

CENTENNIAL NEXT



2040 COMPREHENSIVE PLAN



Adoption Date: October 10, 2018
Amendment Date: November 8, 2023





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** AMENDED NOVEMBER 8, 2023



ACKNOWLEDGEMENTS

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Kathy Turley, *District 1*
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Cathy Noon, *Mayor 2010-2018*



CENTENNIAL NEXT TEAM

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Centennial NEXT Advisory Committee

Pictured above from left to right: (back) Steve Greer, Alex Grimsman, Brian Beatty, Johnathan Sims, Mike Sutherland, Tammy Maurer, Derek Holcomb (front) Shana Cohen, Jenny Houlne, Allison Wittern, Paul Rosenberg, Melanie Morgan, Andrea Suhaka, Carrie Penaloza, and Gerry Cummins.

Not pictured: Mayor Stephanie Piko, Bob Golden, Stewart Meek, and former Mayor Cathy Noon.

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PREVIOUS MAYOR & CITY COUNCIL MEMBERS

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Centennial Senior Commission
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CHAPTER 1

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INTRODUCTION

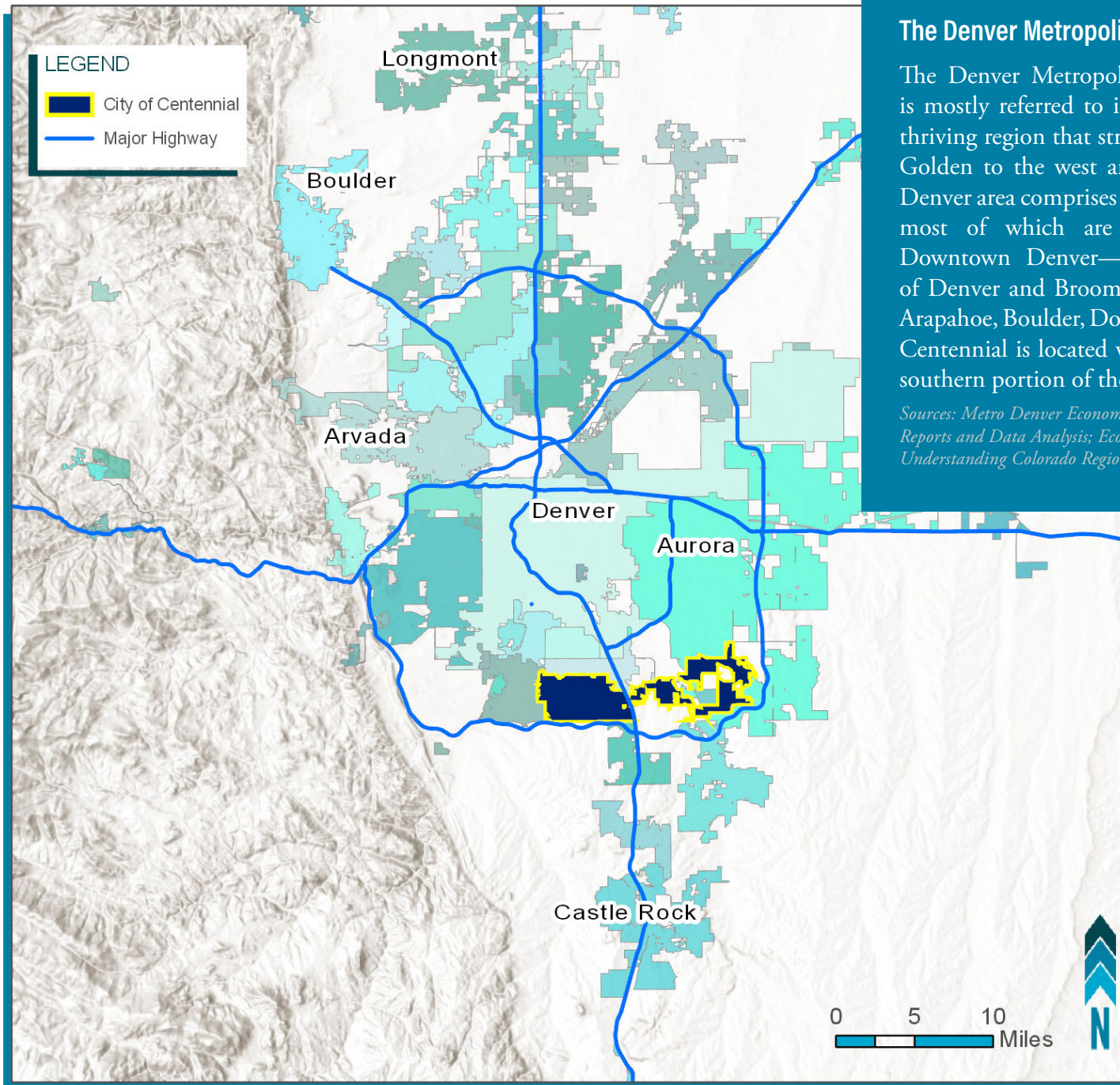
OVERVIEW

Located in south metro Denver, Centennial is uniquely positioned to enjoy the benefits Colorado has to offer. The City's landscape boasts extensive open spaces, scenic mountain vistas, native wildlife, and connections to some of the region's most impressive trail networks and recreational amenities. Centennial was established to operate a "lean" government structure that features a limited core of City-employed staff, a number of contracted services, and a network of special districts allowing for improved efficiency and cost savings in local government operations.

The City is conveniently situated along the Interstate 25 (I-25) corridor, less than an hour from Denver International Airport and located in the heart of one of the nation's fastest growing and sought after areas. Through its first 17 years, the City has transformed from a collection of neighborhoods into an award-winning community with exceptional educational, employment, commercial, and recreational opportunities.

The Comprehensive Plan tells the story of Centennial's community values and how the City envisions its future. The City and its stakeholders have identified opportunities, challenges, and a long-range vision for the future through the Plan, called **Centennial NEXT**. The Plan responds to citizens' evolving needs, plans for changing physical and market conditions, promotes the value of technology to solve problems, positions the City to attract and retain a range of age groups to live and work in Centennial, and leverages new opportunities to enhance the high-quality successes the City has achieved since its formation.

REGIONAL CONTEXT



The Denver Metropolitan Area.

The Denver Metropolitan Area, or 'metro Denver' as it is mostly referred to in this document, is a continuously thriving region that stretches over 4,500 square miles from Golden to the west and Watkins to the east. The metro Denver area comprises approximately fifty municipalities—most of which are within commutable distance to Downtown Denver—and eight counties, including all of Denver and Broomfield Counties and parts of Adams, Arapahoe, Boulder, Douglas, Elbert, and Jefferson Counties. Centennial is located within Arapahoe County and in the southern portion of the metro Denver area.

Sources: Metro Denver Economic Development Corporation 2016 Demographic Reports and Data Analysis; Economic & Planning Systems; 9News Colorado, Understanding Colorado Regions.

Centennial's a go

Voters overwhelmingly OK creation of state's 7th-largest city. 5A



WHERE DID THE CITY BEGIN?

HISTORY

Centennial was founded by dedicated citizens passionate about enhancing economic development opportunities and having a say in their future. Prior to incorporation, the area now known as Centennial, was under the jurisdiction of Arapahoe County, the oldest county in the State of Colorado. At the time, Centennial's incorporation was the largest in United States history.

Centennial is one of Colorado's youngest cities and the tenth most populous municipality in the State

with a population of more than 110,000 residents in 2018. Initially incorporated as a statutory city governed by State law, Centennial became a Home Rule City in June 2008 after voters approved the Home Rule Charter, allowing the local government to take control over matters of local concern. The 2008 Home Rule Charter for Centennial continues to serve as the City's constitution.

The origins of the City can be traced back to a pancake house in

the summer of 1998, where a group of five visionaries discussed the advantages of incorporating into a city over breakfast.

Committed to realizing their vision of becoming an established city with an intentional, limited government, with low taxation, Randy Pye, John Brackney, Ed Bosier, Brian Vogt, and Pete Ross created a volunteer organization called the Arapahoe Citizens for Self-Determination and an incorporation steering committee.

On September 12, 2000, 77 percent of voters approved the formation of the City of Centennial and on February 7, 2001, the City was legally established as a Colorado City.



PLANNING HISTORY AND ACCOMPLISHMENTS

Following incorporation, the City developed its first Comprehensive Plan in 2004, which included a strong focus on commercial growth, protection of neighborhoods, and the development of a solid tax base.

The City of Centennial and metro Denver have experienced significant growth and change since the original plan was developed and adopted in 2004. The Comprehensive Plan must be updated periodically to fully reflect Centennial's current vision and to respond to future opportunities and challenges.

The 2004 Comprehensive Plan positioned the City to achieve new opportunities. Many aspects of the 2004 Plan remain relevant today. In addition to adopting the 2004 Comprehensive Plan, other planning and development accomplishments since incorporation include:

Sub-Area, City-wide, and Master Plans

- ▶ [2007 Arapahoe Urban Center Sub-Area Plan](#)
- ▶ 2007 Parks, Open Space, Trails, and Recreation Master Plan
- ▶ [2008 Central Centennial Boundary Plan](#)
- ▶ [2009 Southglenn Area Plan](#)
- ▶ [2011 Land Development Code](#)
- ▶ [2013 I-25 Corridor Sub-Area Plan](#)
- ▶ [2013 Transportation Master Plan](#)
- ▶ [2017 Trails and Recreation Plan](#)

Transportation

- ▶ RTD's Southeast Light Rail Line opened service to Centennial (2006)
- ▶ Dry Creek Light Rail Station extended its platform to The Jones District (2016)

Redevelopment

- ▶ Southglenn Mall redeveloped into The Streets at SouthGlenn (2009)

Growth and Development

- ▶ Centennial grew from 24 to 29 square miles in land area
- ▶ Centennial City Hall moved from a multi-tenant office building to a standalone Civic Center (2008)
- ▶ Centennial Center Park opened to the public (2012)

PLAN PURPOSE AND IMPORTANCE

Centennial NEXT (The Plan) is the framework document that sets the stage for the City's future growth and development. It describes the Centennial of today and articulates a vision for the Centennial of tomorrow. To effectively and efficiently identify resources and funnel change to achieve its vision, the Plan provides the basis from which implementation strategies can be crafted, adopted, and pursued. **Centennial NEXT** addresses the long-range outlook for our community and economy, and creates an innovative blueprint for the future.

Great cities do not happen overnight. They grow and develop into interesting, inspiring, and important places due to consistent adherence to a higher standard of development in both the public and private realm. This shared expectation for Centennial's development allows the City's citizens, business community, City partners, and government to operate under a common understanding of Centennial's vision for the future.

Change offers opportunities but also presents challenges. As the City and region's population grows more diverse, so does its needs and preferences for housing, shopping, recreation, entertainment, transportation, and public services. Certain places should be targeted for reinvestment, while others offer opportunities to introduce new solutions to appeal to a growing and changing population.

Centennial NEXT illustrates Centennial's commitment as an active and cooperative member of the greater metropolitan community. Through **Centennial NEXT**, Centennial commits to:

- ▶ Enhance quality of life within the City through great places;
- ▶ Promote the economic vitality of the City and region;
- ▶ Be a partner in Smart City initiatives;
- ▶ Encourage and accommodate planned growth and development; and
- ▶ Extend essential community services in an effective, efficient, and responsive manner.

USE AND ORGANIZATION

Centennial NEXT is a guiding document. It is a tool to be used by policy makers and Staff to guide decision-making and implement the City's vision for the future. The Plan is organized by an overarching vision statement and four main themes, each supported by a series of goals and strategies.



CENTENNIAL NEXT

VISION



FROM LEARNING TO LEADING.

Born out of intention and optimism, the
NEXT Centennial will lead the way for
resilient, innovative, and connected
communities.

SOUTH GLENN

PLAN THEMES



OUR NEXT PLACES



Creating Experiences.

Centennial will create remarkable places that lead to unforgettable experiences. Centennial celebrates the evolving diversity of the community as a place to live; a place to stay; a place to be.

OUR NEXT ECONOMY



Strong. Diverse. Resilient.

Centennial will support an economy to serve as a model of strength, diversity, and resilience for the region and beyond. Centennial preserves, grows, and attracts employers through business-friendly policies and practices.

OUR NEXT INNOVATIONS



A Smart Suburban City.

As an innovative and smart suburban city, Centennial will be a model for others. Centennial embraces the life cycle of technology to apply emerging and innovative technologies to connect the community through essential services.

OUR NEXT COMMUNITY



Healthy. Happy. Connected.

Centennial will integrate arts, culture, technology, and recreation opportunities within a connected community providing amenities and experiences for all walks of life. Our neighborhoods form the foundation of our City, making it a desirable and attainable place to live for all.



MAY 2016 -
NOVEMBER 2016

PHASE 1

Foundation

Community Kickoff Events

Community Assessment

Plan Audit

Phase 1
Outreach

614 Respondents

4,274 Reached*

JULY 2016 -
AUGUST 2017

PHASE 2

Visioning

Goals + Strategies Part 1

Framework Document

Opportunity Sites

Spotlight Areas

Phase 2
Outreach

480 Respondents

5,852 Reached*

MAY 2017 -
OCTOBER 2018

PHASE 3

Goals + Strategies Part 2

Community Outreach

Draft Plan Development

Public Comment

Final Plan Development

Plan Adoption

Plan Ratification

Phase 3
Outreach

1,146 Respondents

65,562 Reached*

*Reach is the total number of people that saw content related to Centennial NEXT on social media outlets.

PLAN DEVELOPMENT PROCESS

The process to create **Centennial NEXT** was led by the **Centennial NEXT** Team; informed by a consultant team and public input; and guided by the Advisory Committee, Planning and Zoning Commission, City Council, and other City boards and commissions. Effective and innovative public outreach was critical to the success of **Centennial NEXT** and all members of the community were strongly encouraged to participate in the process. The public provided input in creating a framework to guide the decisions to enhance the Centennial community over the next 20 years, defining a vision and future roadmap for the City.



RELATIONSHIP TO OTHER PLANNING DOCUMENTS

The original 2004 Comprehensive Plan was implemented, in part, through the adoption of corridor plans, sub-area plans, and other specific planning efforts to achieve the City's vision for the future. These plans look at smaller geographic areas and address issues, opportunities, goals, policies, and actions specific to particular areas and uses within the City. The official statement of Centennial's vision, **Centennial NEXT** is intended to be used in conjunction with these adopted plans and documents and not considered on its own. To the extent that a conflict exists between **Centennial NEXT** and any previously adopted plans, **Centennial NEXT** shall govern.

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CHAPTER 2

AMENDED CHAPTER
ADOPTED BY PLANNING
AND ZONING COMMISSION
NOVEMBER 8, 2023
RATIFIED BY CITY COUNCIL
DECEMBER 5, 2023

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VISION

OVERVIEW

[Chapter 1](#) contained the reasons for developing a Comprehensive Plan and detailed the steps the **Centennial NEXT** Team took to speak with Centennial’s residents and business community. This chapter, Chapter 2, describes how the NEXT Centennial can develop, following the collaborative creation of a new Future Land Use Map and Placetypes by City Council, the Planning and Zoning Commission, and City Staff.

Chapter 2 starts with the overall vision of the Plan and the four themes developed through public outreach. The built environment is one of the most important tools Centennial can use to achieve these desires laid out in the themes, so the chapter continues by defining a set of [Placetypes](#), or broad examples of character areas within the City today and in the future. [The Future Land Use Map](#) showcases the City’s vision for its future, outlining the type and form of development desired while providing guidance for future development applications.



CENTENNIAL NEXT VISION

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PLACETYPES

The following [Placetypes](#) and [Future Land Use Map](#) describe and showcase a land use vision for the future of Centennial

Legacy Neighborhoods

Legacy Neighborhoods are generally categorized as having been developed prior to the City's incorporation or shortly thereafter. These areas are characterized by single-family detached and attached housing and multi-family developments at various densities on curvilinear streets with commercial development concentrated along major corridors that have been within the City since incorporation. Parks and institutional uses like schools can be found throughout the neighborhoods. Legacy Neighborhoods can support commercial development in appropriate locations, including small-scale retail, neighborhood-oriented offices and services and other community gathering places. Legacy Neighborhoods are envisioned as the place where many Centennial residents will live, with ample connections to appropriate destinations for work and play providing a true neighborhood environment for residents to enjoy. These Legacy Neighborhoods will be maintained and strengthened through targeted reinvestment, particularly for neighborhood-serving retail and mixed-use development along corridors and a continuation of a mix of housing typologies. Higher density residential should be located along corridors or at the neighborhood edge and appropriately integrated into the neighborhood development pattern. Redevelopment opportunities within Legacy Neighborhoods should be context appropriate and neighborhood-serving in nature.

Emerging Neighborhoods

Emerging Neighborhoods are understood as areas within the City that are recently developed, likely after 2001, or undeveloped areas planned for future primarily residential development. These areas are characterized by denser single-family detached and attached development, along with multi-family developments. Parks and institutional uses like schools are critical components and can be found throughout the Emerging Neighborhoods, with commercial development found at appropriate locations, particularly along corridors. These Emerging Neighborhoods are envisioned as the next phase of residential development within the City, with a variety of housing options in a more space-efficient manner, developed in close proximity to supporting uses like retail and office to complete the comprehensive neighborhood environment where people can live, work, and play. Emerging Neighborhoods will continue to provide more compact development patterns, where mixed-use development is prioritized within developments, including small-scale commercial within largely residential areas to create mini-main street environments.

Future Neighborhoods

Future Neighborhoods are generally understood as potential annexation opportunities that are more residential in nature. These areas are generally characterized by existing single-family detached neighborhoods, with most housing stock predating the City's incorporation. Parks and institutional uses can be found throughout the neighborhoods. Future Neighborhoods can support commercial development at appropriate locations. If brought into the City through annexation, Future Neighborhoods can provide more housing options than exist today. The City's zone districts can provide more housing types, including additional density in close proximity to supporting uses like retail and office and along corridors. Together these uses can complete the neighborhood environment, while ensuring these Future Neighborhoods benefit from their inclusion in Centennial. Future Neighborhood designated places that are surrounded by Legacy Neighborhoods generally follow the same land use pattern but have not been considered a neighborhood within Centennial. Similarly, Future Neighborhoods near Emerging Neighborhoods likely follow similar, denser land use patterns but lack a place in the distinct Centennial community. Future Neighborhood designated areas represent potential annexation opportunities, with more targeted analysis occurring during any future annexation processes, or shortly thereafter. If and when Future Neighborhoods are annexed into the City, they will likely be designated as either Legacy or Emerging Neighborhood placetypes.

Neighborhood Villages

Nestled amidst Centennial Neighborhoods, Neighborhood Villages (“Villages”) are envisioned as hubs of commercial and mixed-use activity that provide goods and services, daily necessities, and opportunities to support local businesses and enjoy fun activities. Neighborhood Villages help support the adjacent neighborhood’s economic and fiscal health. Typically located at the intersection of collector and arterial streets or along key transportation corridors, they are recognizable by the concentrated nature of commercial and mixed-use activity with a variety of intensities. Villages can accommodate commercial, office, residential, and mixed-use developments, providing locations where people can live, work, dine, and shop. Villages are imagined as a necessary and desirable environment for the future of Centennial. As the City continues to grow and change, future residential development will require convenient locations for concentrated commercial or mixed-use activity. Existing commercial areas, including retail-focused and office-focused, can be reimaged as Neighborhood Villages to support residential uses through redevelopment, adaptive reuse, and revitalization. This vision for Villages builds off of the work done through the City’s Retail Center Revitalization Program and the City’s Strategic Plan.

Midtown Centennial

Midtown Centennial (“Midtown”) is envisioned as a meaningful place of activity that builds off of the area’s major transportation infrastructure, including I-25 and the Light Rail. Midtown’s employment, and retail infrastructure, when combined with the proximity to regional transportation networks, provides unique opportunities for development and redevelopment at appropriate densities. Largely characterized by aging office development, Midtown can support new residential development, particularly multi-family housing typologies, along with a variety of commercial opportunities, including office and retail. The mix of uses at varying intensities intends for continual activation, with Midtown Centennial providing the closest access to motorized and non-motorized transportation infrastructure within the City and beyond. Midtown envisions three (3) connected anchor points: Arapahoe Urban Center District No. 4 (AUC-4), The District – Centennial, and Centennial Promenade. These anchor points are predicted to be the focus for redevelopment opportunities along I-25, including adaptive reuse of office buildings (where feasible) or new construction opportunities. Midtown Centennial is intended to operate as a connected core, taking advantage of Transit Oriented Development (TOD) opportunities and tying into micromobility options. The future of Midtown Centennial contains a series of compact and walkable environments at those key anchor points, with complementary development filling the areas in between those anchors to create a truly Signature Centennial environment.

PLACETYPE

DESCRIPTION

Employment and Innovation Hub

The Employment and Innovation Hub (“The Hub”) is imagined as the City’s employment and economic engine, focusing on providing appropriate locations for employment uses. With the proximity of Centennial Airport being less suited for noise-sensitive uses, the Hub is an ideal location for light industrial/wholesale development, large employment center campuses, government institutions, industrial uses, entertainment uses, live/work uses, supporting commercial retail, and other supporting development in ways other portions of the City and Metro Denver are not. Home to a majority of the City’s undeveloped land, the Hub’s greenfield development opportunities benefit from access to major transportation facilities, including I-25, E-470, East Arapahoe Road, and Centennial Airport. The Hub enjoys proximity to regional attractions, including Cherry Creek State Park, Dove Valley Regional Park, and the Denver Broncos Training Facility. The future of the Hub is envisioned as the economic catalyst of the City, with the ability to accommodate the rapid growth of large format buildings and uses such as warehousing and delivery industries, along with the growth of the aerospace and aerospace serving economic segments. The Hub is imagined not only as a place for business, but as a place for active entertainment, with unique uses like TopGolf and other entertainment concepts taking advantage of the access and proximity to major transportation networks to provide for an active night out experience.

Parks and Recreation

The Parks and Recreation placetype designates areas that are of regional importance, emphasizing those that provide public connectivity and are at the scale of regional parks, trails and open space assets. This placetype is also characterized by containing many of the City’s major creeks and drainageways. The placetype identifies current and future connections between neighborhoods and destinations in the form of pedestrian connections and trails that act as a secondary transportation network throughout the City, along with unique gathering and recreation spaces that are recognized throughout the Denver metro area as regional assets. While not included in the Parks and Recreation placetype specifically, it should be noted that various forms of green space are found and encouraged throughout the City in other placetypes. The vision for the Parks and Recreation placetype is the strengthening and filling in of gaps in the trail network and the continued partnership with the City’s parks, recreation, and stormwater districts to facilitate open space, recreation spaces, and drainage ways.

SPHERES OF INFLUENCE

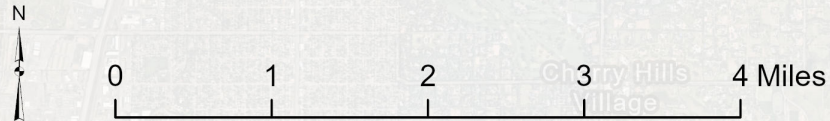
The Future Land Use Map contains gradient shaded areas called spheres of influence.

Spheres of influence are shown on the Future Land Use map to indicate how one placetype might have influence over an adjacent placetype. For example, locations where the Neighborhood Village placetype interacts with Centennial Neighborhoods, the overlap should be understood as demonstrating how a retail or mixed-use environment might influence the immediately adjacent neighborhood. This influence can take many forms, including in a prioritization of appropriate connections between retail and adjacent residential, potential higher density residential adjacent to commercial centers, and potential use of additional residential within the retail center as a natural connection with the adjacent neighborhood.



Future Land Use Map

November 8, 2023

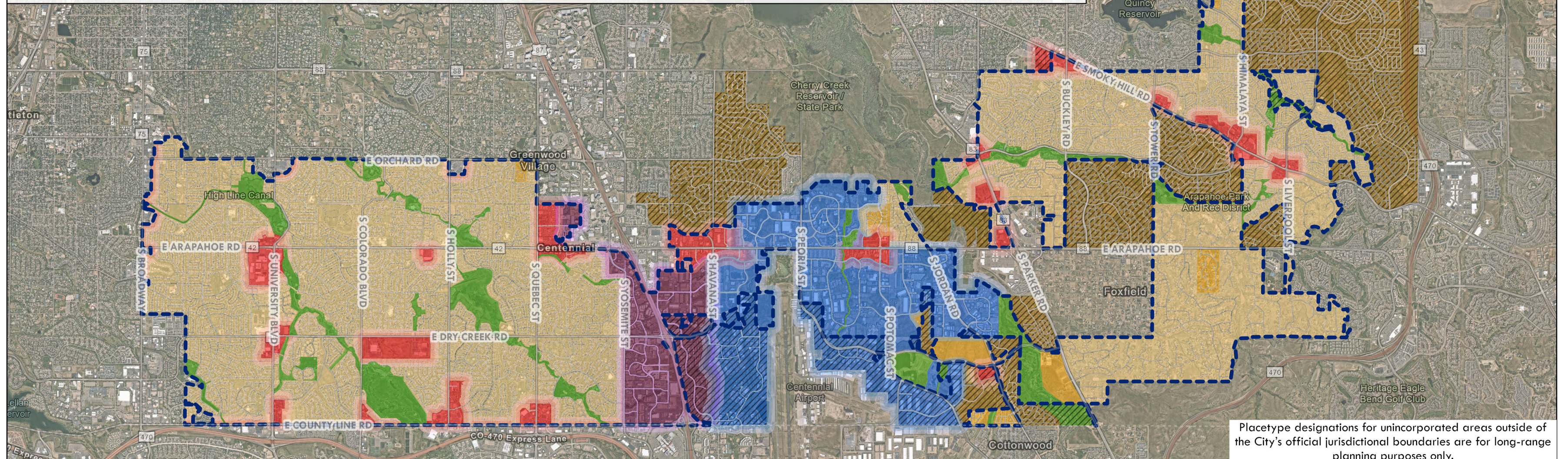


- City Boundary
- Areas Outside The City Boundary
- Legacy Neighborhoods
- Emerging Neighborhoods
- Future Neighborhoods
- Employment & Innovation Hub
- Midtown Centennial
- Neighborhood Village
- Parks and Recreation

The lightly shaded colors below represent spheres of influence.



Spheres of influence are shown on the Future Land Use map to indicate how one placetype might have influence over an adjacent placetype. For example, locations where the Neighborhood Village placetype interacts with Centennial Neighborhoods, the overlap should be understood as demonstrating how a retail or mixed-use environment might influence the immediately adjacent neighborhood. This influence can take many forms, including in a prioritization of appropriate connections between retail and adjacent residential, potential higher density residential adjacent to commercial centers, and potential use of additional residential within the retail center as a natural connection with the adjacent neighborhood.



Placetype designations for unincorporated areas outside of the City's official jurisdictional boundaries are for long-range planning purposes only.

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CHAPTER 3

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PLAN

ORGANIZATION

What's next for Centennial? This question was asked of residents, community stakeholders, subject matter experts, the Centennial NEXT Advisory Committee, Planning and Zoning Commission, and City Council. What follows is the structure to guide Centennial's NEXT opportunities.

Centennial NEXT is presented with the City's overarching Vision for the future and four main Themes, followed by Goals, and Strategies to achieve that vision.

- ▶ **Vision:** What does the future look like for Centennial?
 - **Themes:** Four main topics of the Plan that hold the overall visions, priorities, and organizational structure.
 - ▷ **Goals:** What should Centennial work toward to realize its vision?
 - » **Strategies:** What specific programs and policies do we need to implement to achieve our goals? What existing programs and policies are in place that we should continue to use?

Strategies must be relevant, adaptive, and decisive in order to realize the Vision and Goals. The Strategies listed within each theme are intended to influence future zoning and regulation changes, suggest potential funding/financing tools, establish and leverage new partnerships, prioritize capital investments, and illustrate desired land development patterns. Resources and partnerships required for each strategy will be considered in conjunction with the City's annual budgeting and strategic planning process. The order in which Goals and Strategies are presented in **Centennial NEXT** are not reflective of the importance nor the order in which they could happen.



CENTENNIAL

CENTENNIAL NEXT VISION

From Learning to Leading. Born out of intention and optimism, the NEXT Centennial will lead the way for resilient, innovative, and connected communities.

Centennial has identified the following four main themes as overall priorities and organization structure.

PLAN THEMES



OUR NEXT PLACES

Creating Experiences.

Centennial will create remarkable places that lead to unforgettable experiences. Centennial celebrates the evolving diversity of the community as a place to live; a place to stay; a place to be.



OUR NEXT ECONOMY

Strong. Diverse. Resilient.

Centennial will support an economy to serve as a model of strength, diversity, and resilience for the region and beyond. Centennial preserves, grows, and attracts employers through business-friendly policies and practices.



OUR NEXT INNOVATIONS

A Smart Suburban City.

As an innovative and smart suburban city, Centennial will be a model for others. Centennial embraces the life cycle of technology to apply emerging and innovative technologies to connect the community through essential services.



OUR NEXT COMMUNITY

Healthy. Happy. Connected.

Centennial will integrate arts, culture, technology, and recreation opportunities within a connected community providing amenities and experiences for all walks of life. Our neighborhoods form the foundation of our City, making it a desirable and attainable place to live for all.



OUR NEXT PLACES

CREATING EXPERIENCES.

CENTENNIAL WILL CREATE REMARKABLE PLACES THAT LEAD TO UNFORGETTABLE EXPERIENCES. CENTENNIAL CELEBRATES THE EVOLVING DIVERSITY OF THE COMMUNITY AS A PLACE TO LIVE; A PLACE TO STAY; A PLACE TO BE.



OUR NEXT PLACES

PLACES - 1. Support enhanced connections between Centennial's neighborhoods and nearby commercial centers and Neighborhood Activity Centers (NAC).

- 1a. Provide and/or improve connections between different modes of transportation within NACs (Ex: bicycle, bus, and trail connections).
- 1b. Create and preserve desired connection opportunities through easements or rights-of-way dedications.
- 1c. Coordinate with transportation providers on transit studies to identify appropriate transit modes, stops, and connections within the City at NACs and other areas of interest.
- 1d. Require transportation infrastructure that supports and enhances the overall vitality and accessibility of mixed-use developments and NACs.

PLACES - 2. Create and uphold community character through enhanced design standards and placemaking initiatives.

- 2a. Enhance the City's gateways and major corridors to create a unique sense of place through the establishment of streetscape design standards and wayfinding signage program(s).
- 2b. Establish high-quality design and development standards for new development and redevelopment throughout the City, with emphasis placed along major roadways, areas of special interest, and selected types of development.
- 2c. Ensure new development and redevelopment:
 - i. Provides open space and landscaping that maximizes aesthetics, is context appropriate, is resilient to the climate, and fulfills its intended purpose.
 - ii. Complements and enhances the vitality of the surrounding area.
 - iii. Provides pedestrian-oriented design, including sidewalks, seating, shade, trash receptacles, lighting, and bike racks.
 - iv. Is reviewed against adopted sub-area plans and City-wide studies.
- 2d. Explore the benefits and opportunities of initiating a study to identify priority scenic view corridors and level of desired protection. Within the study, consider creating protection overlays to identify regulations and restrictions.
- 2e. Encourage the creative reuse of non-standard, undevelopable lots and tracts as a means to foster community interaction (Ex: community gardens, neighborhood art displays, and outdoor performance areas).
- 2f. Evaluate development regulations to identify ways that the principles of Crime Prevention Through Environmental Design (CPTED) can be incorporated into the design of new development and redevelopment.

PLACES - 3. Promote social, physical, and economic health by allowing an efficient, diverse, and integrated land use mix.

- 3a. Update the Land Development Code (LDC) to support mixed-use development within commercial areas, including:
 - i. Changes to the land use tables to permit a greater mix of uses within commercial zone districts; and
 - ii. Changes to development standards to permit a greater mix of heights and densities within commercial zone districts.
- 3b. Update the Land Development Code (LDC) to permit a greater mix of densities within residential zone districts for new development, while maintaining compatibility with the surrounding area.
- 3c. Ensure all Neighborhood Activity Centers (NACs) support a variety of transportation options and promote pedestrian-friendly connections to adjacent neighborhoods and trails.
- 3d. Support Transit-Oriented Development (TOD) near the City's urban centers (generally within one mile of transit hubs).
- 3e. Encourage development around Centennial Airport that enhances the vitality of the Airport and surrounding area, while balancing the needs of the City and market trends.

PLACES - 4. Provide opportunities for new housing options that meet market trends and the evolving needs of current and future residents.

- 4a. Support increased residential densities within Transit Oriented Developments (TODs).
- 4b. Support increased residential densities within and in close proximity to Neighborhood Activity Centers (NACs), generally within a ¼ mile.
- 4c. Update the Land Development Code (LDC) to regulate residential densities by zone district, not by housing type.
- 4d. Update the Land Development Code (LDC) to ensure new residential development provides a variety of housing sizes, types, densities, styles, and price ranges to meet market demands.
- 4e. Explore the allowance for Accessory Dwelling Units (ADUs) within residential areas, subject to operation and design guidelines that respect the character and context of the City's various neighborhoods and zone districts.



OUR NEXT PLACES

PLACES - 5. Enhance established neighborhoods and promote reinvestment in the existing housing stock.

- 5a. Ensure new residential construction and additions to existing housing complements and enhances the aesthetics of the surrounding area.
- 5b. Protect the established character and topography between existing and new development, providing appropriate transitions through design and placement of buildings and structures.
- 5c. Sustain a high-level of maintenance for public infrastructure in established neighborhoods.
- 5d. Partner with other agencies to provide support for continued upkeep and maintenance of existing housing, to include collaboration with neighborhood associations.
- 5e. Continually advertise and evaluate rebate and incentive programs to assist residential homeowners with maintenance, accessibility modifications, and upkeep of their homes and properties (Ex: reduced or waived permit fees, home renovation seminars, remodeled home tours, or education about forming improvement districts).
- 5f. Strengthen the vitality of neighborhoods with responsive municipal code enforcement addressing emerging concerns in the community.
- 5g. Explore the creation of a neighborhood beautification grant program for certain neighborhood improvement projects having a positive impact on the City's image and streetscapes.

PLACES - 6. Promote resiliency, sustainability, and energy-efficiency through planning, development, and building practices and products.

- 6a. Update the Land Development Code (LDC) to require stormwater facilities and features to serve multiple purposes, including landscaping, parks, trails, and open space, where practical.
- 6b. Advertise existing rebate and incentive programs for the purchase and use of energy-efficient technologies and sustainable practices.
- 6c. Investigate sustainability measures that should be implemented City-wide and update the Land Development Code (LDC) to reflect these identified base regulations (Ex: LEED Certified and other rating system standards).
- 6d. Explore implementation of renewable alternative energy sources, technology, and design for municipal facilities.
- 6e. Continue to collaborate with the Arapahoe County Sheriff's Office in the creation and implementation of the five-year Multi-Hazard Mitigation Plan as well as the Arapahoe County Recovery Framework. These plans are designed to identify, mitigate, respond to, and recover from potential hazards that could weaken the Centennial community (Ex: water shortages, abrupt economic shifts, unforeseen negative fiscal impacts, immediate termination of contract agreements, environmental shifts, and extreme weather).

PLACES - 7. Advance the provision of utilities and public services in a manner that contributes to a positive image and City identity.

- 7a. Require the undergrounding of energy and communication lines, as practical, and screening of mechanical equipment, as part of all new development and redevelopment.
- 7b. Identify regional utility corridors for potential enhancements (Ex: stormwater improvements and systems, parks and trails systems, undergrounding of existing utility lines, and areas for collaboration of public service providers).
- 7c. Encourage and coordinate co-location of utilities to minimize development constraints and impacts to the natural environment.
- 7d. Partner with utility providers to investigate opportunities for art/graphics integration on utility facilities, such as using art or other graphics to wrap utility cabinets when in public view.

PLACES - 8. Consider annexations that meet the future needs and fulfill the long-term goals of the City.

- 8a. Evaluate costs and benefits of annexing new areas into the City.
- 8b. Consider annexations that will bring existing enclaves (areas surrounded entirely by Centennial) and adjacent land into the City.
- 8c. Coordinate with adjacent jurisdictions to resolve potential annexation and/or boundary conflicts.
- 8d. Create a Three-Mile Plan (C.R.S. 31-12-105 et. Seq.) to outline potential annexations within a three-mile radius of the existing City boundary and describe the City's ability to provide municipal services within the newly annexed territory.



OUR NEXT ECONOMY

STRONG. DIVERSE. RESILIENT.

CENTENNIAL WILL SUPPORT AN ECONOMY TO SERVE AS A MODEL OF STRENGTH, DIVERSITY, AND RESILIENCE FOR THE REGION AND BEYOND. CENTENNIAL PRESERVES, GROWS, AND ATTRACTS EMPLOYERS THROUGH BUSINESS-FRIENDLY POLICIES AND PRACTICES.



OUR NEXT ECONOMY

ECONOMY - 1. Position Centennial's employment centers to participate in the innovation economy.

- 1a. Leverage Centennial's Smart City initiatives, partnerships, and infrastructure to attract, retain, and expand innovation-based companies.
- 1b. Support reinvestment in employment centers through the use of incentives.
- 1c. Reposition existing employment centers to accommodate a greater mix of uses and densities.
- 1d. Work with business and property owners to apply for and obtain funds (Ex: Community Development Block Grants) to redevelop dilapidated sites/buildings.
- 1e. Identify assets and address barriers to reinvestment in existing employment centers.

ECONOMY - 2. Leverage the strengths and interconnectedness of metro Denver's regional economy.

- 2a. Support partnerships with local jurisdictions, state, federal, and other regional organizations on economic development initiatives.
- 2b. Adhere to the Metro Denver Economic Development Corporation's code of ethics.
- 2c. Pursue a Centennial-specific targeted industry strategy that identifies Centennial's unique contribution to, and alignment with, metro Denver's targeted industry strategy.
- 2d. Maintain involvement, resource-based support, and evaluation of new and existing organizations that have shared economic development interests and goals.
- 2e. Purposefully focus resources on targeting companies for attraction, retention, and expansion that are within high location quotient industries.

ECONOMY - 3. Further diversify Centennial and Denver South's economy.

- 3a. Target unique businesses that increase Centennial's sense of place through business assistance, marketing, and consideration of incentives.
- 3b. Market Centennial as a business location for aerospace and aviation-related companies, leveraging Centennial Airport and metro Denver's aerospace industry cluster.
- 3c. Continue to regularly evaluate the Land Development Code (LDC) for potential updates to ensure alignment with economic industry and technology trends.

ECONOMY - 4. Attract and develop an exceptional workforce equipped to adapt to a changing economy.

- 4a. Investigate housing demand with specific consideration given to identifying housing types needed to attract and retain the current and future targeted workforce.
- 4b. Implement initiatives and policies that support reinvestment in Centennial's built environment to appeal to the current and future targeted workforce. These initiatives could include placemaking, infrastructure, mixed-use retail center reinvestment, experiential retail and unique business attraction, quality of life improvements, and installation of new urban amenities, where appropriate.
- 4c. Partner with local and regional organizations to advance workforce education and training opportunities that align with future business needs.
- 4d. Continue to connect local businesses to regional workforce development organizations.
- 4e. Identify assets and address barriers to attracting and developing an exceptional workforce in Centennial.

ECONOMY - 5. Attract, retain, and grow a diverse set of high-quality jobs and businesses that thrive in the innovation economy and support residents in the achievement, retention, and growth of wealth.

- 5a. Build lasting relationships with local businesses and connect them to business resources.
- 5b. Cultivate entrepreneurship in partnership with local and regional organizations.
- 5c. Maintain and preserve a supply of existing real estate and land sites needed to accommodate future job growth through appropriate zoning.
- 5d. Embrace Centennial's work-from-home and location-neutral workforce and their needs, including fiber to homes and businesses.
- 5e. Identify assets and address barriers to attracting work-from-home jobs, including physical infrastructure, facilities regulations, and social networks.
- 5f. Market Centennial's work-from-home assets.

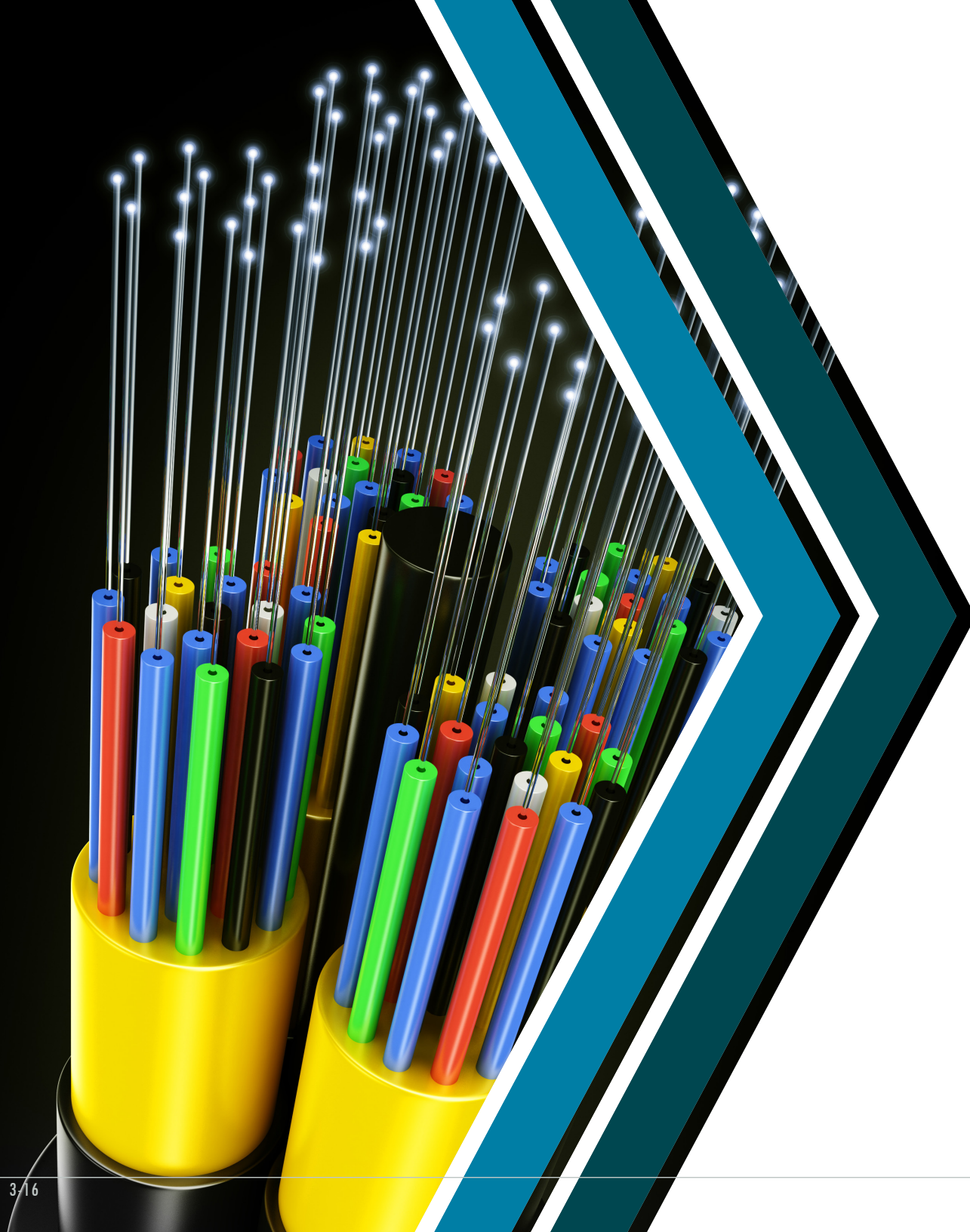


OUR NEXT ECONOMY

- ECONOMY - 6.** Retain and expand the City's tax base and revenue sources by repositioning Centennial's retail centers to respond to the ever-changing retail environment and consumer demands.
- 6a. Support reinvestment in retail centers through the use of incentives and other tools, including exploration of urban renewal tools.
 - 6b. Engage owners, developers, and investors to transition aging shopping centers into Neighborhood Activity Centers and regional destinations by introducing the following:
 - ▶ A mix of uses and densities, such as:
 - » Residential
 - » Office
 - » Civic
 - » Restaurants
 - » Entertainment
 - » Retail Distribution
 - ▶ New retail concepts
 - ▶ Experience-oriented public places
 - ▶ Placemaking strategies
 - ▶ Improved connections to surrounding neighborhoods, trails, and amenities
 - ▶ Enhanced design and landscaping standards
 - ▶ Modern façade enhancements
 - ▶ “Mini Main Streets” with pedestrian-scaled design
 - 6c. Diversify the City's retail tax base, with a focus on experiential retail in existing tenant spaces.
 - 6d. Consider annexations that expand the City's tax base and revenue sources.
 - 6e. Develop a program to support temporary events and projects in Neighborhood Activity Centers that tap into the creative spirit of Centennial's retailers and residents with unique activation of public spaces.

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OUR NEXT INNOVATIONS

A SMART SUBURBAN CITY.

AS AN INNOVATIVE AND SMART SUBURBAN CITY, CENTENNIAL WILL BE A MODEL FOR OTHERS. CENTENNIAL EMBRACES THE LIFE CYCLE OF TECHNOLOGY TO APPLY EMERGING AND INNOVATIVE TECHNOLOGIES TO CONNECT THE COMMUNITY THROUGH ESSENTIAL SERVICES.



OUR NEXT INNOVATIONS

INNOVATIONS - 1. Establish Centennial as an incubator for innovative ideas and pilot projects that are the topic of public and private sector conversations about governmental efficiency.

- 1a. Advance Centennial's internal information systems infrastructure to provide the most efficient, effective, and responsive service to Centennial residents and businesses.
- 1b. Encourage a culture of innovation that is efficient, flexible, and willing to test new approaches through pilot projects in partnership with public and private organizations.
- 1c. Use the City's built infrastructure, including fiber, to enhance Smart City initiatives.
- 1d. Develop and maintain lists of high-priority challenges and City assets to foster pilot projects that address city needs.
- 1e. Identify additional infrastructure that could be leveraged as Centennial develops into a Smart City.
- 1f. Where possible, identify opportunities to deploy multiple Smart City solutions in the same locations (Ex: Innovation Districts) to realize outcomes that are greater than the sum of their parts.
- 1g. Analyze the City's street light system to identify potential solutions to reduce costs and enable additional Smart City solutions.

INNOVATIONS - 2. Provide opportunities for citizens to connect with their neighbors, their government, and the information technology required to thrive in the 21st Century.

- 2a. Support e-government services and associated infrastructure to ensure residents and businesses have access to the services they need, when and where they need them.
- 2b. Continue to develop and implement strategies prioritizing fiber infrastructure, and work to ensure Centennial residents and businesses have access to affordable high-speed Internet.
- 2c. Encourage all residents to participate in City government by prioritizing initiatives to increase transparency and innovative outreach efforts.

INNOVATIONS - 3. Ensure Centennial's built environment supports technological changes in transportation.

- 3a. Continue to implement the Intelligent Transportation System (ITS) as identified in the ITS Master Plan to improve and expand operational efficiency.
- 3b. Encourage and support development that provides opportunities and infrastructure for future transportation needs and trends, such as autonomous and connected vehicles and other emerging transportation solutions.
- 3c. Consider workplace, residential, and publicly available sites for electric vehicle charging stations.



OUR NEXT COMMUNITY

HEALTHY. HAPPY. CONNECTED.

CENTENNIAL WILL INTEGRATE ARTS, CULTURE, TECHNOLOGY, AND RECREATION OPPORTUNITIES WITHIN A CONNECTED COMMUNITY PROVIDING AMENITIES AND EXPERIENCES FOR ALL WALKS OF LIFE. OUR NEIGHBORHOODS FORM THE FOUNDATION OF OUR CITY, MAKING IT A DESIRABLE AND ATTAINABLE PLACE TO LIVE FOR ALL.



OUR NEXT COMMUNITY

COMMUNITY - 1. Continue to improve and expand a balanced, connected, and sustainable multi-modal transportation system.

- 1a. Ensure all applications for development are reviewed against the [Transportation Master Plan](#) and [Capital Improvement Program](#) for compliance with its adopted goals and policies.
- 1b. Create and implement policies and programs that provide complete and connected pedestrian and bicycle infrastructure.
- 1c. Update the Land Development Code (LDC) to reflect minimum/maximum parking demands and their relation to changing market needs (reduced for Transit-Oriented Development or capped for large office complexes).
- 1d. Update the Land Development Code (LDC) to include an analysis of multi-modal infrastructure when conducting traffic impact studies.
- 1e. Participate in Denver Regional Council of Government's (DRCOG) regional transportation plan to specifically identify future transportation connections and create a plan to preserve rights-of-way for said connections.
- 1f. Explore alternate transportation options along East Arapahoe Road and other major corridors (Ex: light rail/street car and bus rapid transit).

COMMUNITY - 2. Incorporate additional open space and recreational opportunities within the City.

- 2a. Encourage the use of the City's parks for health and wellness.
- 2b. Ensure all applications for development and redevelopment are reviewed against the [Trails and Recreation Plan](#) for compliance with its adopted goals and policies.
- 2c. Encourage all new development and redevelopment to provide connections to existing or planned open space, trails, parks, recreation facilities, and other public places (Ex: schools and libraries) within close proximity to the development, where practical.

COMMUNITY - 3. Implement non-infrastructure methods of reducing traffic congestion in partnership with regional transportation management organizations or associations.

- 3a. Support and promote Transportation Demand Management programs, strategies, and services.
- 3b. Promote education and information about alternative transportation options to reduce travel demand.

COMMUNITY - 4. Pursue recreational, civic, art, culture, wellness, and tourism opportunities that enhance quality of life within the City.

- 4a. Integrate active lifestyle considerations as an essential component of the City's built environment.
 - i. Encourage mixed-use centers, corridors, and neighborhoods that support the ability of residents to meet their daily needs without reliance on vehicles.
 - ii. Enhance options for active transportation, such as pedestrian and bicycle travel.
 - iii. Design streets and other public spaces with an eye towards the safety and comfort of pedestrians.
 - iv. Complete the City's sidewalk network.
- 4b. Explore the benefits and opportunities for creating a City Arts and Culture Commission, or partnerships with other organizations to create a similar entity.
- 4c. Identify opportunities, potential locations, and partnerships for public art and cultural facilities within the City.
- 4d. Seek opportunities to incorporate art into public projects, such as buildings, parks, recreation facilities, streetscape enhancements, and other infrastructure improvements.
- 4e. Encourage the incorporation of art amenities in private development and the involvement of local artists in the design process.

COMMUNITY - 5. Support the local food system and increase access to and availability of locally grown food.

- 5a. Support and advertise the allowance for farmers' markets, seasonal sales, and other similar temporary or special events.
- 5b. Explore potential partners, strategies, and funding options to support agricultural destinations (Ex: vineyards, botanical gardens, community gardens, and urban farms) throughout the City.
- 5c. Support development of school gardens to encourage education in health and wellness.

COMMUNITY - 6. Ensure that Centennial is accessible to people from all walks of life through implementation of Universal Design elements within the built environment.

- 6a. Explore the inclusion of Universal Design Standard elements within the City's regulating documents, including:
 - i. Building codes and criteria for new and re-purposed buildings and structures of all types (Ex: residential, commercial, and institutional).
 - ii. The Land Development Code (LDC) and the [Roadway Design and Construction Standards Manual](#) for all new public and private infrastructure (Ex: parks, plazas, playgrounds, sidewalks/bridges, and parking lots).
- 6b. Encourage the use of Universal Design Standards within the existing housing stock.

DEFINITIONS

ACCESSORY DWELLING UNIT

Accessory Dwelling Units (ADUs) are small secondary residential structures located behind the primary house or within an existing house. They are commonly known as “granny flats,” “mother-in-law apartments,” “alley houses,” “secondary dwellings,” or “carriage houses.” ADUs can also be incorporated into existing primary homes located within a basement, attic space, or above an attached garage with separate access.

AGING IN COMMUNITY

Aging in community is the ability to live in one’s own home and community safely, independently, and comfortably, regardless of age, income, or ability level.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

Crime Prevention Through Environmental Design (CPTED) is defined as a multi-disciplinary approach to deterring criminal behavior through environmental design. CPTED strategies rely upon the ability to influence offender decisions that precede criminal acts by affecting the built, social, and administrative environment.

EMPLOYMENT CENTER

Employment center is a term used in economic development to describe a geographic area within a city where there is a high concentration of employment. Examples of employment centers within Centennial include the Panorama area west of I-25 between South County Line and East Dry Creek Road, Southgate area west of I-25 between East Dry Creek Road and East Arapahoe Road, and the central corridor of the City along East Arapahoe Road between South Havana Street and South Jordan Road.

INNOVATION ECONOMY

The innovation economy refers to the growing influence of knowledge, innovation, and technology as key drivers of economic growth today and in the future.

INTELLIGENT TRANSPORTATION SYSTEM

Intelligent Transportation Systems (ITS) refers to technologies that advance transportation safety and mobility by integrating advanced communications technologies into transportation infrastructure and vehicles. It encompasses a broad range of wireless and traditional communications-based information and electronic technologies.

LOCATION QUOTIENT

Location quotient is a ratio that compares Centennial's employment share of a particular industry with the employment share of the same industry nationally. A location quotient of 1.0 indicates that the region's employment concentration is equal to that of the nation. High location quotient industries (greater than 1.5) are industries with a higher concentration of employment in Centennial than the nation.

MIXED-USE DEVELOPMENT

A combination of residential and commercial uses, or several classifications of commercial uses that are blended and functionally integrated.

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM

The National Pollutant Discharge Elimination System (NPDES) permit program addresses water pollution by regulating point sources that discharge pollutants to waters of the United States.

NEIGHBORHOOD ACTIVITY CENTERS

Neighborhood Activity Centers (NACs) are mixed-use commercial centers providing integrated housing, goods and services, and employment opportunities within walking or biking distance of residential neighborhoods. NACs differ from other commercial developments, where shopping and employment opportunities are not integrated with adjacent residential land uses.

PEDESTRIAN-SCALE

Pedestrian scale means the use of human proportioned architectural features and site design elements clearly oriented to pedestrian activity. Such elements are typically smaller in scale and more proportional to the human body, rather than monumental or large scale, and include surface texture and patterns, lighting, colors, materials, and architectural details.

PLACEMAKING

Placemaking is about creating unique quality places that people want to visit. Placemaking is a multifaceted approach to planning, designing, and managing public spaces to capitalize on the local community's assets, inspiration, and potential with the intention of creating public spaces that promote people's health, happiness, and well-being.

SMART CITY

The Smart City looks at using new technology, data, and processes to meet the needs of our residents, businesses, and visitors. These initiatives help Centennial become more adaptive, efficient, connected, and enjoyable.

TARGETED WORKFORCE

The targeted workforce refers to the people that will support current and future Centennial businesses in an ever changing economy.

THREE-MILE PLAN

The three-mile plan is a long range planning opportunity for municipalities to consider where they want to annex, how they will provide service in the newly annexed areas, and how they will sustain adequate levels of service throughout the rest of the municipality. It ensures that the municipality will annex land only when it is consistent with pre-existing plans for the surrounding area.

TRANSIT HUB

A transit hub is a place where passengers and/or cargo are exchanged between vehicles or between transport modes. Transit hubs could include train stations, rapid transit stations, bus stops, tram stop, airports, car share stops, etc.

TRANSIT-ORIENTED DEVELOPMENT

Transit-Oriented Developments (TODs) are typically mixed-use and higher-density than surrounding neighborhoods. They generally occur within one mile of transit stop(s) with high-frequency service and have accessible bicycle and pedestrian connections.

UNIVERSAL DESIGN

Universal Design refers to products and environments that are accessible to all people across the different spectrums of age and ability and allows individuals to live comfortably at any stage of life.

WORKFORCE HOUSING

Workforce housing is housing that is affordable to workers and close to their jobs. It is homeownership, as well as rental housing, that can be reasonably afforded by a moderate to middle income, critical workforce and located in acceptable proximity to workforce centers.

ACRONYMS

ADU - ACCESSORY DWELLING UNIT

CCSD - CHERRY CREEK SCHOOL DISTRICT

CIP - CAPITAL IMPROVEMENT PROGRAM

CPTED - CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

CRS - COLORADO REVISED STATUTE

DRCOG - DENVER REGIONAL COUNCIL OF GOVERNMENTS

ITS - INTELLIGENT TRANSPORTATION SYSTEM

LDC - LAND DEVELOPMENT CODE

LEED - LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN

LPS - LITTLETON PUBLIC SCHOOLS

NAC - NEIGHBORHOOD ACTIVITY CENTER

NPDES - NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM

SEMSWA - SOUTHEAST METROPOLITAN STORMWATER AUTHORITY

TDM - TRANSPORTATION DEMAND MANAGEMENT

TOD - TRANSIT ORIENTED DEVELOPMENT

TRP - TRAILS AND RECREATION PLAN

TMP - TRANSPORTATION MASTER PLAN

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