

CENTENNIAL CONNECTION



Your Link to the City of Centennial



Winter 2006

From aging shopping center to mixed-use community within a community...

Redevelopment of Southglenn Mall important boost for Centennial economy

Since 1974, Southglenn Mall has been a landmark on the corner of Arapahoe Road and University, offering convenient access to national retail stores, boutiques and other amenities. That's all about to change.

Demolition of the old mall is scheduled for spring 2006, making way for The Streets at Southglenn, a shopping community with high-quality retail stores, restaurants, theaters and residential lofts. With shaded walkways, quiet seating areas, artful landscaping, European-style bistros, outdoor event venues and national anchor stores, The Streets at Southglenn promises to revitalize this familiar Centennial intersection.

"Southglenn Mall is very important to the overall life and economy of Centennial. One of the promises we made when we formed the City was to work with the Southglenn owners and



Artist's conceptual rendering of the Streets at Southglenn, scheduled to begin demolition and construction this spring. Construction will take two years to complete.

developers, to work in partnership to make it a vibrant gathering place once again," said Centennial Mayor Randy Pye. "This is an exciting project. I think

The Streets at Southglenn will become a destination shopping experience and will be a major economic catalyst for the area."

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Centennial ranked among safest 25 cities in the nation

At barely five years of age, Centennial has been recognized as one of the safest American cities, ranking 25th out of 369 American cities in the 12th Annual Safest Cities Award. Centennial was the only Colorado city to rank in the top 25.

The rankings for safest and most dangerous cities to live in are released annually by Morgan Quitno Press, an independent research and publishing company based in Lawrence, Kansas.

For the safest city award, cities are ranked by crime rates for six basic crime categories: murder, rape, robbery, aggravated

assault, burglary and motor vehicle theft. These rates are added together and averaged for the 369 cities in the survey.

Arapahoe County Sheriff Robinson commented, "Centennial's ranking is very gratifying and the result of an exceptional effort on the part of many people. The results of the safe cities survey again demonstrates the benefits of community policing, which involves meaningful partnerships with the people served, and the implementation of effective problem-solving efforts.

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Southglenn, cont'd.



Streets at Southglenn developers Alberta Development Partners share plans with area residents during a recent Open House.

Long-time anchors Sears and Foley's (soon to become Macy's) will remain open during demolition and construction. Local developer Alberta Development Partners LLC will design and construct a much-needed "extreme makeover" for the 31 year-old landmark.

The Streets at Southglenn is projected to become a regional destination with local color and universal appeal featuring 1.1 million square feet of retail, 100,000 square feet of office space and 350 loft residences.

While it is still early in the planning process, The Streets at Southglenn anticipates opening in spring or summer of 2008.

For updated information on the Southglenn redevelopment project, go to www.celebratesouthglenn.com. Sign up on the website to receive Southglenn update emails.

Watch for new school zone signs



New "school" markings painted on the roadway around elementary schools in Centennial aim to heighten motorist awareness of nearby children.

Public Works also added updated speed limit signs with flashing lights near a number of school properties across the City.



Sure they're cute... but are they legal?

By Lt. David Roche, Arapahoe County Sheriff's Office



You've seen them. You've heard them. Your kids probably want them. But what's the law? There are two types of motorized scooters that fall under the "Mom, everyone has one," category of requests.

But, buyer beware. The City of Centennial, indeed much of Arapahoe County, has strict rules governing use of motorized scooters. The "mini motorcycle," also called a "pocket rocket" because of its small stature, is considered a motor vehicle and must be licensed as such.

That means, if your motorized scooter has a seat, it can legally be operated on city streets—but only by a licensed driver over the age of sixteen. A registration sticker must also be affixed on the scooter. Any two-wheeled motorized vehicle with an engine size of at least 49cc is classified as a motorcycle and must carry valid license plates. Operators must also have a valid motorcycle endorsement on their drivers' licenses.

What appears at first glance to be a safer alternative is the motorized skateboard, or goped. However, these gas or electric-powered scooters are not allowed on public streets or sidewalks in the City of Centennial, or any other area patrolled by the Arapahoe County Sheriff's Office. State law dictates that no motorized vehicles of any kind are allowed on sidewalks; only human-powered vehicles such as traditional bikes, skateboards and roller blades are permissible.

So where's a kid (or grownup, for that matter) to ride? Private property. But, be sure to check the rules first. Many private parking lots and shopping centers have signage posted that bans motorized scooters and gopeds on their property.

Though some area bike paths are considered "private" property as well, including Cherry Creek State Park and South Suburban parks and trails, many of these areas have also banned the use of motorized scooters. Additionally, many schools have stated they do not want them on school parking lots. That essentially leaves private open space for kids to ride.

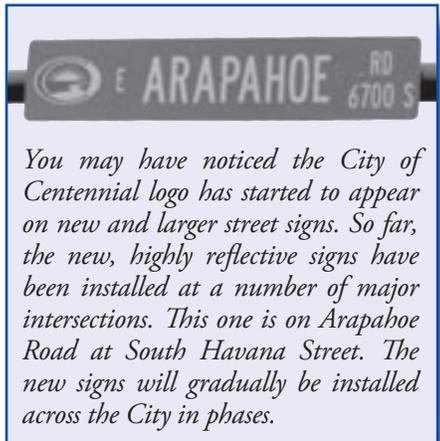
Safest cities, cont'd.

The people of Centennial, in partnership with their Sheriff's Office, make Centennial the city that it is and the city that it will continue to be."

The top five safest cities in the U.S. in the rankings were Newton, MA; Clarkstown, NY; Amherst, NY; Mission Viejo, CA; and Brick Township, NJ. Other Colorado cities in the top 50 were Boulder, ranked 40th, and Arvada, ranked 45th.

Centennial was also named in a recent Rocky Mountain News article as having "by far" the lowest crime rate in the Denver metro area, despite Centennial's relatively low cost for law enforcement per capita.

The rest of the safe city rankings may be found at www.morganquitno.com/index.htm.



You may have noticed the City of Centennial logo has started to appear on new and larger street signs. So far, the new, highly reflective signs have been installed at a number of major intersections. This one is on Arapahoe Road at South Havana Street. The new signs will gradually be installed across the City in phases.

Two stormwater flooding headaches eased for residents in 2005



Piney Creek Ranches gets emergency access road

Residents of Piney Creek Ranches in eastern Centennial now have a reliable way in and out of their neighborhood when it rains. The northern part of the subdivision has seen an increasing problem over a number of years with stormwater runoff flowing across its only access road.

Waiting for the stormwater to subside and the road to become passable again had become more than just a minor inconvenience, with residents fearing emergency vehicles would have a problem reaching them.

The Public Works Department constructed a temporary access road on higher ground that will be opened during storm events when the main access road is flooded. The project required gaining the neighborhood's consensus on the proposed solution and then negotiating easements across three

privately-owned parcels. Ultimately, drainage structures under the main access road will require complete reconstruction.



Cherry Crest West gets flooding relief

For many years, a number of homes in the Cherry Crest West area were in the path of stormwater runoff that overtopped and flowed across University Blvd. just south of Elizabeth Way on its way to Big Dry Creek. The problem had been known to cause damage to backyards and basements after heavy storms.

The Public Works Department completed construction of new, larger-capacity storm sewers and inlets in that area, and included replacement of road pavement, curb and gutter, sidewalks and handicap ramps. These upgrades will greatly reduce the danger of flooding in the neighborhood in the future.

Arapahoe Road corridor study important for Centennial

A much-anticipated 18-month study of Arapahoe Road from Yosemite Street to Parker Road got underway in November. Funded by the Colorado Department of Transportation, Arapahoe County, Greenwood Village and the City of Centennial, the study was originally designed prior to Centennial's incorporation. It's main thrust was to examine the corridor's efficiency at moving large volumes of commuter traffic.

With the birth of Centennial, this section of Arapahoe Road must now serve the additional, important function as the City's future retail heart. With virtually no developable land

at the two residential ends of Centennial, this central section holds the key to future retail development in the City.

The engineering firm David Evans & Associates, Inc. has been chosen to lead a team in examining alternatives for improving mobility, accessibility and safety along this stretch.

"It will be a challenge to determine the vision for Arapahoe Road and how it will work 20 or 30 years from now. Our goal will be to balance regional mobility with local community needs," said Bryan Weimer, Capital Improvements Program Manager in Arapahoe County's Engineering Division.

It's A Dog's Life...

City ordinances governing man's best friend

By Gail Carissimi, Citizen Liaison

While many of us regard our dogs as members of the family, it's important to remember that certain guidelines and ordinances are in place to protect our neighbors, our pets and the City of Centennial.

- All dogs six months and older must be licensed with the City's Animal Control Office.
- Dogs must wear metal license tags along with a current rabies tag. Licenses expire December 31st and must be renewed no later than March 1st the following year.
- Dogs are not allowed to run at large. You must maintain control of your dog while on public property. Other than using a leash, "control" is defined as accompanying your dog on public property when the dog is within 20 feet of you and responds to voice commands.
- Noisy dogs: Owners can be charged with a class two petty offense if their dog(s) make noises that are audible from a nearby property for a continuous 20 minutes, even with short pauses.



- Residents may keep up to three dogs per private residential property.
- Vicious dogs are defined as dogs that displayed past aggression and are unrestrained causing bodily injury to a person or another animal, or are infected with rabies.

For more information, call Animal Control at **720-874-6750**, or visit www.co.arapahoe.co.us/Departments/PW/AnimalControl/index.asp.

Licensing your dog

- \$12 per year per dog if spayed/neutered
- \$24 per year if unspayed/unneutered
- No charge for senior citizen's first dog
- Proof of rabies vaccination must be presented
- Animal Control walk-in hours are M-F, 8 a.m. – 4:30 p.m.
- Animal Control telephone hours are 7:30 a.m. – 6 p.m. daily in winter and 7:30 a.m. - 8 p.m. in summer
- Animal Control offices are located at 10730 E. Briarwood Ave., Suite 100, Centennial

We get questions...

Can the City enforce my homeowners' association covenants?

By Tim Cox, Assistant City Attorney

No, because the City has no legal authority to do so. Homeowners' associations (HOAs) are independent legal entities, similar to private companies. Most HOAs are governed by a private contract that is binding on each individual owner of property within the association's boundaries.

These contracts may be called covenants, declarations, or "CC&R's" (Covenants, Conditions and Restrictions) but, regardless of the title, they are contracts between the HOA and the property owners; the City is not a party to any HOA contract and has no legal ability to enforce the contract. HOA covenants typically describe the

association's management structure and establish rules and regulations that property owners must follow. Violations of the covenants can be enforced by the HOA and sometimes by individual property owners.

Indeed, because the relationship between an HOA and its members is a matter of private contract, it would be inappropriate and possibly unlawful for the City to interfere with that contractual relationship.

HOA covenants often address some of the same issues as municipal zoning or nuisance regulations. At times these two documents may even conflict, such

as when covenants restrict a property to residential uses but a zoning ordinance identifies the land as appropriate for commercial purposes.

Because the City is not a party to the private covenants, and because the covenants can be changed without the City's involvement, it is difficult for the City to consider private covenants when enforcing its own land use regulations.

In nearly all instances, the City must apply its own regulations without regard for the covenants, leaving the interpretation and application of the covenants to the associations and residents who are bound by them.

City of Centennial Information



Building Permits & Inspections

303-754-3321
Inspection Hotline: 303-708-1430

Animal Control

720-874-6750

Mosquito Control

720-874-6751

Citizen Liaison

Gail Carissimi • 303-754-3323
gcarissimi@centennialcolorado.com

Code Enforcement

Dave Campos • 303-754-3400
codematters@centennialcolorado.com

Municipal Court

303-754-3380
courtclerk@centennialcolorado.com

Public Works

Maintenance Requests: 720-874-ROAD
Main: 720-874-6500

Zoning

303-754-3308
Sam Bishop, sam_bishop@urscorp.com

Contractor Licensing

Kevin Ritter • 303-754-3306
kritter@centennialcolorado.com

Purchasing

Jeff Martin • 303-754-3348
jmartin@centennialcolorado.com

Finance

303-754-3445

Human Resources/Administration

Darla Sergeant • 303-754-3337
dsergeant@centennialcolorado.com

Land Use Dept.

Gina Eckendorf • 303-754-3304
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Media & Community Relations

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303-754-3341

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Ron Weidmann, Council, Ward IV

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Goldie Fishbein, City Clerk

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City offices

12503 E. Euclid Dr., Suite 200

Centennial, CO 80111

Open: M-F 8 a.m. to 5 p.m. (*excluding holidays*)

General city information

Phone: 303-734-4567

Email: info@centennialcolorado.com

www.centennialcolorado.com

Sheriff's office

To report a crime: 303-795-4711

Main: 720-874-3600

Emergencies: 911

Centennial Connection is published by the City of Centennial. It is also available in PDF format on the City website, www.centennialcolorado.com.

Comments and questions:

Nancy Reubert, 303-754-3327

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Centennial welcomes new City Council

A Swearing-In Ceremony was held Monday, January 9, 2006, welcoming the new City Council members, elected in November 2005.

Newly Elected...



Randy Pye
Mayor
Elected to second term



Doug Milliken
City Treasurer
Elected to third term



Goldie Fishbein
City Clerk



Rick Dindinger
City Council Ward I



Sue Bosier
City Council Ward II



Rebecca McClellan
City Council Ward III



Ron Weidmann
City Council Ward IV

Continuing Council Members...



Vorry Moon
City Council Ward I



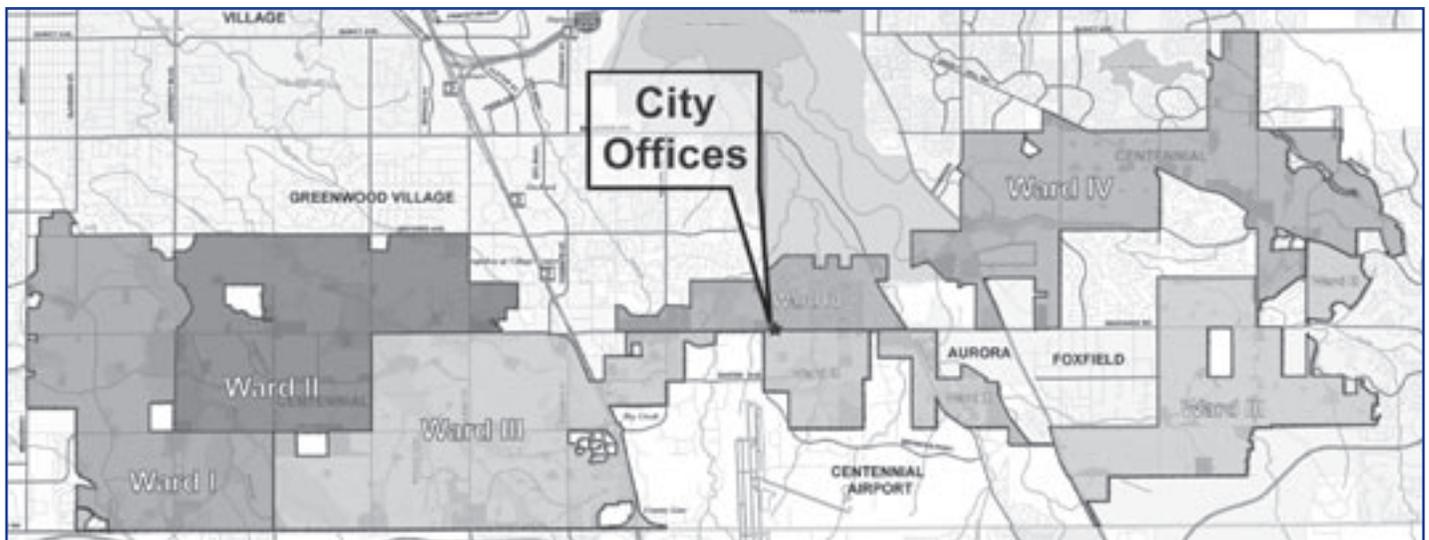
Bart Miller
City Council Ward II



Andrea Suhaka
City Council Ward III



Todd Miller
City Council Ward IV



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Official election results

Centennial voters have returned Mayor Randy Pye to office for a second four-year term, and also re-elected Treasurer Doug Milliken for a third two-year term. Voters elected four new members to City Council, as well as a new city clerk.

There were no incumbents in the council or clerk seats. Mayor and council terms are four years; clerk and treasurer are two years.

Mayor

Randy Pye: (*incumbent*)

16,243 • 63.0%

David Frosh: 9,541 • 37.0%

City Clerk

Goldie Fishbein: 8,293 • 38.7%

Michael Darling: 7,338 • 34.3%

Rhonda Henry: 5,786 • 27.0%

City Treasurer

Doug Milliken: (*incumbent*)

15,531 • 72.8%

Richard Proctor: 5,807 • 27.2%

Council Ward I

Rick Dindinger: 1,928 • 33.2%

Bert Neely: 614 • 10.6%

Rudy Kuehler: 1,646 • 28.3%

Mike McShea: 1,620 • 27.9%

Council Ward II

Sue Bosier: 3,205 • 51.4%

Gerry Cummins: 3,033 • 48.6%

Council Ward III

Rebecca McClellan: 3,529 • 52.3%

Cathy Noon: 3,219 • 47.7%

Council Ward IV

Ron Weidmann: 1,540 • 30.5%

Mike Hamrick: 1,338 • 26.5%

Royal Borel: 186 • 3.7%

Sandy Fitzgerald: 1,324 • 26.2%

Rhonda Livingston: 665 • 13.2%



After a holiday season hiatus, the Mayor's "Pye & Coffee" drop-in sessions for citizens resumed in 2006 with a new schedule. The mayor has been holding these open-door office hours on two evenings per month for about the last year in order to offer citizens the opportunity to stop in and chat with him informally.

"These evening sessions have proven to be really valuable," said Mayor Pye. "I get to hear what people are thinking, and get a fuller understanding of the issues and concerns that are important to residents. I've been hearing what bothers citizens, and some folks have come by with some great ideas. I look forward to these evenings."

Citizens are invited to drop by the City offices to chat with Mayor Randy Pye between 6 p.m. and 8 p.m. on the first Thursday and third Tuesday of each month. Refreshments are served. The City offices are located at 12503 East Euclid Drive, Suite 200, Centennial.

The mayor started off 2006 with Pye & Coffee sessions on January 5 and 17. The schedule for the next five months is as follows: **February 2 & 21, March 2 & 21, April 6 & 18, May 4 & 16 and June 1 & 20.**

Mayor Pye adds that residents are always welcome to phone him at his City voicemail box, 303-754-3350, and he will return the call.

Centennial Business Briefs

Yosemite Park expands

The final phase of the Yosemite Park Shopping Center has been completed. Golf Galaxy, which opened Nov. 18, chose Yosemite Park in Centennial as the site of its first Colorado store. Next to it, Northstar Lighting Design will open soon.



Golf Galaxy is just one of the many stores to call Yosemite Park home. The recently completed shopping center is located on the northeast corner of County Line Road and Yosemite Street.

These two stores join the other stores that have opened over time in Yosemite Park. These include Barstool Gallery, Fodor Billiards, Jo-Ann Fabrics, Peaberry Coffee, Heidi's Brooklyn Deli, Spavia Day Spa, Illegal Pete's, Mad Greens, Good Feet, Wolf Camera & Image, The Vitamin Shoppe and Creative leather Furniture.

Burt Automotive wins prestigious diversity award

DiversityBusiness, the nation's leading multicultural business internet site, has announced the Div500, the 6th annual listing of the nations' top 500 diversity-owned businesses, and local Burt Automotive, based in Centennial, is ranked number two on the list with \$1.8 billion in 2004 revenues.

The top companies will be honored at a special awards ceremony at *DiversityBusiness's* 6th Annual Multicultural Business Conference, taking place in March at the MGM Mirage in Las Vegas, Nevada.



In This Issue...

Southglenn Mall Undergoes Major Face Lift
2006 City Council
Centennial Named 25th Safest City

Public Works completes record number of projects

The Public Works Department provides a wide array of services to the community that affect everyday life. Some of this year's highlights appear below and on other pages of this newsletter.

2005 saw record paving season

Centennial completed more roadway rehabilitation work in 2005 than in any previous year in its short history. Approximately 77,000 tons of asphalt and 3,305 cubic yards of concrete were poured onto nearly 50 lane miles of roadway and curbing throughout the City.

The work was completed in and around several Southglenn neighborhoods, the Knolls subdivisions, Tiffany, Ridgeview Hills, Heritage Greens, Homestead in the Willows, Foxridge, Willow Creek, Smoky Hill, Smoky Ridge,

Saddle Rock Ranches, Piney Creek, Park View, Trail Ridge and in the Greenwood Plaza area.

Notably, the City eliminated its last gravel roads, much to the relief of Kragelund Acres residents, who saw their three gravel roads disappear under a new layer of asphalt.

Land Use Codes Now Available

The City of Centennial's land use and zoning codes have been published and are available to the public. City Council recently approved a new compilation of land use codes, effective December 12, 2005. The code, which runs 485 pages, may be viewed or downloaded on the city website, at www.centennialcolorado.com/cityGovernment/ordinances.asp, or hard copy may be viewed at the City Offices, 12503 E. Euclid Dr., Suite 200, Centennial.

It will be available for purchase in hard copy or on disk in the near future. Call Gina, 303-754-3304, for info.