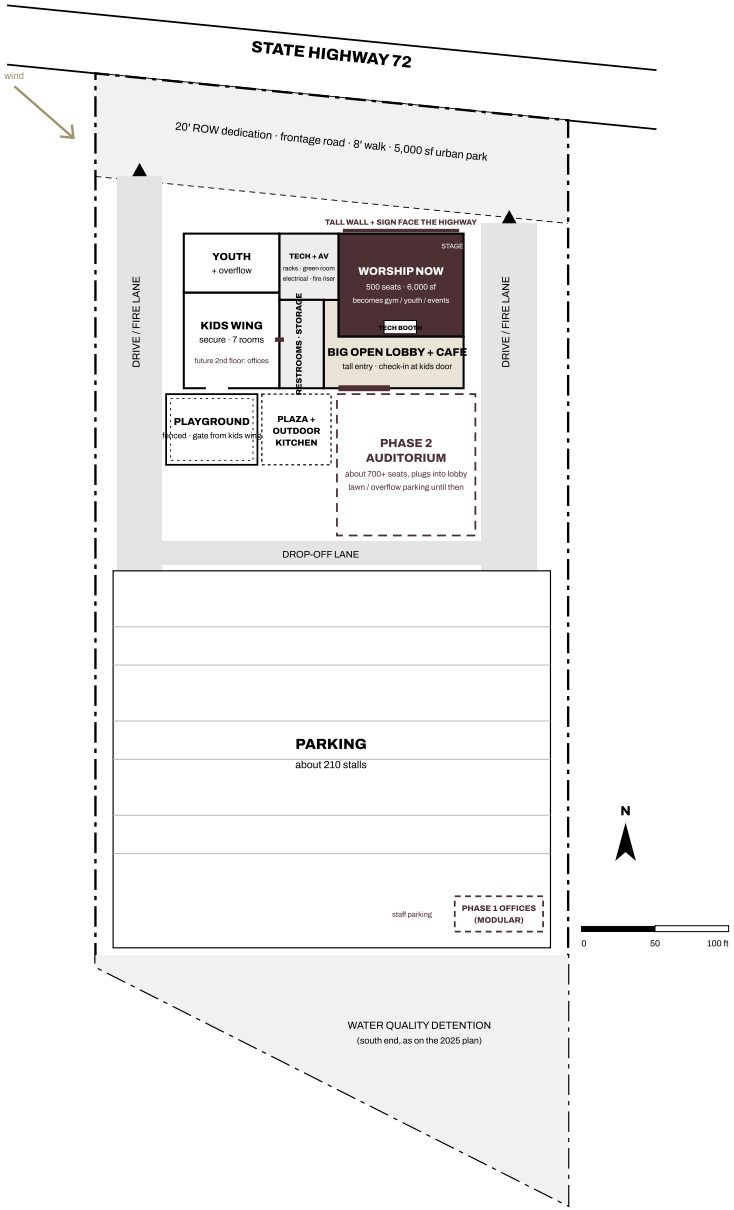

Lot lines traced from DA2025-0015, concept plan sheet 1 (Intergroup Architects, 3-20-2025). Not a survey.

VALOR CHURCH · 15350 HIGHWAY 72 · PRE-APPLICATION CONVERSATION

Bubble Plan v6: the builder's take

Same rooms and goals as v4: south front door, big open lobby, safe kids wing, offices in a modular to start. The layout changes to avoid six problems a church architect would catch.

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. **More parking.** Moving the building north adds about 30 stalls. It also leaves room for Phase 2 without dropping below 500 seats of parking.
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.

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
Kids wing, secure, 7 rooms, check-in at the lobby door	4,200
Lobby and cafe, tall entry	3,600
Youth room, also used for overflow, meals, and classes	2,600
Tech and AV room, green room, electrical, fire riser, water (HVAC on the roof)	1,800
Restrooms and storage	1,800
Total	**20,000 sf**

Offices: modular building on site in Phase 1, then a second floor over the kids wing. 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 for a few years? Permits, utilities, rough cost?
6. **Height:** the lot allows 45 ft. Does a tall worship room fit?