# **PUBLIC OUTREACH**

general information + summarized outreach feedback



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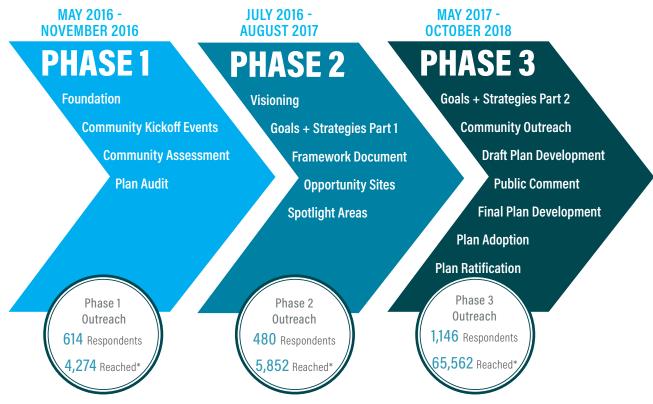
### **Public Outreach Process**



### INTRODUCTION

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.

The process was organized in three Phases. Summaries for each phase, including community involvement events, tracked demographics, and key outreach feedback, and results are summarized on the following pages.



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

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# PHASE ONE OUTREACH

general information + summarized feedback from phase one

JULY 2016 - MARCH 2017



### **BACKGROUND**



### What is Centennial NEXT?

Centennial NEXT is an initiative that engages the public in defining a shared vision for the City between now and 2040.

This City-wide plan will guide our approach to preserving, enhancing and growing Centennial's neighborhoods in a way that promotes mutual prosperity, coordinated public investment and a healthy environment. During this planning effort, the City turned to those who know the City best – its residents, businesses and stakeholders - to help identify opportunities, challenges and visions for Centennial's future.

WHY ARE WE
DOING THIS
PLANNING
PROCESS NOW?

The City of Centennial and the metro Denver area have experienced growth and change since the current plan was developed and adopted. Since 2004, RTD's southeast light rail line has opened service to Centennial, the Southglenn Mall has been redeveloped into The Streets at SouthGlenn and the City's limits grew from 24 to 29 square miles. The City of Centennial has evolved from a newcomer into a regional leader.

The current plan was adopted in 2004, shortly after the City's incorporation. Over a decade later, it does not fully reflect Centennial's current voice and vision or respond to future opportunities and challenges. This planning process is an opportunity for the entire community to plan for future growth in a manner that is respectful of the City's values and desired future.

WHY IS CENTENNIAL NEXT IMPORTANT? 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 and entertainment, transportation, and public services. Neighborhoods, shopping centers, and infrastructure age and need investment and revitalization. Some places should be protected and reinvestment encouraged, while others offer opportunities to introduce new types of neighborhoods, shopping, entertainment, and recreational experiences to appeal to a growing and changing population.

How can Centennial make these critical decisions? What does the community's future look like? And how do we get there? These are some of the important questions the planning process will explore and answer.

A-2 CENTENNIAL NEXT

# 2016 Community Involvement

### HOW HAS THE COMMUNITY BEEN INVOLVED?

Date	Name	Event + Location	Attendees/ Respondents
July 16	Kickoff Event #1	Brew-N-Que, Centennial Center Park	~ 300
July 16 (through October 03)	Online Survey #1: Values	centennialco.gov/centennialnext	264
July 21	Kickoff Event #2	SAVOR Centennial, Plaza at Centennial Center Park	~ 40
July 28, August 9, August 16, September 22, October 18, October 27	Stakeholder Interviews (see attached list of interviewees)	City of Centennial Building, Public Works Building (Senior Commission)	38
August 02	Kickoff Event #3	National Night Out, Centennial Center Park	~ 500
August 13	Visioning Event #1	Centennial Under the Stars, Centennial Center Park	~ 300
August 16	Visioning Event #2	Visioning Open House, Smoky Hill Library	5
August 16 (through October 03)	Online Survey #2: Crafting the Vision	centennialco.gov/centennialnext	40
August 22	Informational Presentation	CenCON Meeting, Library Administration Building	28
September 07	Visioning Event #3	Visioning Open House, SouthGlenn Library	~ 30
September 22	Stakeholder Interviews	City of Centennial Building, Youth Commission	9
September 24	Visioning Event #4	Centennial Chalk Art Festival, Centennial Center Park	~ 30
November 17, 2016 (through March 06, 2017)	Online Survey #3: Fulfilling the Vision	centennialco.gov/centennialnext	230
November 19	Visioning Event #5	Holiday Lighting Event, Centennial Center Park	~ 200
		RESPONDENTS TOTAL PEOPLE REACHED	614 4,274

### **VALUES**



# What do you **LOVE** about Centennial?



**TOP 10** 

most popular response themes:

"

- 1. Parks
- 2. TRAILS
- 3. SCHOOLS
- 4. LOCATION/ ACCESS
- 5. LOW CRIME RATE/ SAFETY
- 6. NEIGHBORHOODS

- 7. CENTENNIAL CENTER PARK
- 8. COMMUNITY + RECREATION AMENITIES
- 9. SHOPPING
- 10. COMMUNITY FESTIVALS/ EVENTS

Responses have been compiled from Online Questionnaires #1 and #2; from feedback at stakeholder interviews; Centennial NEXT Kickoff Events at Centennial Brew-N-Que, SAVOR Centennial, and National Night Out; and Centennial NEXT Vision Events at Centennial Under the Stars, the Centennial Chalk Art Festival, and two Visioning Open Houses.

A-4 CENTENNIAL NEXT



# What do you want to PRESERVE?



TOP 10 most popular response themes:

1. OPEN SPACE

2. PARKS + RECREATION

3. TRAILS

4. NEIGHBORHOODS

5. SAFETY

6. NATURAL ASSETS/ BEAUTY

SMALL-TOWN FEEL

8. FAMILY-FRIENDLY CHARACTER

9. HIGH-QUALITY SCHOOLS

10. BIKEABILITY

"

Responses have been compiled from Online Questionnaires #1 and #2; from feedback at stakeholder interviews; Centennial NEXT Kickoff Events at Centennial Brew-N-Que, SAVOR Centennial, and National Night Out; and Centennial NEXT Vision Events at Centennial Under the Stars, the Centennial Chalk Art Festival, and two Visioning Open Houses.

### **VALUES**



# What would you like to IMPROVE?



**TOP 10** 

most popular response themes:



- . MITIGATE TRAFFIC
- 2. IMPROVE ROADS
- 3. INCREASE WALKABILITY
- 4. INCREASE BIKEABILITY
- 5. INCREASE TRANSIT ACCESS
- 6. INCREASE SNOW REMOVAL

- 7. ADD TRAILS
- 8. CREATE AN IDENTITY
- INCREASE LOCAL + REGIONAL PARTNERSHIPS
- 10. INCREASE EVENTS

"

Responses have been compiled from Online Questionnaires #1 and #2; from feedback at stakeholder interviews; Centennial NEXT Kickoff Events at Centennial Brew-N-Que, SAVOR Centennial, and National Night Out; and Centennial NEXT Vision Events at Centennial Under the Stars, the Centennial Chalk Art Festival, and two Visioning Open Houses.

A-6 CENTENNIAL NEXT

### **VISION FOR CENTENNIAL**



### Who will Centennial strive to BE?

#### **SECOND STATEMENT**



From Learning to Leading. Born out of intention and optimism, Centennial will continue to prosper as a premier destination to live, learn, work, grow and age in the community.

#### >>> COMMUNITY DESIGN AND IDENTITY



**Our Sense of Place.** Centennial celebrates the evolving diversity of the community as a place to live; a place to stay; a place to be.

#### ECONOMIC DEVELOPMENT



Retention and Attraction. Centennial preserves, grows and attracts employers and workforce through business-friendly policies and practices.

#### HOUSING AND DEMOGRAPHICS



**Strength in Our Neighborhoods.** Our neighborhoods form the foundation of our City, making it a desirable and attainable place to live for all.

#### PARKS, OPEN SPACE, TRAILS AND RECREATION



**Health and Wellness.** All residents can enjoy a rich culture of community events, scenic views and a cohesive system of distinctive parks, open space, trails and recreation facilities.

#### **TRANSPORTATION**



Innovative Mobility. Centennial capitalizes on emerging technologies and the creation of an integrated transportation system, promoting seamless multimodal connections for both recreation and commuting.

#### **ESSENTIAL COMMUNITY SERVICES**



**Quality and Innovation.** Centennial connects the community through essential services and innovative technologies.

## **STAKEHOLDERS INTERVIEWED**



Lynn Cornell Andrea Suhaka Stephanie Piko Randi Gallivan **Kelly Brady** Pam Sullivan Former Mayor Cathy Noon Candace Moon Shana Cohen Stewart Meek Mike Sutherland CJ Whelan Justin Hamel Eric Eddy **Bob Golden Neil Marciniak Gerry Cummins Tammy Mauer** Melanie Morgan **Scott Jardine** Julio Iturreria Senior Commission Members (7 members)

ATES: (2016) July 28 | August 9, 16 | September 22 | October 18, 27

Jan Yeckes

A-8 CENTENNIAL NEXT

Youth Commission Members (9 members)



# PHASE TWO OUTREACH

general information + summarized feedback from phase 2

APRIL - JUNE 2017



### **BACKGROUND**



### **About Phase 2**

VISION,
OPPORTUNITIES &
FRAMEWORK

GOAL:

ARTICULATE THE
COMMUNITY'S VISION
AND CAPTURE ITS
VALUES, PRIORITIES,
NEEDS, AND DESIRES.

Phase 2 focused on translating the updated vision into reality by identifying opportunities that contribute to and reflect Centennial's goals for the future. The specific opportunities identified during this phase (highlighted within this summary packet) integrated the identity, character preservation, and placemaking, while focusing on Centennial's unique qualities and aspirations to enhance what we already have in our City. The development of a new plan framework and updated goals and policies for the Comprehensive Plan was another major focus of the second phase of **Centennial NEXT**.

At the beginning of this phase, 39 specific sites throughout Centennial were identified on an aerial map based on their future potential for development, redevelopment, or parks, trails, and open space opportunities. These sites became known as the "Opportunity Sites" and are referred to as such within the remainder of this summary packet.

The **Centennial NEXT** team brought the 39 Opportunity Sites to the public during a three-day, four-meeting workshop series that was supplemented by an online survey and Facebook Live discussion panel. The **Centennial NEXT** team asked Centennial residents and stakeholders for feedback on the land use types they'd like to see at these sites, as well as visual preferences for each land use type they selected. The feedback gathered from the in-person events and the online survey is summarized on the following pages and in <u>Appendix C</u>.

A-10 CENTENNIAL NEXT



## 2017 Community Involvement

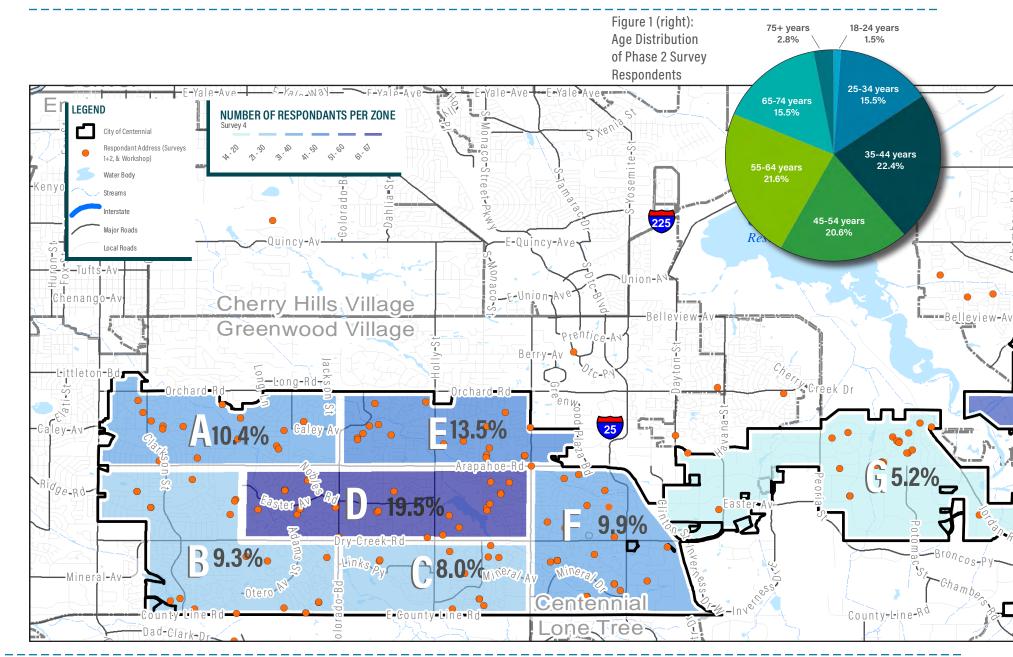
### HOW HAS THE COMMUNITY BEEN INVOLVED?

Date	Name	Event + Location	Attendees/ Respondents
April 18	Opportunities Workshop #1	Centennial NEXT Opportunities Open House Workshop, Cherry Creek Room, Centennial Civic Center	14*
April 18	Opportunities Workshop #2	Centennial NEXT Opportunities Open House Workshop, Council Chambers, Centennial Civic Center	9*
April 19	Opportunities Workshop #3	Centennial NEXT Opportunities Open House Workshop, Arapahoe High School	11*
April 20	Opportunities Workshop #4	Centennial NEXT Opportunities Open House Workshop, Grandview High School	14*
April 25	<b>Centennial NEXT</b> Facebook Live Presentation	facebook.com/centennialgov	1,110
April 27 (through May 26)	Centennial NEXT Opportunities Online Survey #4	centennialco.gov/centennialnext	432
		RESPONDENTS TOTAL PEOPLE REACHED	480 4,274

<sup>\*</sup>Note: Actual workshop participation numbers may vary based on whether or not attendees chose to sign in upon entering or leaving the event. The numbers listed reflect the amount of people recorded on the sign in sheets collected at the conclusion of each workshop.

### **WHO WE'VE REACHED**

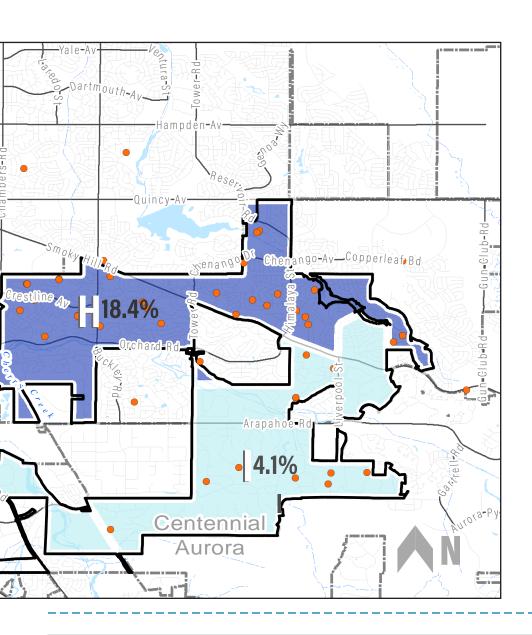




A-12

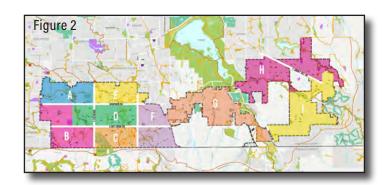
### **WHO WE'VE REACHED**





# HAVE WE HEARD FROM RESIDENTS IN ALL PORTIONS OF THE CITY?

Since the beginning of the Comprehensive Plan update process, the **Centennial NEXT** team has been tracking participation by location. The map shown to the left illustrates the distribution of resident (and in some cases non-resident) participation based on information provided on sign-in sheets at in-person events and survey questions that asked for respondent addresses or general zones (shown in Figure 2) in which they live. Since many attendees/survey respondents opted out of providing their personal information, the map does not capture the full extent of participation, but acts as a helpful tool to ensure that the **Centennial NEXT** team is capturing input from all portions of the City.



## **OPPORTUNITIES SERIES**



## **Opportunities Outreach Series Summary**

APRIL 18, 2017 Centennial Civic Center 11:30 a.m. - 1:30 p.m.

APRIL 18, 2017 City Council Chambers 5:30 - 7:30 p.m.

APRIL 19, 2017 Arapahoe High School 5:30 - 7:30 p.m.

APRIL 20, 2017 Grandview High School 5:30 - 7:30 p.m.

APRIL 27 - JUNE 9, 2017 Online Opportunities Survey

The workshop series schedule and locations are shown to the left. Event locations were chosen in an effort to offer convenient venues for residents in all geographic areas of the City. The community was notified of the Opportunities Outreach Series via press releases from the City, a variety of social media platforms, posters hung at the event locations, and on the project website: <a href="mailto:centennialco.gov/centennialnext">centennialco.gov/centennialnext</a>.

The purpose of the series was to solicit input on what participants would like to see develop, if anything, on the Opportunity Sites in the future, as well as visual preferences for each land use type they selected. Attendees were asked to identify any additional Opportunities Sites that were not already highlighted on the aerial map. They were then asked to select at least one site (though many people chose to evaluate more than one) to evaluate visual preferences. Display boards showed detailed imagery and relevant facts for all 39 Opportunity Sites, with specific visual preference options. Participants voted on their preferred development.

The feedback gathered during the in-person events and online survey resulted in the identification of key visual preference imagery for the Opportunity Sites. A summary is on the following pages, and the comprehensive report of feedback for all 39 Opportunity Sites is located in <u>Appendix C</u>.

A-14 CENTENNIAL NEXT

# **OPPORTUNITIES SERIES**



# **Workshop Photos**



















## **OPPORTUNITY SITES**

# 

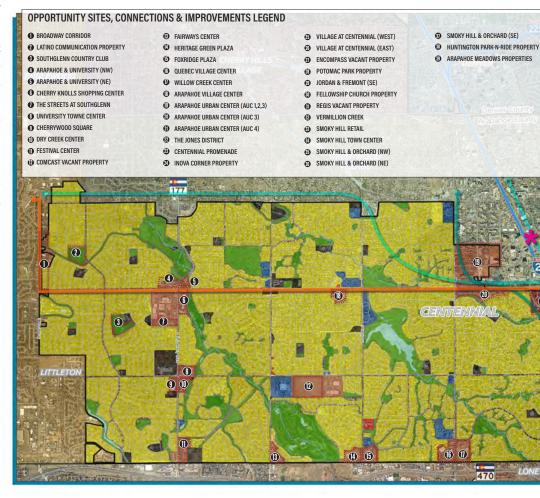
## 39 Opportunity Sites within Centennial

The <u>Opportunities Sites Map</u> shown below identifies 39 sites, chosen based on their future potential for development, redevelopment, or parks, trails, and open space opportunities, as well as the future land use designations according to the **Centennial NEXT** Future <u>Land Use Map</u> (page 2-8) These sites were selected based on content from the City's previously adopted sub-area plans and expert analysis by the City's Economic Development staff in collaboration with economic, planning and transportation consultants, the **Centennial NEXT** Team, and the **Centennial NEXT** Advisory Committee.

The in-person opportunities workshop exercises and supplemental online survey asked respondents to identify any additional sites or areas that should be investigated as potential Opportunity Sites in the future, and they are as follows:

- Greenwood Gulch Trail
- Dry Creek/area surrounding Centennial Airport
- High-traffic intersection of Dry Creek Road and Colorado Boulevard
- Colorado Boulevard, from E County Line Road to Arapahoe Road
- Area between Orchard Road, Caley Avenue, Grant Street, and Clarkson Street
- Cherry Knolls Park and Easter Avenue
- Former Littleton School site across the street from Arapahoe Park (Highlands 460 neighborhood)
- Holly/Arapahoe and Arapahoe/Quebec
- Intersection of Grant and Maplewood
- Little Dry Creek Park area
- Newton Middle School
- Lois Lenski Area
- Orchard Road, from Holly to Quebec

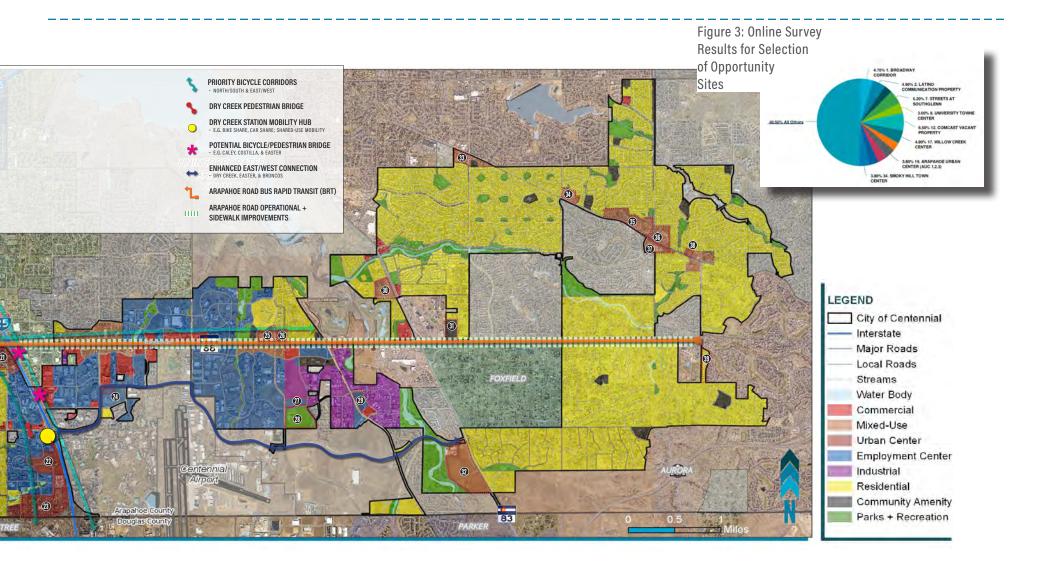
Detailed workshop and online survey responses for each individual site are included in  $\underline{\mathsf{Appendix}}\,\mathsf{C}.$ 



A-16 CENTENNIAL NEXT

## **OPPORTUNITY SITES**





### **IDEAS FROM THE PUBLIC**



**TELL US YOUR IDEAS!** 

## Respondent Feedback on the Vision Boards

"The City of Centennial was originally created to capture and develop sales tax revenue which is necessary to help pay for programs like **Centennial NEXT**. What will be done in conjunction with **Centennial NEXT** to promote growth in sales tax revenue for our City?"

"Create a multi-use center... gallery, art studio, performing arts space, music education, arts education... all things that make a community thrive. Lone Tree, Parker, Cottonwood Center for the Arts in Colorado Springs... even Elizabeth, Colorado is currently doing an online survey to see if their community would support an arts center."

"Community Gardens"

"Performing Arts Center that would be multi-use during the day - conference center and meeting rooms for rent, office space, artist space, music and arts education, etc. It could be next to retail/restaurant space, or be built to incorporate retail/restaurants. It could also be part of a magnet school for the arts. Needs to be flexible to accommodate a symphony orchestra (e.g. Arapahoe Philharmonic) as well as smaller performing arts groups who wish to perform in our community - a great supporter of the arts!"



"Create a Centennial Arts District"

"Love the idea for an arts district! Would like to see more diverse housing options, especially on a smaller scale."

"Safe bike crossing over/under Arapahoe Road between Quebec and I-25 for safe crossing to the Fiddlers Green area"

"Time traffic lights on some major streets such as Arapahoe Road."

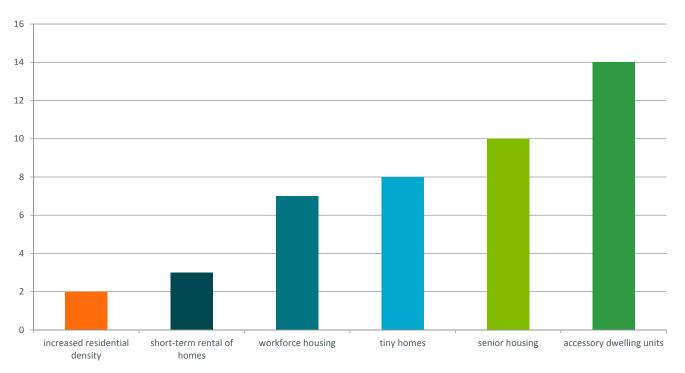
A-18 CENTENNIAL NEXT

### **HOUSING PREFERENCES**



# Respondent Feedback on Housing Preference

Q: Looking at housing options, which option(s) do you support?



# Additional Comments from Respondent Feedback:

- Regulations for ADUs, tiny homes and short-term rentals
- Intergenerational co-housing to help each other (garden, drive, etc.)
- Preschool in nursing home/ senior living

### **VISION FOR CENTENNIAL**



### Who will Centennial strive to BE?

### **OVERARCHING VISION THEMES**

#### CENTENNIAL NEXT: VISION STATEMENT



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

### **OUR NEXT COMMUNITY**



**Healthy. Happy. Connected.** Centennial will integrate arts, culture and open space opportunities within a connected community providing amenities and experiences for all walks of life.

#### OUR NEXT PLACES



A Place to Be. Centennial will create remarkable places that lead to unforgettable experiences.

#### OUR NEXT ECONOMY



**Strong. Diverse. Resilient.** Centennial will create a diverse economy to serve as a model of strength, diversity, and resilience for the region and beyond.

#### OUR NEXT INNOVATIONS



A Smart Suburban City. Centennial will become a model of an innovative and smart suburban city.

A-20 CENTENNIAL NEXT

### **VISION FOR CENTENNIAL**



### Who will Centennial strive to **BE**?

### PLAN ELEMENT STATEMENTS

### **COMMUNITY DESIGN AND IDENTITY**



**Our Sense of Place.** Centennial celebrates the evolving diversity of the community as a place to live; a place to stay; a place to be.

### ECONOMIC DEVELOPMENT



**Retention and Attraction.** Centennial preserves, grows and attracts employers through business-friendly policies and practices.

### HOUSING AND DEMOGRAPHICS



**Strength in Our Neighborhoods.** Our neighborhoods form the foundation of our City, making it a desirable and attainable place to live for all.

### PARKS, OPEN SPACE, TRAILS AND RECREATION



**Health and Wellness.** All residents can enjoy a rich culture of community events, stunning scenic views and a vast system of distinctive parks, open space, trails and recreation facilities.

### TRANSPORTATION



**Innovative Mobility.** Centennial capitalizes on emerging technologies and the creation of an integrated transportation system, promoting seamless multimodal connections for both recreation and commuting.

#### **ESSENTIAL COMMUNITY SERVICES**



**Quality and Innovation.** Centennial connects the community through essential services and innovative technologies.

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A-22



# PHASE THREE OUTREACH

general information + summarized feedback from phase 3

JANUARY - AUGUST 2018



### **BACKGROUND**



### What is Centennial NEXT?

# Centennial NEXT is an initiative that engages the public in defining a shared vision for the City between now and 2040.

This City-wide plan will guide our approach to preserving, enhancing, and growing Centennial's neighborhoods in a way that promotes mutual prosperity, coordinated public investment, and a healthy environment.

### **About Phase 3**

COMMUNITY
OUTREACH
& PLAN
DEVELOPMENT

Phases 1 and 2 focused on finding the community vision, creating a foundation that could articulate that vision, and identifying goals and strategies for turning that vision into reality. This third phase is focused on outreach back out to the community about the identified goals and strategies.

During Phase 3, the **Centennial NEXT** team conducted three months of outreach asking Centennial residents and stakeholders for feedback on five different topic areas taken from the draft goals and strategies. These five topic areas were identified as needing more public input by both the Planning and Zoning Commission and City Council:

#### 1. City-wide Design Standards

City-wide design and development standards; City arts and culture commission; neighborhood Beautification Grant Program; and camouflage utilities through arts and graphics)

#### 2. Smart City Possibilities

Innovations and Smart City Initiatives

#### 3. Future of Neighborhood Shopping Centers

Mixed-use Neighborhood Activity Centers (NAC); residential densities near NACs; and affordable/attainable and workforce housing

#### 4. Future of Central Arapahoe Road Corridor (S Quebec St. to S Parker Rd.)

Allowing specific uses within the Central Arapahoe Road Corridor (as defined in LDC); Development around specific intersections within the Corridor; and future transportation options for E Arapahoe Road

#### 5. Accessory Dwelling Units (ADUs)

Potential allowance for ADUs.

The feedback gathered from the extensive outreach regarding these topics including in-person events and several online surveys is summarized on the following pages.

A-24 CENTENNIAL NEXT



# 2018 Community Involvement: **Topics 1 + 2**

### HOW HAS THE COMMUNITY BEEN INVOLVED?

Date	Name	Event + Location	Respondents
January 29	Outreach: Topics 1 + 2	District 1 Meeting, Southglenn Library	21
February 01	Outreach: Topics 1 + 2	South Metro Denver Chamber of Commerce, Chamber Offices	8
February 06	Outreach: Topics 1 + 2	South Metro Denver Chamber of Commerce, Chamber Offices	5
February 13	Outreach: Topics 1 + 2 Community Events	Celebrity Lanes Resolute Brewing	34 32
February 15	Outreach: Topics 1 + 2 Community Events	Whole Foods Lost Highway Brewing Company	8 10
February 27	Outreach: Topics 1 + 2	District 2 Meeting, Littleton Church of Christ	9
January 28 - February 28	Outreach: Topics 1 + 2 Online Survey #5	Centennial NEXT Website	147
		RESPONDENTS	274



# 2018 Community Involvement: **Topics 3 + 4**

### HOW HAS THE COMMUNITY BEEN INVOLVED?

Date	Name	Event + Location	Respondents
	Outroph Tarias 2 . 4	Starbucks (Arapahoe + Nome)	4
March 15	Outreach: Topics 3 + 4	Whole Foods	15
	Community Events	Growler USA	3
March 16  Outreach: Topics 3 + 4 Community Events  Trails Recreation Center King Soopers (Arapahoe + Holly)	Trails Recreation Center	7	
	Community Events	King Soopers (Arapahoe + Holly)	8
		303 Coffee	13
March 20	Outreach: Topics 3 + 4	Starbucks (Arapahoe + Nome)	6
March 20	Community Events	Two Penguins Tap & Grill	33
		Halfpenny Brewing Company	6
March 26	Outreach: Topics 3 + 4	CenCON Meeting, Arapahoe Library District Administration Building	14
February 28 - March 28	Outreach: Topics 3 + 4 Online Survey #6	Centennial NEXT Website	156
<b> </b>		RESPONDENT	rs <b>265</b>

A-26 CENTENNIAL NEXT



# 2018 Community Involvement: **Topic 5**

### HOW HAS THE COMMUNITY BEEN INVOLVED?

Date	Name	Event + Location	Respondents
April 06	Outreach: Topic 5	Senior Fair, Koelbel Library	78
April 09	Outreach: Topic 5	Goodson Recreation Center	37
	Community Events	Prime Timers Luncheon, Willow Creek Clubhouse #3	20
A = v:1 10	Outreach: Topic 5	Blue Spruce Brewing	10
April 10	Community Events	Resolute Brewing	33
April 17	Outreach: Topic 5	Whole Foods, Streets at SouthGlenn	12
	Community Events	Two Penguins Tap & Grill	38
April 19	Outreach: Topic 5 Community Events	Trails Recreation Center  Whole Foods, Streets at SouthGlenn  Celebrity Lanes  Two22 Brew	15 10 14 19
April 26	Outreach: Topic 5	9News Health Fair, Someren Glen District 2 Meeting	79 9
April 30	Outreach: Topic 5	District 1 Meeting	9
March 28 - May 01	Outreach: Topic 5 Online Survey #7	Centennial NEXT Website	191
		RESPONDENT TOTAL REACHED FOR TOPICS 1	• • •

## **WHO WE'VE REACHED**



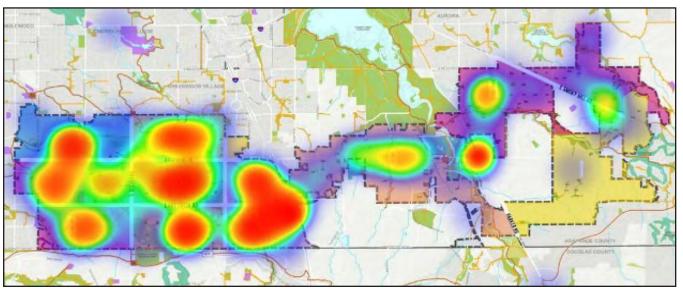
### HAVE WE HEARD FROM RESIDENTS IN ALL PORTIONS OF THE CITY?

Since the beginning of the Comprehensive Plan update process, the **Centennial NEXT** team has been tracking participation by location. The maps shown on this spread illustrates the distribution of resident (and in some cases non-resident) participation based on information provided on sign-in sheets at in-person events and survey questions that asked for respondent addresses or general zones (shown in Figure 1) in which they live.

Since many attendees/ survey respondents opted out of providing their personal information, the map does not capture the full extent of participation, but acts as a helpful tool to ensure that the **Centennial NEXT** team is capturing input from all portions of the City

Figure 1 Map of Centennial by Survey zone

### **LOCATION OF SURVEY RESULTS FOR TOPICS 1 + 2**

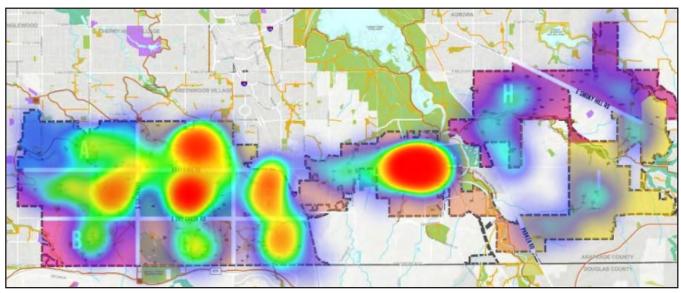


A-28 CENTENNIAL NEXT

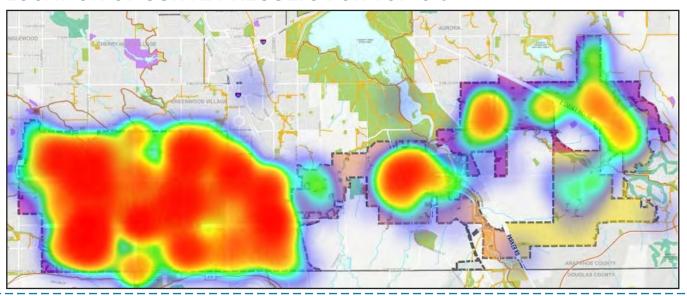
# WHO WE'VE REACHED



### **LOCATION OF SURVEY RESULTS FOR TOPICS 3 + 4**



### **LOCATION OF SURVEY RESULTS FOR TOPIC 5**



### **SURVEY RESULTS**

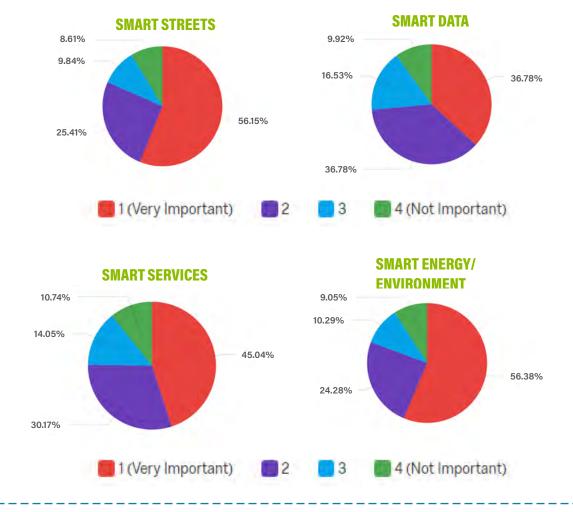


### TOPICS 1 + 2

### CITY-WIDE DESIGN STANDARDS AND SMART CITY POSSIBILITIES

Q: On a scale of 1-4, where 1 is very important, how important is it for Centennial to explore Innovation Improvements

for the following?



A-30 CENTENNIAL NEXT

### **SURVEY RESULTS**



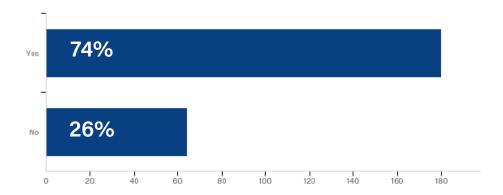
### TOPICS 1 + 2

### **CITY-WIDE DESIGN STANDARDS AND SMART CITY POSSIBILITIES**

Q: Should Centennial create Enhanced Design Requirements for all new development and redevelopment?



Q: Should Centennial fund programs for the **Improvement and Beautification** of residential neighborhoods? (For example, grants for neighborhood signage, fencing, and landscape improvements.)



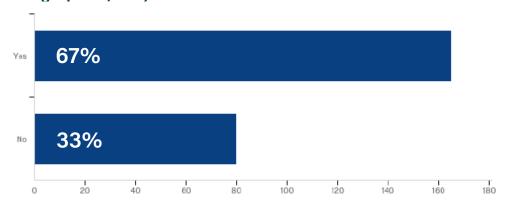
### **SURVEY RESULTS**



### TOPICS 1 + 2

### **CITY-WIDE DESIGN STANDARDS AND SMART CITY POSSIBILITIES**

Q: Should Centennial strive to enhance the presence of **Public Art and Creative Design** elements across the city? (Art/sculptures, utility box art/graphics, etc.)





A-32 CENTENNIAL NEXT



#### TOPICS 3 + 4

#### **CITY-WIDE DESIGN STANDARDS AND SMART CITY POSSIBILITIES**

Q: Please select the housing options you would support in reimagining Centennial's Future Shopping Centers. (Select all that apply) Images shown below are examples of each housing type.



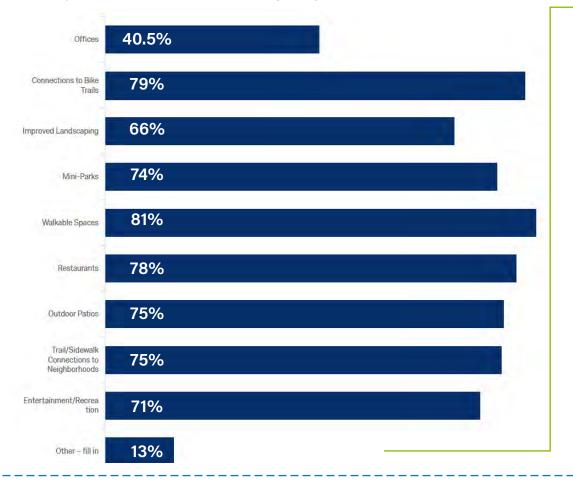


#### TOPICS 3 + 4

# FUTURE OF NEIGHBORHOOD SHOPPING CENTERS AND THE CENTRAL ARAPAHOE ROAD CORRIDOR

Q: Please select all other uses and amenities you would support in reimagining Centennial's Future Shopping

**Centers?** (Select all that apply)



A-34 CENTENNIAL NEXT



#### TOPICS 3 + 4

# FUTURE OF NEIGHBORHOOD SHOPPING CENTERS AND THE CENTRAL ARAPAHOE ROAD CORRIDOR

#### "Other" Comments from Respondent Feedback:

- · Convenient access for childcare close to home
- High Density Residential
- · Would prefer retail or gathering space to residential
- Replace strip malls that always seem to be empty (like the Albertsons across from the high school) with apts that face the openspace/ green belt area ...?
- No other uses in the shopping centers
- Shopping Arcade
- Long term care facilities for seniors similar to the Holly Creek Facility on Holly and Arapahoe. That development is an innovative product with graduated options from seniors living alone in single family homes on the perimeter, moving to people living in higher care options in the center with a huge amount of services available to all. This is different than the senior housing you have listed above, and should be something the city is pursuing.
- Drug rehabilitation centers
- Industrial Parks
- Tinv home community
- Small Event centers
- · Mill Creek Access a ride
- Movie Theater
- Not Fast Food
- Local restaurants
- Bars, hotels
- Demolition derby
- Access to the lightrail
- More small business
- There's too much housing! Patio homes
- Grocery stores
- Commuter Bike Lanes
- DOG PARKS
- Less big box/chain stores. More eclectic boutiques and good eats!
- Space for entertainment and farmers markets
- · Walkability & bikeability ( especially on University and Arapahoe for me personally) are by far the most important change I would like to see.
- ANOTHER REC CENTER FOR ARAPAHOE PARKS AND REC. TRAILS IS TOO BUSY
- Beer gardens that are dog friendly!
- Mass transit
- · Organically maintained native landscaping that requires little water and rebuilds habitat for native bugs and birds
- Public art
- · Temporary exhibit space for art shows, satellite museum exhibits



#### TOPICS 3 + 4

# FUTURE OF NEIGHBORHOOD SHOPPING CENTERS AND THE CENTRAL ARAPAHOE ROAD CORRIDOR

Q: With enhanced design standards, which of the following uses would you support along the **Central Arapahoe Road Corridor**? (Select all that apply)

















19.5% NONE OF THESE USES

A-36 CENTENNIAL NEXT



#### TOPICS 3 + 4

# FUTURE OF NEIGHBORHOOD SHOPPING CENTERS AND THE CENTRAL ARAPAHOE ROAD CORRIDOR

Q: Assuming these Intersections redevelop in the future, how likely would you be to support these uses at these locations? (Select all that apply)











**EXISTING USES** 





#### TOPICS 3 + 4

# FUTURE OF NEIGHBORHOOD SHOPPING CENTERS AND THE CENTRAL ARAPAHOE ROAD CORRIDOR

Q: Should Centennial explore any of the following **Alternative Transportation Solutions** for the Central Arapahoe Road Corridor? Select all that apply.





















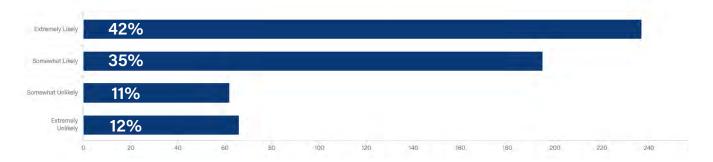
A-38 CENTENNIAL NEXT



#### TOPIC 5

#### **ACCESSORY DWELLING UNITS (ADUs)**

Q: How likely are you to support Accessory Dwelling Units?



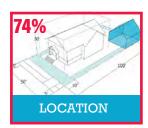
Q: Which of the following types of Regulations should the City explore if ADUs are permitted? (Select all that apply)















# 2018 Community Involvement: **Draft Plan**

#### HOW HAS THE COMMUNITY BEEN INVOLVED?

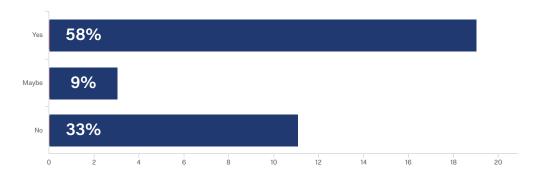
Date	Name	Event + Location	Respondents
July 26 - 29	Outreach: Draft Plan	2018 Arapahoe County Fair	
July 26	Informational Presentation	Palos Verdes Civic Association Meeting, Koelbel Library	
August 27	Informational Presentation	CenCON Meeting, Library Administration Building	
July 25 - August 24	Outreach: Draft Plan Online Survey	Centennial NEXT Website	33
		RESPONDENTS TOTAL PEOPLE REACHED	33 19,575

A-40 CENTENNIAL NEXT

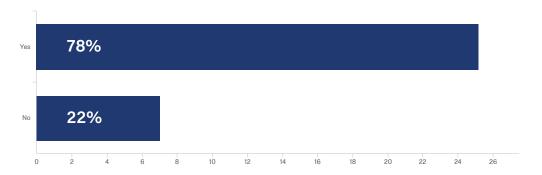


# 2018 Community Involvement: **Draft Plan**

Q: The City conducted public outreach to inform the Comprehensive Plan, Centennial NEXT, including community events, stakeholder group interviews, public workshops, and online surveys. Have you participated in any of these previous public outreach activities?



Q: Chapter 3 contains the Goals and Strategies for fulfilling the City's Plan Themes. Is it clear how these Goals and Strategies will help the City achieve its Vision?





# 2018 Community Involvement: **Draft Plan**

#### Q: What are your overall impressions of the Plan's appearance, readability, graphics, and organization?

- Quite lengthy, I do hope there will be a much briefer summary released also.
- The document is attractive and the ideas are great on paper, but not at all what the City is currently implementing. The sooner the NEXT plan can begin to be implemented the better for all citizens
- I like the graphics and the colors. Lots of pictures keep it interesting. Great maps.
- . It is all too general
- · Not or the average person
- · Well laid out, I like how the plan is organized. You can go to the area you are interested in learning more about easily.
- Fine
- · Very clean and readable. I like that it feels modern, not like many government documents.
- It is clear, organized and well written. Great Job!
- Very good
- · When you read it online it's a little cumbersome. It's probably better for you to do a better job publicizing community forums and talking people through it.
- The design is nice and clean and it's easy to read.
- The pale blue-green color is impossible to read. The abstract shapes makes it difficult to follow the narrative.
- · A lot of redundancy.
- Solid
- · Overall, good. Some graphics appear grainy and unreadable.
- So many white people in the photos! Those choices matter. If one of the City's goals is to enhance the diversity of the area, make smart decisions about who is represented in the images. Also, the footer in the appendices is really difficult to read when it is set over an image (pgs B-67 and B-68 in Appendix B-4, for instance). It would also be more readable if the paragraphs of body copy were spaced out more (increase leading), and were left aligned. Full justification makes it tough to read. Watch for typographic orphans, too, like on page 3-21.
- I think it is a beautiful plan with good graphics of an active and thriving Centennial. I was confused as to why the "Plan Themes" where thrown into each chapter when they seemed only relevant to chapter 3. I also wish the definitions were higher up rather than the end of chapter 3.
- Typical of City of Centennial
- This document lacks summary-type information that would ease the experience of trying to take in this complex information. I was a technical writer, and I thought trying to wade through this repetitive, overly descriptive information was like studying for the LSAT! I would have approached this more like a PowerPoint presentation that could be turned into a proposal. There should be a Quick Facts document for residents to get an easy picture of what the objectives are. After going through this for over ten minutes, I don't have much of an understanding of what's planned, or even what's considered most important. What I most want is public fast connectivity, at a decent cost, with decent support and performance. I saw nothing about this.
- · Well thought out and hopefully well managed
- Not clear!
- Great impression of the plan
- Flossy-glossy. Organized. Interesting.
- OK
- It has great intentions.
- The appearance, readability and graphics are great, but it is too long. Some pages are superfluous. Eliminating unnecessary pages would make it less overwhelming to read.
- · Well done but sometimes broad too vague plans



# 2018 Community Involvement: **Draft Plan**

#### Q: Do you have additional comments about the Centennial NEXT draft plan?

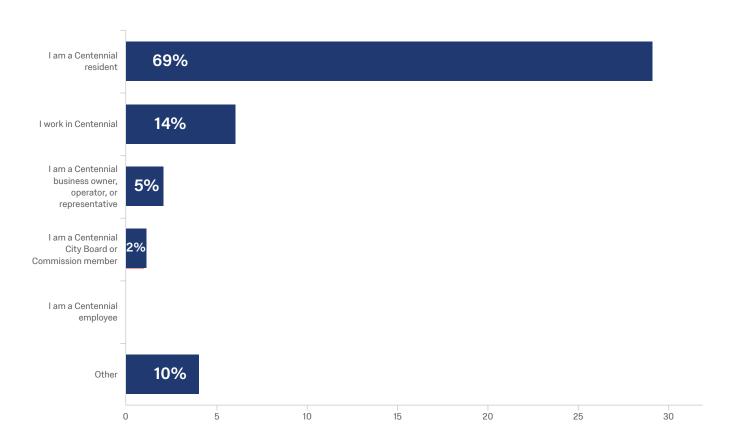
- The most important issue to me is Centennial encouraging more affordable senior housing options. This topic is touched on but not exactly spelled out.
- Residential density to the east of I-25 is a very poor idea. The section of Arapahoe Road from I-25 to Parker Road is packed with cars and high density housing in this area will only make the situation worse.
- The plan is beautiful and it's nice to see the end product after participating in the surveys. I love Centennial and all the events. What an innovative city.
- I have issues with chapter 3, especially 3b. We do not live in Denver. We live in suburbs for the space. Rewriting code to allow more density in residential areas is unsavory. It also says it will maintain compatibility with the surrounding area. It NEVER does! Stop urbanizing us. Protect our lifestyle, it is why people want to live here.
- More should be discussed to ease the traffic flow. More alternatives to major arterials is needed, which probably means construction and maybe eminent domain. Growth is causing so much of the changes we are experiencing, now is the time for using our expertise to plan. We love Centennial but it is a nightmare around rush hours, even on the weekends near Countyline Rd.
- Specifics: Spotlight Area G East Arapahoe Rd Corridor doesn't reflect the council/staff desire to add more car dealerships now and into the future. It misleads by saying "next" will be "redevelopment that accommodates current retail trends... creation of mixed use "mini-main streets". Section 3 p 3-6 Places 3 and 4. Updates to the LDC to increase density, height especially in residential areas which specifically goes against the NC category in our LDC. The new comp plan says "support" which indicates that the council must support the changes. Page 2-4: Commercial definition doesn't mention auto dealerships which are such a focus on Arapahoe Road now and will be more in the future with 2018-O-13.
- Could have been more ambitious or direct about exactly what it wants to do. There are a lot of vague goals and statements that try to say something, but do not really say anything. Such as what to do about allowing more mixed-use, more residential, and accessory mother-in-law units. Would be nice if it said what would be done, instead of deferring to a future decision to be determined at some point. Need to embrace change and channel it.
- I have followed this process since day one and am very excited to see the final product. The only criticism would is to be more committal to these great strategies. It will be hard for a Council to act on some if the language is not strong enough. Regardless, the effort of those who have worked on this project are shown in its pages! Great job Centennial!
- It's great that you want to develop all of these mixed use corridors, but what are you doing for the existing neighborhoods? Also, we're supposed to be a city that embraces small government. Everything about this seems to contradict that idea.
- There is a lot of "explore" "support" ""encourage" and words that lack commitment. There are many vague terms will be a model for others. What does that mean? I'd like to see the plan be more aspirational how will you know when you have achieved success because it's so vague you can't do that. When you say you want to attract businesses what type of businesses? What is a model of strength? This plan seems typical and what you could see from any city. I'd like to see what makes Centennial unique. Also, it leaves many loopholes you say encourage business around Centennial Airport but then qualify it so that it balances the needs of the city. Again this is lacking in real direction. Show Centennial can be this leader by really being visionary tell what you are going to do (not explore or support) and do it!
- I think the plan is very good.
- Too general, more details needed
- Some strategies in the plan are too vague. Needs more "call to action" statements with measurable goals to aspire to
- Overall, a thoughtful plan. Well done. I'd like to see more specifics around sustainability and would love to see more dense, mixed-use development become a priority for the city. Hope that any forthcoming zoning changes are reflective of that.
- · Not enough public outreach or time for public input
- HAVE YOU LOST YOUR COLLECTIVE MINDS? THE LAST THING WE NEED ARE COMMERCIAL, INDUSTRIAL PROPERTIES CLOGGING UP ARAPAHOE AND PARKER. IT'S A MESS THERE ALREADY. AND
  NO MORE HOUSING!!! TRAFFIC OUT HERE HAS BECOME A NIGHTMARE. NO NO NO MORE SHOPPING, TOWNHOMES, CONDOS OR HOUSES. NOOO! THINK TRAFFIC APPEASING!! YOU ARE RUINING
  CENTENNIAL! NOOOOOOOOOOOO!

• There needs to be a lot of emphasis on traffic and the street light system.



# 2018 Community Involvement: **Draft Plan**

Q: Tell us about yourself (check all that apply)



A-44 CENTENNIAL NEXT



# 2018 Community Involvement: **Draft Plan**

#### Q: General Comments

- · Very comprehensive but also lengthy, I do hope they'll be a shorter summary also released
- Under the title "Our Next Economy strong, diverse, resilient" it would be great to see this! Some retail! No more car dealerships, high density housing or hotel/motels. Boutiques, nice restaurants, retail shopping all would greatly diversify the city, especially along the eastern Arapahoe Road Corridor (east of I-25 to Parker Road)
- · While Next includes resident input, the actions of specific development and ordinances do not reflect the desire/vision of those who responded.
- Overall a really nice plan, it just doesn't have a lot of commitments to look forward to. Very aspirational, but would have been nice to include more specificity. Hopefully the city will start talking about how to do these great things very soon. We need to capture opportunities before we miss out.
- · Last comment your plan completely lacks any acknowledgment of diversity or encouraging diversity of its people.
- I appreciated the planning teams efforts to organize fun or convenient locations to provide feedback
- No no no no no NO!
- Beyond this the city needs to take the lead in services like the city of Denver does. First time I have ever had to use private trash pickup. You then have different trash trucks down the road everyday.
- · Concern about future development along Arapahoe Road. Especially access to new and old business from Arapahoe Rd with the current high volume, high speed traffic.

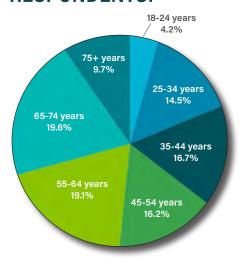
# **COMMUNITY EVENTS**



# **Summary of Phase 3 Events**

Phase 3 outreach consisted of going to "where the people are" instead of hoping they would attend a meeting. Outreach was conducted at Centennial breweries, recreational facilities, grocery stores, coffee shops, Council District Meetings, and other community events, such as a Senior Fair. Throughout Phase 3, the **Centennial NEXT** team released four surveys, including the Draft Plan review survey, and were present at 35 outreach events collecting a total of 1,146 surveys.

AGE DISTRIBUTION
OF PHASE 3 SURVEY
RESPONDENTS:



PHASE 3 TOTAL PARTICIPATION BY I OCATION:



TOTAL IN-PERSON
OUTREACH EVENTS
IN PHASE 3:

**37** 

TOTAL SURVEYS
COLLECTED IN
PHASE 3:

1,146

TOTAL PEOPLE REACHED ON SOCIAL MEDIA IN PHASE 3:

65,562

TOTAL PEOPLE REACHED IN ALL THREE PHASES:

75,688

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

A-46 CENTENNIAL NEXT

# **COMMUNITY EVENTS**



# **Community Event Outreach Photos**



















#### Who will Centennial strive to **BE**?



#### CENTENNIAL NEXT: VISION STATEMENT

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

#### **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.

A-48 CENTENNIAL NEXT



The **Centennial NEXT** Team began the comprehensive plan process by evaluating what Centennial looks like today (<u>Appendix B</u>). We considered the built environment, our economy, housing stock, parks and open space, transportation network, and all of the other essential community services that keep Centennial ticking. Next, elected officials and staff drafted vision statements for each of these six topic areas. However, as the **Centennial NEXT** Team shared these draft vision statements with residents and the business community, it became clear that people do not experience or think about Centennial within the boundaries of the Plan Elements. We heard that people care about broader ideas; Centennial's next public places, its economic opportunities, our constant search for innovation and improvement, and the social and community ties we form. Based on this input during Phases 1 and 2, the **Centennial NEXT** team consolidated the six topics into the four themes and visions you see today.

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# **EXISTING CONDITIONS SNAPSHOTS**

Who is Centennial, now?

July 2018



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B-II CENTENNIAL NEXT

# EXISTING CONDITIONS SNAPSHOTS

To develop a vision of the future, it is important to understand what currently exists in Centennial and how the City has arrived here. Appendix B, also known as the Existing Snapshots, was developed by the Centennial NEXT Team. To express a full picture of our young City, the following sections of Appendix B evaluate past trends and the City's actions related to Community Design & Identity, Housing and Demographics, Transportation, Parks, Open Space, Trails, & Recreation, Economic Development, and Essential Community Services. These sections explain what exists in Centennial as of the Plan's adoption and evaluate trends over the City's seventeen-year history. These historic trends are used to forecast major opportunities and challenges the City may face in the future. Each section concludes with a summary of related resident feedback that has been collected as part of **Centennial NEXT** and additional outreach.

APPENDIX B: EXISTING CONDITIONS SNAPSHOTS

B-III

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B-IV CENTENNIAL NEXT



# COMMUNITY DESIGN AND IDENTITY

Who is Centennial, now?

#### WHY IT MATTERS

Defining and operating under a shared vision is essential to the development of any community, especially for a young city like Centennial. Doing so assures community values align with the roadmap for development and fosters a unique sense of place for residents. A community appearance that is aesthetically pleasing and unique to its local context raises property values, attracts business investment, and improves the overall reputation of the area. Adherence to identified and evolving design standards allows new development to implement fresh design ideas to create interesting, inspiring, and innovative places. In Centennial, these standards are used to define the highest quality of design in both the public and private realm.

Implementing a community land use plan is one way to help Centennial continue to grow in a responsible and intentional manner. Embedded within the Comprehensive Plan and Future Land Use Map are the primary tools to promote a healthy mix of land uses, which contributes to a high quality of life in Centennial. A desirable balance of parks, open space, homes, retail, and offices helps attract and retain residents, businesses, and visitors who sustain the community's economy.

#### **KEY POINTS**

- ► On September 12, 2000, 77 percent of voters approved the formation of the City of Centennial and on February 7, 2001, it was legally established as a Colorado City.
- ► Centennial has experienced tremendous growth and change since its incorporation in 2001.
- ► In just seventeen years,
  Centennial has transformed from
  a collection of self-identifying
  suburban neighborhoods into
  an award-winning community
  with a progressive government
  and exceptional educational,
  employment, commercial, and
  recreational opportunities.
- ➤ Today, Centennial is home to over 110,000 residents and more than 6,000 registered businesses, all served by a state-of-the-art multimodal transportation system.
- ► Centennial's unusual
  "checkerboard" boundary
  covers 29.7 square miles and
  encompasses approximately
  19,000 acres of incorporated
  land, all situated within Arapahoe
  County.



Current Mayor Stephanie Piko stated in her 2018 State of the City Address, "IT WAS IMPORTANT TO US TO CONTROL OUR DESTINY...THE VISION IN 2001 WAS TO BE AN INTENTIONAL GOVERNMENT— TO NOT JUST DO THINGS BECAUSE THAT'S WHAT GOVERNMENT DOES. WE WANTED TO DO BUSINESS DIFFERENTLY... AND I THINK WE HAVE SUCCEEDED,"

B-2 CENTENNIAL NEXT

# WHO IS CENTENNIAL NOW?

IDENTITY

IT'S A VERY EXCITING
TIME TO BE IN
CENTENNIAL.

Centennial has experienced tremendous growth and change since its incorporation in 2001. Recognized as one of the best places to live in the U.S. by Money Magazine and USA Today and consistently ranked as one of the safest cities in Colorado, the City has something for everyone, offering open space, distinctive recreational activities, and advanced business opportunities. In seventeen years, Centennial has successfully transitioned from learning to leading, blossoming from a collection of well established, self-identified suburban neighborhoods into a thriving community known for award-winning schools, beautiful parks and open space, accessible trails, hightech business environment, growing job market, shopping and dining developments, and popular Centennial Center Park. All of these factors contribute to the City's growing visibility among South Metro Denver municipalities as a highly sought after place to live and work.

# "RIGHT NOW, EVERYONE WANTS TO BE HERE. IT'S JUST GOT THIS FLARE ABOUT IT."

-Centennial Resident, Stakeholder Interview

Today, Centennial is home to over 110,000 residents and more than 6,000 registered businesses, all served by a state-of-the-art multi-modal transportation system. Not only Colorado's tenth largest and second youngest City, it has also ranked among Colorado's safest cities for nearly a decade. Residents are served by the top school districts in the State, award-winning Littleton Public Schools and Cherry Creek School District.

Centennial ranks as the eighth best city in the country for first-time homebuyers, according to a recent report by NerdWallet. The report evaluated 448 places based on affordability (income to home ratio), livability (crime rates and school rankings), and stability (housing price volatility and housing market health).

CENTENNIAL BY THE NUMBERS

17 years old

10 th most populous municipality in CO

110,000+ residents

**6,000**+ registered businesses

On November 15, 2004, the City's first Comprehensive Plan was adopted which represented the first long-range planning document reflecting the desires and vision of Centennial. The 2004 Comprehensive Plan signified a major milestone for Centennial to integrate as a City—a citizenry, a government, and a physical environment that together create a dynamic place, where people live, learn, work, and play. The Comprehensive Plan is the framework that sets the stage for future growth and development, guides future policy decisions, and implements the vision for Centennial.



Lovers of the outdoors fit right in here, where there are plentiful opportunities for hiking, skiing, biking, golf, and other recreation activities nearby. Centennial also has many business parks and is located along several key transportation corridors.

Throughout the years Centennial has become a leader in innovation, providing cutting-edge technology for a variety of industries, worldwide companies, and amazing small businesses. As a contract City, it successfully utilizes both public and private partnerships to provide costeffective services to residents and businesses. These public/private partnerships have earned the City recognition in national publications and have set new precedents.

Centennial continues to become increasingly desirable to prospective residents and both large- and small-scale employers. More than 13,000 jobs were added to the local economy in the last ten years. As a selfproclaimed business-friendly City, it balances business, residential, and community interests. Fifty-three percent of City revenues are generated by retail sales tax which has continued to increase each year since self-collection began in 2009. Centennial is proud to be a City that continues to prosper and remain debt-free and also takes pride in the high-quality businesses that locate here, exemplified by the recent recognition by Yelp as one of the "Most Customer-Friendly Cities in America". Home to Colorado's first IKEA and Topgolf locations, the City continues to expand niche markets and key industries such as aerospace, telecommunications, healthcare and construction.

# th best place to live in America USA Today | 2015

st city for first-time homebuyers in Colorado
WalletHub | 2017

WalletHub | 2017

nd "Hottest Zip Code" in the Nation (80112)

Realtor.com | 2015

th Most customer-friendly city in America

Yelp | 2016

MOST family-friendly city in Colorado Apartment List | 2017

"WE TAKE A LOT OF PRIDE IN THE BUSINESSES THAT COME INTO OUR CITY. WE HAVE HIGH **EXPECTATIONS OF OUR BUSINESSES, JUST AS THEY** HAVE HIGH EXPECTATIONS OF US, AND BECAUSE OF OUR STRONG PARTNERSHIP, THEY'RE **DELIVERING GREAT CUSTOMER** SERVICE TO OUR CITIZENS."

-Former Council Member Mark Gotto

WHEN COMPARED TO NATIONAL
BENCHMARKS, CENTENNIAL
RATED HIGHER THAN AVERAGE IN
CATEGORIES SUCH AS A PLACE TO
WORK AND RAISE CHILDREN. IN FACT,
95 PERCENT OF RESPONDENTS TO THE
CENTENNIAL 2016 CITIZEN SURVEY
FEEL THAT CENTENNIAL IS A GOOD OR EXCELLENT - PLACE TO LIVE.

Founded with the goal of being lean, efficient, and transparent, Centennial's government is deliberate and progressive in nature, deeply rooted in a history defined by the can-do attitude of its founders. Government staff has maintained the original vision of those who formed Centennial more than seventeen years ago, and by respecting the character of its established neighborhoods while leveraging unique economic, regional, and recreational opportunities, has fostered an enhanced sense of place that community members are proud of.

The <u>Centennial 2016 Citizen Survey</u> results revealed that 95 percent of respondents feel Centennial is a good or excellent place to live, and when compared to national benchmarks, the City rated higher-than average in the following categories:

- ► As a place to raise children
- ► As a place to work
- ► Economic health
- Shopping opportunities
- Employment opportunities
- ► K-12 education



#### APPEARANCE AND DESIGN

# 82 percent of 2016 Citizen Survey Respondents gave favorable ratings to Centennial's overall image and appearance.

The City's unusual "checkerboard" boundary covers 29.7 square miles and encompasses approximately 19,000 acres of incorporated land situated entirely within Arapahoe County. Neighboring cities and towns include Aurora, Englewood, Foxfield, Greenwood Village, Highlands Ranch (unincorporated Douglas County), Littleton, Lone Tree, and Parker.

Deep-rooted neighborhoods have always been the heart and soul of the community. It is these neighborhoods that came together to help form the City; hence the reason why the goals from the first Comprehensive Plan sought to establish design standards that built upon established features of the existing neighborhood character.

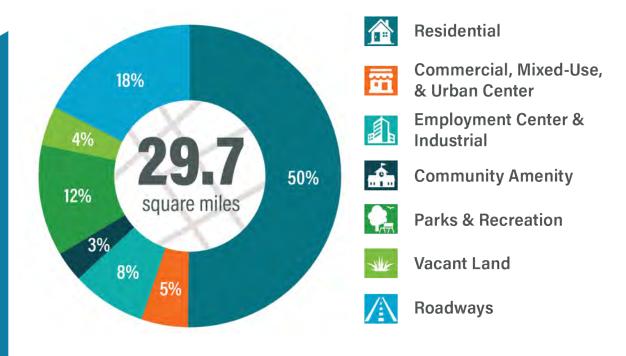
#### COMMUNITY APPEARANCE, IDENTITY AND DESIGN GOALS FROM THE 2004 COMPREHENSIVE PLAN:

- ► Goal 1: Reflect Community Character through Design
- ► Goal 2: Encourage Design Standards for Development and Redevelopment
- ► Goal 3: Build and Maintain Attractive and Landscaped Thoroughfares
- ► Goal 4: Promote Cultural Opportunities and Public Art
- ► Goal 5: Retain Community Landmarks and Encourage Historic Preservation
- ► Goal 6: Preserve Mountain Panoramas and Scenic Natural Features

Maps of the various <u>neighborhoods</u> and <u>homeowners/civic associations</u> can be found on pages B-12-B-15, and the <u>Neighborhood Resource Guide</u> is available for free download on the City website, <u>centennialco.gov</u>.

Centennial is roughly divided into thirds, with mostly residential west of I-25 and east of South Parker Road and the majority of local businesses and entertainment centers in between. Regulated by multiple jurisdictions, East Arapahoe Road (a.k.a. State Highway 88) is a major arterial that serves the entire Southeast Metro Area and is the only street that extends the full fourteen-mile east-west span of the City. The highway is unique in that it also functions as an arterial with direct, at-grade connections to Centennial's business parks. East Arapahoe Road is currently undergoing various construction projects to mitigate traffic issues.

#### **EXISTING LAND USE MIX**



B-8 CENTENNIAL NEXT

The Existing Land Use Map on page B-16-B17 depicts each type of land use with a different color—illustrating where certain land uses currently exists in the City. This information informs the Future Land Use Map—included as part of the Comprehensive Plan, which is the potential mix and location of land uses desired in the future. Land use composition plays an influential role in municipal planning and decision-making processes and is a basis for financial analysis and long-range economic planning. A concrete land use map and land use regulations also help shape where and how the City grows by directing growth and reducing uncertainty in the development process. City leaders recognize the strong connection between land use, quality of life, and economic prosperity.

The City's shape is a product of past land annexations that have produced a unique mix of land uses. Centennial is an inherently suburban community, so it is not surprising that residential development covers the significant majority of land, comprising 50 percent (9,504 acres) of the total land use mix. Residential zones are generally split by I-25 and the main collection of Commercial/Mixed-Use/Urban Center, Industrial, Community Amenity, and Employment Center land use straddles this corridor and the East Arapahoe Road Corridor. The residential area located east of I-25 is primarily single-family detached with some single-family attached and residential mixed-use. The residential area west of the highway generally has a mix of single-family attached and detached residential, with limited residential mixed-use.

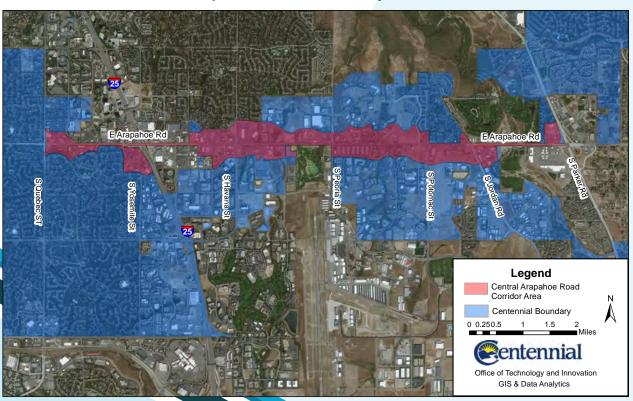
<u>Parks and Recreation</u> constitute almost 12 percent (2,274 acres) of the City's land. About four percent (802 acres) of land within Centennial is considered vacant. The remaining land is located within <u>Employment Center/Industrial</u> areas (1,511 acres), <u>Commercial or mixed-use</u> areas (872 acres), and <u>Community Amenity</u> at 616 acres. Roadways are not considered to be a land use, however they represent over 3,343 acres of land within Centennial.

The Central Arapahoe Road Corridor accounts for approximately 22 percent of the City's annual retail sales tax revenue making it an important opportunity area. Council recently initiated the Arapahoe Road Retail Corridor Study (completed in 2015) to examine the existing retail conditions on East Arapahoe Road, including challenges and opportunities for retail development and recommendations for retaining and expanding quality retail. The study validated City Council's concern that "From I-25 to [South] Parker Road, [East] Arapahoe Road is a long, undifferentiated corridor with little to no identity from one end to the other." The study identified key areas to expand and retain quality retail through mixeduse and convenience retail development as well as placemaking features, pedestrian infrastructure,

and streetscape enhancements.

It also shed light on the reality that previously adopted ordinances restricting several retail uses and enforcing spacing requirements from public right-of-ways along the corridor have stagnated development. The City has since been further investigating opportunities to reactivate and improve the corridor between South Quebec Street and South Parker Road by attracting mixed-use opportunities, promoting reinvestment in existing businesses, and introducing higher density.

#### **Arapahoe Corridor Study Area**



R-10 CENTENNIAL NEXT



# CENTENNIAL LAND DEVELOPMENT CODE

The Centennial Land Development Code (LDC) was adopted and ratified in 2011 and has been amended several times. It is the primary land use regulation document the City uses to enforce land use regulations. The main components of the LDC are Zoning, Subdivision Regulations, and Design Standards.

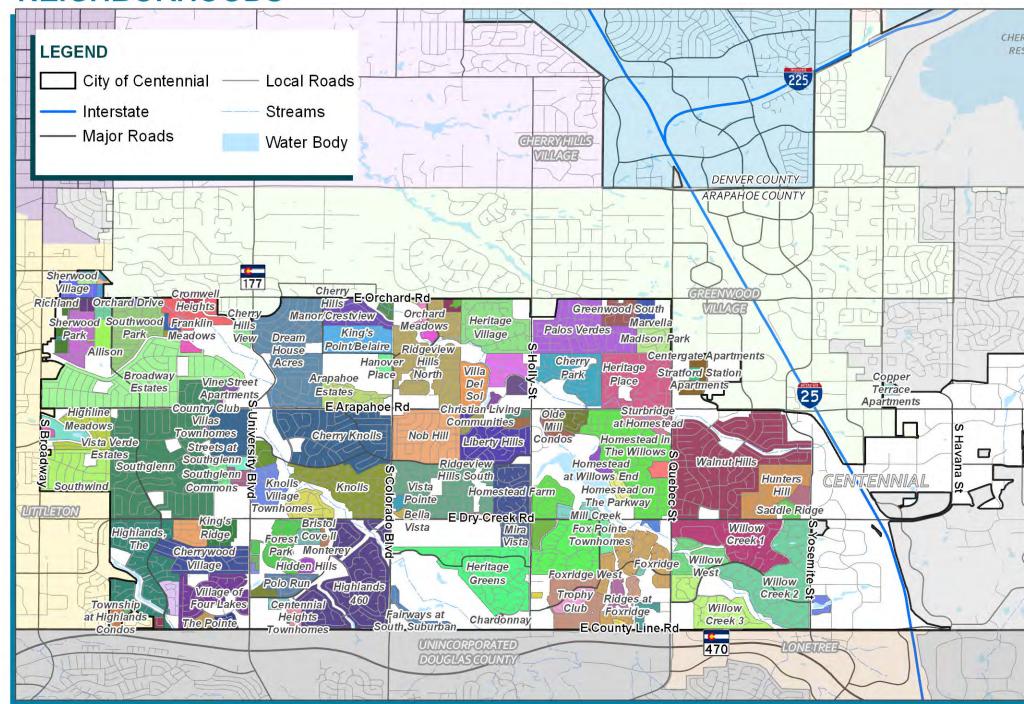
#### **Zoning Regulations**

Zoning regulations are an integral part of the <u>Land Development Code</u> and include laws, ordinances, resolutions, and rules adopted by the City. Zoning dictates the location, height, spacing, size, and use of land. There are fourteen zoning districts established within Centennial (refer to the LDC for detailed descriptions of each zoning district) and these classifications break the landscape into agriculture, residential, commercial and mixeduse, industry, business and public, institutional, and open space (refer to the <u>Existing Zoning Map</u> on pages B-16-B-17).

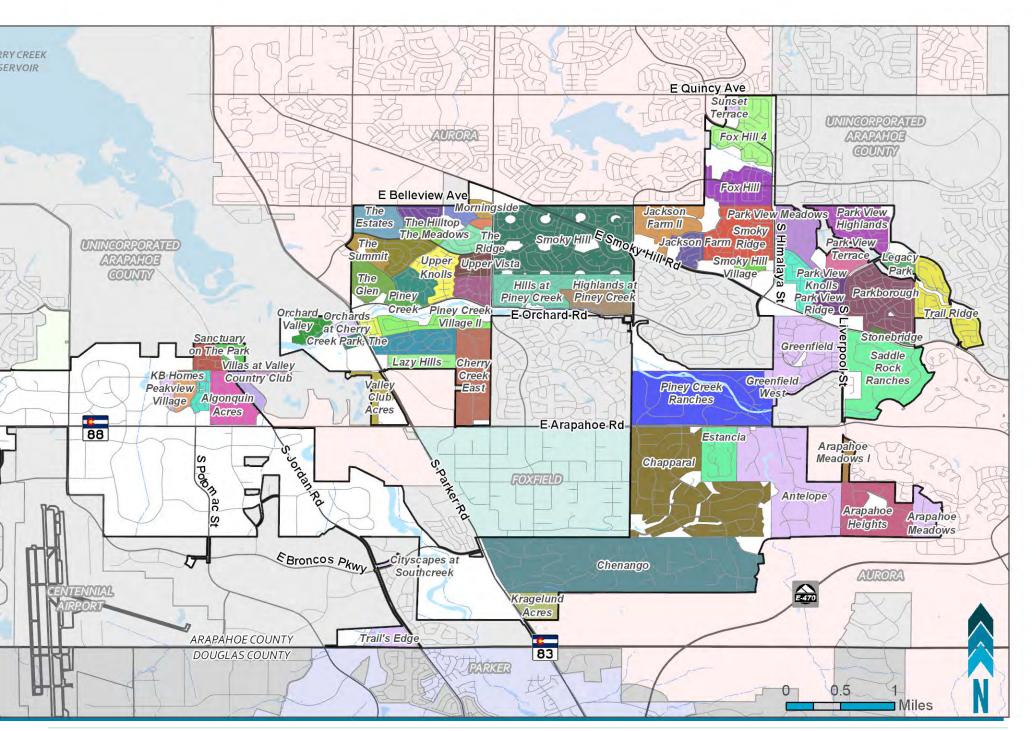
# Subdivision Regulations and Design Standards

Subdivision regulations are the rules for how to divide land that will be developed or sold in the future. These regulations ensure that each land parcel has proper services like water and access to roads, as well as meets the current zoning regulations at the time of the subdivision. Design standards are used to control specific visual aspects of buildings so they adhere to a desirable standard and remain compatible with surrounding buildings.

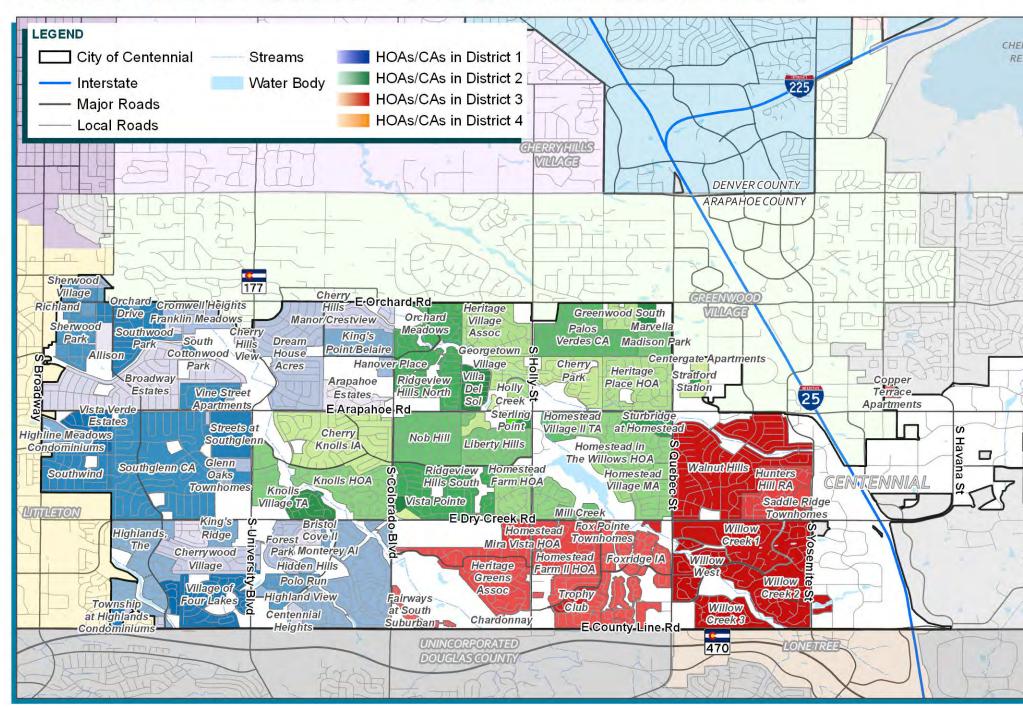
#### **NEIGHBORHOODS**

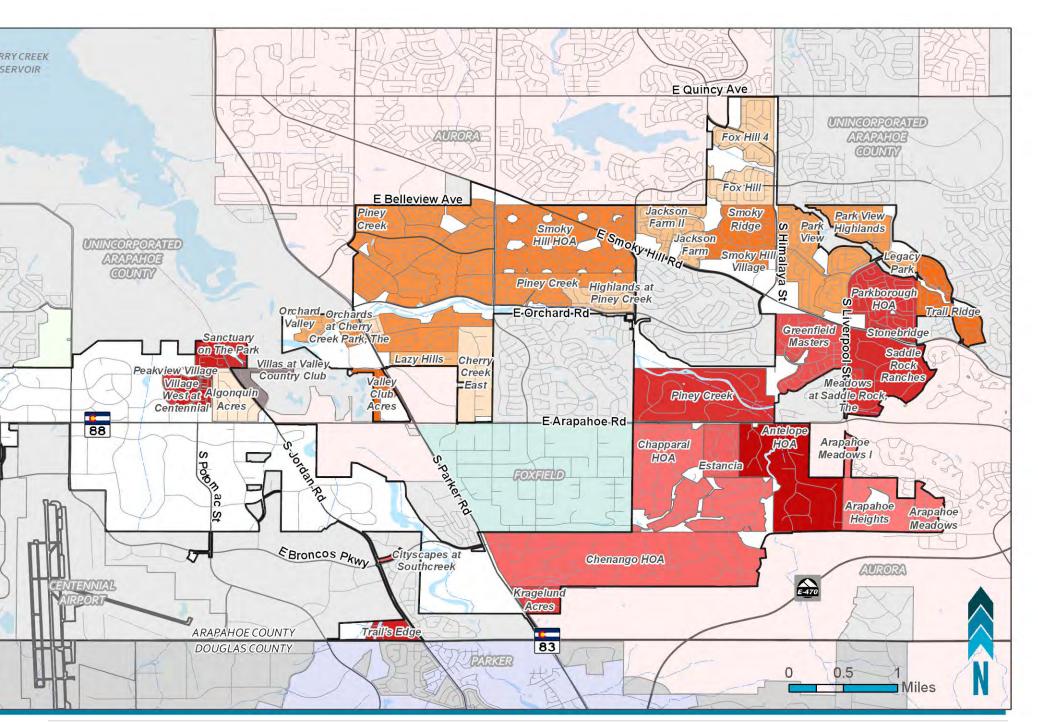


B-12 CENTENNIAL NEXT

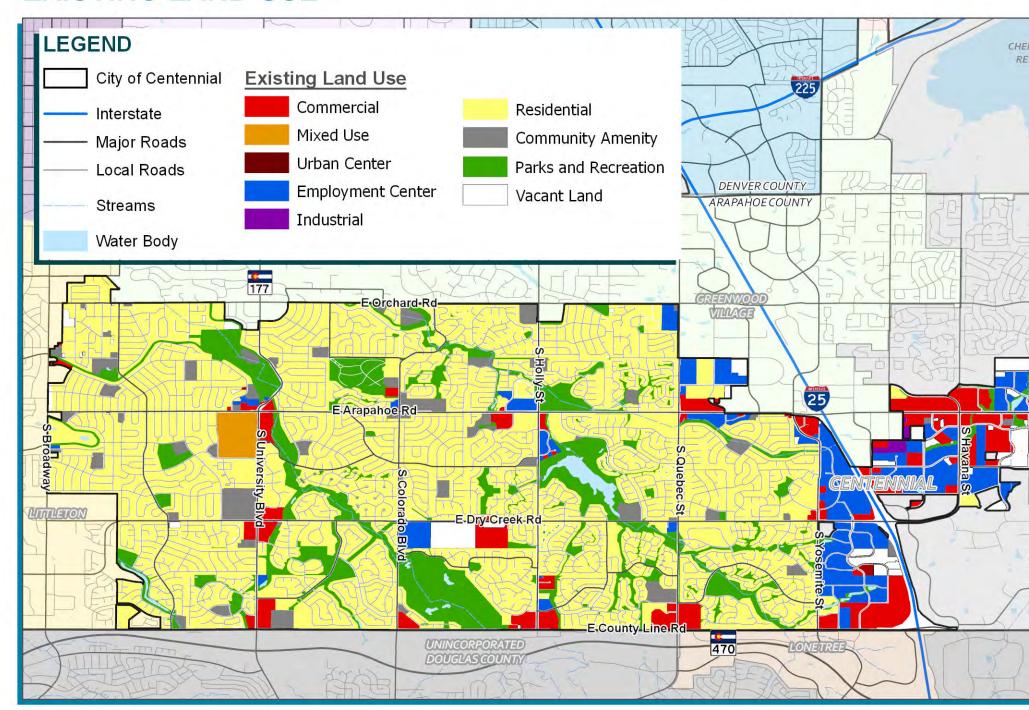


#### **HOMEOWNERS ASSOCIATIONS & CIVIC ASSOCIATIONS**

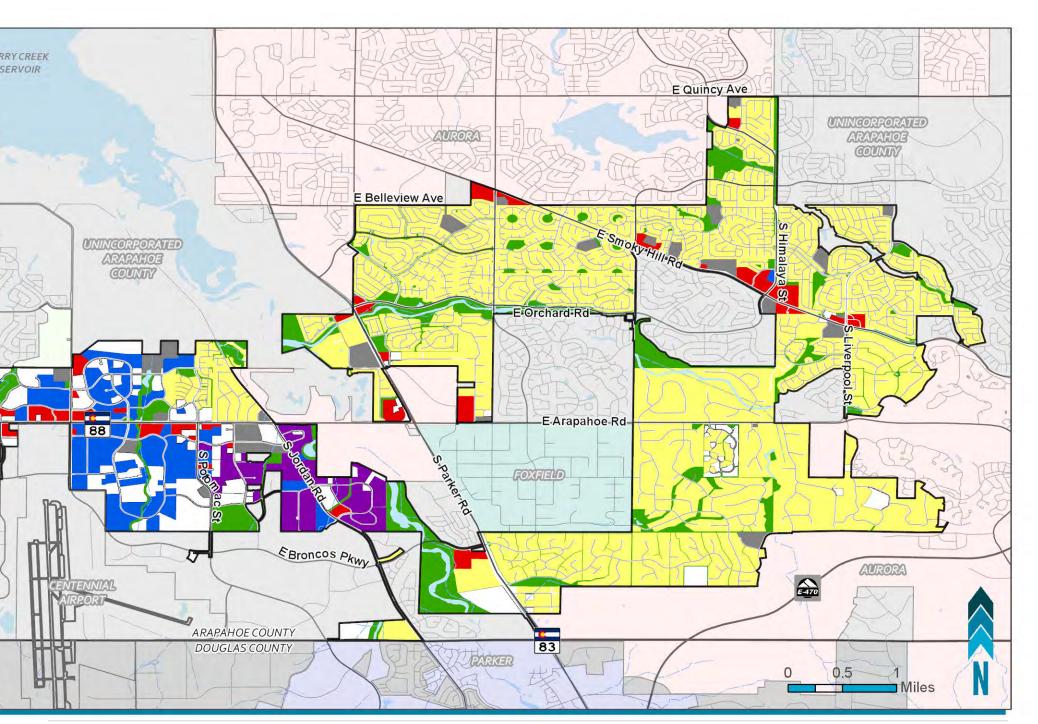




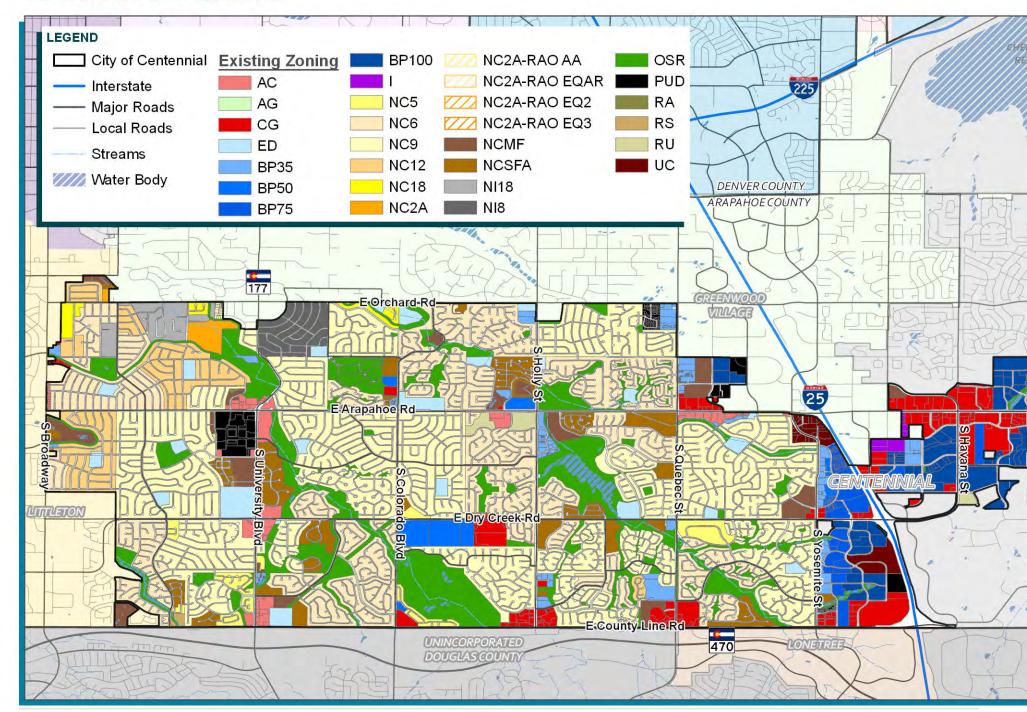
# **EXISTING LAND USE**



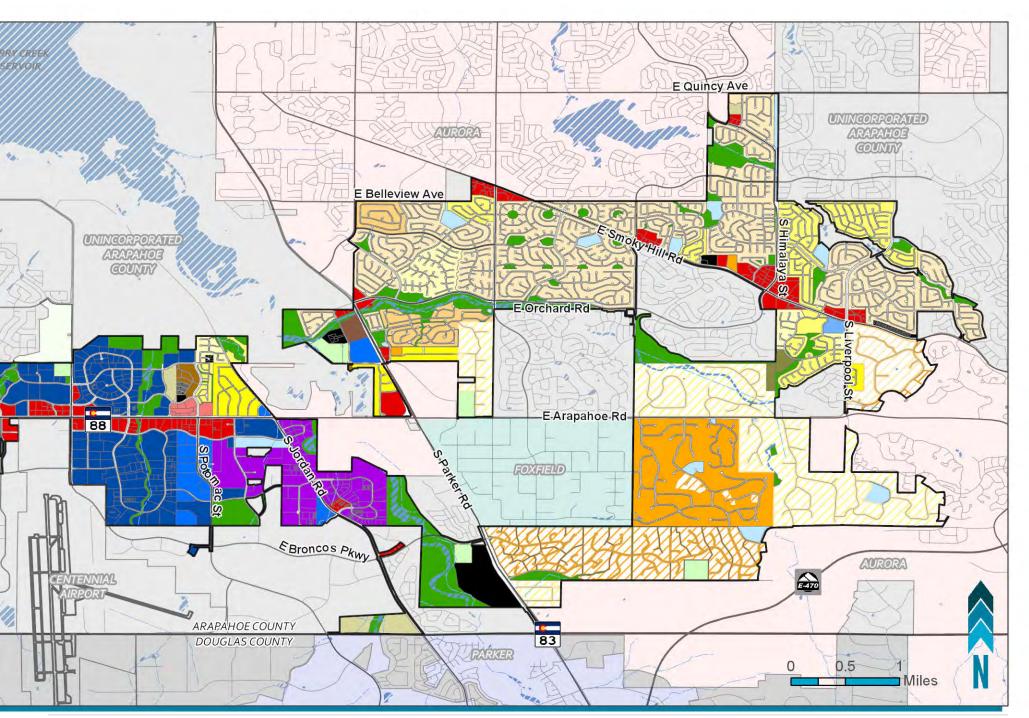
B-16 CENTENNIAL NEXT



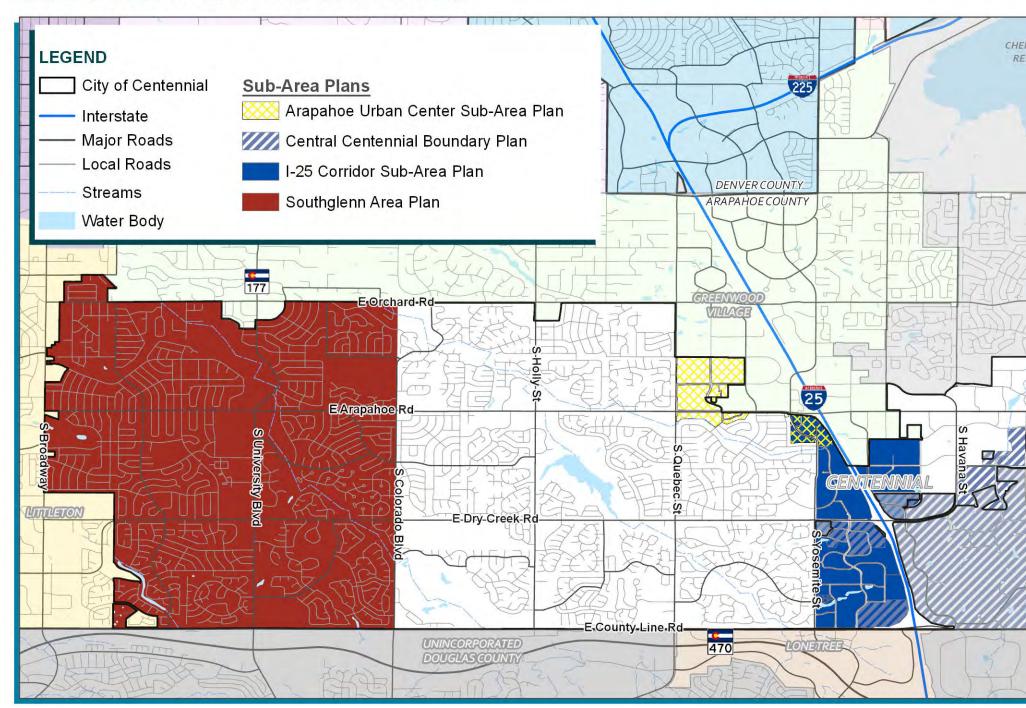
# **EXISTING ZONING**

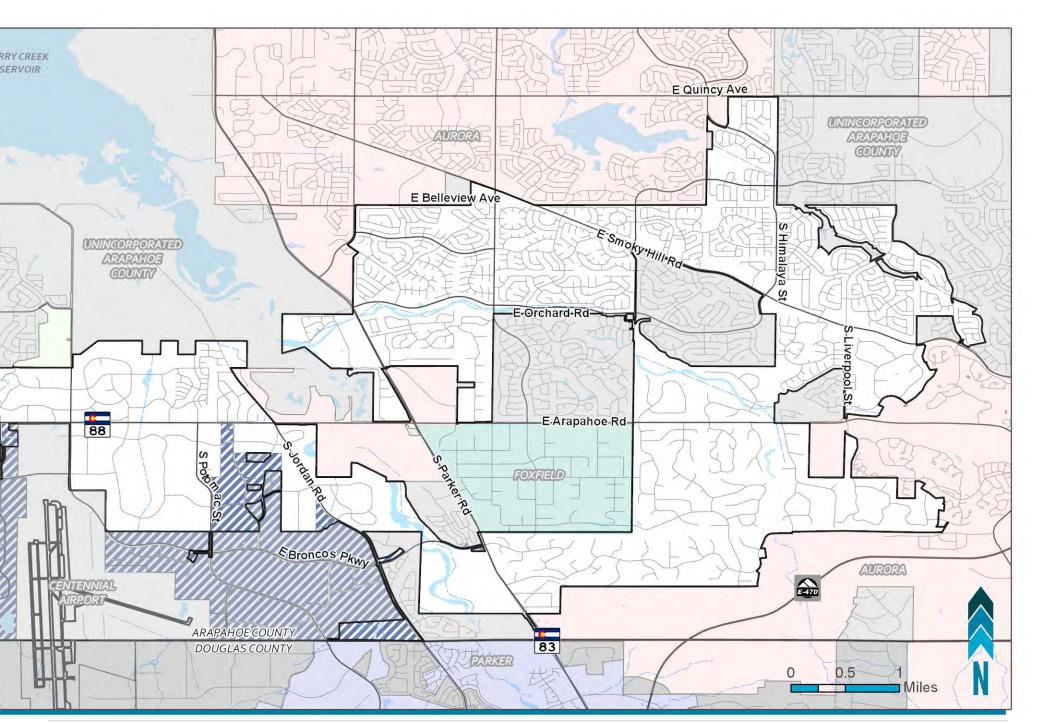


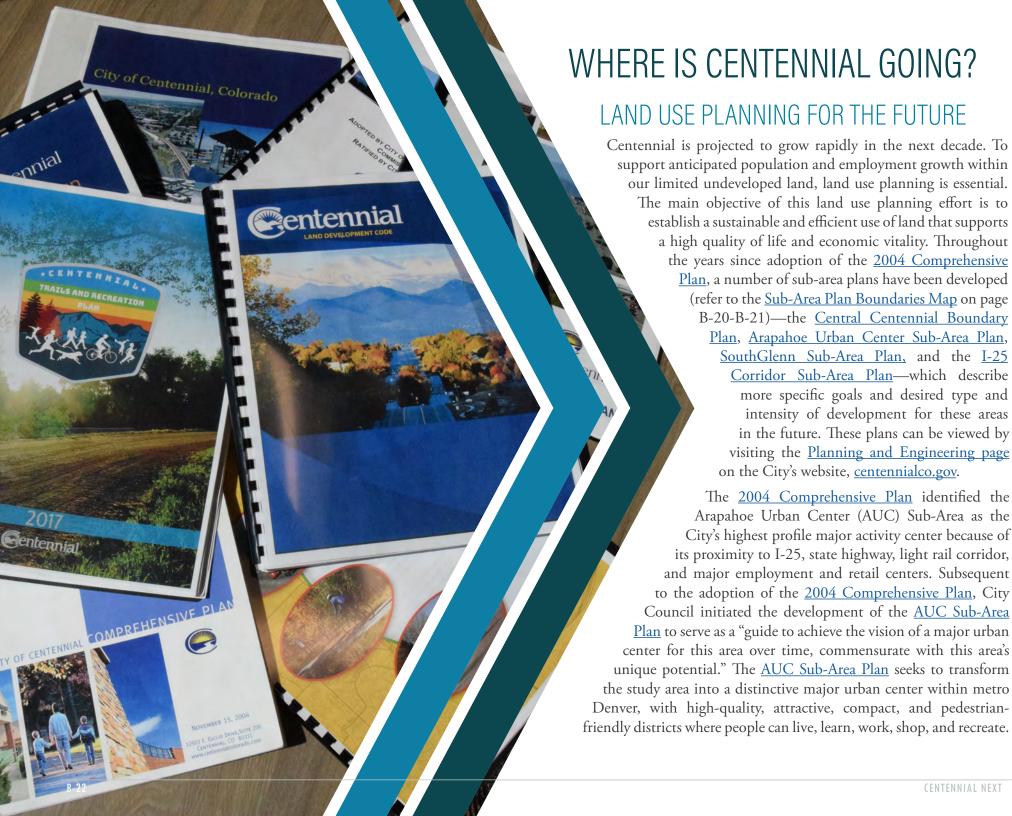
B-18 CENTENNIAL NEXT



# **SUB-AREA PLAN BOUNDARIES**







## LOOKING FORWARD TO THE "NEXT" CHAPTER

Centennial strives to become a destination location for companies that support innovation and bring unique economic opportunities to the City. Centennial must decide how to capitalize on the coming growth while also retaining its community assets valued today. With limited developable land left within the city limits, the best approach to planning future growth and development is to take advantage of redevelopment and infill opportunities throughout Centennial; investigate opportunities for additional annexations; focus on enhancing and diversifying existing centers; and facilitate high-quality development through architecture and site design. Replicating the quality of established neighborhoods, open space areas, design standards, and connectivity in new and future growth areas and activity centers will warrant a unified and consistent identity and character and safeguard the high quality of life that makes Centennial stand out from the rest.



# CITIZENS' PERSPECTIVE

### DESIGN AND IDENTITY

Looking forward to the Centennial of tomorrow, community members were asked as part of **Centennial NEXT** Phase 1 what they want to preserve most about the Centennial of today. The top ten responses included open space, parks and recreation, trails, neighborhoods, safety, natural assets and beauty, small-town feel, family-friendly character, high-quality schools, and bikeability. Respondents were also asked what they would like to see improved in the coming years, and the top ten responses were traffic mitigation, roads, walkability, bikeability, snow removal, access to transit, more trails, an enhanced and unified identity, and more community events. This feedback mirrors the results of the Centennial 2016 Citizen Survey, which are highlighted in the infographic on the next page.

Most residents expressed a desire for the City to focus on improving what already exists in Centennial, rather than developing the remaining vacant land in order to retain the connection to its roots as a safe, inherently suburban community.

More specifically, they expressed the need to reactivate the areas that have become stagnant over the years and redevelop outdated commercial properties

CITIZENS LIKE THE CONFIRMATION OF KNOWING "I AM IN

-Centennial Resident

CENTENNIAL".

and strip malls. Residents would like the City to explore City-wide design guidelines for commercial and industrial properties/activity centers to ensure they complement existing built form, reflect the community as a whole by contributing to a shared identity, and ensure all future development is of the highest quality to mirror the City's overall high-quality of life.

Residents have a strong connection to their neighborhoods and open space areas and want to continue to strengthen and celebrate these as defining qualities of the City's identity. They fear the City may become too overcrowded considering the amount of growth anticipated in the coming years.

Residents want to see stricter code enforcement in residential neighborhoods to ensure that not just some, but all neighborhoods are well-kept and held to the same quality standard. They have also expressed the need for various infrastructure improvements throughout the City, mainly for the purpose of making Centennial a more walkable, bikeable, and connected community.

Citizens also shed light on the lacking public art presence in Centennial. Not only do they want to take steps to encourage the arts and cultural activities in the community, they feel it should become its own standalone section of **Centennial NEXT**.

Many residents feel there is a strong disconnect between the eastern and western portions of Centennial, and an imbalance of amenities available on either side of I-25. Diversifying the land uses throughout all parts of the City is important to help create a unified sense of place.

In light of City efforts to further strengthen the Centennial brand, multiple stakeholders recommended the addition of City identification elements such as adding the City seal to all street signs throughout the City. They like the confirmation of knowing "I am in Centennial".

### LAND USE

Residents have expressed a desire to create more consistency along the edges of the eastern portion of Centennial. Many individuals recommended additional annexations as the means to accomplish this. Specifically, stakeholders would like to see future annexation of commercial land to balance the overwhelmingly residential land use east of I-25.

Citizens shed light on the lack of affordable and multi-family housing options within Centennial, expressing the desire to increase these options in the future, if their design complements the existing character and quality standard. Another common theme residents agree on is the desire for smaller, better distributed Neighborhood Activity Centers, as opposed to only large commercial activity centers like The Streets at SouthGlenn.



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B-26 CENTENNIAL NEXT



Who is Centennial, now?

# WHY IT MATTERS

Affordability and diversity of the housing stock in a community contributes to a resilient and sustainable economy and community. People are increasingly "voting with their feet" and choosing where to live. People at every stage of life, from Millennials to Generation X, to Baby Boomers have unique interests and needs that can all be met through a diversity of attainable housing options. From the millennial looking to rent and put down roots, to the Baby Boomer looking to downsize, housing options are important.

# KEY POINTS

- ► In Centennial, the largest population gains over the next five years are expected to result from rapid growth in the age category of 65+ which is projected to increase by more than 25,000 people by 2020.
- ► The City is highly educated with 54 percent of residents over 25 having a bachelor's degree or higher; an average of 15 percent higher than metro Denver and the State.
- ► Centennial's median household income of \$102,237 is higher than both metro Denver and the State.
- ► Centennial is heavily weighted toward singlefamily detached housing at 76 percent of the total compared to 60 percent for metro Denver.
- ► By contrast, the City's nine percent of multifamily housing with ten units and over is considerably below the Metro average of 22 percent.
- ► Centennial has a 3 percent housing vacancy, about half the metro Denver average and less than one-third of the State.

**OVERVIEW** 

Overall, Centennial is a relatively affluent community, evidenced by a median household income of \$102,237. The population is also largely homogeneous with a small percentage of non-white and Hispanic residents compared to metro Denver and the State of Colorado as a whole. The City's housing stock lacks diversity in product type and price range with nearly 80 percent single-family detached units compared to a statewide average of 60 percent.

The <u>2004 Comprehensive Plan</u> identified the following four goals pertaining to housing and future growth/development:

- ► Goal 1: Preserve Existing Housing Stock and Protect Stable Areas
  - ► Goal 2: Support Housing Diversity
    - ► Goal 3: Encourage a Mix of Housing Types and Costs Around Activity Centers
  - ► Goal 4: Promote Housing Finance Tools

Moving forward, the City is experiencing demand for a greater range of housing products and price ranges. There is also demand for more affordable workforce housing for younger employees and Baby Boomers that desire housing in walkable activity centers that are connected to a range of transit options.

Centennial's population is aging, as many homeowners who moved to the community in the 1970s and 1980s are now reaching retirement age. The senior population (over 65) has increased from 9 percent (2005) to 17 percent (2016) over the last 10 years. As a result, there will also be a growing need for new attainable, accessible housing products to serve these residents who desire to remain and age in Centennial.

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PREPARING
FOR
A CHANGING
DEMOGRAPHIC
A Growing Senior Population
Centennial is anticipating demographic changes, the largest of which will likely be an increase in the number and proportion of the

Centennial is anticipating demographic changes, the largest of which will likely be an increase in the number and proportion of the City's residents who are over 65. In 2016, Centennial had 18,470 residents (16.8%) over 65. Following the trend affecting a number of metropolitan cities across Colorado's Front Range, by 2030 Centennial's senior population will be growing at a rate 17 percent higher than the national average. Based on Colorado Demography Office forecasts, Arapahoe County's senior population will increase by 60%. If this trend is experienced in Centennial, by 2030, the City will have 29,552 senior residents. With the help of the City's Senior Commission, Centennial is taking steps to prepare for the future to accommodate the needs and preferences of this demographic. The City is currently investigating issues and programs related to transportation, housing, and quality of life for seniors to establish Centennial as a community where residents can comfortably age in place.

### A Booming Local Economy

A 2017 analysis of the economic base and real estate inventory of the City of Centennial, conducted by the City's Economic Development Department in partnership with Gruen Gruen + Associates, projects growth in the five years leading up to 2020 will add an additional 8,000 residents and 1,800 households, growing to a population of more than 113,000. Projections also indicate job growth at a rate of 3.7 percent annually, adding 25,000 jobs. With limited developable land remaining in the City, the need for conscientious, deliberate planning with a focus on redevelopment and infill opportunities is crucial to the City's ability to accommodate impending growth in the coming years. The 2015 Denver South Transportation Management Association (DSTMA) Study concluded the most likely locations for redevelopment and infill opportunities include transit stations, interchanges, highway frontage, and underutilized parcels. According to the study, the land in Centennial south of East Orchard Road and north of East Dry Creek Road on both sides of I-25 is currently ripe for redevelopment. The City will continue to investigate opportunities for mixed-use developments and higher-density residential housing near existing activity centers.

### HOUSING AND DEMOGRAPHICS

### Population and Housing Units

As of 2018, Centennial had over 110,000 residents which represented approximately 17 percent of Arapahoe County's population. From 2000 to 2014, 5,885 residents re-located to Centennial, growing at 0.4 percent per year. This is significantly slower than Arapahoe County, metro Denver, and the State, all of which grew by at least 1.5 percent annually over this period. A similar trend is seen with housing unit growth, as the City grew by 0.2 percent while the County and metro Denver grew by 1.4 percent and the State 1.5 percent.

From 2020 to 2040, Centennial is projected to add over 40,000 residents, given the growth rate projected by the Colorado State Demography Office for Arapahoe County. The Colorado State Demography Office does not release projections at the municipal level but instead projects growth in the County, metro Denver, and State. This would be consistent with the constant rate of growth Centennial is experiencing. Although largely built-out, more growth could occur should zoning density be increased or in the event of additional annexation.

CENTENNIAL'S POPULATION PROJECTIONS, 2020-2040								
							Change 2020-2040	
	2016	2020	2025	2030	2035	2040	Total #	Ann. %
High-Range Projection <sup>1</sup>	109,935	116,339	124,870	134,027	143,856	154,405	44,470	1.43%
Mid-Range Projection <sup>2</sup>	109,935	116,683	125,507	134,437	143,141	151,306	41,371	1.33%
Low-Range Projection <sup>3</sup>	109,935	112,926	116,779	120,764	124,884	129,146	19,211	0.67%

<sup>&</sup>lt;sup>1</sup> Based on Department of Local Affairs growth projections for Arapahoe County <sup>2</sup> Based on Centennial growth from 2011-2016

Sources: Colorado State Demography Office; US Census; U.S. Census ACS; City of Centennial Economic Development

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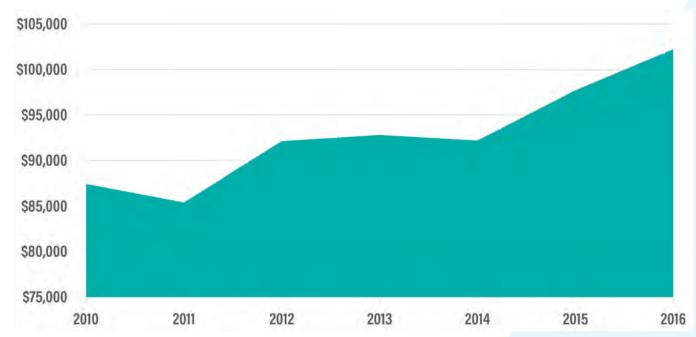
<sup>&</sup>lt;sup>3</sup> Based on Centennial growth from 2006-2016

### Household Income

Centennial's median household income is \$102,237 per year. This is significantly above the median household incomes of Arapahoe County and the State of Colorado (\$66,288 and \$65,685 respectively).

# CENTENNIAL HAD A 2017 MEDIAN HOUSEHOLD INCOME OF \$102,237 PER YEAR, UP 5.4 PERCENT FROM 2016.

#### MEDIAN HOUSEHOLD INCOME, 2010-2016 (INFLATION-ADJUSTED 2016 DOLLARS)



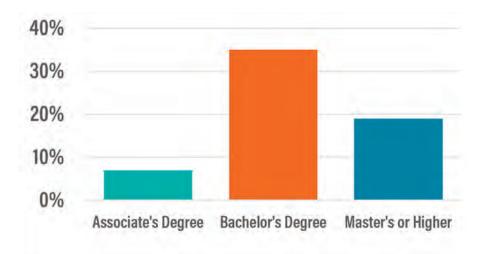
Source: US Census Bureau, American Community Survey, 2011 - 2015, 1-Year Estimates

### **Educational Attainment**

Centennial's population over the age of 25 has a high level of educational attainment in comparison to metro Denver and the State. Only 2.5 percent of Centennial residents do not have a high school diploma. That same figure is approaching 10 percent in metro Denver and the State. When those with only a high school diploma are factored in, the City stands at just over 17.0 percent of the population while metro Denver and State are approximately 30 percent. On the other end of the spectrum, over 50 percent of Centennial residents have a Bachelor's degree or higher, on average nearly 15 percent more than the other areas.

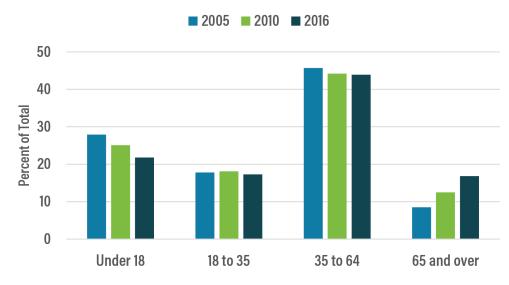
### Age

As of 2016, the median age in the City was 43.7 years old. From 2005 to 2016 the age distribution of the population has shifted older. The median age increased by about 5.4 years, up from 38.3. This is faster than the State of Colorado which increased by two years over this period. As it has aged, the City's age profile has naturally shifted with the most significant changes being the decrease in those under 18 and the increase in those 65 and over.



### **Educational Attainment, 2016**

Source: US Census ACS; Economic & Planning Systems

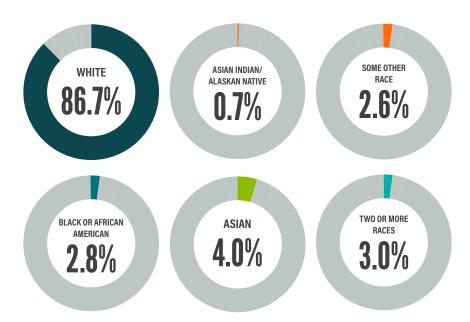


Age by Cohort, 2005-2016

Source: US Census ACS

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RACE, 2016					
	Centennial	Metro Denver	State of Colorado		
White	86.7%	80.8%	84.0%		
African American	2.8%	5.8%	4.2%		
Asian Indian/ Alaskan Native	0.7%	0.8%	1.0%		
Asian	4.0%	4.2%	3.2%		
Pacific Islanders	0.2%	0.1%	0.2%		
Other Race	2.6%	5.0%	4.0%		
Two or More Races	3.0%	3.2%	3.3%		
Hispanic or Latino Origin	10.2%	23.0%	21.3%		

Source: US Census; US Census ACS; City of Centennial Economic Development

# 82 PERCENT OF THE CITY'S TOTAL HOUSING UNITS ARE OWNER-OCCUPIED.

HOUSING TENURE, 2016				
	2000	2010	2016	
Centennial				
Owner Occupied		83.5%	81.7%	
Renter Occupied		16.5%	18.3%	
Metro Denver				
Owner Occupied	66.3%	63.9%	63.3%	
Renter Occupied	33.7%	36.1%	36.7%	
State of Colorado				
Owner Occupied	67.3%	65.5%	64.8%	
Renter Occupied	32.7%	34.5%	35.2%	
Unites States				
Owner Occupied	66.2%	65.1%	63.6%	
Renter Occupied	33.8%	34.9%	36.4%	

Source: US Census; US Census ACS; Economic &

Planning Systems

### Housing Type

# Centennial's housing stock is dominated by single-family detached product with over 76 percent of occupied housing units.

By comparison, metro Denver has 60 percent single-family detached housing and the State has 62 percent. The City has about half the percentage of attached product from two to nine units as metro Denver (4.2 percent and nine percent, respectively), see Housing Diversity Map on page B-36. The biggest difference is found in the larger multifamily developments of which the City has six percent versus and 14.1 percent for metro Denver.

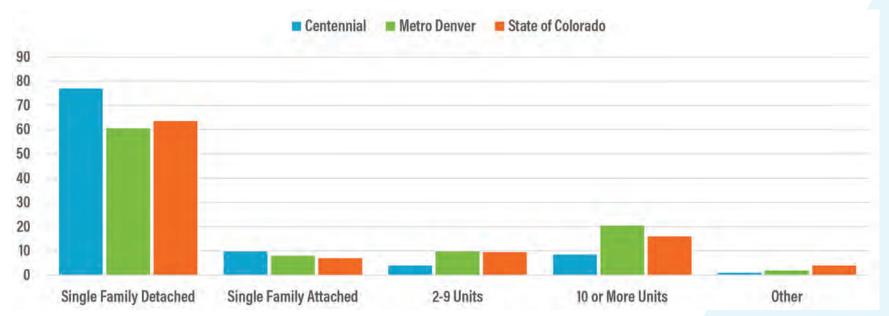
### Housing Tenure

Centennial's housing tenure is significantly higher (82 percent) than metro Denver and the State which range from 63 percent to 65 percent ownership. Overall, ownership rates have declined from 2000 to 2010 and remained relatively flat since 2010 with the three areas declining by less than one percentage point. Nationally, home ownership is at a 50-year low and rates once again fell slightly during the first quarter of 2016. Several factors contribute to this trend, including rising home prices (see <a href="Home Values Map">Home Values Map</a> on page B-38), an increase in student loan debt, delays in marriage and starting a family, and uncertainty of the value of a home as an investment.

### **Housing Vacancy**

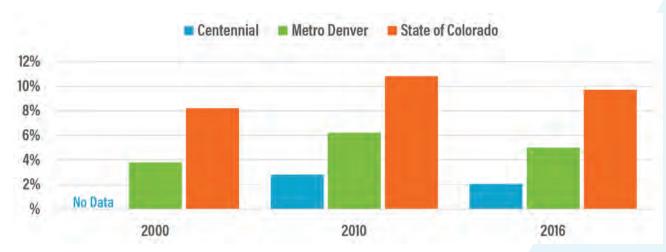
The City has a lower vacancy rate than the surrounding area, with 3 percent of housing units vacant versus 5.5 percent for metro Denver, and 10.7 percent for the State. Vacancy in the City and State remained flat from 2010 to 2014 while metro Denver saw declining rates as it recovered from the recession.

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### Occupied Housing by Units in Structure, 2016

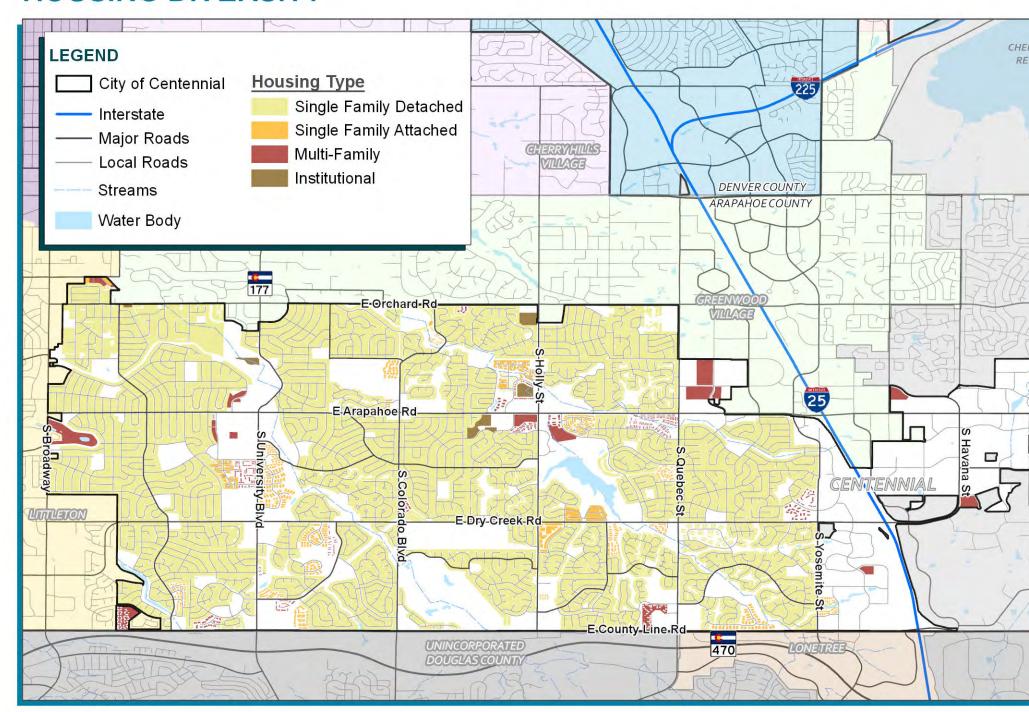
Source: US Census ACS; Economic & Planning Systems



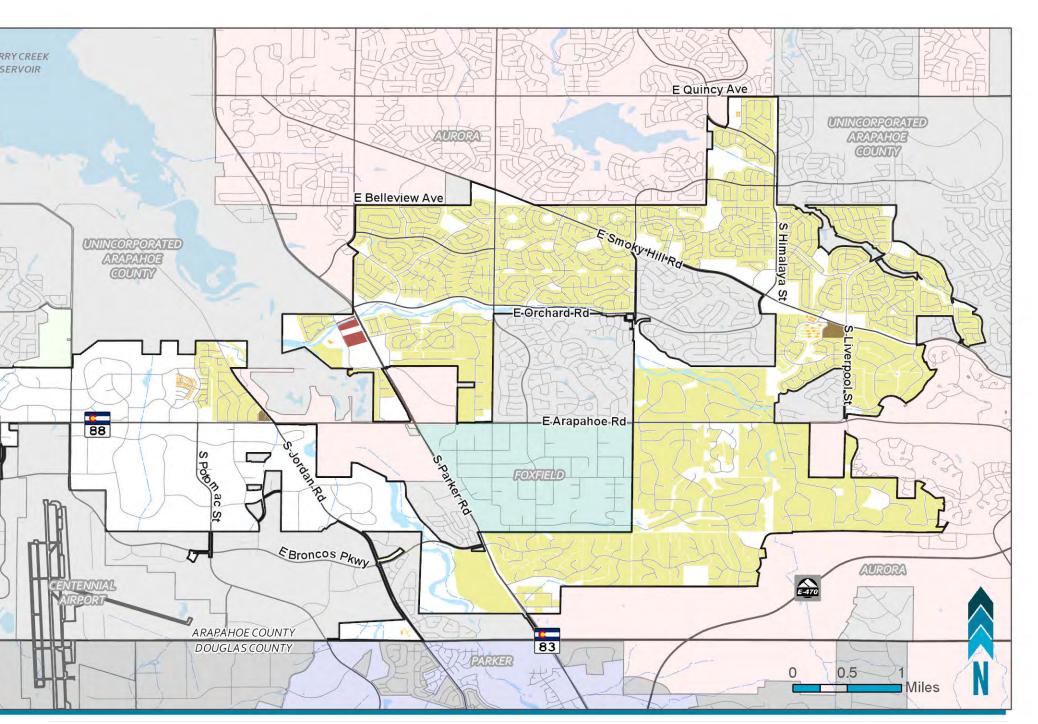
### **Housing Vacancy, 2016**

Source: US Census ACS; Economic & Planning Systems

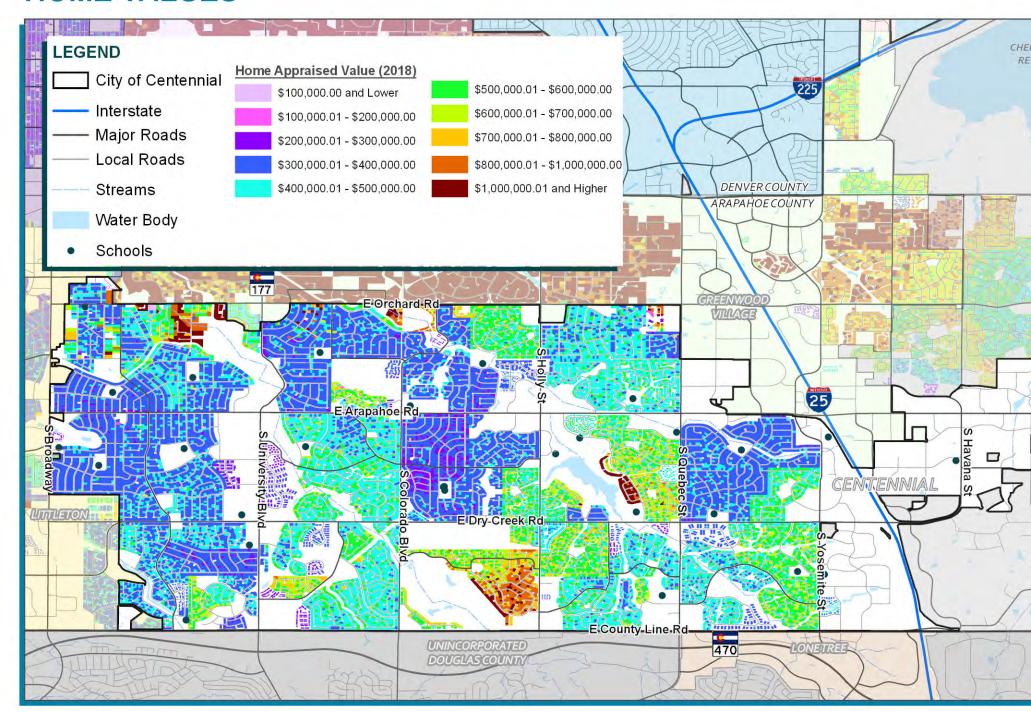
# **HOUSING DIVERSITY**



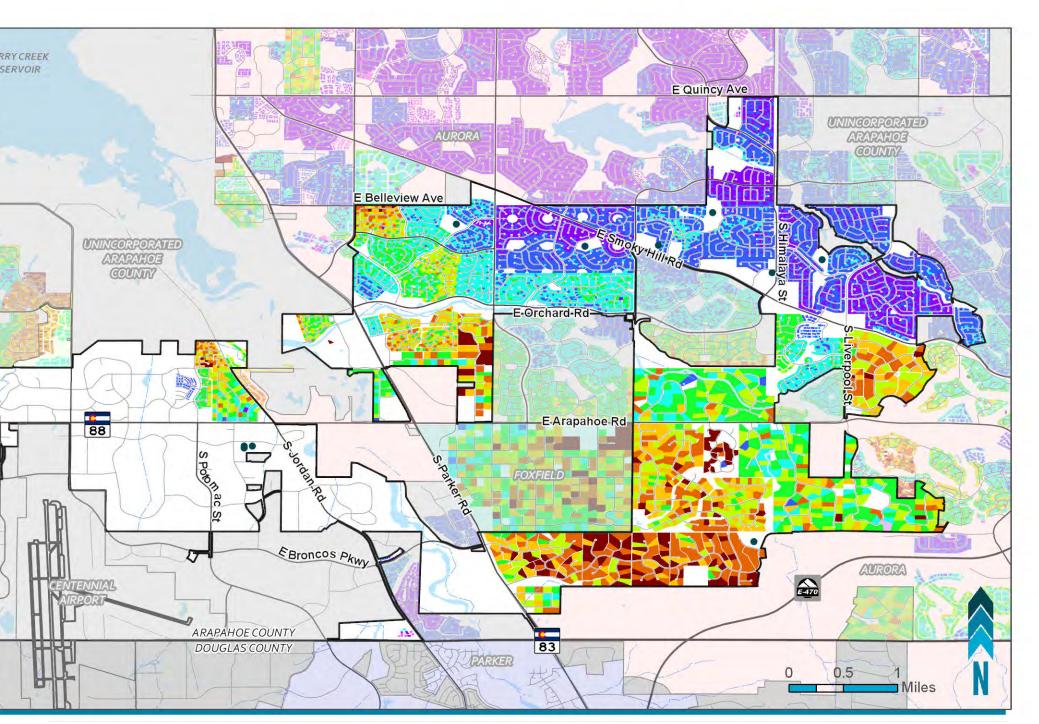
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# **HOME VALUES**



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Who is Centennial, now?

# WHY IT MATTERS

Transportation is a vital component of a community and shapes the way people live, work, and play. A well-connected and efficient transportation system improves quality of life and provides access to schools, jobs, medical and recreational facilities, shopping, and other community and social activities. Research continues to reveal that residents place a higher value on homes that are located within walking distance of services, stores, recreation amenities, employment areas, and public spaces, shedding light on the importance of coordinating local land use plans with regional transportation investments. Doing so not only improves mobility and access for residents, it also encourages more active forms of personal transportation, which in turn reduces the number of cars on the road, ultimately resulting in a multitude of health and environmental benefits.

## **KEY POINTS**

- ► The automobile is the predominant means of transportation within the community today.
- ► Centennial has many natural and manmade barriers outside the City that influence the transportation system, including Cherry Creek State Park, Centennial Airport, and I-25.
- ► Limited east-west roadways restrict mobility through the City. East Arapahoe Road is the only street that extends the full 14-mile east-west span of the City.
- ➤ The Regional Transportation District (RTD) provides fixed-route bus service, paratransit service, light rail transit, and Call-n-Ride service within and to/ from Centennial.
- ► Centennial's Innovation Team recently completed Go Centennial, a streamlined, innovative, and tech-savvy approach for residents to book free Lyft Line rides to and from the Dry Creek Light Rail a creative solution to firstand last-mile connectivity.
- On-street bicycle route system and infrastructure has been identified as an amenity that should be connected in key areas and expanded.
- Sidewalk infrastructure varies across the City but improvements could be made to increase the system's walkability.



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# TRANSPORTATION GOALS FROM THE 2004 COMPREHENSIVE PLAN

**Goal 1:** Provide a balanced/connected transportation system.

**Goal 2:** Create efficient mobility and accessibility choices.

Goal 3: Improve and expand public transit access and service.

Goal 4: Provide safe, convenient, and enjoyable facilities to encourage walking and bicycling.

Goal 5: Support Denver's regional transportation plan.

**Goal 6:** *Maintain and improve the existing transportation system.* 

Goal 7: Improve the appearance of streets and public rights-of-way.

**Goal 8:** Accommodate development.

# TRAVEL PATTERNS

Each day, over 56,000 people residing in areas outside of Centennial travel into the community for work, while approximately 45,000 residents leave the City to work elsewhere, resulting in a net inflow of workers. Another 5,800 residents stay within the community to work. Average travel time to work for Centennial residents is 25.9 minutes, which is consistent with the statewide average of 24.6 minutes.

> 5,792 Employed and Live in Centennial

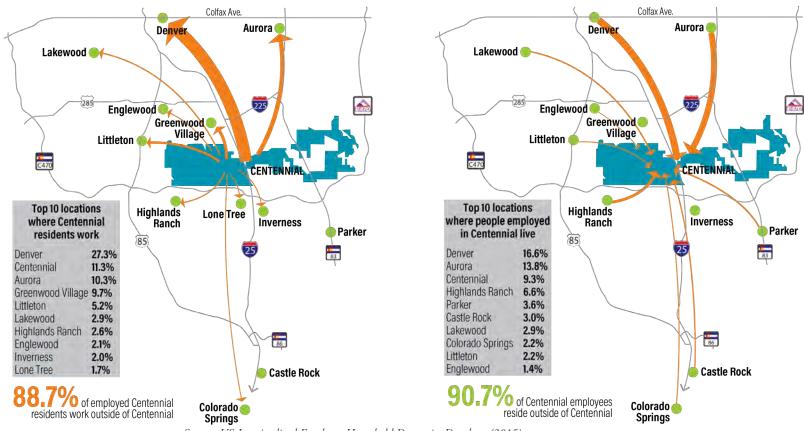
Employed in Centennial and Live Outside Centennial

56,374

Source: US Longitudinal Employer-Household Dynamics Database (2015)

45,617 Employed Outside Centennial





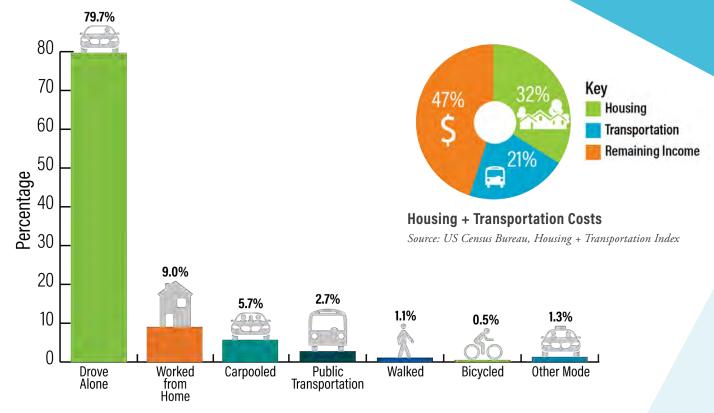
Source: US Longitudinal Employer-Household Dynamics Database (2015)

# THE FIRST-AND LAST-MILE.

Biking, walking, and ride share (Ex: Uber and Lyft) provide important connections to public transit. Often, the lack of facilities, infrastructure, and services within a mile of transit stations/stops limits the ability for people to take transit instead of driving a personal vehicle. Improvements within one-mile of transit increases access and connectivity of modes, which results in more travel options for residents and employees.

Over 25 percent of Centennial's employed residents commute to Denver for work, while an additional 10 percent commute to Aurora. Conversely, nearly 30 percent of Centennial's employees commute from Denver and Aurora, highlighting the high propensity of commuter trips taking place in and out of the north/northeast portions of the City.

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**Means of Travel to Work** 

Source: US Census Bureau, American Community Survey (2010-2014 5-year estimate)

The cost of housing and transportation are typically the two largest expenses in most households. The Center for Neighborhood Technology's (CNT) Housing + Transportation research indicates these costs should remain below 45 percent of household income to be affordable. Data indicates that Centennial residents spend approximately 53 percent of their household income on housing and transportation, 8 percent higher than the suggested 45 percent.

Centennial residents predominantly use their cars as a means of travel to work — nearly 80 percent of residents drive alone to work and 5.7 percent carpool. Public transportation accounts for 2.7 percent of work trips while biking and walking combined account for 1.6 percent. Nine percent of residents work from home; a significant portion of the workforce and an ongoing trend.



## STREETS

All modes of travel (automobiles, trucks, transit, bicycles, and pedestrians) rely on the roadway network for basic mobility. Centennial's roadway network is categorized as suburban, with major roadways bordering residential areas. With major physical barriers situated immediately north and south of the City boundary—Cherry Creek State Park and Centennial Airport, respectively—East Arapahoe Road is the only street that extends the full 14-mile east-west span of the City.

Functional Classification	Number of Lanes	Maximum Capacity	
	2-Lane	16,000 vpd	
Major Arterial	4-Lane	32,000 vpd	
	6-Lane	48,000 vpd	
Minor Arterial	2-Lane	12,000 vpd	
	4-Lane	24,000 vpd	
Major Collector	2-Lane	10,000 vpd	
Major Collector	4-Lane	20,000 vpd	

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Streets generally provide two important functions: mobility and access. These functions conflict with each other-more land access generally leads to reduced traffic capacity and mobility, and vice versa. There are three major roadway types as defined in Centennial's 2013 Transportation Master Plan (TMP): major arterial, minor arterial, and major collector, shown on the Functional Classification and Laneage Map on pages B-48-49. Each roadway type is specifically designed based on the adjoining land uses, level of continuity and proximity, and connections to other facilities. The City also has local streets. Local streets serve the highest level of access, providing direct driveway access to adjacent properties and carry traffic to collectors. Local streets are classified within the TMP. However, traffic volumes and capacity ratios are not calculated for this functional classification.

Several streets within Centennial are owned and maintained by the <u>Colorado Department of Transportation</u> (CDOT) – including East Arapahoe Road (SH 88) from I-25 to South Parker Road, South Parker Road (SH 83) and South University Boulevard (SH 177).

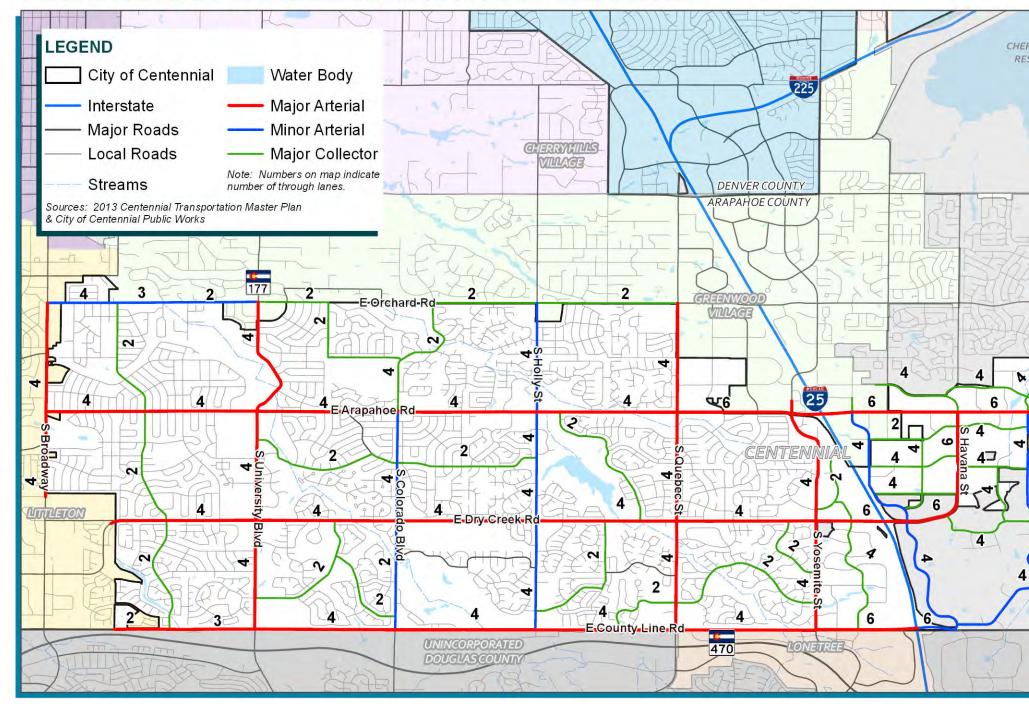
Daily traffic counts in Centennial were last updated in the 2013 Transportation Master Plan, and include data from a variety of sources including the City's annual count program, see Traffic Volumes Map on pages B-50-51. As would be expected, I-25 and C-470 carry the heaviest traffic volumes in the overall area. East Arapahoe Road and South Parker Road carry the highest traffic volumes—as high as 66,000 vehicles per day (vpd) and 56,000 vpd, respectively—within the City's arterial

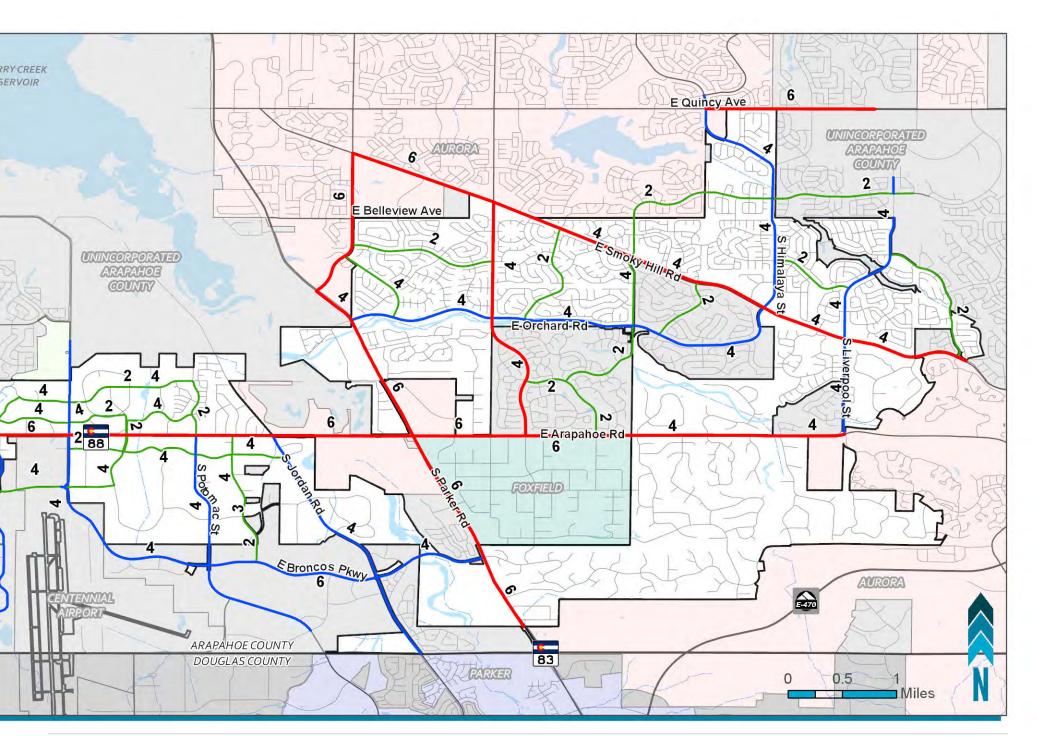
street system. Other major arterials generally carry from 20,000 to 40,000 vpd.

One measure used to define operational characteristics of a roadway is volume to capacity ratio (V/C). This analysis compares the capacity of the street as it is designed and constructed to the volume of traffic it carries or is projected to carry. V/C ratios were calculated for the City's roadway network as a part of the 2013 Transportation Master Plan process using traffic volumes and maximum roadway capacities and are identified in the Existing Volume to Capacity (V/C) Ratios Map on pages B-52-53. The V/C ratios indicate several roadway segments in Centennial currently carry volumes exceeding their capacity including sections of East Arapahoe Road, South Parker Road, Broadway, South University Boulevard, South Colorado Boulevard, East County Line Road, East Orchard Road, and East Smoky Hill Road.

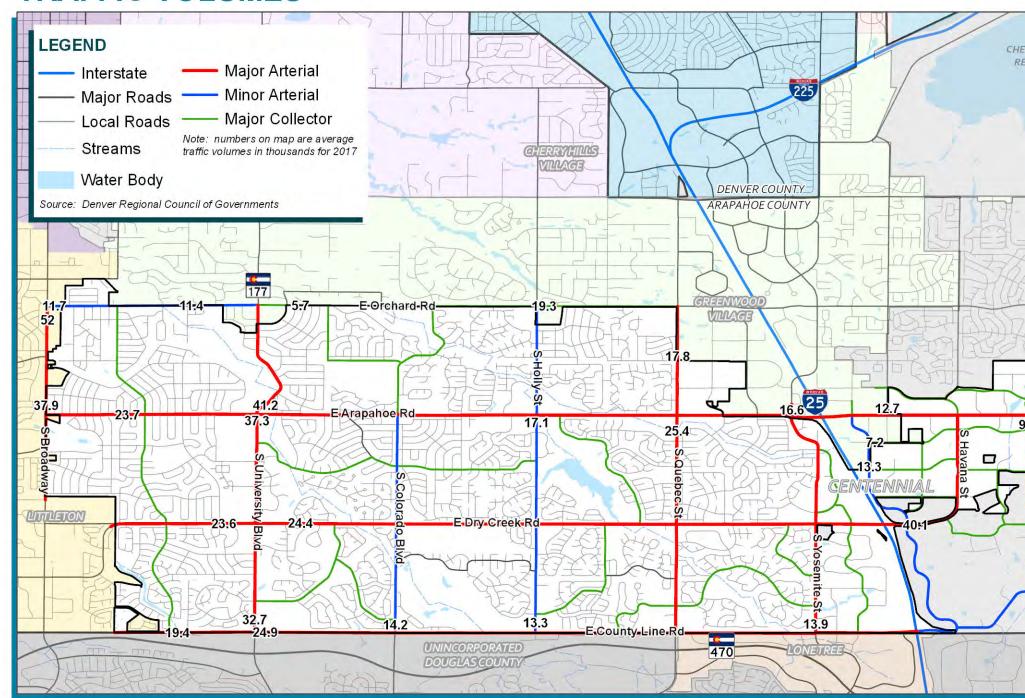


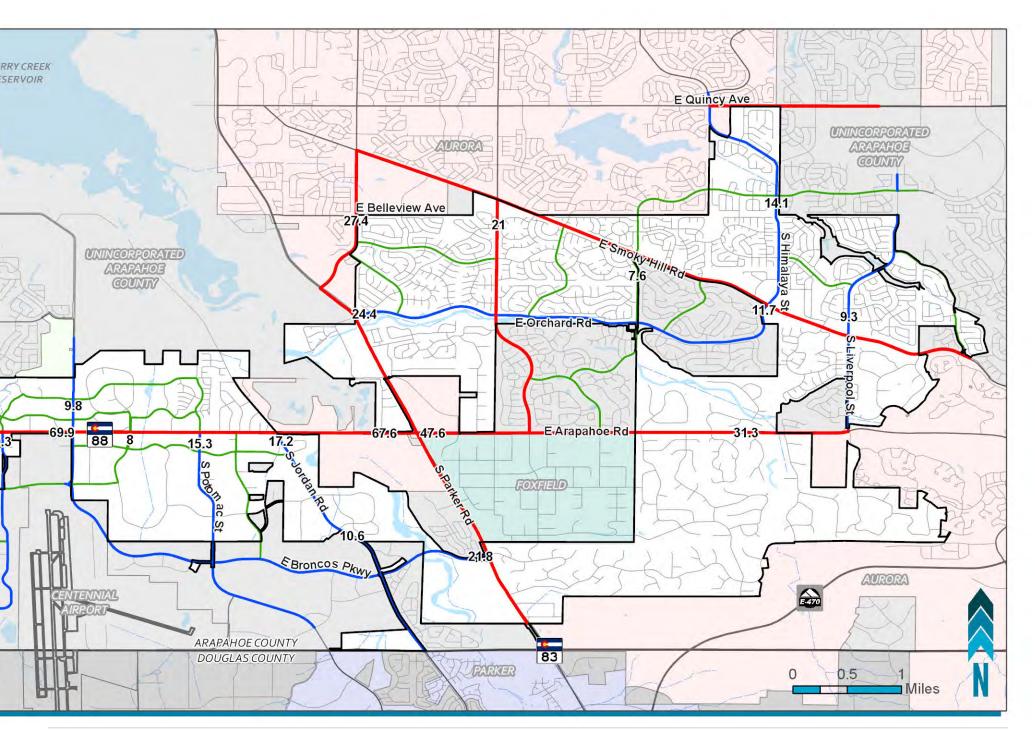
# **FUNCTIONAL CLASSIFICATION AND LANEAGE**



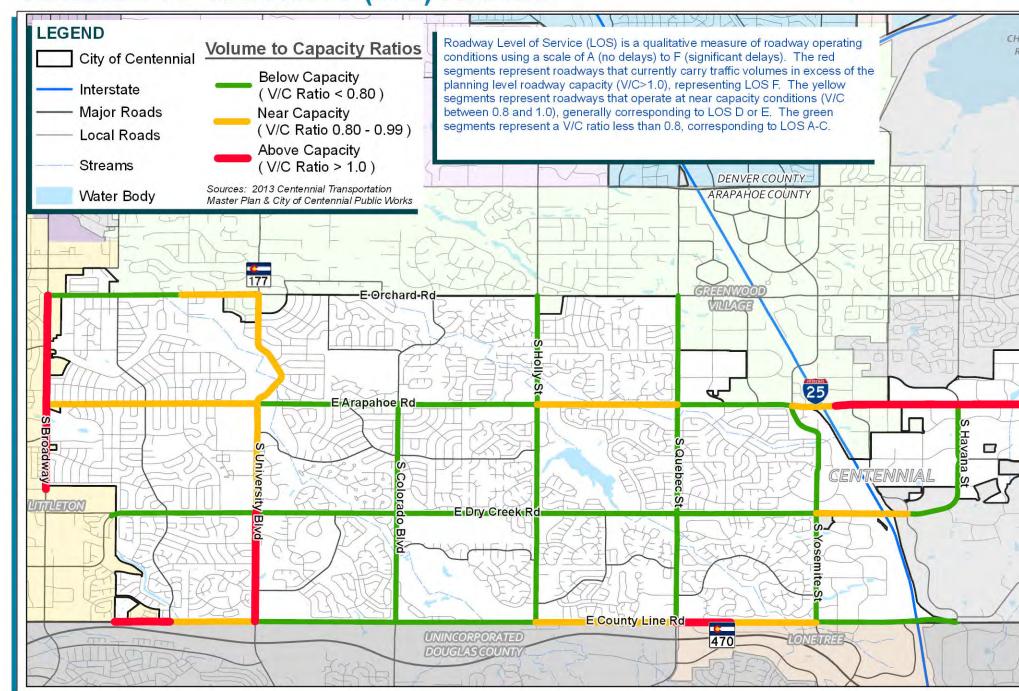


# **TRAFFIC VOLUMES**

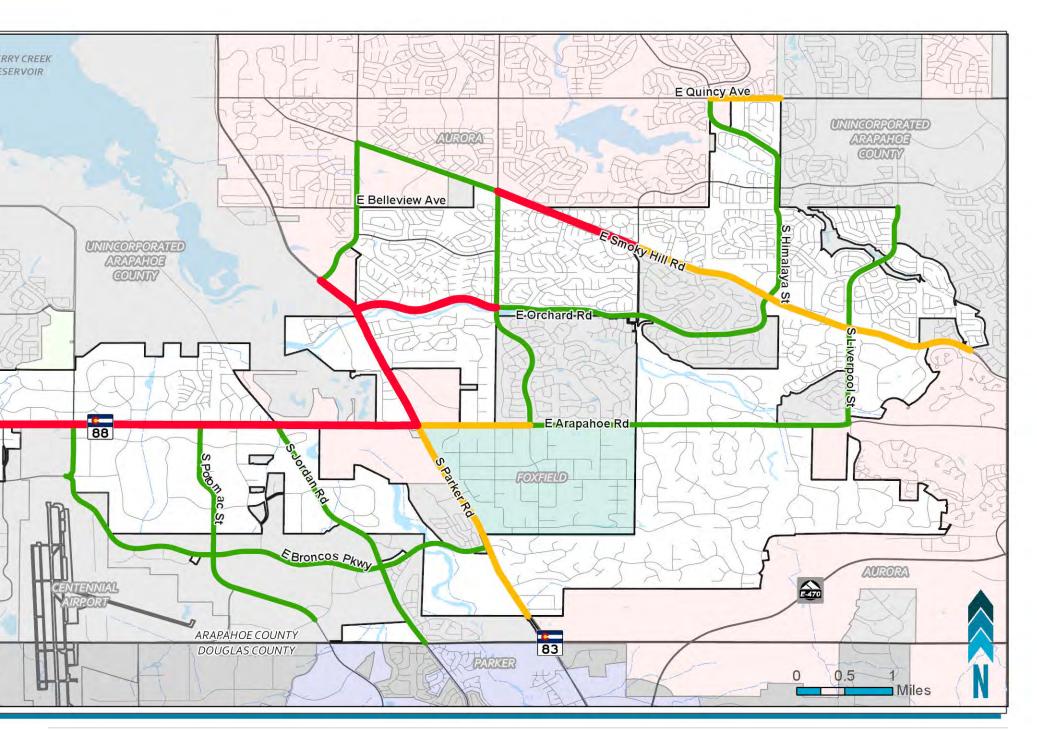




# **VOLUME TO CAPACITY (V/C) RATIOS**



B-52 CENTENNIAL NEXT

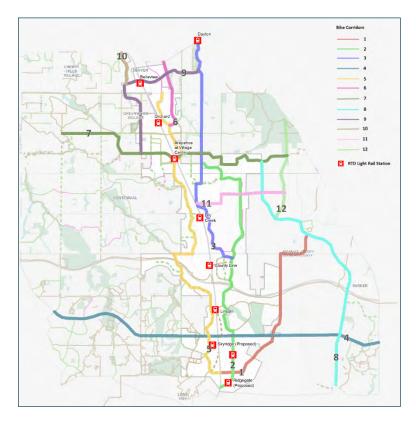


### **BICYCLE NETWORK**

Centennial's existing bicycle system is a mix of bicycle routes previously designated by Arapahoe County and trails that have been improved over the years. The City's trail system is extensive, and most of it is maintained by the South Suburban Parks and Recreation District and Arapahoe Park and Recreation District. The on-street bicycle route system and infrastructure, however, is not as extensive and is largely disconnected, see <u>Bicycle Facilities Map</u> on pages B-56-57.

Specific streets such as East Arapahoe Road on the eastern side of the City lack both sidewalk and bike facilities. In general, there is a need for better east-west connectivity for bicyclists, especially across I-25. Roadways that cross I-25 are South Yosemite Street, East Arapahoe Road, East Dry Creek Road, and East County Line Road. Each of these is an arterial roadway that passes under I-25 (South Yosemite is the exception as it traverses over the interstate) making it difficult for cyclists to safely travel across the City. While the South Yosemite crossing of I-25 is within Greenwood Village's jurisdiction, it is the most bicycle and pedestrian friendly option to connect the east and west sides of Centennial.

Recently, the South I-25 Urban Corridor Study was completed by the Denver South Transportation Management Association (DSTMA), which identified priority north-south bicycle corridors as well as major east-west connecting routes. Arapahoe County adopted its first Bicycle and Pedestrian Master Plan on October 17, 2017 and includes data collection and analysis of all bicycle and pedestrian facilities across the County in both the unincorporated and incorporated areas.



#### **Priority Bicycle Alignments**

Source: South I-25 Urban Corridor Study (2016)

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22

**Parker** 

Walk score is a ranking from 1-100 that signifies how easily walkable a given location is. The score is based on the distance to nearby places and pedestrian friendliness.

Source: walkscore.com, 2018

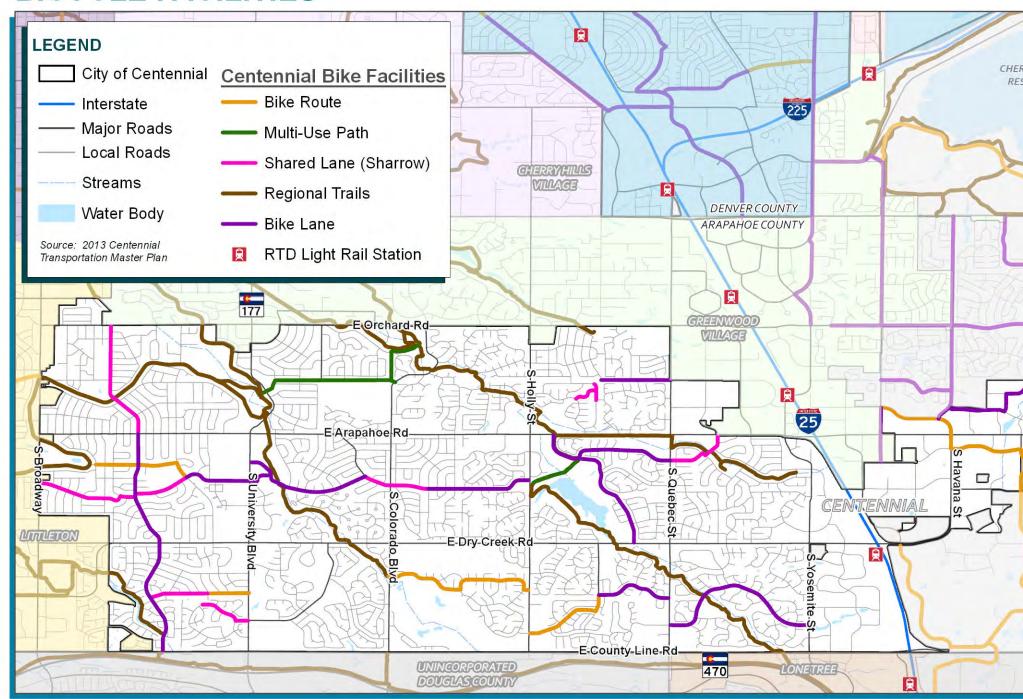
PEDESTRIAN ENVIRONMENT

The western side of Centennial is more established with sidewalks. However, recent construction within the eastern portion of the City has included sidewalks and facilities that conform to current standards, see <u>Pedestrian Facilities Map</u> on pages B-58-59.

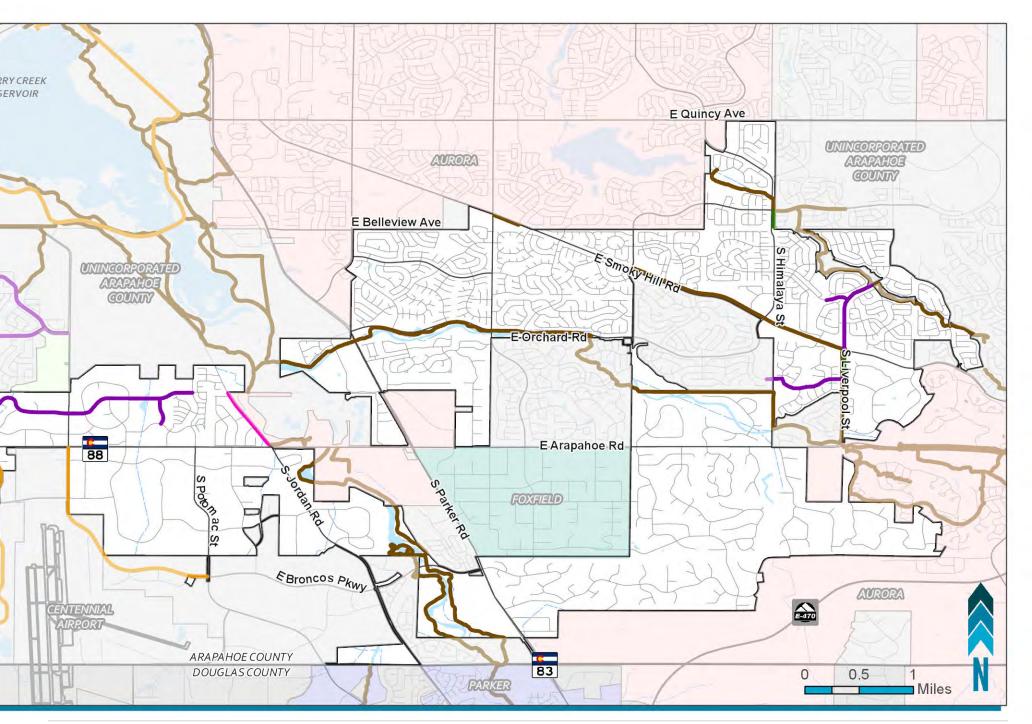
Some specific opportunities to enhance pedestrian connectivity are shown on page 60 and include East Arapahoe Road near Grandview High School, between Peoria Street and South Jordan Road, Alton Way, and within the Antelope neighborhood south and east of Foxfield.



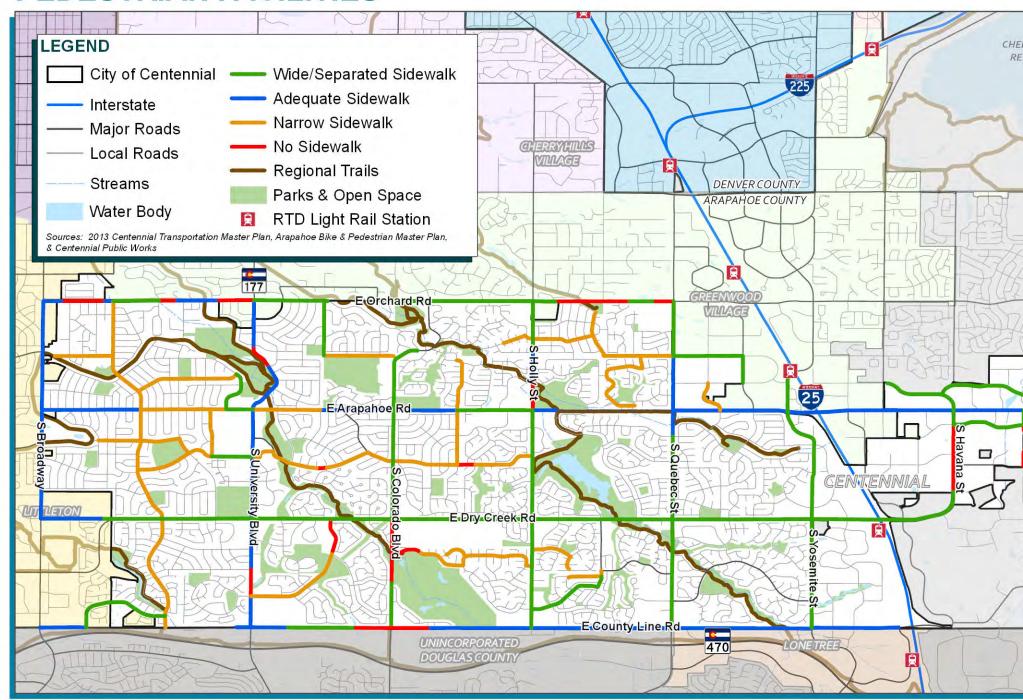
# **BICYCLE FACILITIES**



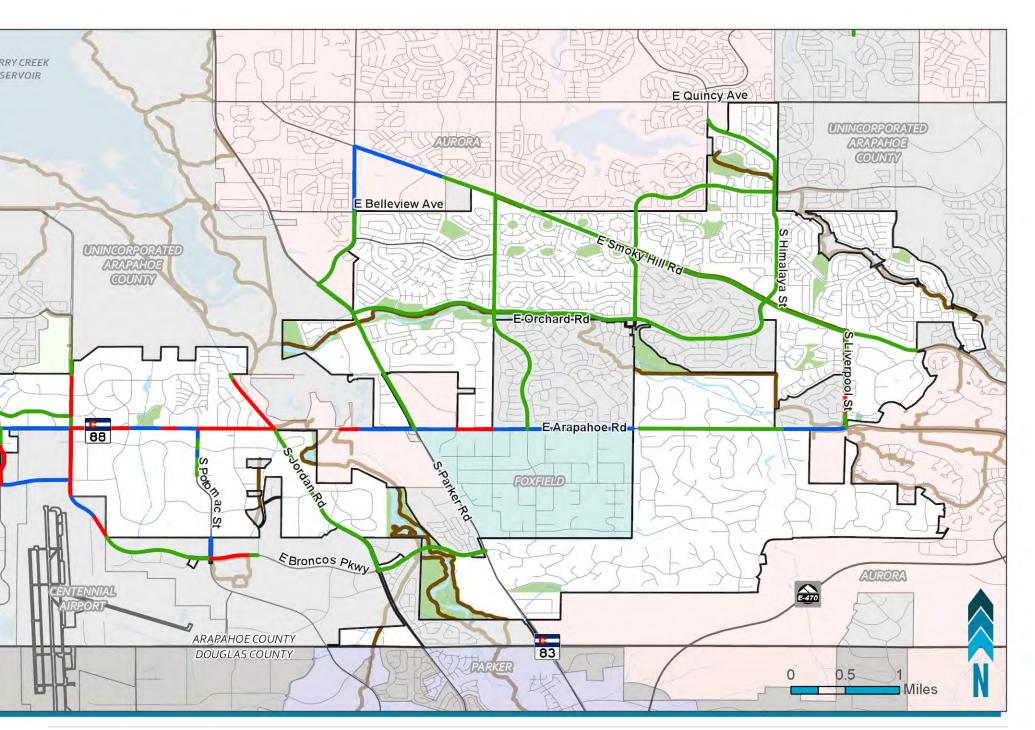
B-56 CENTENNIAL NEXT



# **PEDESTRIAN FACILITIES**



B-58 CENTENNIAL NEXT





and people without smart phones. The program received national attention and is being adapted by cities across the country.

Providing transportation options for vulnerable populations—older adults, persons with disabilities, and those with low-incomes—allows people to stay in the community and maintain their quality of life. Transit Solutions Arapahoe County, a community-based group, is working to learn, identify, and fulfill the transportation needs for these populations. Providers in the community include Arapahoe County's Senior Transportation Program, which provides service for adults 60+.

### SAFETY

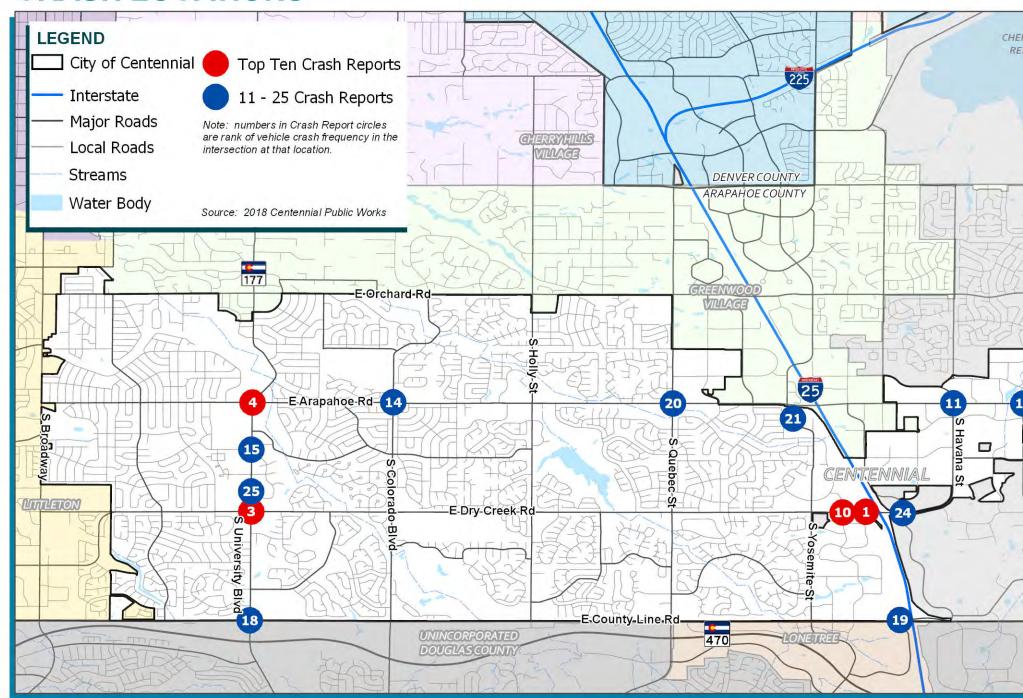
Crash data was compiled and analyzed during the development of the <u>2013 Transportation Master Plan</u>. Twenty-five locations were identified and ranked with the highest number of crashes within the City (shown on the <u>Crash Locations Map</u> on pages B-62-63). The top ten intersections in Centennial with significant crash patterns include:

- 1. I-25 and East Dry Creek Road (west-side)
- 2. East Arapahoe Road and South Potomac Street
- 3. East Dry Creek Road and South University Boulevard
- 4. East Arapahoe Road and South University Boulevard
- 5. East Arapahoe Road and South Vaughn Street
- 6. East Smoky Hill Road and South Picadilly Street
- 7. East Arapahoe Road and South Peoria Street
- 8. East Lake Avenue and South Parker Road
- 9. East Orchard Road and East Smoky Hill Road
- 10. East Dry Creek Road and South Chester Street

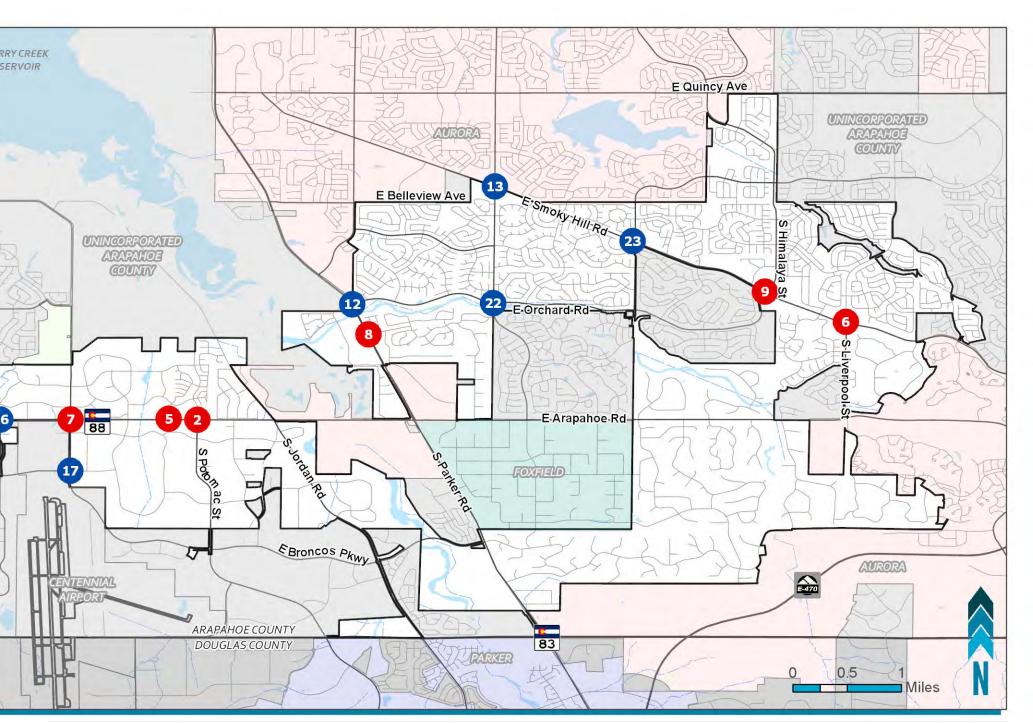
A number of roadway and intersection improvements have already been made and others are currently underway within Centennial. Several regional partners, including CDOT, came together to make improvements to the East Arapahoe Road/I-25 interchange, which was completed in early 2018. In addition to the replacement of the existing I-25 bridge over East Arapahoe Road, the project improved operations, safety, and overall mobility. Other corridor studies underway are the <u>Arapahoe Road Corridor Study</u> and the South Parker Road Study – these studies are looking at access, mobility, safety, congestion, and overall multimodal connectivity.



# **CRASH LOCATIONS**



B-62



# CITIZENS' PERSPECTIVE

Overall, community stakeholders have identified a desire for enhanced walkability and bikeability in addition to increased access to public transit. The community is highly concerned about roadway congestion and desires a multitude of roadway improvements. In fact, the <u>Centennial 2016 Citizen Survey</u> asked Centennial residents to rate the importance of several potential projects for the City to address in the next 10 years, and 'reducing traffic congestion on City streets' was rated of the highest importance by 77 percent of respondents.

Recent outreach also shows that improving transportation and mobility in Centennial is the top priority to address in the coming years. Transportation issues comprised four out of the top five responses received for desired improvements. These responses included the following recommendations:

► Mitigate traffic;

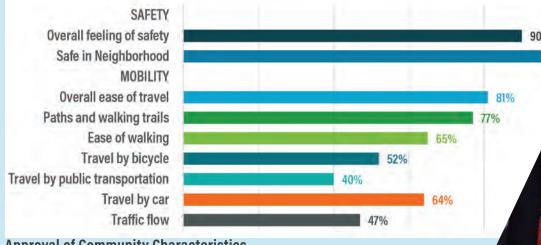
▶ Increase walkability and bikeability; and

► Improve roads;

► Increase transit access.

Another issue of high importance to residents is the provision of convenient, dependable, and cost-effective transportation options for seniors residing in Centennial. A senior stakeholder put it clearly during her one-on-one interview when she stated, "I'm getting older and soon I won't be able to drive. How the heck am I going to get around when that time comes?" Stakeholders agree that personalization is key when it comes to incentivizing the use of public transportation among seniors. The Centennial NEXT team also heard that many of Centennial's existing road networks in residential neighborhoods are problematic when it comes to public transportation. One stakeholder explained how a combination of factors such as "one-way in, one-way out, curvy roads [and] culde-sacs make it very difficult for public transportation to travel through them."

CENTENNIAL NEXT



#### **Approval of Community Characteristics**

Source: Percent of residents rating each characteristic positively, Centennial Citizen Survey (2016)



Who is Centennial, now?

# WHY IT MATTERS

Connection to nature is a major contributing factor to quality of life and offers a magnitude of health benefits. Research conducted by the Center for Health and the Global Environment at the Harvard School of Public Health suggests "green spaces offer support for public health, especially given increasing urbanization, disruptions due to climate change, and rising rates of non-communicable chronic disease including mental health disorders." Over the years, access to parks and recreation opportunities has become an increasingly important factor in determining where to live or locate a business, thus contributing to the local economy.

# KEY POINTS

- Centennial works with various park and recreation districts and metropolitan districts to enhance active and passive recreation opportunities and programs available to the community.
- ► In 2017, Centennial adopted the Trails and Recreation Plan.
- Open lands are an integral part of Centennial.
- A total of 170 active recreation facilities are distributed throughout the City.
- There are a total of 1,497
  acres of public and private
  open space situated within
  the City limits. There are six
  regional parks serving the
  Centennial area.
- Centennial's trail system is extensive. The majority of the trail system is maintained by the South Suburban Parks and Recreation District and Arapahoe Park and Recreation District.
- Centennial boasts a total of 62 miles of bike paths/lanes and trails.



Prior to the establishment of Centennial, the land was a part of unincorporated Arapahoe County. At the time of official incorporation in 2001, Centennial was already being served by three park and recreation districts: South Suburban Parks and Recreation District (SSPRD), Arapahoe County Recreation District (ACRD), and Arapahoe Park and Recreation District (APRD). These organizations were created long before incorporation to construct public parks, trails, and develop recreation programs to benefit the quality of life for citizens residing within their district boundaries and remain intact today. The City maintains limited responsibility for the provision and regulation of parks, trails, open space, or recreation amenities. The City is responsible for Centennial Center Park, Parker Jordan Centennial Open Space, Cherokee Trail Park, and two additional undeveloped parcels zoned for Open Space and Recreation. The City recognizes that open lands are an integral part of the City's character and residents' sense of place. Today, the City works with several parks and recreation providers, advocating on behalf of its citizens to enhance active and passive recreation opportunities

The 2004 Comprehensive Plan laid the foundation for securing the long-term health and vitality of natural lands and established general guidelines for protecting, preserving, and expanding open space. The 2007 Parks, Open Space, Trails and Recreation Master Plan, the City's first, was developed to initiate "highly-visible actions that may excite residents about the long-term opportunities and benefits provided by the system." The City has

neighboring jurisdictions.

and programs. Many parks and open space facilities in

Centennial still exist through public/private partnerships

with various citizen-supported special districts and

WHETHER YOU LIVE IN CENTENNIAL OR ARE
JUST VISITING, YOU CAN'T HELP BUT NOTICE THE
PRIDE WE TAKE IN OUR CITY'S VIBRANT PARKS AND
OPEN SPACE SYSTEM, EXCEPTIONALLY-CONNECTED
BY SCENIC WALKING PATHS AND BIKING TRAILS.

successfully implemented most, of the strategies included in the 2007 Plan and continue to realize its three overarching goals (Protect and Promote Parks, Trails, Recreation, and Open Space; Encourage Environmental Responsibility; and Protect Sensitive Natural Areas) as a result.

In 2016, the City initiated a new Trails and Recreation Plan due to the success of the 2007 Plan. Adopted in October 2017, Centennial's Trails and Recreation Plan envisions a future for the community's recreation system that builds on the existing assets and strengths while identifying new components to take Centennial's recreation experience to the next level. The ultimate purpose was not only to continue the overall vision for the green space system, but to guide wise investment of the Arapahoe County Open Space Tax, Conservation Trust Funds, and any other open space funding that may become available in the future. As we continue to maintain and grow our outdoor spaces, the following practices will help guide the City to meet the future needs of the Centennial community: creating well-connected public spaces, establishing a strong community image and identity, practicing sound stewardship of open lands, developing a proactive approach to meeting future needs, and ensuring equitable distribution of facilities across the City. The following sections provide information about the existing facilities and current gaps within Centennial.

# PARKS, OPEN SPACE, TRAILS, AND RECREATION

### PARKS AND OPEN SPACE

Green space is one of the most beloved assets and continues to define why Centennial is an extraordinary place to live, work, and play. The City has an impressive grand total of 1,497 acres of public and private open space land within its limits, see <u>Parks, Open Space</u>, <u>Trails</u>, <u>& Recreation Map</u> on pages 74-75.

With regard to public parks and public open space (1,532 acres), most exists within public open space (962.7 acres), while public parks consist of 569.3 acres. Centennial owns two public parks, one area of open space, and two undeveloped parcels of land that collectively serve as the stomping grounds for residents and visitors to play, jog, cycle, and relax. These City-owned parks and open space areas include:

- ► Award-winning, 11-acre <u>Centennial Center Park</u>
  - ▶ 7.9 acre Cherokee Trail Park, located along the Piney Creek Trail
    - ▶ 107-acre Parker Jordan Centennial Open Space, located along Cherry Creek
      - ▶ 18 acres of open space near Arapaho Park and Monterey Open Space
        - ► 43.5-acre site for future park/open space, located on South Potomac Street near the Bronco's training facility

NOT JUST A PLACE TO PLAY, BUT A PLACE TO LEARN, CENTENNIAL CENTER PARK IS A TREASURE-TROVE OF HISTORY AND TRIVIA.

Source: http://www.centennialco.gov/Open-Space-Parks/centennial-center-park-features.aspx

# BEST PLAYGROUND IN 5280'S "TOP OF THE TOWN" ISSUE!

Centennial Center Park was named the Editor's Choice for its "behemoth playground" in the sports and outdoors category in 5280 Magazine's July 2014 "Top of the Town" issue. The annual Top of the Town list includes the very best people, places, and experiences in and around the Mile High City. The Top of the Town 2014 categories include dining, shopping, services, sports, and outdoors and culture and nightlife.



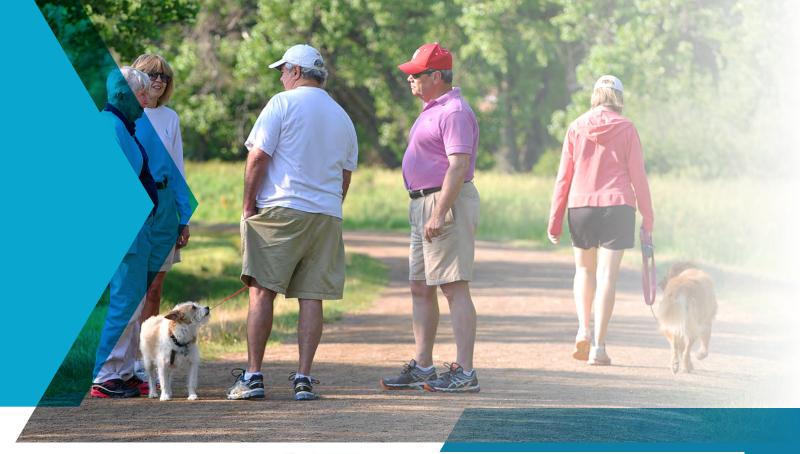
The City's award-winning, 11-acre Centennial Center Park is a local favorite that draws residents and visitors of all ages. Its manicured landscape, ideally situated on a slight buff next to the Centennial Civic Center, boasts a multitude of amenities including two expansive play areas, three climbing walls, an amphitheater, a native plant demonstration garden, a gas fireplace, three decorative water fountains, and multiple plazas and shelters available for reservations.

The design of Centennial Center Park is intended to convey the passage of time and features various historical and educational elements, including the historical timeline of the Cherry Creek Basin, the four periods of human history, and fun facts about the State of Colorado. The Park is home to almost all of Centennial's hugely popular community events, including the annual Brew N Que Beer and BBQ Festival, Chalk Art Festival, Centennial Under the Stars Laser Light Show, Holiday Lighting Celebration, and numerous live music shows, among many others.

# UNDER THE STARS LASER LIGHT SHOW VOTED BEST OF THE BEST

The Centennial Under the Stars Laser Light Show was named Best Annual Event in Centennial as part of Colorado Community Media's 2015 "Best of the Best". South Suburban Parks and Recreation District's High Line Canal 5K/10K was also recognized in this category.

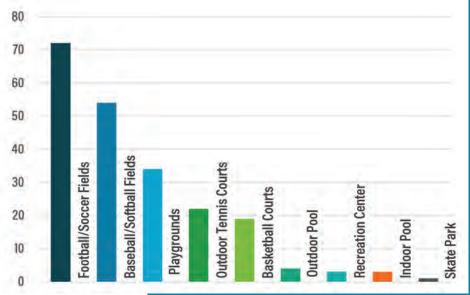
The "Best of the Best" is a promotional contest voted on by readers of Colorado Community Media publications. Nominated businesses that accumulate the most votes in its category during a six-week period are declared the "Best of the Best" by Colorado Community Media.



There are six regional parks serving the Centennial area:

- ► Cherry Creek State Park: 4,200 acres;
- ► <u>Arapahoe County Fairgrounds Park</u>: 210 acres;
- ► <u>David Lorenz Regional Park</u>: 85 acres;
- ► Cherry Creek Valley Ecological Park: 75 acres;
- ▶ <u>Dove Valley Regional Park</u>: 52 acres; and
- ▶ 17-Mile House Farm Park: 34 acres.

These large parks offer multiple opportunities for varied recreation styles. Cherry Creek State Park surrounds the 880-surface acre Cherry Creek Reservoir, providing a natural prairie landscape with camping, picnicking, and other outdoor facilities. Educational recreation is available at the 17-Mile House Farm Park, where visitors can witness a historic landscape while learning about pioneers traveling through the area in the 1860s. The Cherry Creek Valley Ecological Park envisions an educational nature park through the reclamation of a riparian landscape.



Number of Facilities (Does Not Include HOA Facilities)

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Dove Valley Regional Park, Arapahoe County Fairgrounds Park, and David Lorenz Regional Park focus primarily on active recreation. The Cherokee Trail Park exists through a partnership between Centennial and the Arapahoe Park and Recreation District, and is primarily a passive recreation park. This park provides trail access to Cherry Creek State Park and has the potential for additional park amenities if the public desires.

A total of 170 active recreation facilities are located throughout the City. These facilities include public baseball/softball fields, football/soccer fields, basketball courts, recreation centers, pools, playgrounds, tennis courts, and one skate park. Through public outreach on the 2017 <u>Trails and Recreation Plan</u>, 79 percent of survey respondents said they currently have adequate access to parks and recreation facilities within a 5-minute drive or 10-minute walk from their home or office.

# OPEN SPACE ACQUISITIONS

Evidenced by public feedback in citizen surveys and the passage of the Arapahoe County Open Space Sales Tax, residents have expressed a clear desire for more open space, parks, and trails. In 2010, Centennial verified its commitment to strengthening the local and regional green space network by acquiring 50 percent ownership of 107 acres of open space along Cherry Creek in partnership with Parker Jordan Metro District (PJMD). This acquisition made it possible to complete one of the last significant links in the 40-mile Cherry Creek Regional Trail, which spans a scenic landscape from downtown Denver to Castlewood Canyon State Park. Now known as the Parker Jordan Centennial Open Space, this expansive open space oasis is connected to the Cherry Creek Valley Ecosystem Park and 17-Mile House Farm Park; a trifecta of green spaces tied to the Cherry Creek ecosystem. Together, they comprise a regionally-significant network of natural areas which preserve the quality of the environment and offer a plethora of outdoor recreation opportunities for area residents and visitors to enjoy. In 2018, Centennial acquired the remaining 50 percent of the Parker Jordan Centennial Open Space from PJMD for 100 percent ownership.

Among the most recent efforts to protect and secure additional open space was the formation of a partnership with South Suburban Parks and Recreation District (SSPRD), the South Metro Land Conservancy, the Trust for Public Lands, and Arapahoe County to acquire a conservation easement on the Sumac Hill Farm adjacent to deKoevend Park and the High Line Canal. The initiative was successful and the farm is legally protected from any future development. Its 11 acres of open space are set aside for current and future generations to enjoy. As former Mayor Cathy Noon noted in her 2016 State of the City Address, the City is also actively participating in discussions regarding the preservation and restoration of the High Line Canal.



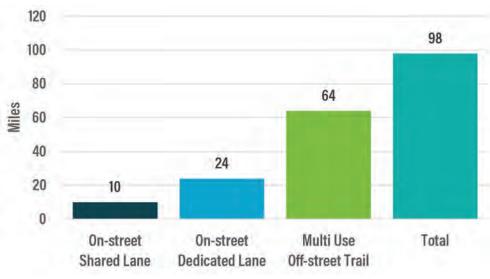


### **TRAILS**

Centennial boasts 98 miles of bike paths/lanes and trails. This trail system ranges from soft-surface, off-street pathways, pathways along drainage corridors to paved, on-street bicycle travel lanes. Though there is a variety and multitude of trails within the City, several gaps in this system leave room for improvement. Though separated pathway multi-use facilities have been developed within individual subdivisions, they often do not connect to the regional trail system. Connections to larger regional trail systems, such as the State Parks trail system, High Line Canal, and surrounding local trails are still desired by residents. These gaps are also found in the on-street bicycle lane network; though designated lanes are available throughout the City, they often discontinue at major intersections, and do not connect to employment centers or civic destinations.

Many sidewalks throughout the City require crossing large arterial roads to make connections, causing significant safety concerns. These sidewalks may provide connections but are not always compatible alternatives to all users, like recreational cyclists or dog walkers.

Connectivity to open space is known to improve quality of life and activity levels, and when these trails connect residences to open space, the benefits are even more vast.



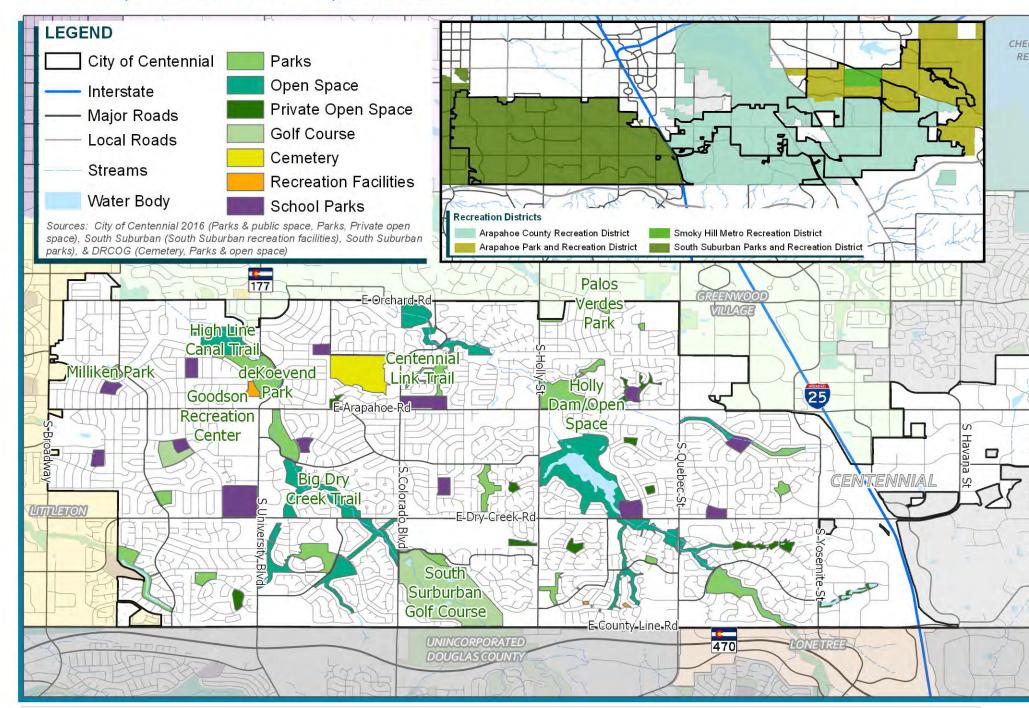
Miles of Trails

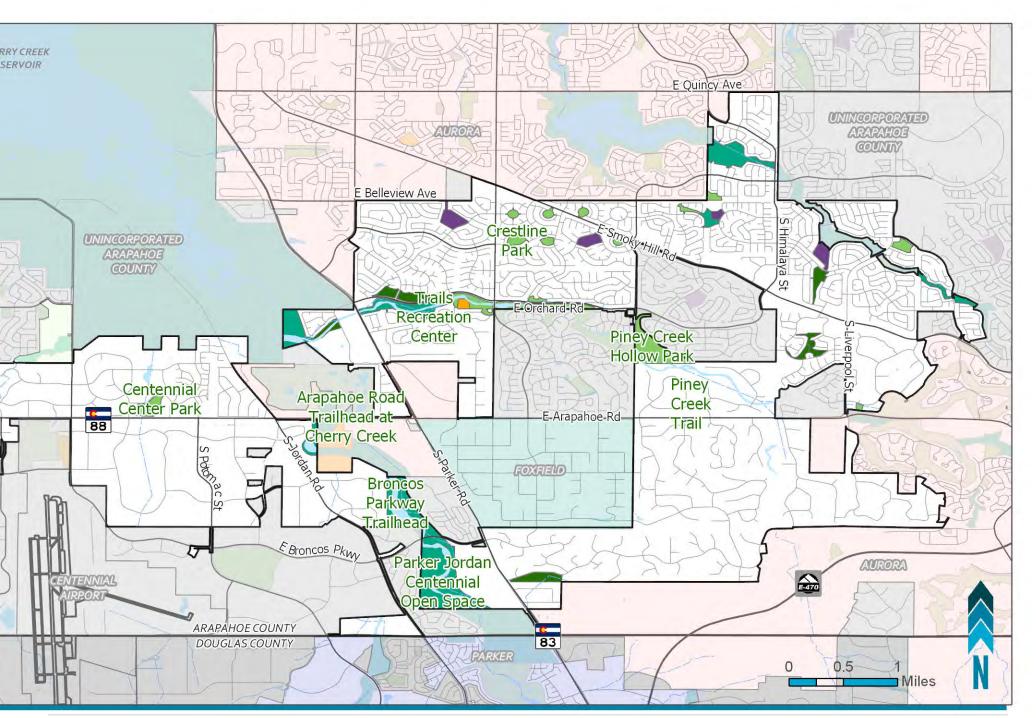
Many nearby trails are found on the west side of I-25 amidst dense residential development and are less available within the eastern residential development, revealing an opportunity for more trail connections on the east side of the City. To develop new trail connections/networks in older, well-established residential neighborhoods is challenging due to lack of easements or public rights-of-way and the desire for residents to avoid construction and increased travel near their homes.

"WHEN YOU ARE SURROUNDED BY NATURE, REMARKABLE THINGS CAN HAPPEN: YOUR MUSCLES FEEL MORE RELAXED, YOU THINK A LITTLE MORE CLEARLY, AND YOU BREATHE A LITTLE BIT DEEPER."

- Harvard School of Public Health, Center for Health and the Global Environment

# PARKS, OPEN SPACE, TRAILS & RECREATION





# CITIZENS' PERSPECTIVE

Parks, open space, trails, and recreation are very important to Centennial's citizens. In the outreach completed as part of this planning process, community members listed "parks" and "trails" as the top two answers for what they love most about Centennial. "Centennial Center Park", "outdoor spaces and activities", and "open spaces" were also present among the most popular responses. This feedback also comprised the top responses for what the community wants to preserve in the future.

Interestingly, many citizens cited walkability and bikeability as two aspects they love about Centennial, but they were also listed in the top three most common responses on possible improvements. Other recommended improvements included additional trail connections and recreational amenities, and surface level improvements to open space areas to make them more user-friendly for passive recreational use.





Who is Centennial, now?

# WHY IT MATTERS

The economic health of the community is essential to the long-term vitality and sustainability of the City and its residents. Commercial development, and retail businesses in particular, provide a large portion of the City's tax base that funds essential municipal services such as police, fire, and roads. In addition, good jobs, healthy infrastructure, and economic diversity all contribute to the high quality of life in Centennial and allow for better economic positioning within metro Denver.

# **KEY POINTS**

- ➤ Wage and salary employment grew at 1.8 percent per year from 2005 to 2013 faster than both metro Denver and the State—and as of late 2016, Centennial's average weekly wage was \$1,317, 12 percent higher than Metro Denver.
- ► Growth has occurred in nearly all higher wage industries.
- ➤ The unemployment rate is at 2.5 percent as of 2017, the lowest it has been since 2007 and in alignment with metro Denver and State averages.
- ► The City's median household income of \$102,237 is significantly higher than metro Denver and the State. The commercial market in the City is strong as the City has been growing faster than metro Denver since 2006. The office market has been particularly strong, as vacancy has dropped 4.3 percent over the past year, and as lease rates have increased.
- ➤ Two significant developments are planned in the I-25 sub area; a 42-acre, 1.8 million square foot mixed-use development in The Jones District south of Dry Creek Station; and the 55-acre Encompass Business Park between East Arapahoe Road and East Fremont Avenue.



Centennial is a unique community in that it incorporated with over 100,000 residents in 2001, the largest incorporation in the country, at the time. With a substantial portion of the City built out, there is a healthy balance of jobs to housing, which is currently at 1.45:1 an enviable position compared to many suburban communities.

The 2004 Comprehensive Plan set forth high-level goals and policies pertaining to economic development in Centennial, shown in the callout box on page B-79. Centennial's size and unique geographic distribution has prompted the subsequent development of a series of sub-area plans to supplement the Comprehensive Plan's vision and address localized issues and opportunities associated with future growth and development. This snapshot highlights some of these identified sub-areas with a focus on economic development issues and opportunities.

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Centennial has favorable opportunities for additional employment growth. This includes the 42-acre Jones District with plans for 1.8 million square feet of mixed-use development as well as additional business park space east of I-25 along East Arapahoe Road and south to Dove Valley and Centennial Airport.

Like most metro Denver cities, one of Centennial's greatest economic challenges is developing an adequate retail base to generate sales tax revenues to fund City services. In the last decade, the City has made great strides toward this goal with the redevelopment of Southglenn Mall into The Streets at SouthGlenn, the opening of Topgolf, the attraction of IKEA Centennial, and the annexation of Centennial Promenade. Net taxable sales have shown strong recent growth, increasing 4.6% from 2016 to 2017, topping \$1.59 billion.

Despite recent success, the City continues to pursue strategies to maintain and grow its retail base in the face of prevailing retail trends brought on by the rise of online shopping and shifting consumer demands. The way people shop, the goods they are interested in, and the experiences they are searching for are resulting in a seismic shift in the retail industry that has already led to closing big box stores. These shifts threaten the traditional retailing model and will require cities, including Centennial, to be responsive and adaptable to the changes occurring today and anticipated in the future in the retail industry.



#### **Net Taxable Sales**

Source: City of Centennial Quarterly Economic Report, Q1 2018, Development Research Partners (DRP).

# GOALS FROM THE 2004 COMPREHENSIVE PLAN

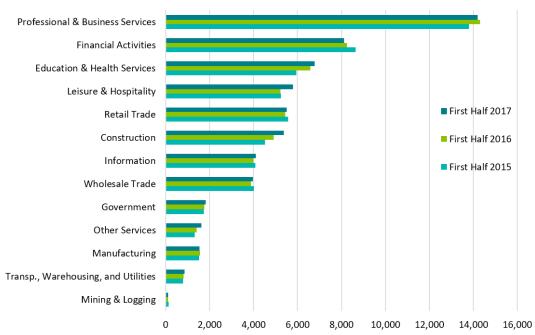
- ► Goal 1: Increase and Stabilize an Adequate Revenue Base
- ► Goal 2: Encourage Revitalization and Reinvestment
- ► Goal 3: Balance Employment, Housing, Transportation/Mobility Options
- ► Goal 4: Market Centennial as an Employment and Business Center
- ► Goal 5: Provide a Business-Friendly Land Use, Entitlement, and Permitting Process
- ► Goal 6: Pursue Art, Cultural, Recreational, Civic, and Tourism Opportunities

# **ECONOMICS**

### WAGE AND SALARY EMPLOYMENT

As of 2017, Centennial had a total of 61,216 jobs, up 2.6 percent from 2016. The largest industries by supersector are: 1) Professional and Business Services, 2) Financial Activities, and 3) Education and Health Services, all of which have over 6,000 jobs. Secondary industries—those with 4,000 to 6,000 jobs—include 1) Leisure and Hospitality, 2) Retail Trade, and 3) Construction.

#### Centennial Employment by Supersector (000s)

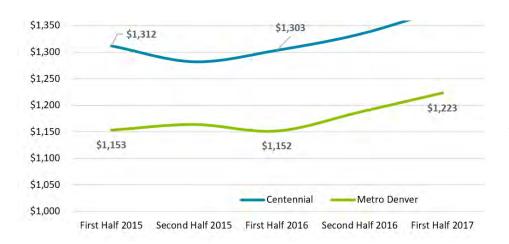


#### **Centennial Employment by Supersector** (numbers shown in thousands)

Source: City of Centennial Quarterly Economic Report, Q3 2017. Colorado Department of Labor and Employment, Labor Market Information. QCEW, Development Research Partners (DRP).



From 2005 to 2013, wage and salary employment grew faster in Centennial than in metro Denver and the State as a whole.

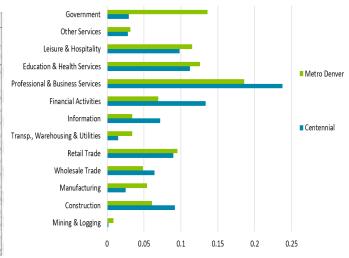


After a slight decline in 2006, the City's employment grew to a pre-recession high of nearly 110 percent of 2005 levels in 2008. After declining to around 101 percent in 2010, it increased steadily through 2013, reaching a high of 115 percent. As of early 2017, Centennial's average weekly wage was \$1,381, 13 percent higher than metro Denver.

#### **Average Weekly Wage for All Industries**

Source: City of Centennial Quarterly Economic Report, Q1 2018. Colorado Department of Labor and Employment, Labor Market Information. QCEW, Development Research Partners (DRP).

	Centennial					Metro Denver	
	Employment						
	First Half	First Half	First Half	% Change	% Change	% Change	% Change
	2015	2016	2017	2015-16	2016-17	2015-16	2016-17
Total All Industries	57,366	58,249	59,815	1.5%	2.7%	2.8%	2.1%
Private Sector							
Mining & Logging	125	105	113	-16.4%	7.6%	-15.2%	1.5%
Construction	4,532	4,910	5,382	8.3%	9.6%	6.2%	4.7%
Manufacturing	1,515	1,564	1,530	3.2%	-2.2%	1.5%	1.1%
Wholesale Trade	4,018	3,882	3,984	-3.4%	2.6%	2.3%	1.7%
Retail Trade	5,575	5,449	5,504	-2.3%	1.0%	2.2%	0.5%
Transp., Warehousing & Utilities	794	814	850	2.6%	4.3%	1.4%	5.9%
Information	4,089	3,989	4,114	-2.4%	3.1%	2.1%	0.5%
Financial Activities	8,652	8,248	8,119	-4.7%	-1.6%	3.6%	2.8%
Professional & Business Services	13,808	14,297	14,185	3.5%	-0.8%	2.2%	2.0%
Education & Health Services	5,958	6,576	6,778	10.4%	3.1%	3.7%	0.3%
Leisure & Hospitality	5,244	5,231	5,794	-0.3%	10.8%	4.5%	3.0%
Other Services	1,322	1,409	1,634	6.6%	16.0%	3.8%	5.6%
Government	1,729	1,768	1,824	2.3%	3.1%	2.3%	2.0%



#### **Employment Indicators by Subsector**

Source: City of Centennial Quarterly Economic Report, Q3 2017. Colorado Department of Labor and Employment, Development Research Partners (DRP), Labor Market Information. QCEW.

#### **Employment by High LQ Subsector**

Source: City of Centennial Quarterly Economic Report, Q3 2017. Colorado Department of Labor and Employment, Development Research Partners (DRP), Labor Market Information. QCEW.

### **EMPLOYMENT SPECIALIZATION**

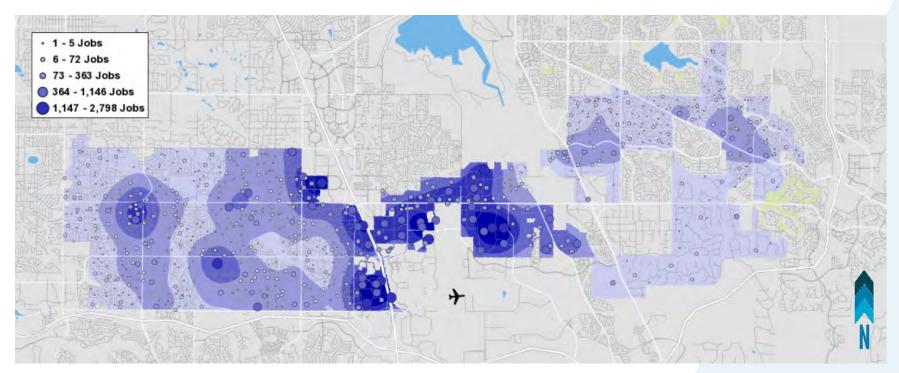
Centennial's industry employment concentration differs from metro Denver as a whole. Both metro Denver and Centennial have a high percentage of employment concentrated in Professional & Business Services (19% and 24% respectively). The next largest specializations for Centennial are Financial Activities (13%) and Education and Health Services (11%), while metro Denver's next largest specializations are Government (14%) and Education and Health Services (13%). Centennial has significantly higher concentrations in Construction, Information, and Financial Activities while metro Denver's higher concentrations are Government, Leisure & Hospitality, and Manufacturing. Centennial's recent highest growing industries have been Leisure & Hospitality and Construction while metro Denver has seen it's highest growth in Transportation, Warehousing, and Utilities.

### TOP 20 EMPLOYERS

- . Comcast
- 2. Arrow Electronics
- 3. United Healthcare
- 4. United Launch Alliance
- 5. Oppenheimer Funds
- 6. Nordstrom Bank
- 7. Sierra Nevada Corporation
- 8. Zillow Group
- 9. Standard & Poor's (McGraw-Hill Companies)

- 10. SEAKR Engineering
- 11. Travelport
- 12. US Foods
- 13. AlloSource
- 14. Pearson eCollege
- 15. Haselden Construction
- 16. Cochlear Americas
- 17. Oracle NetSuite
- 18. National CineMedia
- 19. Stolle Machinery
- 20. Cisco Systems

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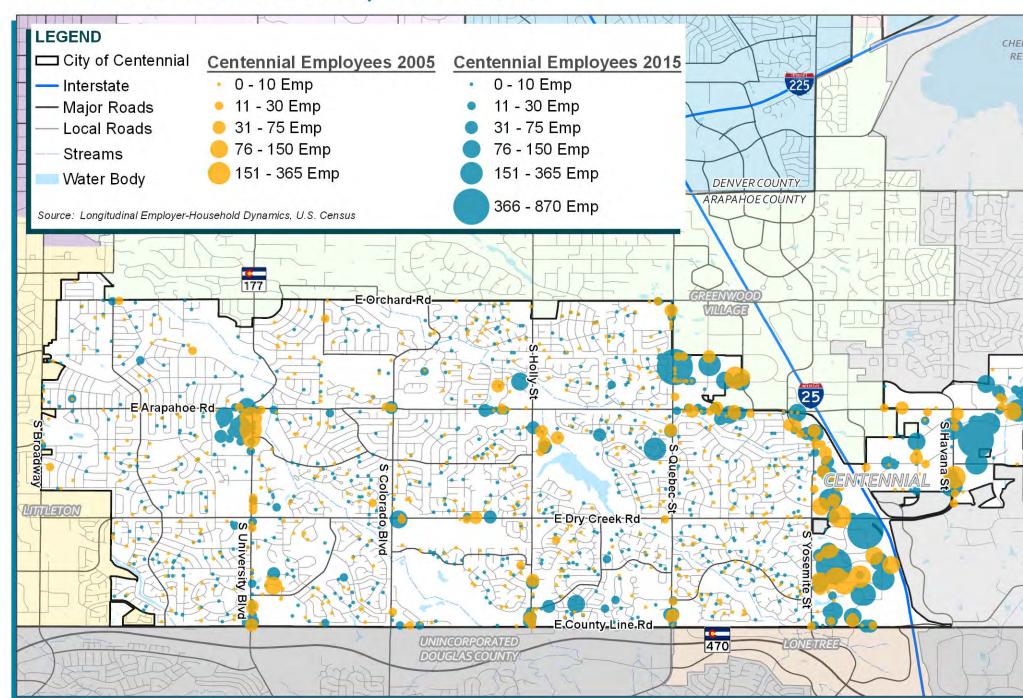
**Employment Concentration in Centennial** 

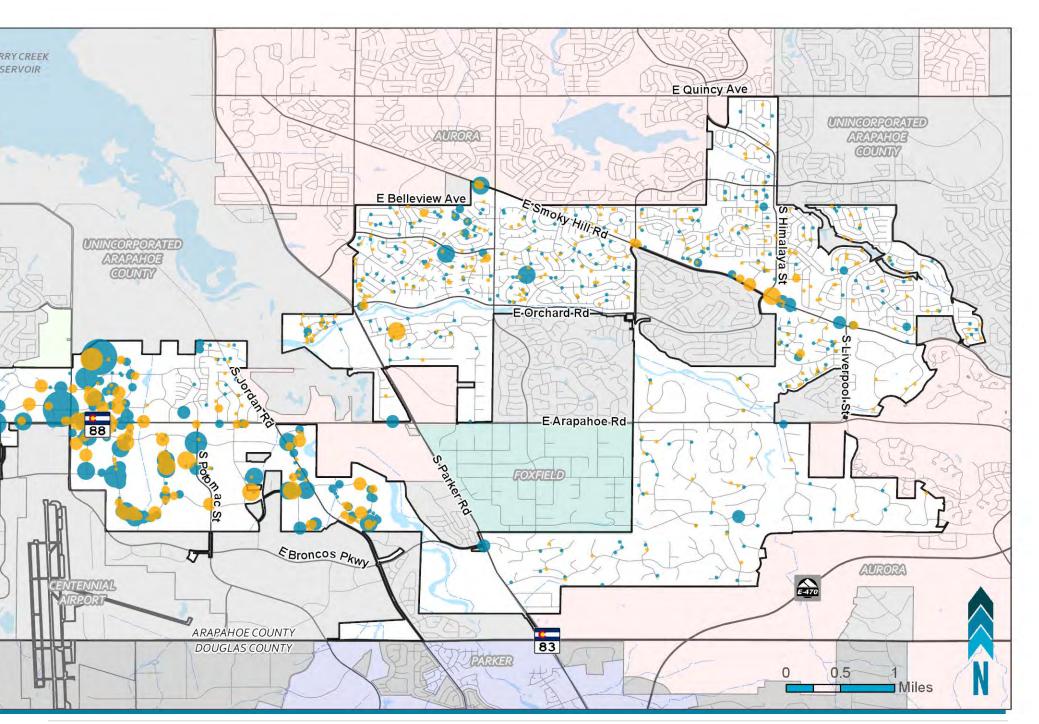
Source: Colorado Department of Labor; Bureau of Labor Statistics; Economic & Planning Systems

### EMPLOYMENT CONCENTRATION

Centennial's employment centers are located in several key areas, most of which are in the central part of the City. The west side of I-25 from East Arapahoe Road to East County Line Road has the heaviest concentration, including Panorama Corporate Center and the surrounding corporate office parks. Major employers in this area include Arrow, Comcast, and United Launch Alliance. An extension of this employment center, home to United Healthcare, can be found to the north at South Quebec Street and East Caley Avenue adjacent to the Denver Tech Center. US Foods, Oppenheimer Funds, and several major financial services providers have offices at East Arapahoe Road and South Revere Street north of Centennial Airport. Among the secondary nodes are East Arapahoe Road and South Havana Street (The Zillow Group) and East Arapahoe Road and University Boulevard (NCS Pearson).

# **EMPLOYMENT GROWTH, 2005 - 2015**







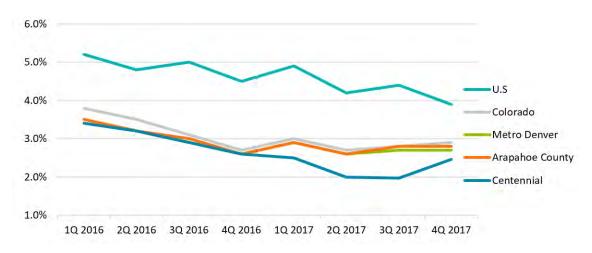
# **UNEMPLOYMENT**

Centennial's unemployment rate has followed a similar trend to metro Denver and the State from 2006 through the second quarter of 2016. From 2006 to 2010, the City's unemployment rate increased from 3.1 percent to 6.4 percent, remaining lower than metro Denver and the State. Metro Denver and State hit peak unemployment levels of 8.7 percent in 2010, while Centennial hit a peak unemployment level of 7.8 percent in 2011. Since that time, all three areas have steadily improved and as of late 2017, the City was at a healthy 2.5 percent while metro Denver and State are at 2.7 percent and 2.8 percent, respectively.

# COMMERCIAL **DEVELOPMENT**

From 2006 to 2016, commercial inventory grew 1.8 percent per year, adding 1.9 million square feet. This is nearly four times faster than metro Denver.

As of the first quarter of 2018, Centennial boasts 13.3 million square feet of commercial space, approximately 41 percent of which is office; with the remainder split between retail and industrial/flex space. From 2006 to 2016, commercial inventory grew 1.8 percent per year, adding 1.9 million square feet. This is nearly four times faster than metro Denver, which grew at 0.5 percent annually. The most significant growth was in the retail sector, which added 1.1 million square feet, 45 percent of the City's 2006 inventory. Large increments of space were added in 2008 through 2010 with The Streets at SouthGlenn project and in 2012, with the opening of IKEA Centennial.



### **Unemployment Rates**

Source: City of Centennial Quarterly Economic Report, Q1 2018. Colorado Department of Labor and Employment, Labor Market Information. US Bureau of Labor Statistics, Development Research Partners (DRP).

While the City's commercial market has been growing steadily for the past decade, rents have remained strong and vacancies relatively low. The average office rent in Centennial is around \$20 per square foot—on par with metro Denver—while retail rents of \$19 and industrial rents of \$9 are 15 percent and 7 percent above metro Denver rates, respectively. Office vacancy is a bit on the high side, nearly 11 percent versus 10 percent for metro Denver. Industrial vacancy is also higher than the metro Denver average (11.7 percent compared to 4.6 percent). Centennial's retail sector is the strongest, with only 4.6 percent vacancy, which is slightly above metro Denver's 4.4 percent.



## I-25 CORRIDOR SUB-AREA PLANNING VISION:

"The I-25 Corridor Sub-Area should be a vibrant, competitive, and economically healthy hub along the Interstate that has a sense of place, attracts businesses and employers, and takes advantage of the light rail station while maintaining an efficient and safe multi-modal transportation system." From this vision, the overarching goal of the I-25 Corridor Sub-Area Plan is to create a place that is unique, attractive, and inviting.

### FUTURE COMMERCIAL DEVELOPMENT OPPORTUNITIES

The I-25 Corridor Sub-Area is one of the leading opportunities for development and redevelopment within the South Metro Denver Area and extends from East Arapahoe Road to East County Line Road (shown on the map on B-20). Over the past decade, the I-25 corridor has experienced tremendous growth- a trend which is expected to continue partly due to the presence and expansion of the RTD light rail system. The study area offers an exceptional opportunity for Centennial to encourage unique and exciting economic and development opportunities.

A significant project is The Jones District, a 1.8 million square foot mixed-use development on 42 acres south of the Dry Creek Light Rail Station. There are also office, light industrial, and flex space development opportunities to the east of I-25 along East Arapahoe Road and south to Dove Valley and Centennial Airport. The 55-acre Encompass Business Park, a large-scale office and industrial development between East Arapahoe Road and East Fremont Avenue, will have thirteen development sites ranging from 14,000 square feet to 150,000 square feet.

### I-25 Corridor Sub-Area Plan

The adoption of the <u>I-25 Corridor Sub-Area Plan</u> in 2013 established a framework (refer to the Sub-Area Plan Boundary Map) to ensure portions of Centennial and unincorporated Arapahoe County adjacent to I-25 and Centennial Airport remain vital and competitive during the development of the south I-25 corridor.

### The Importance of Centennial Airport

As the second most active general aviation airport in the country, with takeoffs and landings on par with San Francisco Airport, Centennial Airport provides exceptional mobility for corporate travelers and serves as an important employment generator for the region. It is located entirely within unincorporated Arapahoe County and owned by the Arapahoe County Public Airport Authority. Despite the fact the airport is located outside of City limits, its close proximity to the City provides a positive impact on future economic development, employment, and land development

patterns both within the South Metro Denver Area and within Centennial. As such, the Comprehensive Plan and various sub-area plans collectively aim to protect and enhance the future viability of Centennial Airport.



SouthGlenn and IKEA Centennial during this time period. It represents over a 100 percent increase over 2009 levels.



Net Sales Tax Revenue (Millions), 2009-2017 Source: City of Centennial Finance Department



# CITIZENS' PERSPECTIVE

In general, residents are proud of their local economy and that Centennial is debt-free. They would like the City to continue to assure the economy remains strong and attractive to prospective businesses and employers.

The <u>Centennial 2016 Citizen Survey</u> indicated that 82 percent of Centennial citizens rated overall economic health as excellent or good; higher than the national benchmark. Other economic aspects with ratings which exceed national benchmarks include shopping opportunities, employment opportunities, and place to work. Additionally, 77 percent of citizens gave positive ratings for business and services and 65 percent gave positive ratings for Centennial as a place to visit. The lowest ratings (49 percent) were given to the cost of living aspect of the economic category from the survey.

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Who is Centennial, now?

## WHY IT MATTERS

Efficient, cost-effective utilities, and access to high-quality services and good schools are important economic drivers and contribute to enhanced quality of life in any city. Often, people decide where to live or locate businesses based on the quality of services available. Emerging trends in technology and innovation are changing the way cities plan for the imminent and rapidly shifting social, economic, and environmental conditions. City governments are responding by taking a more aggressive approach to driving economic development by offering creative incentives and competitive advantages. In the effort to remain competitive and maximize quality of life, cities have begun to prepare for future needs and desires by investing in the modernization of existing infrastructure as well as embracing new forms of infrastructure and technological innovations that may ultimately reinvent the way we experience our built environment.

### **KEY POINTS**

Centennial operates within
a "limited" government
framework that features core
City-employed staff, a number
of contracted services, and a
network of special districts. This
allows for improved efficiency
and cost savings in local
government operations.

Centennial is known as an innovative leader in successfully using both public and private partnerships to provide efficient, high quality, and cost effective municipal services to businesses and residents.

The City's current fiber-optic network includes over 40 miles of underground fiber-optic infrastructure, currently used to provide connectivity for the Intelligent Transportation System (ITS).

City Council recently approved a \$5.7 million Fiber Master Plan to enhance existing fiber opportunities and provide a foundation for more competition, which should lead to increased options for higher internet speeds.

There are 11 Sanitation and 11
 Water Districts, 1 Fire District,
 2 School Districts, and 1
 Library District serving the 4
 City Council Districts within
 Centennial.



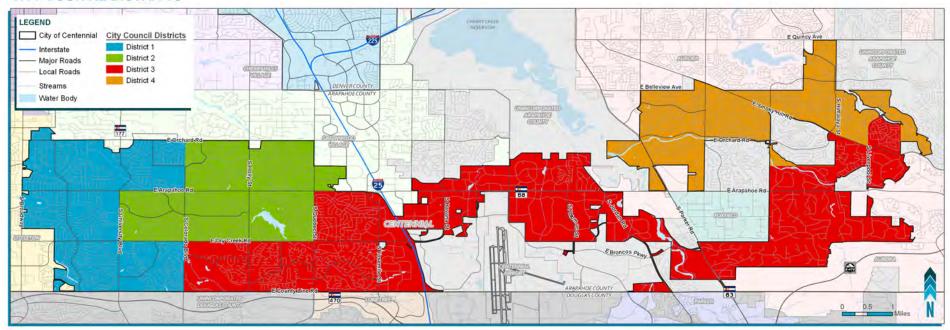
Before the City of Centennial was established, the land was governed by Arapahoe County. It was during this time that residents voted to form special districts to bring much needed services to the area. When Centennial incorporated in 2001, these special districts remained and continue to serve the City today. The special districts collect property taxes and fees to provide essential services throughout the community.

The 2004 Comprehensive Plan set forth three goals pertaining to the provision of utilities and services in Centennial, shown in the callout box on the next page.

Centennial is a highly-efficient city, contracting and partnering with different entities to provide law enforcement and fire protection, utilities, recreation, and other essential community services. Centennial is divided into four City Council Districts, depicted in the City of Centennial Council Districts figure on page <u>B-93</u>. The tables beginning on page <u>B-94</u> show all the special districts currently operating within the City per service category and Council District. It also includes private service providers.

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#### CITY COUNCIL DISTRICTS



### **City of Centennial Council Districts**

The City of Centennial is responsible for facilitating and maintaining efficiency through partnerships with special districts, private companies, and other agencies and authorities to successfully provide utilities to residents. Through the City's nationally recognized public/private partnerships and innovative contract business model, it strives to deliver the best value and highest quality services to residents and allow for improved efficiency and cost savings in local government operations.

Mayor Stephanie Piko put it best in her 2018 State of the City Address, "we recognize that when newcomers are considering where to move their families, the safety

of the community and the quality of schools are priorities for families. Our public safety and education partners make Centennial better... Those who know, know the unique relationship this area has with our special districts. The strength and dedication to serve our citizens helps Centennial be a successful community by providing uniquely targeted and needed services to our residents."

# UTILITIES AND SERVICES GOALS FROM THE 2004 COMPREHENSIVE PLAN

- ► Goal 1: Assure adequate provision of utility services.
- ► Goal 2: Encourage appropriate educational studies.
- ► Goal 3: Assure emergency services, parks, libraries, and other services.

### **Special Districts and Service Providers by Council District**

CITY OF CENTENNIAL SPECIAL DISTRICTS		
All Council Districts		
Transportation	Regional Transportation District (RTD)	
Flood Control	Urban Drainage and Flood Control District	
Soil Conservation	West Arapahoe Soil Conservation District	
Stormwater	Southeast Metro Stormwater Authority	
Library	Arapahoe Library District	

CITY OF CENTENNIAL SPECIAL DISTRICTS		
District 1		
Water	Southeast Englewood Water District Willows Water District	
Sewer	South Arapahoe Sanitation District South Englewood Sanitation District No. 1	
Fire	South Metro Fire Rescue District	
Parks and Recreation	South Suburban Parks and Recreation District	
Electric and Gas	XCEL Energy	
Schools	Littleton Public Schools	
Metropolitan and Improvement Districts	Southern Metro District	
Airport Influence Area	None	

<sup>\*</sup>Some of the special districts established for water services in the City of Centennial contract with Denver Water to provide services and therefore residents in some areas may not recognize the designated special district denoted for water in the charts above.

CITY OF CENTENNIAL SPECIAL DISTRICTS			
District 2			
Water	Arapahoe Estates Water District Southeast Englewood Water District Southgate Water District Willows Water District		
Sewer	Southgate Sanitation District Arapahoe County Water and Wastewater Authority		
Fire	South Metro Fire Rescue District		
Parks and Recreation	South Suburban Parks and Recreation District		
Electric and Gas	XCEL Energy		
Schools	Cherry Creek School District Littleton Public Schools		
Metropolitan and Improvement Districts	Cherry Park General Improvement District Greenwood South Metro District Liberty Hill Metro District Suburban Metro District		
Airport Influence Area	None		
*C (.11 !			

<sup>\*</sup>Some of the special districts established for water services in the City of Centennial contract with Denver Water to provide services and therefore residents in some areas may not recognize the designated special district denoted for water in the charts above.

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CITY OF CENTENNIAL SPECIAL DISTRICTS			
District 3			
Water	Arapahoe County Water and Wastewater Authority Arapahoe Estates Water District Castlewood Water District District East Cherry Creek Valley Water and Sanitation (Water On East Cherry Creek Valley Water and Sanitation Southeast Englewood Water District Southgate Water District Willows Water District		
Sewer	Arapahoe County Water and Wastewater Authority		
Fire	South Metro Fire Rescue District		
Parks and Recreation	Arapahoe County Recreation District Arapahoe Park and Recreation District South Suburban Parks and Recreation District		
Electric and Gas	Intermountain Rural Electric Association XCEL Energy		
Schools	Cherry Creek School District Littleton Public Schools		
Metropolitan and Improvement Districts	Arapahoe Water and Wastewater Public Improvement District Centennial 23 Metro District Chaparral Metro District Dove Valley Metro District East Arapahoe Metro District Foxridge General Improvement District Heritage Greens Metro District Highland Park Metro District Interstate South Metro District Landmark Metro District Panorama Metro District Parker Jordan Metro District Southgate Corporate Center Metro District Suburban Metro District Walnut Hills General Improvement District		
Airport Influence Area	Centennial Airport		

\*Some of the special districts established for water services in the City of Centennial contract with Denver Water to provide services and therefore residents in some areas may not recognize the designated special district denoted for water in the charts above.

CITY OF CENTENNIAL SPECIAL DISTRICTS		
District 4		
Water	Arapahoe County Water and Wastewater Authority Castlewood Water District East Cherry Creek Valley Water and Sanitation District East Valley Water and Sanitation District Havana Water and Sanitation District	
Sewer	Arapahoe County Water and Wastewater Authority	
Fire	South Metro Fire Rescue District	
Parks and Recreation	Arapahoe County Recreation District Arapahoe Park and Recreation District Smoky Hill Metro District	
Electric and Gas	Intermountain Rural Electric Association XCEL Energy	
Schools	Cherry Creek School District	
Metropolitan and Improvement Districts	Arapahoe County Water and Wastewater Public Improvement District Columbia Metro District Liverpool Metro District Parkview Metro District Bonds Piney Creek Metro District Piney Creek Village Metro District	
Airport Influence Area	Centennial Airport	

\*Some of the special districts established for water services in the City of Centennial contract with Denver Water to provide services and therefore residents in some areas may not recognize the designated special district denoted for water in the charts above.



## INFRASTRUCTURE AND UTILITIES

### WATER AND SANITATION

Centennial relies on special districts, private companies, and other agencies and authorities to provide services such as water, gas, phone, fiber optics, energy, and waste disposal.

<u>Denver Water</u> is the supplier for many of the water districts which is a reliable source of raw water for most residents. Denver Water also maintains water distribution mains within the special districts while district staff maintains services. <u>Arapahoe County Water and Wastewater Authority</u> (ACWWA) and the <u>East Cherry Creek Valley (ECCV) Water and Sanitation District</u> obtain and treat their water from other sources. These two districts serve the eastern portion of the City. Sanitation Districts within the boundaries of Centennial do not provide treatment of wastewater, only collection.

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Wastewater is treated at the Littleton/Englewood or Metro Wastewater plants.

The <u>Water District Map</u> and the <u>Sanitation District Map</u> found on the following pages indicate the areas served by water and sanitation districts within Centennial. Some districts also serve areas outside of Centennial. Most of the water and sanitation districts serving Centennial existed prior to the City's 2001 incorporation and are located on land that is currently built out, so additional capacity is not anticipated. Areas noted on the <u>Sanitation District Map</u> as "septic", are not provided sanitation services from any District within the City.

### **STORMWATER**

The <u>Southeast Metropolitan Stormwater Authority</u> (SEMSWA) provides stormwater management, planning, construction, and maintenance services under an intergovernmental agreement with Centennial for all storm drain facilities except for local street drainage. SEMSWA's activities include:

- ► Planning
- ► Funding
- ► Construction
- ► Acquisition
- ► Operation
- Maintenance

SEMSWA is also responsible for ensuring compliance with National Pollutant Discharge Elimination System (NPDES) and other environmental regulations and strives to educate the public about stormwater quality. SEMSWA is funded through user fees, system development charges, and intergovernmental revenue.

SEMSWA manages the Municipal Separate Storm Sewer System (MS4) process for Centennial and reviews stormwater management plans for construction activities within the City. They also fund capital improvements related to stormwater. The average capital improvement budget is approximately \$3 million per year. SEMSWA often partners with Centennial and the Urban Drainage and Flood Control District on projects located within City limits.

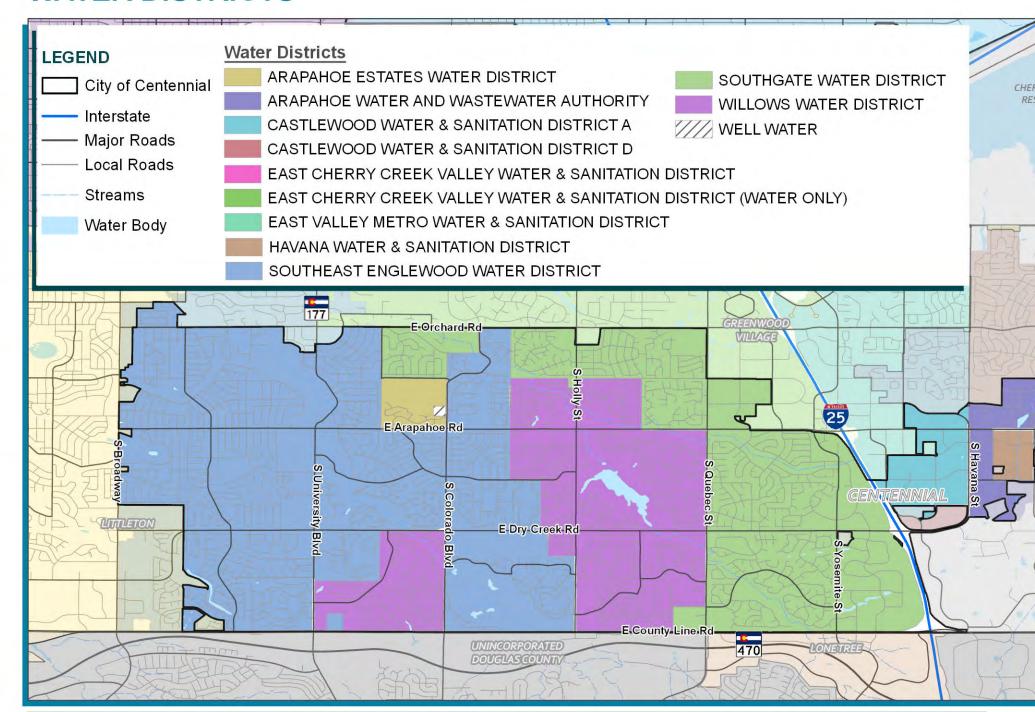
### **ELECTRIC AND GAS**

Xcel Energy and Intermountain Rural Electric Association (IREA) provide electric and gas service to Centennial residents and businesses. The <u>Power Districts Map</u> on pages B-102-103 represents the service areas for electric services.

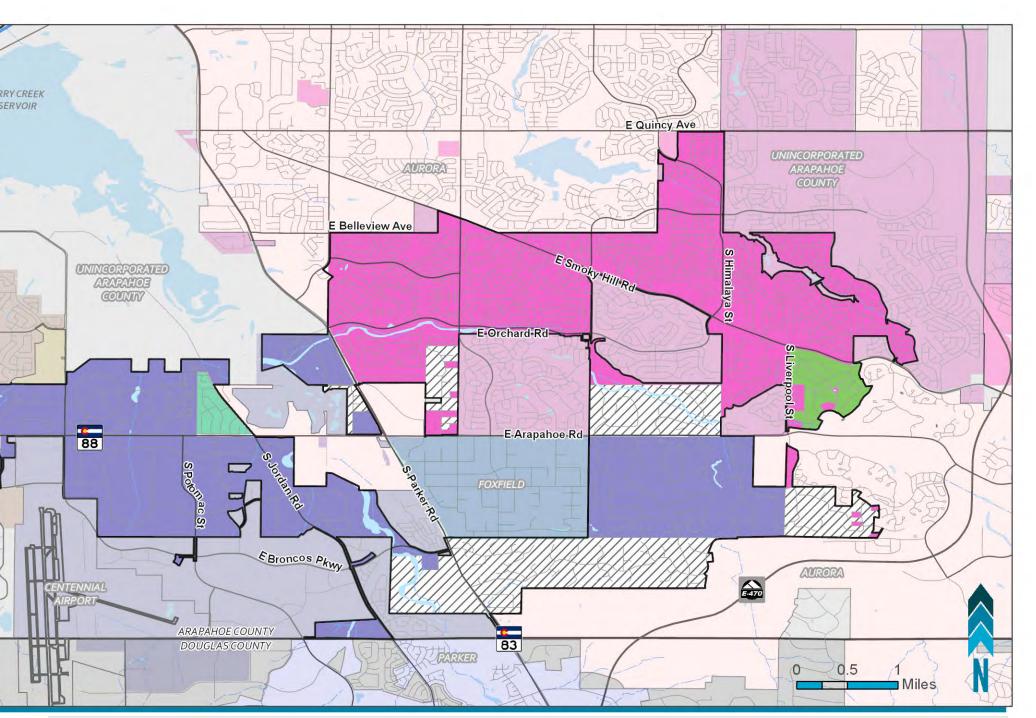


Since the establishment of SEMSWA in 2007, stormwater infrastructure and maintenance has significantly improved in Centennial.

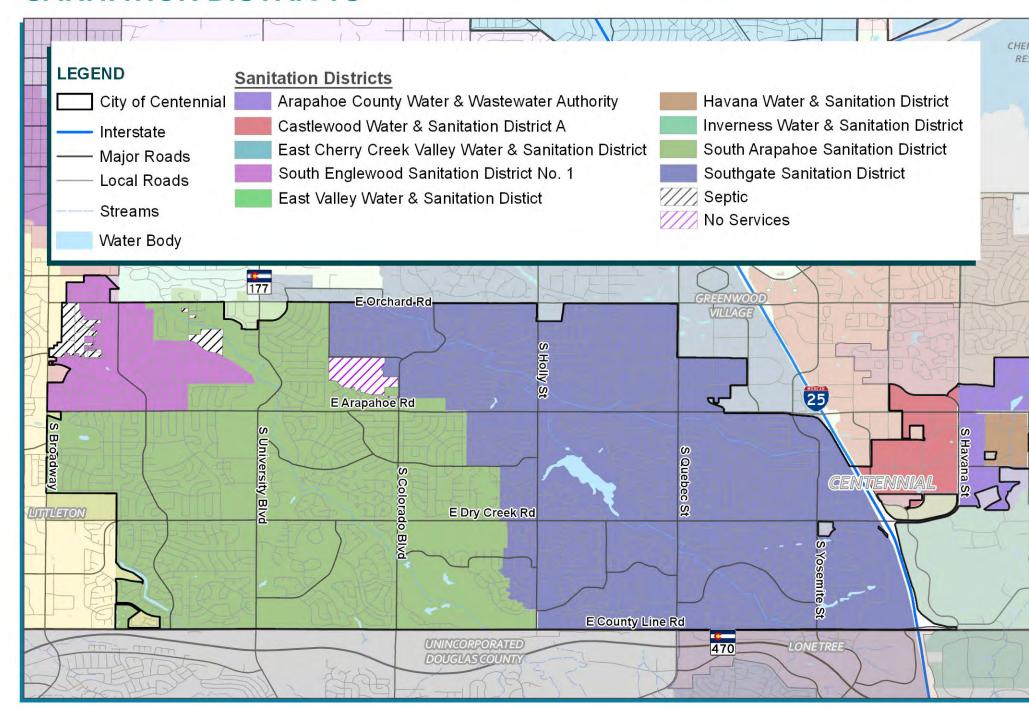
### WATER DISTRICTS



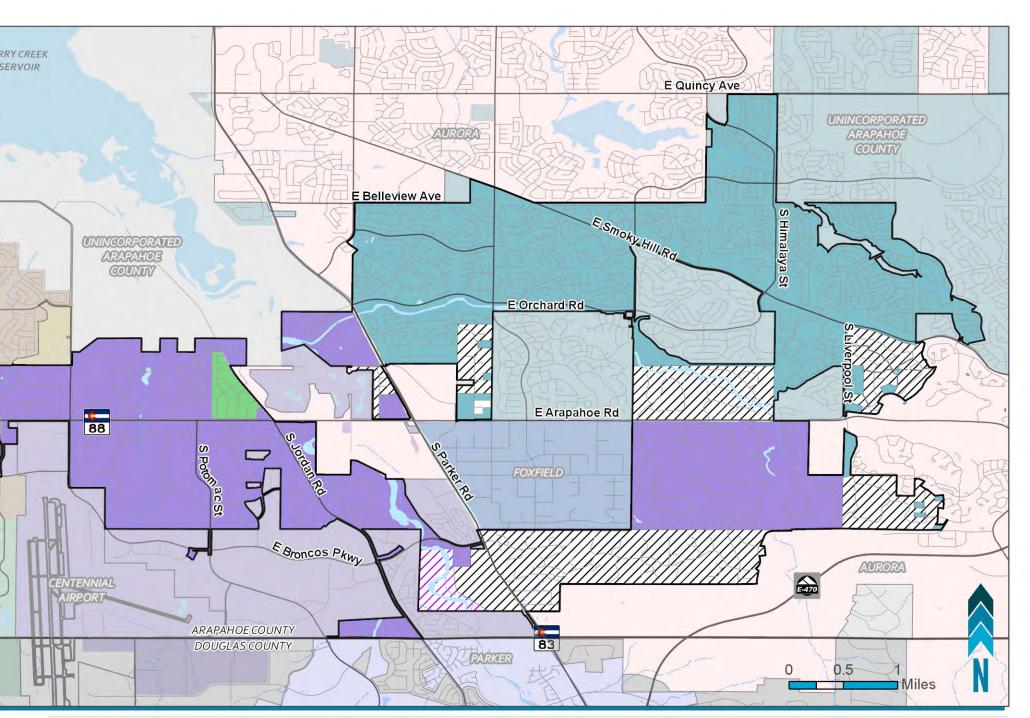
B-98 CENTENNIAL NEXT



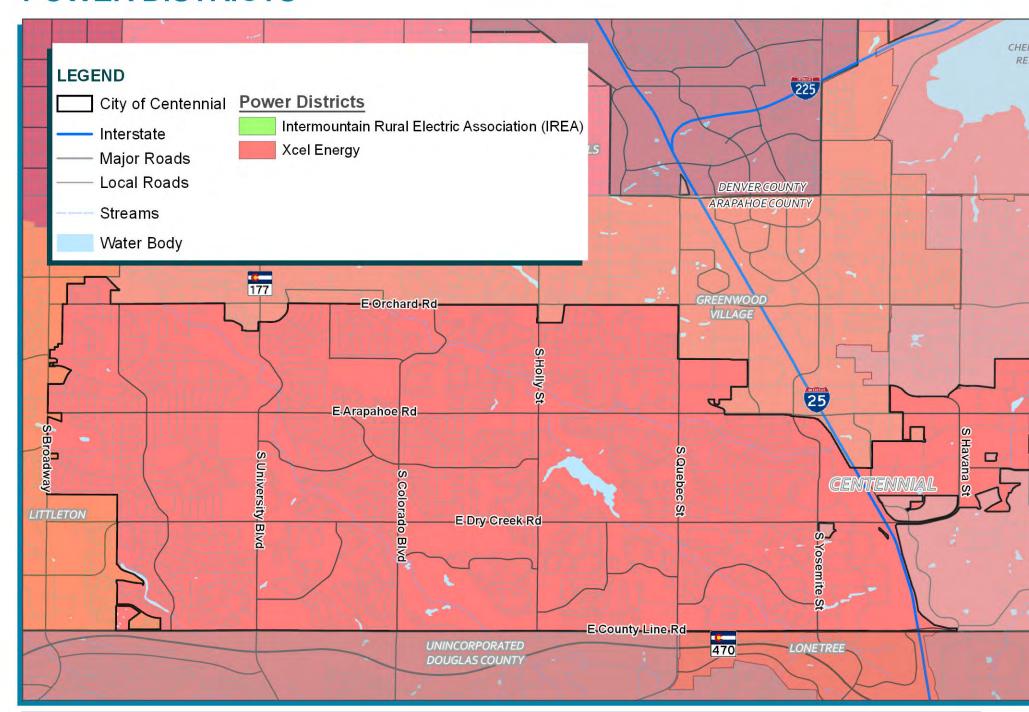
### **SANITATION DISTRICTS**



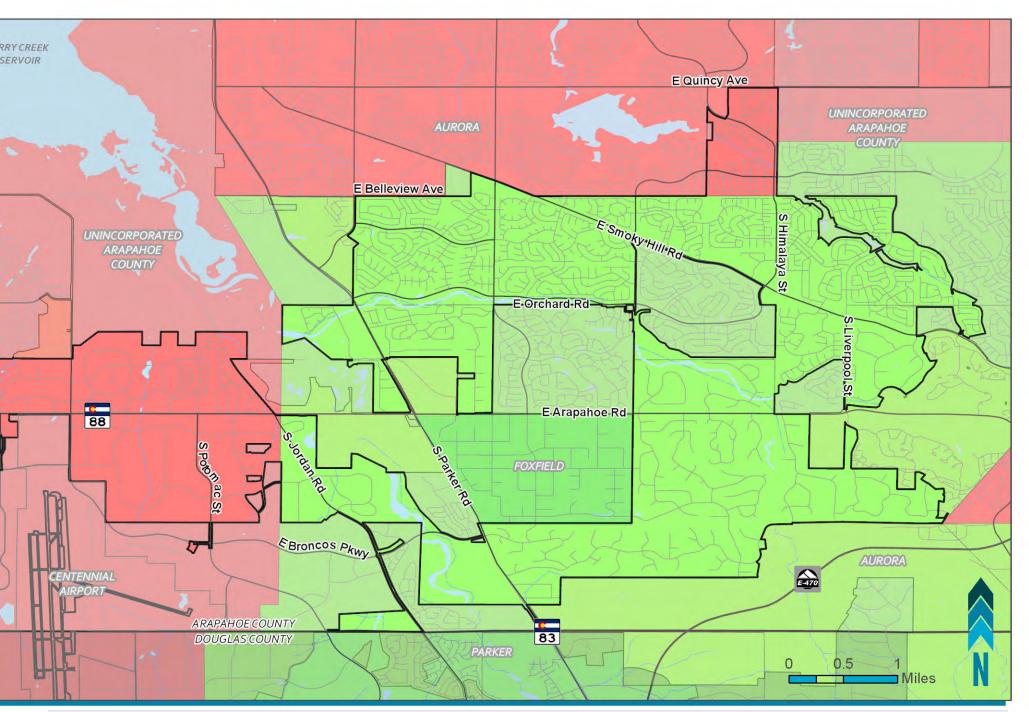
B-100 CENTENNIAL NEXT



## **POWER DISTRICTS**



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Centennial's current fiber-optic network includes over 50 miles of underground fiber-optic infrastructure, refer to Fiber Infrastructure Map on pages B-106-107. Currently, this network provides connectivity for the Intelligent Transportation System (ITS) which includes City-operated traffic signals, closed circuit television cameras, and traffic signal detection sensors. In 2008, the City began improving connectivity between these assets and are continuing to evaluate opportunities to deploy fiber throughout the community to enhance public services and economic development opportunities.

"WE LOOK FORWARD
TO CONNECTING MORE
COMMUNITY ANCHOR
INSTITUTIONS TO THE
CITY'S FIBER BACKBONE AND
CONTINUING THE POSITIVE
MOMENTUM WE HAVE WITH OUR
BUSINESSES AND RESIDENTS."

–Mayor Stephanie Piko



# FiberWorks **FiberWorks**

# Centennial dedicated \$5.7 million to implement the Fiber Master Plan

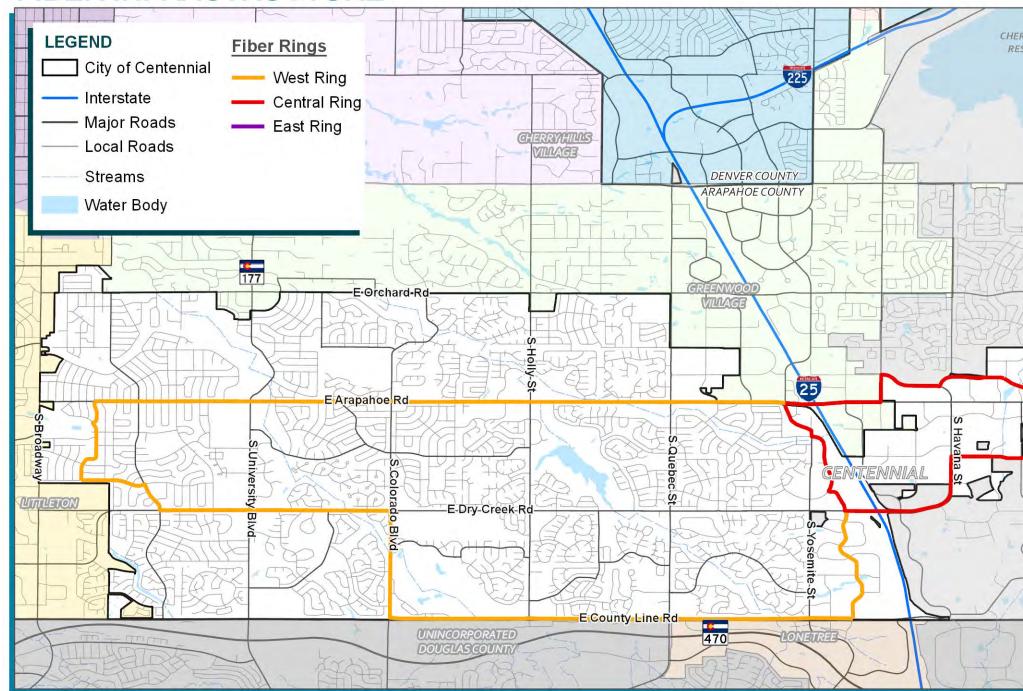
In 2013, Centennial voters overwhelmingly supported the City's intention to create a new fiber broadband infrastructure for the City. City Council committed to providing cutting-edge technology for community anchor institutions and businesses located in Centennial. This is demonstrated by their approval of a \$5.7 million Fiber Master Plan in March 2016 to enhance existing fiber opportunities and provide a foundation for more competition, leading to increased options for higher internet speeds. Today, that plan is taking shape and includes the build-out of more than 50 miles of new backbone fiber.

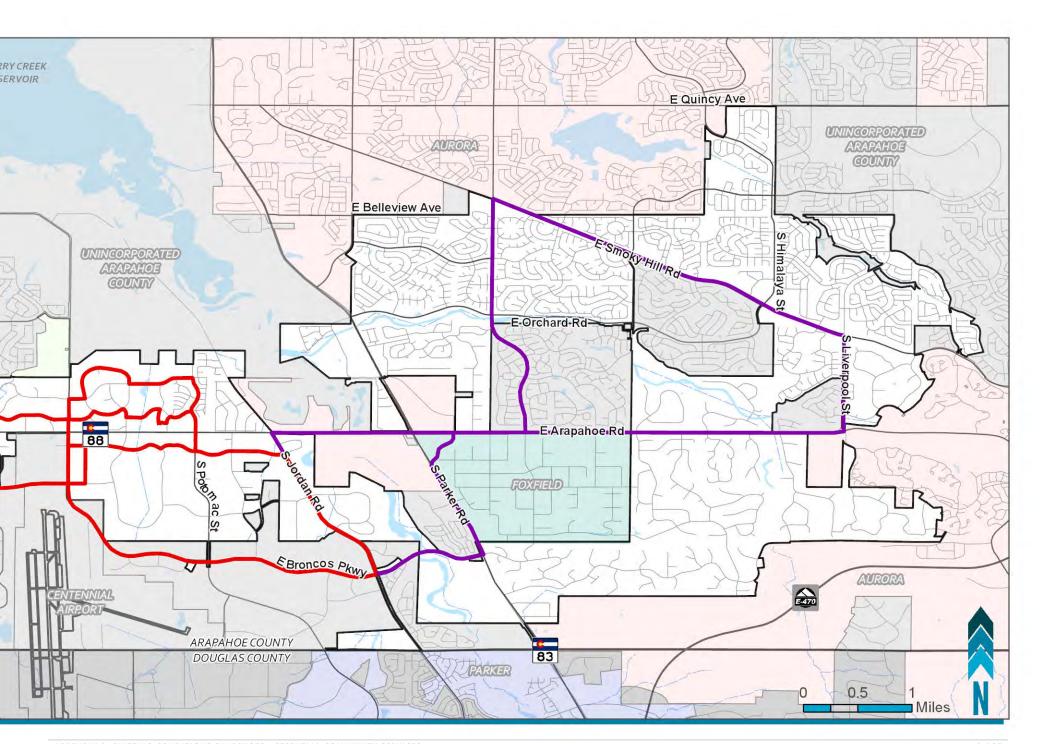
By treating the Fiber Master Plan as a program rather than a project, the City creates processes and procedures to plan and manage the expansion of the network to support more users in and around Centennial and ensure it continues to meet the needs of the City and citizens. This fiber backbone will connect and complete the City's underground infrastructure, connecting key City sites and other community anchor institutions such as schools, libraries, emergency responders, and the City itself. This backbone will enable both existing and new broadband providers to tie into the new infrastructure with the goal of providing better and more competitive choices and services for consumers.

"MUNICIPAL **BROADBAND IS ESSENTIAL 21ST CENTURY** INFRASTRUCTURE AND VITAL FOR ECONOMIC DEVELOPMENT, WHEN CITY COUNCIL APPROVED THE FIBER MASTER PLAN, THE INTENT WAS TO ALLOW OPPORTUNITIES FOR OPEN ACCESS TO THE CITY'S BACKBONE, ENHANCING CENTENNIAL'S INFRASTRUCTURE FOR BUSINESSES, RESIDENTS AND GOVERNMENT AGENCIES."

- Council Member & Fiber Commission Chair Ken Lucas

## FIBER INFRASTRUCTURE





# COMMUNITY SERVICES AND INSTITUTIONS

A variety of community anchor institutions provide services to Centennial (refer to the maps starting on page <u>B-110</u>). The City is served by the <u>Cherry Creek School District</u> (CCSD) and <u>Littleton Public Schools</u> (<u>LPS</u>), both of which have earned national recognition

for their award-winning academic excellence. Arapahoe Libraries operates four public libraries in the City, providing ample opportunities for residents to gather, explore, interact, and imagine. The Arapahoe County Sheriff's Office and South Metro Fire Rescue District collectively share credit for the City's consistent recognition as one of the safest cities in Colorado.

### **EDUCATION**

The Cherry Creek School District (CCSD) and Littleton Public Schools (LPS) provide youth with an award-winning education, a driving factor that attracts new families who value excellence in education to reside in Centennial. Twelve elementary schools within the CCSD are located within City limits; this includes 11 public facilities and one charter school

Two traditional high schools serve Centennial residents while Endeavor Academy provides an alternative educational format. Arapahoe High School (LPS) is located on the west side of the City and Eaglecrest High School (CCSD) is located on the east side in Unincorporated Arapahoe County. Thirteen schools within the LPS system are within Centennial with three others outside the City limits. Three LPS elementary schools – Peabody, Hopkins, and Highland Elementary Schools – offer preschool options.

Seven private schools offer additional options for residents; two of these offer a Christian-affiliated education for grades preschool through eighth grade. The six other private schools have no affiliation and primarily serve the preschool and kindergarten education levels. Refer to the Community Institutions Map on pages B-110-111 to view the locations of area schools and public libraries.



### LIBRARIES

Libraries add value to a community by welcoming diverse populations, serving as informal universities, supporting local art and culture, and being champions for youth. Centennial is lucky enough to be home to four libraries operated through the Arapahoe Libraries system: SouthGlenn, Smoky Hill, Koelbel, and Castlewood locations. These libraries offer users access to computer services, study rooms, bookstores, and programs/classes. The SouthGlenn and Smoky Hill locations offer "The Studio," a soundproof studio with green screens and software to facilitate creativity. Coffee shops and art galleries are just two of the perks of visiting the Smoky Hill and Koelbel libraries. The Castlewood location offers a Makerspace with access to 3D printers, laser cutters, sewing equipment, power tools, and electronics tools.

## **PUBLIC SAFETY**

Centennial is not only one of the safest cities in Colorado but also nationwide. The Arapahoe County Sheriff's Office has played a pivotal role in this designation by incorporating innovative measures to effectively encourage public safety. South Metro Fire Rescue plays a significant role in the increased safety of the City; as of January 1, 2019, South Metro Fire Rescue, provides emergency response services and public assistance to all Centennial residents. Prior to 2018, the City was served by three fire protection districts, Cunningham Fire Protection District, Littleton Fire Protection District, and South Metro Fire Rescue. In 2018, the three fire districts unified under one fire district, South Metro Fire Rescue. Centennial also utilizes neighborhood watch programs and mandatory curfews for minors to help promote safety for all residents.

# Community Institutions.



11 Sanitation and 11 Water Districts







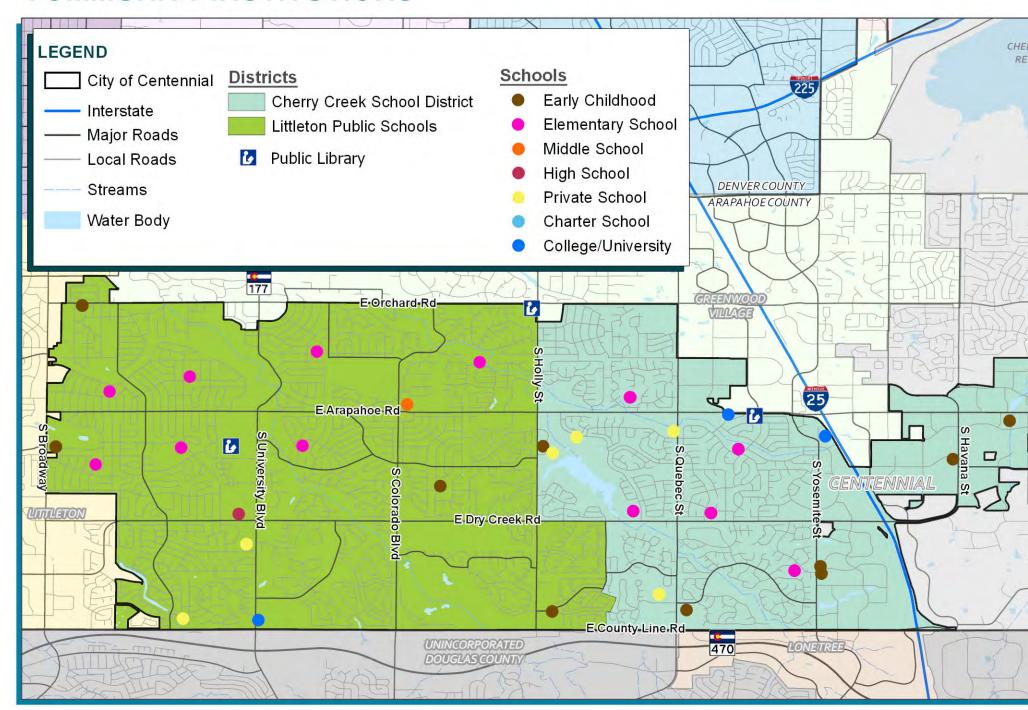
2 School Districts and 20+ Schools

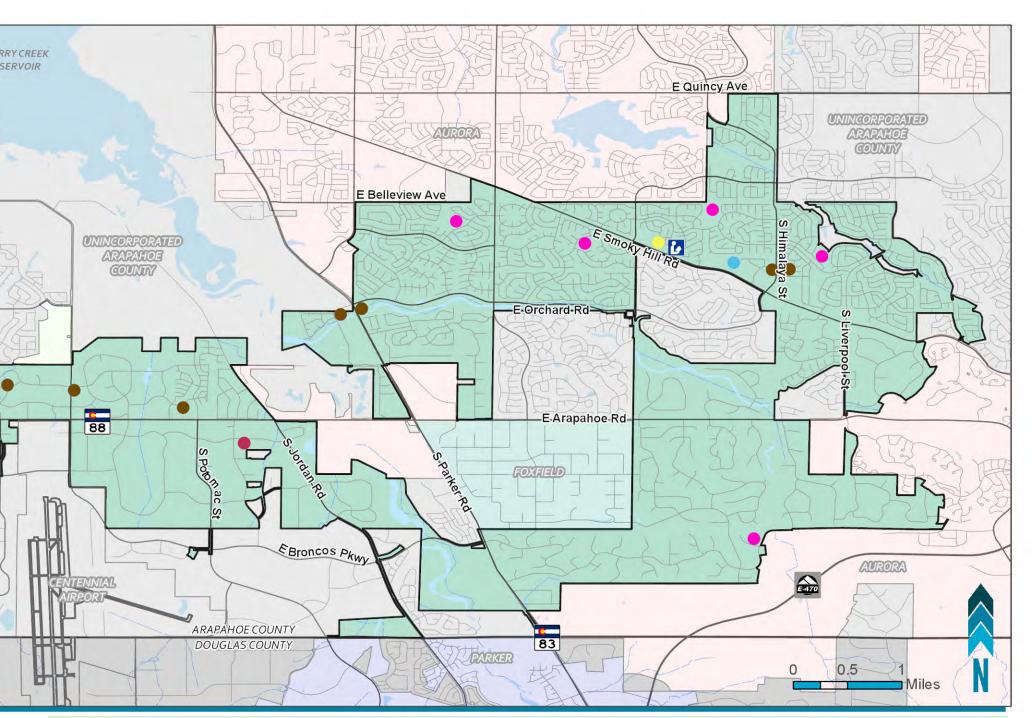
4 Public Libraries

COSTRAIN HTTUCE



## **COMMUNITY INSTITUTIONS**







### CENTENNIAL CITY GOVERNMENT

The City of Centennial is represented by nine elected officials: one Mayor and eight <u>City Council</u> Members. Two representatives are elected from each of the four districts within the City. The Mayor serves a four-year term at-large and Council Members are elected for four-year staggered terms. The Centennial <u>City Council</u> works together to provide leadership, balance public needs and interests, establish City policies, and create the City's vision.

City Council also appoints a City Manager to oversee City operations and implement policy decisions determined by the Council. The City Manager directs City department actions and develops policy implementation programs and a variety of special projects.

CENTENNIAL NEXT

There are ten Boards, Commissions, Committees, and Authorities serving on the City's behalf. These groups are comprised of volunteers appointed by City Council. Approximately 63 volunteers are involved in the following Boards, Commissions, Committees, and Authorities:

- ► Audit Committee
- ► Board of Review
- ► Budget Committee
- ► Election Commission
- ► Fiber Commission
- ► <u>Investment Commission</u>
- ► Open Space Advisory Board
- ► Planning and Zoning Commission
- ► Senior Commission
- ► Youth Commission

### **Public Works Department**

With almost 40,000 municipal, township, and county governments in the U.S., Centennial's Public Works Department became the 119th accredited public works agency and the first-ever public-private partnership public works agency in the United States. Centennial's current Mayor Stephanie Piko expressed, "Centennial prides itself on being innovative and doing business differently, which includes innovative partnerships that not only benefit individuals and businesses but also our community and the environment". The City's Public Works Department performs many of the day-to-day services that directly impact quality of life. These services include:

- ► Construction management
- ► Street maintenance and improvement
- ► Issue permits for work within the right-of-way
- ► Snow removal and ice control on municipal streets
- ► Transportation planning
- ► Managing traffic control
- ► Mosquito population control

"THE PARTNERSHIP THE CITY
HAS WITH JACOBS HAS LED
TO THE IMPLEMENTATION OF
EFFECTIVE AND EFFICIENT
PROGRAMS THAT BENEFIT THE
CITIZENS OF CENTENNIAL."

- Mayor Stephanie Piko





**Unique City Programs** 

Centennial fosters unique public participation opportunities for residents of all ages. The City shows support for seniors by promoting active community involvement, providing resources for aging in community and offering a forum for senior ideas, needs, and concerns. The Centennial Senior Commission shares insight into City matters affecting Centennial's seniors by offering hands-on experience and personalized learning which unites community members in resolving concerns and accomplishing beneficial change within the community.

The <u>Centennial Youth Commission</u> delivers a similar experience for the community's 13-18-year olds. The Youth Commission develops community programs and influences policy-making and participates in City-wide events. The Youth Commission and Centennial Municipal Court partnered to implement a Teen Court. Teen Court is a community-based, juvenile intervention/prevention program offering an alternative to going through a regular court hearing. It effectively holds the juvenile accountable for their actions and promotes long-term behavioral changes that lead to enhanced public safety.

Centennial 101 is a free program offered to residents, designed to educate them about the inner-workings of the City. Through the interactive seven-week program, participants learn about Centennial's history, taxes/budget, development/planning, street infrastructure, public safety, fire, and building safety and opportunities to get involved. Graduates from Centennial 101 praise the program, claiming to have an increased sense of community pride and knowledge after attending the courses.

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## "CENTENNIAL 101 SHEDS LIGHT ON THE "SECRET SAUCE" THAT MAKES THE CITY NATIONALLY RECOGNIZED."

-Centennial 101 Graduate Testimonial

### Additional Community Resources

Through the City of Centennial, Arapahoe County, and other State and federal programs, a multitude of other resources are available for the members of the community. Caregiving, respite care, home safety/aging in community, and health assistance programs are available to seniors through various companies, the Department of Veteran Affairs, and other organizations. Trusted links to food resources, medical/health websites, financial assistance, social services, housing resources, transportation, and volunteer/work opportunities are offered on the City's official website, centennialco.gov.



## CITIZENS' PERSPECTIVE

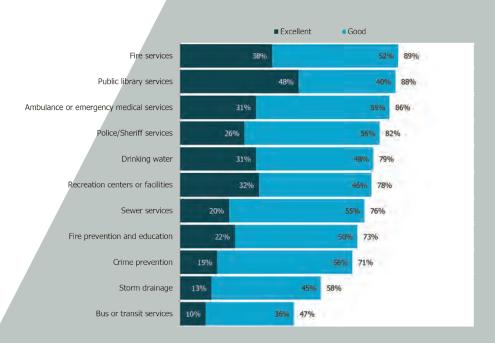
Results from various public outreach completed as part of the **Centennial NEXT** planning process, found residents did not provide a significant amount of commentary related to essential community services in Centennial. This may be because it supports the findings from an earlier <u>Centennial 2016</u> <u>Citizen Survey</u>, which indicated most residents are satisfied with existing services. However, two exceptions appeared in many survey responses: 1) residents want access to higher internet speed options to be provided by the City's new fiber optic network expansion; and 2) increased snow removal services. In fact, snow removal ranked as one of the top five most common responses for what residents would like to improve about Centennial in the future. In 2017, City Council allocated funds to add five additional snow plows to the City's fleet.

Some citizens have noticed inefficiencies and discrepancies in quality among special districts operating under the same service category and thus expressed the desire to consolidate certain special districts; specifically, the parks and recreation and water districts as well as waste/recycling services. One survey respondent explained how acrimony exists between the South Suburban Parks and Recreation District and the Arapahoe Park and Recreation District. He or she believes, "We need to have ONE parks department. All the other districts are working admirably but the fight for open space dollars is unacceptable." A few of the residents who live in areas of Centennial not serviced by Denver Water expressed dissatisfaction with their water quality and a desire for access to alternative options. Overall, citizens seem to love their local schools, libraries, and emergency responders. When residents were asked what they love most about Centennial, "schools" was the third most popular response, "low crime rate/safety" was the fifth most popular, and libraries fell under the eighth most popular response which was under the "community and recreation amenities" umbrella category. Respondents expressed nothing but praise when it comes to these three topics.

<u>Centennial Youth Commission</u> members recommended newer, more progressive police training, considering the recent national spike in police misconduct and violent shootings that have become more common throughout the United States. They shared that they often hear about the desire to initiate a Centennial police force.

Members of the Youth Commission

also shared positive feedback about their schools and educational experience. However, they felt the school districts could do a better job at attracting more students from diverse backgrounds.



Citizen rating of the quality of services not provided by the City of Centennial.

Source: Centennial 2016 Citizen Survey

B-116 CENTENNIAL NEXT

# **OPPORTUNITY SITES**

visual preference imagery summary

31 JULY 2017



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C-II CENTENNIAL NEXT



# Opportunity Sites Workshops + Survey

## INTRODUCTION

Phase 2 of the **Centennial NEXT** planning process focused on translating the vision into reality by identifying opportunities that contribute to and reflect Centennial's goals and strategies for the developed future. In order to gather feedback from the public about future development in Centennial, the **Centennial NEXT** Team identified 39 Opportunity Sites based on future potential for development, redevelopment, or parks, trails, and open space opportunities along with corresponding future land use designations. The specific Opportunity Sites identified during this phase (highlighted within this Appendix) integrated the identity, character preservation, and placemaking, while focusing on Centennial's unique qualities and aspirations.

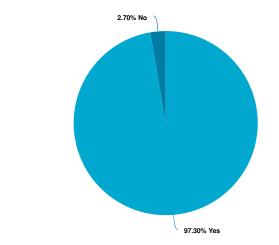
These Opportunity Sites were presented to the public during a three-day, four-meeting workshop series that was supplemented by an online survey. Each Opportunity Site had a menu of visual preference images that identified potential uses, building types, housing types, and recreational amenities likely to occur at each site. Centennial residents and stakeholders were asked for feedback on which visual preferences they could support for each Opportunity Site they selected. The results gathered from the in-person events and the online survey is summarized on the following pages. An overall Phase 2 outreach summary is included in <u>Appendix A</u>.

APPENDIX C: OPPORTUNITY SITES



# Opportunities Sites Survey Results

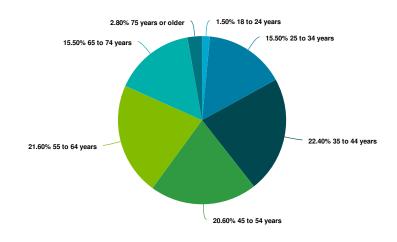
#### Are you a resident of the City of Centennial?



Value	Percent	Responses
Yes	97.3%	568
No	2.7%	16

Total: 584

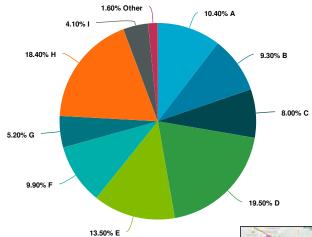
### What is your age group?



Value	Percent	Responses
18 to 24 years	1.5%	6
25 to 34 years	15.5%	60
35 to 44 years	22.4%	87
45 to 54 years	20.6%	80
55 to 64 years	21.6%	84
65 to 74 years	15.5%	60
75 years or older	2.8%	11

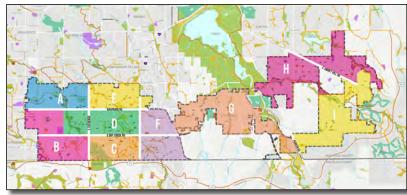
Total: 388

Please indicate in which of the zones on the map you live. If you do not live in Centennial, but work in Centennial, please indicate in which of the zones on the map you work. If you do not live or work in Centennial, please choose "Other".(Please use the slider bar at the bottom of the image to scroll east/ west.)



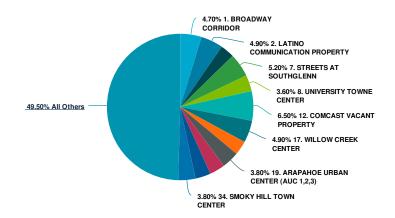
Value	Percent	Responses
A	10.4%	38
В	9.3%	34
С	8.0%	29
D	19.5%	71
Е	13.5%	49
F	9.9%	36
G	5.2%	19
Н	18.4%	67
I	4.1%	15
Other	1.6%	6

Total: 364



APPENDIX C: OPPORTUNITY SITES C-3

Which opportunity site would you like to look at in more detail? (Sites shown on the following spread)



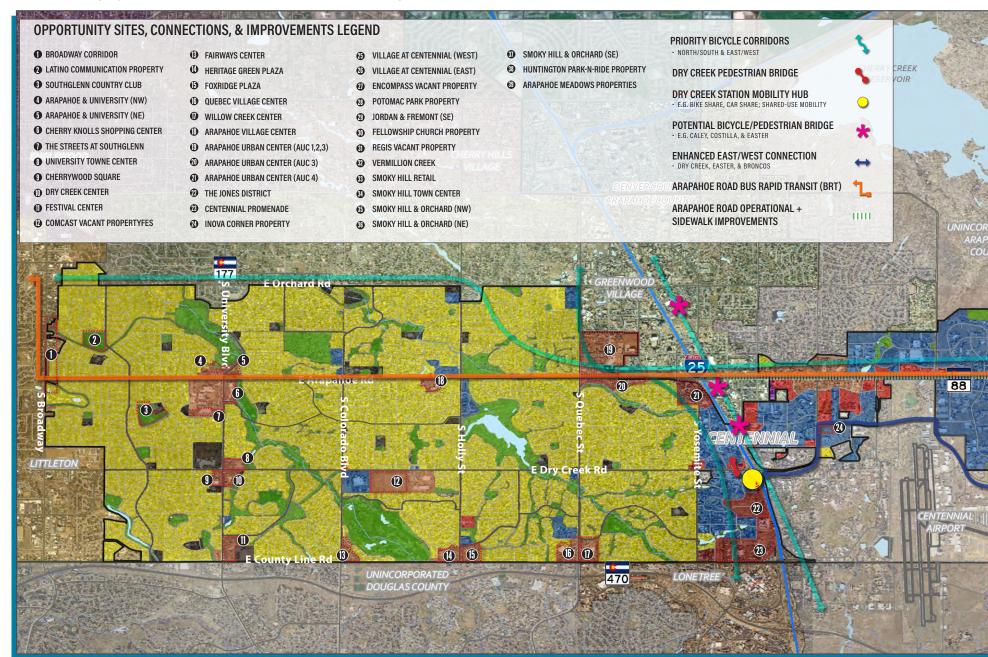
Value	Percent	Responses
1. BROADWAY CORRIDOR	4.7%	21
2. LAT INO COMMUNICATION PROPERTY	4.9%	22
6. CHERRY KNOLLS SHOPPING CENTER	3.1%	14
7. STREETS AT SOUTHGLENN	5.2%	23
8. UNIVERSITY TOWNE CENTER	3.6%	16
12. COMCAST VACANT PROPERTY	6.5%	29
17. WILLOW CREEK CENT ER	4.9%	22
18. ARAPAHOE VILLAGE CENTER	3.1%	14
19. ARAPAHOE URBAN CENTER (AUC 1,2,3)	3.8%	17
28. POTOMAC PARK PROPERTY	3.4%	15
33. SMOKY HILL RET AIL	3.4%	15
34. SMOKY HILL TOWN CENTER	3.8%	17
All Others (click to expand)▶	49.5%	221

Total: 446

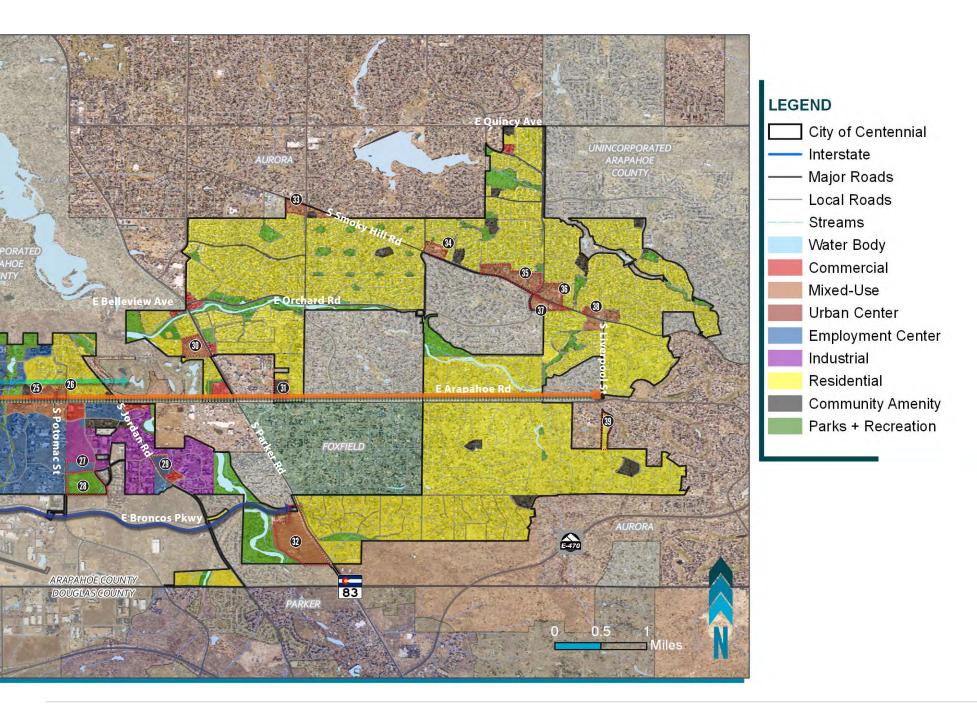
C-4 CENTENNIAL NEXT

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# 39 Opportunities Site Map



C-6 CENTENNIAL NEXT



Are there any additional opportunity sites that you feel we should look at and are not highlighted on the map? If so, what are they?

Count	Response
4	no
1	#36
1	1. High traffic Intersection of Dry Creek and Colorado Blvds; we propose that the intersection be expanded with 4 right turn lanes merging into the small triangle sections to improve safety for pedestrians, bicyclists and motorists and traffic flow for Comcast employees. 2. Colorado Blvd from County Line to Arapahoe Road: Take easements from HOA Communities and Comcast to create and widen the sidewalks with safer "Shared Use Paths" to improve safety for both bicyclists and pedestrian usage.
1	10 & 11
1	16
1	34, 35, 36, 39
1	36, 36, and 37 All along Smoky Hill
1	7 and 9 and 12
1	Area between Orchard Road & Caley & Grant St. & Clarkson. Many of these streets do not have complete sidewalks. Almost all of the rest of Centennial has sidewalks. Please install sidewalks. Orchard Road needs sidewalks on both sides, there are none on the south side.
1	Bike and pedestrian access across the whole area. There are many trails but they are too fragmented. There needs to be an effort to string them together. It would be great if there was some trail access all along Arapahoe instead of just more fast food restaurants.
1	Cherry Knolls Park and Easter Avenue
1	Former Littleton School site across the street from Arapahoe Park (Highlands 460 neighbourhood)

Count	Response
1	Greenwood Gulch Trail: under Orchard Road, between Quebec and Holly. west of the bridge at Orchard; is Greenwood Village, east of the bridge is in Centennial. The trail needs to be improved: through Palos Verdes Park, and east to Quebec.
1	Holly/Arapahoe and Arapahoe/Quebec
1	How about none and saving some money for when the markets take there next down turn. $ \\$
1	lam sick to death of Development. I was born at Rose Hospital in 1953 and have lived mostly in Arapahoe CO since. I grew up in Parker from 61-71 and it was PARADISE. Now it's a cesspool. STOP DEVELOPMENT PLEASE. MAKE OPEN SPACE
1	I think more open space where wildlife can live should be considered. I also think Centennial airport has ruined qualify of life for all areas, so if anyone wanted to redevelop that area, I would be all for it.
1	Improving the Greenwood Gulch Trail: under the Orchard Road Bridge Trail is underwater during rain storms. Palos Verdes kids use this trail: to Greenwood Elem & West Middle schools.
1	Intersection of Grant $\&$ Maplewood. There is a drainage area, but it could be made into a nice park. I would name it Pickletown Park.
1	Just get the Foxridge Plaza owner to update his property!!!!
1	Little Dry Creek Park area, Newton, and Lois Lenski area

Need a ped/bike connectivity between east and west side of I-25; south of I-25

Orchard Road, Holly to Quebec. Need sidewalk south side. Need left turn lane. Need bridge widened at Orchard Drive to allow for left turn and a merge lane turning east from

Pedestrian and bike access through the area that encourages walking to retail, work, and light rail from the surrounding areas. Any development without some way to get there other than driving just creates traffic and parking garages. Make a destination

rather than a place that people just park while at their job then leave.

Senior Housing---Maybe land for tiny type homes?

C-8 CENTENNIAL NEXT

1

Must we "develop" everything !!!!!

Krameria.

Count	Response
1	Shopping center at Quebec and Arapaho next to the Safeway.
1	The "green" areas in Foxridge are grossly exaggerated: unimproved creeks, and private club are included but not maintained by SSPR.
1	The east extension of Greenwood Gulch Trail. This trail starts at the Highline Canal, north of Orchard Road, then east under Holly St, then under Orchard Road, into Palos Verdes Park and Centennial. The trail then needs to extend east, along the south side of Orchard Road, to Quebec St. This requires completion of a new sidewalk/trail segment: Palos Verdes Park to Marvella subdivisionthe walks are installed at Marvella, and the new Fire Station/Greenwood Village will be installing new walks to Quebec. This trail then continues east: into the office parks. It is very valuable: for Centennial residents: as the only walk crossing Orchard Road: between Quebec and Holly. The trail is used by Centennial school kids, walking to Greenwood Elementary and West Middle schools.
1	The entire Kings Point Landing planned subdivision! This will have such a huge, negative impact on Centennial. I'm actually shocked that residents of Centennial aren't looking more closely at this disaster in the making!
1	The former Littleton Public School site - near Arapahoe park (S. Adams Street)
1	The opposite corner of Smoky Hill Retail, if that falls within Centennial city limits.
1	The water and sanitation district is out of control with their high tap fees. development will not take place if the infrastructure cost is not reigned in.
1	Trails connections going east and west in the City. A trail connection from the west side to the Civic Center Park and the Cherry Creek Trail.
1	We need more athletic fields east.
1	Willow Creek Open Space needs trees!
1	Without widening Arapahoe West of Quebec, traffic issues on Westbound will continue to worsen.
1	Would like to see the Streets of Southglenn fill the vacant units.
1	Would love to have bike lanes on Arapahoe Road that go as far east as Liverpool.

1 no others

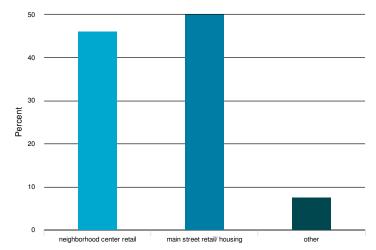
#### 1 - BROADWAY CORRIDOR





neighborhood center retail

main street retail/ housing



Value	Percent	Responses
neighborhood center retail	46.2%	12
main street retail/ housing	50.0%	13
other	7.7%	2
other		Count
New sidewalks and benches		1
traffic is so bad in this area we need nothing more		1
Total		2

Looking at office/ mixed use options, which images do you think may be most appropriate to accommodate within this site? (please select one or more options)

#### 1 - BROADWAY CORRIDOR





main street office/ housing

nousing live/ wor

50								
40								
30 tu:					_			
Percent 20								
10				-	_			
0	main st	treet office/ h	ousing	live/ w	ork options	1	other	

Value	Percent	Responses	
main street office/ housing	44.0%	11	
live/ work options	40.0%	10	
other	16.0%	4	
other		Со	unt
More traditional single family housing with yards a	and separate office/bi	usiness areas 1	
No land use for office/MU		1	
What the market wants - preferably not stack and	I pack.	1	
Total		3	

C-10 CENTENNIAL NEXT

## 2 - LATINO COMMUNICATION PROPERTY









large-lot, single-fami

single-family medium-

ly ranch-st

h-style, single-family small-lot, 1- to 2- story single-far





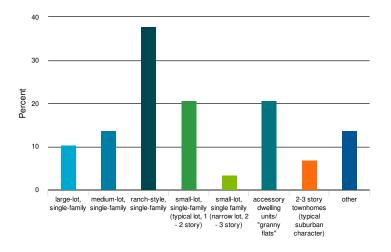






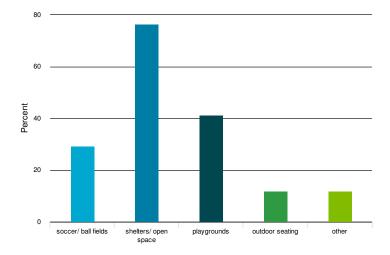


2- to 3-story townhomes alley-loaded apartments/ condos



Value	Percent	Responses
large-lot, single-family	10.3%	3
medium-lot, single-family	13.8%	4
ranch-style, single-family	37.9%	11
small-lot, single-family (typical lot, 1 - 2 story)	20.7%	6
small-lot, single family (narrow lot, 2 - 3 story)	3.4%	1
accessory dwelling units/ "granny flats"	6.9%	2
accessory dwelling units/ "granny flats"	20.7%	6
2-3 story townhomes (typical suburban character)	6.9%	2
other	13.8%	4
other	Count	
(the second one: R7)	2	
no residential please	1	
park land only	1	
Total	4	





Value	Percent	Responses
soccer/ ball fields	29.4%	5
shelters/ open space	76.5%	13
playgrounds	41.2%	7
outdoorseating	11.8%	2
other	11.8%	2

other	Count
NOTHING	1
would like to see it called Pickletown Park	1
Total	2

C-12 CENTENNIAL NEXT

## 3 - SOUTHGLENN COUNTRY CLUB



















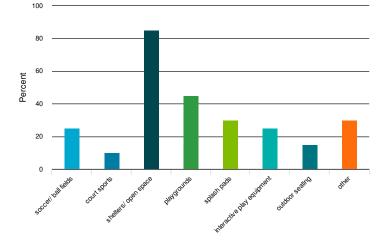


2- to 3-story townhomes alley-loaded apartments/ condos

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and substantial design of the substantial state of the substantial state of the substantial substantia
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Value		Percent	Responses
large-lot, single-family		5.0%	1
medium-lot, single-family		20.0%	4
ranch-style, single-family		60.0%	12
small-lot, single-family (typical lot, 1- to 2- story)		30.0%	6
small-lot, single-family (narrow lot, 2- to 3- story)		10.0%	2
accessory dwelling units/ "granny flats"		55.0%	11
accessory dwelling units/ "granny flats"		35.0%	7
2- to 3- story townhomes (typical suburban character)		15.0%	3
2- to 3- story townhomes (more urban character)		20.0%	4
alley-loaded apartments/ condos		20.0%	4
other		20.0%	4
other			Count
4-story townhomes (R11)			1
No residences! A Park opportunity. No reason to redevelop	!		1
none, leave as a country club			1
park land only			1
Total			4



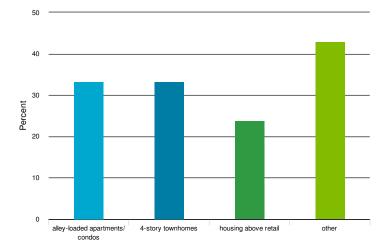


Value	Percent	Responses
soccer/ ball fields	25.0%	5
court sports	10.0%	2
shelters/openspace	85.0%	17
playgrounds	45.0%	9
splash pads	30.0%	6
interactive play equipment	25.0%	5
outdoorseating	15.0%	3
other	30.0%	6

other	Count
bike course	2
community + habitat garden	1
community garden	1
none leave as a country club	1
walking path	1
Total	6

C-14 CENTENNIAL NEXT



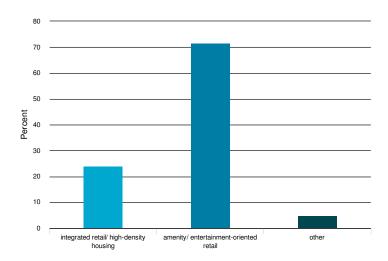


Value	Percent	Responses
alley-loaded apartments/condos	33.3%	7
4-story townhomes	33.3%	7
housing above retail	23.8%	5
other	42.9%	9

other	Count
none	2
small-lot, single family housing - 2-3 story (R5)	2
accessory dwelling units "granny flats" (R7)	1
just retail	1
one story only!	1
open space	1
single family	1
Total	9

## 4 - ARAPAHOE AND UNIVERSITY (NW)





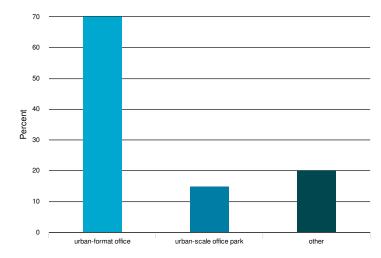
Value		Percent	Responses
integrated retail/ high-density housing		23.8%	5
amenity/ entertainment-oriented retail		71.4%	15
other		4.8%	1
other	Count		
parking	1		
Total	1		

Looking at office/mixed use options, which do you think may be most appropriate to accommodate within this site? (please select one or more options)

## 4 - ARAPAHOE & UNIVERSITY (NW)





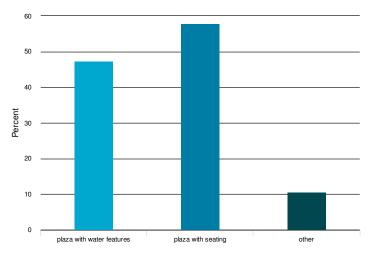


Value	Percent	Responses
urban-format office	70.0%	14
urban-scale office park	15.0%	3
other	20.0%	4
other		Count
No Urban		1
Not so boxy, more foilage		1
Single level		1
none		1
Total		4

CENTENNIAL NEXT C-16

#### 4 - ARAPAHOE & UNIVERSITY (NW)



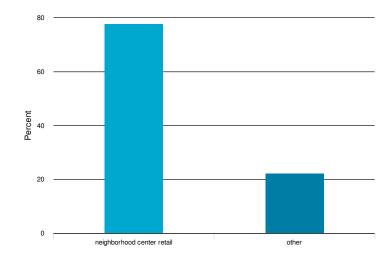


Value	Percent	Responses
plaza with water features	47.4%	9
plaza with seating	57.9%	11
other	10.5%	2
other		Count
off stree trail connection to deKoevend Par Suburban Ice Arena	k via drainage coridoor behind	d South 1
trail connection to deKoevend Park via the arena	easment area and drainage be	hind the ice 1
Total		2

Looking at retail/mixed use options, which do you think may be most appropriate to accommodate within this site? (please select one or more options)

## 5 - ARAPAHOE & UNIVERSITY (NE)

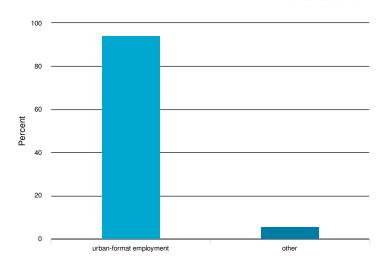




Value	Percent	Responses
neighborhood center retail	77.8%	14
other	22.2%	4
other		Count
if the streets can hold more then that is ok but it is too cor	ngested	1
non retail to hard to enter-exit		1
walking paths for strollers and wheelchairs		1
Total		3

## 5 - ARAPAHOE & UNIVERSITY (NE)





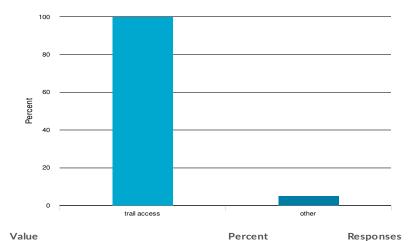
Value		Percent	Responses
urban-format employment		94.4%	17
other		5.6%	1
other	Count		
Total	0		

Looking at civic/community uses, which do you think may be most appropriate to accommodate within this site? (please select one or more options)

## 5 - ARAPAHOE & UNIVERSITY (NE)



Responses



trail access		100.0%		20
other			Count	
- Cilici				
we can't walk in the bike la	ane along Orchard roadto danger	ous	1	
Total			1	

C-18 CENTENNIAL NEXT

## 6 - CHERRY KNOLLS SHOPPING CENTER



80				
60				
00				
ent				
Percent 6				
				ı
20				
0	housing above retail		other	

Value	Percent	Responses
housing above retail	80.0%	16
other	30.0%	6

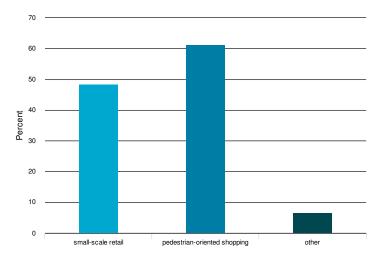
other	Count
$\label{thm:medical} \mbox{Medical offices adjacent. Housing above retail should not be higher than 2 stories total.} \\ \mbox{More stories changes the scale, makes people less comfortable.}$	1
One story only!!	1
better egress/ingress	1
housing above is fine; no more than 30 feet high	1
no multi-story building	1
retail	1
Total	6

## 6 - CHERRY KNOLLS SHOPPING CENTER





small-scale retail pedestrian-oriented shopp



Value	Percent	Responses
small-scale retail	48.4%	15
pedestrian-oriented shopping	61.3%	19
other	6.5%	2
other		Count
Need safe access by bicycle to facilitate use that	at will reduce auto congestion	. 1
fitness and dining - there's a lot of that there no	ow.	1
Total		2

Looking at civic/community uses, which do you think may be most appropriate to accommodate within this site? (please select one or more options)

## 6 - CHERRY KNOLLS SHOPPING CENTER





coess plac

	80						
	70						
	60						
	50						
Percent	40						
_	30						
	20						
	10						
	0						
		trail access	pla	aza with seati	ng	other	

Value		Percent	Responses
trail access		71.0%	22
plaza with seating		71.0%	22
other		6.5%	2
other			Count
Bicycle access. Plaza with se	ating in northern portion	on, for seasonal outdoor cal	fe. 1
community garden			1
Total			2

C-20 CENTENNIAL NEXT



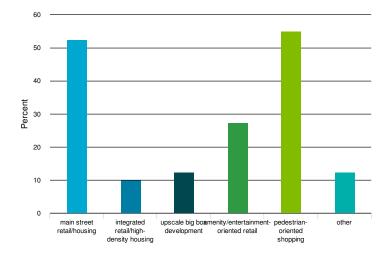
60					
50					
40					
Percent ®	_				
20					
10			_		
0	4-story townhomes	4- to 6-story apartments/condos	housing above retail	ve medium- to high- density mixed use housing	other

Value	Percent	Responses
4-story townhomes	35.0%	14
4- to 6-story apartments/condos	15.0%	6
housing above retail	52.5%	21
medium- to high-density mixed use housing	7.5%	3
other	7.5%	3
other	Count	
Low income housing	1	
mother in law housing	1	
nothing	1	
Total	3	





pedestrian-oriented shoppi



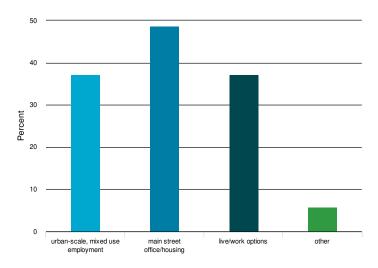
Value	Percent	Responses
main street retail/housing	52.5%	21
integrated retail/high-density housing	10.0%	4
upscale big box development	12.5%	5
amenity/entertainment-oriented retail	27.5%	11
pedestrian-oriented shopping	55.0%	22
other	12.5%	5

other	Count
Meow Wolf art center	1
NO WALMART!!!	1
Upscale restaurant spaces (ex: Snooze)	1
additional parking	1
family restaurents that don't have to shut down due to rent	1
Total	5

CENTENNIAL NEXT

## 7 - THE STREETS AT SOUTHGLENN





Value	Percent	Responses
urban-scale, mixed use employment	37.1%	13
main street office/housing	48.6%	17
live/work options	37.1%	13
other	5.7%	2

other	Count
multi-use performing arts center with studios	1
performing arts center	1
Total	2

townhomes

#### 8 - UNIVERSITY TOWNE CENTER



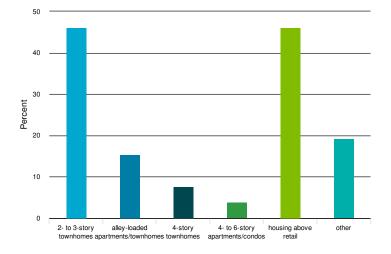




4-story townhomes 4- to 6-story apartments/ condos



housing above ret



Value	Percent	Responses
2- to 3-story townhomes	46.2%	12
alley-loaded apartments/townhomes	15.4%	4
4-story townhomes	7.7%	2
4- to 6-story apartments/condos	3.8%	1
housing above retail	46.2%	12
other	19.2%	5

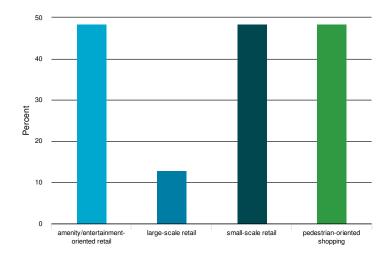
other	Count
All shown seem way to crowded for that tiny parcel. How about just trees?	1
none	1
none of the above/not suitable for residential	1
none, I moved to the suburbs to get away from jam-packed cities. Adding this kind of housing would greatly increase traffic and congestion.	1
Total	4

C-24 CENTENNIAL NEXT

## 8 - UNIVERSITY TOWNE CENTER







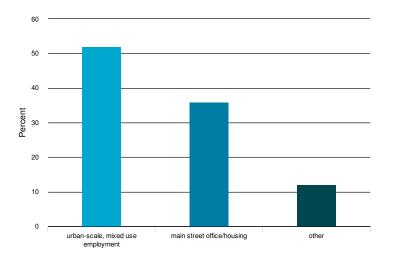
Value	Percent	Responses
amenity/entertainment-oriented retail	48.4%	15
large-scale retail	12.9%	4
small-scale retail	48.4%	15
pedestrian-oriented shopping	48.4%	15

other	Count
Total	0

Looking at office/ mixed use options, which do you think may be most appropriate to accommodate within this site? (please select one or more options)

#### 8 - UNIVERSITY TOWNE CENTER



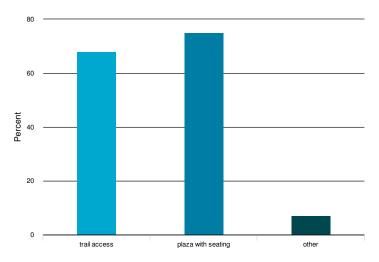


Value	Percent	Responses
urban-scale, mixed use employment	52.0%	13
main street office/housing	36.0%	9
other	12.0%	3
other		Count
Again, too much use (traffic, people) for such a tiny parcel of s	pace	1
none		1
Total		2

## 8 - UNIVERSITY TOWNE CENTER







Value	Percent	Responses
trail access	67.9%	19
plaza with seating	75.0%	21
other	7.1%	2
other		Count
Improved Big Dry Creek Trail at Filmore Tr	ributary crossing at Dry Creel	Road 1
improve trail crossing at Dry Creek Rd for	1	
Total		2

Looking at residential uses, which do you think may be most appropriate to accommodate within this site? (please select one or more options)

#### 9 - CHERRYWOOD SQUARE

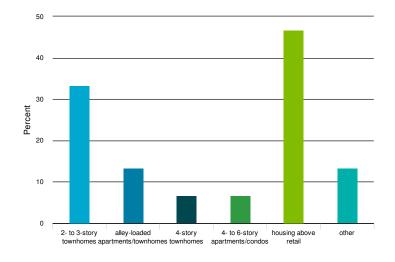










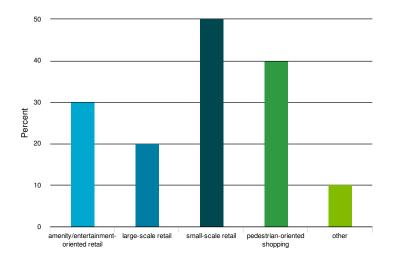


CENTENNIAL NEXT C-26

Value	Percent	Responses
2- to 3-story townhomes	33.3%	5
alley-loaded apartments/townhomes	13.3%	2
4-story townhomes	6.7%	1
4- to 6-story apartments/condos	6.7%	1
housing above retail	46.7%	7
other	13.3%	2

other	Count
no more housing!	1
none, see answer for the other corners.	1
Total	2



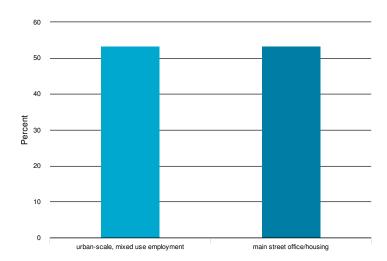


Value		Percent R	Responses
amenity/entertainment-oriented retail		30.0%	6
large-scale retail		20.0%	4
small-scale retail		50.0%	10
pedestrian-oriented shopping		40.0%	8
other		10.0%	2
other			Count
(RMU12) - restaurants			1
Use the view to the east and turn around the buildings to provide a better vantage point - look East into the green belt - not West into the parking lot?			nt 1
Total			2

C-28 CENTENNIAL NEXT

#### 9 - CHERRYWOOD SQUARE





Value		Percent	Responses
urban-scale, mixed use employment		53.3%	8
main street office/housing		53.3%	8
other	Count		
Total	0		

Looking at civic/community uses, which do you think may be most appropriate to accommodate within this site? (please select one or more options)

## 9 - CHERRYWOOD SQUARE

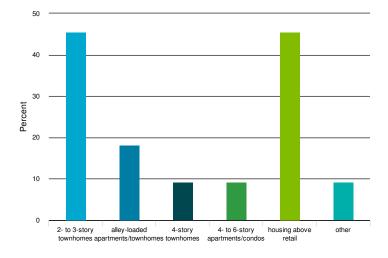


	100		
	80		
Percent	60		
Perc	40		
	20		
	0	plaza with seating	other

Value	Percent	Responses
plaza with seating	94.7%	18
other	10.5%	2
other		Count
Open access tot he green belt with a view to the Ecoffee shops with housing acts over the retail space	nd 1	
none		1
Total		2





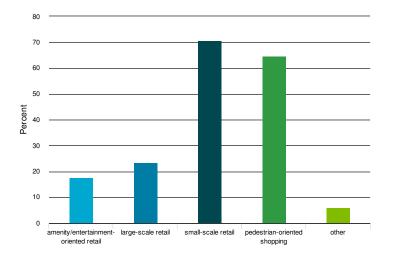


Value	Percent	Responses
2- to 3-story townhomes	45.5%	5
alley-loaded apartments/townhomes	18.2%	2
4-story townhomes	9.1%	1
4- to 6-story apartments/condos	9.1%	1
housing above retail	45.5%	5
other	9.1%	1

other	Count
There is no space for housing. Low roof lines are preferable in this area, so none of the options above would look good.	1
Total	1

C-30 CENTENNIAL NEXT



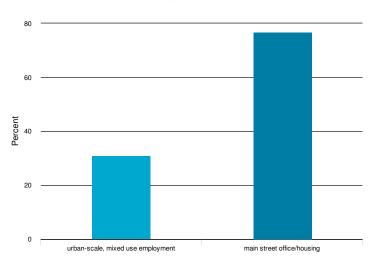


Value	Percent	Responses
amenity/entertainment-oriented retail	17.6%	3
large-scale retail	23.5%	4
small-scale retail	70.6%	12
pedestrian-oriented shopping	64.7%	11
other	5.9%	1

other	Count
RMU12	1
Total	1

#### 10 - DRY CREEK CENTER





Value		Percent	Responses
urban-scale, mixed use employment		30.8%	4
main street office/housing		76.9%	10
other	Count		
Total	0		

Looking at civic/community uses, which do you think may be most appropriate to accommodate within this site? (please select one or more options)

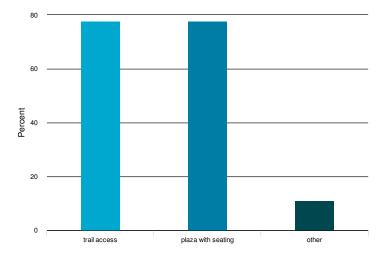
#### 10 - DRY CREEK CENTER





rail access

ss plaza with seat



Value	Percent	Responses
trail access	77.8%	14
plaza with seating	77.8%	14
other	11.1%	2
other		Count

Destination location for bike / bed from SSPRD trails (the varsity lnn is a key location for  $\,$  1 such things - we could add some more?

improved trail crossing at Dry Creek Road for Fillmore Tributary Trail	
--	--

Total

C-32 CENTENNIAL NEXT



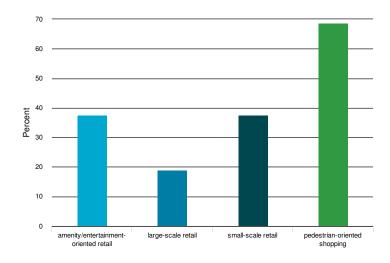


	50	_											
	40												
Percent	30								+	-			
	20								_	-			
	10			_			-	_	_	-			
	0		to 3-ste	alley-loa		4-story	4- to	6-sto	housi	ng abo	ove	other	

Value	Per	cent	Responses
2- to 3-story townhomes		16.7%	7
alley-loaded apartments/townhomes	2	20.0%	3
4-story townhomes	2	20.0%	3
4- to 6-story apartments/condos		13.3%	2
housing above retail	4	10.0%	6
other	2	20.0%	3

other	Count
NONE!!!!	1
none	1
not appropriate for any above options	1
Total	3





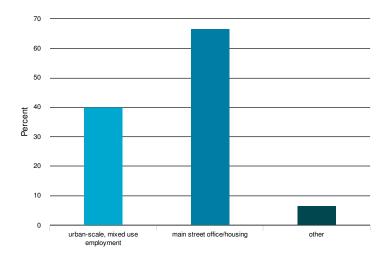
Value		Percent	Responses
amenity/entertainment-oriented retail		37.5%	6
large-scale retail		18.8%	3
small-scale retail		37.5%	6
pedestrian-oriented shopping		68.8%	11
other	Count		

0

Total

Looking at office/ mixed use options, which do you think may be most appropriate to accommodate within this site? (please select one or more options)

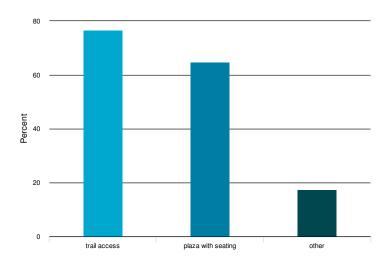




Value		Percent	Responses
urban-scale, mixed use employment		40.0%	6
main street office/housing		66.7%	10
other		6.7%	1
other	Count		
none	1		
Total	1		

C-34 CENTENNIAL NEXT

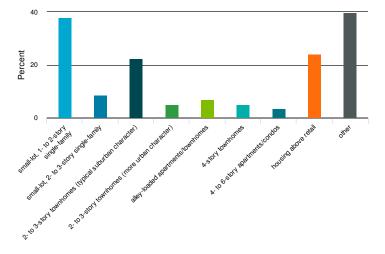




Value	Percent	Responses
trail access	76.5%	13
plaza with seating	64.7%	11
other	17.6%	3

other	Count
$\label{lem:keyconnection} Key connection point from N-S \ bike/ped \ trails \ to \ E-W \ bike/Ped \ trails \ on \ C-470. \ Great place for small restaurants as a hiking/biking destination point?$	1
Trail running north/south along the east side of the property connecting to the Highlands 460 Trail	1
access to the C470 bike path would be great. Restaurants with outdoor seating.	1
Total	3





Value		Percent	Responses
small-lot, 1- to 2-story single-family		37.9%	22
small-lot, 2- to 3-story single-family		8.6%	5
2- to 3-story townhomes (typical suburban character)		22.4%	13
2- to 3-story townhomes (more urban character)		5.2%	3
alley-loaded apartments/townhomes		6.9%	4
4-story townhomes		5.2%	3
4- to 6-story apartments/condos		3.4%	2
housing above retail		24.1%	14
other		39.7%	23
other			Count
1-2 story retirement center			1
AFORDABLE HOUSING OF WHATEVER TYPE			1
High end modular/manufactured homes with clubhouse, pav paths trees like The Grove in Foley, Alabama(only using the the country. I thought though that the grainage issues & ope prohibited contruction of home or businesses there??	maunfactui	rer in this pa	1 rt of
Leave it as open space for Gods sake			1
Natural park/preserve: native prairie, bike trails			1
No development - some open space in Centennial is a MUST	1!!		1
No housing here			1
Open Space/Park or Golf			1
Total			22

C-36 CENTENNIAL NEXT

other	Count
PUD I.e. High rise condos, mixed uses (a mix of Cultural (Art and Entertainment; small retail (no big boxes); include a transportaion hub (i.e small buses to RTD stations, shopping malls,	1
Patio Home 55+ Community	1
This is NOT a good site for residential development	1
Whatever will load the least traffic, e.g., park with bike paths. There's way too many people and traffic as it is.	1
a dog park	1
keep it as open space or make it a park.	1
no development	1
nothing above is attractive to this location, houses stacked on top of each other is destroying this state. $ \\$	1
open space / park	1
park land	1
park land only	1
ranch homes	1
real houses with yards	1
stop with the urbanization!	1
Total	22

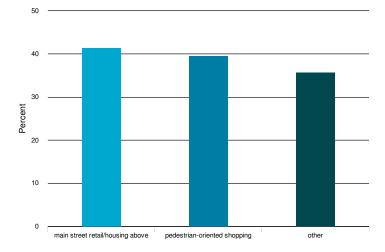
## 12 - COMCAST VACANT PROPERTY





nain street retail/ housing above

pedestrian-oriented shopping



Value	Percent	Responses
main street retail/housing above	41.5%	22
pedestrian-oriented shopping	39.6%	21
other	35.8%	19

other	Count
Again, no development as open space is a necessity in this area of Centennial.	1
Fact: retail will not survive unless 65% os sales is from none on site users. Retail Sweet spot is: that not greater that 23% is devoted to retail shopping.	1
Keep it an open space or make it a park	1
Leave it as open space for Gods sake	1
NO RET AIL	1
Natural park/preserve: native prairie, bike trails, open space	1
No retail-too congested. Need low profile and more open space in that area.	1
Open Space/Park or Golf	1
REC4 - open space/recreational	1
This is NOT a good site for retail or mixed use	1
a dog park	1
dirt trails with trees, parks	1
housing	1
none of the above	1
open space / park	1
open space	1
park land	1
park land only	1
we need affordable housing!!! a retail space that a couple of family could live above seems a good idea to me	1
Total	19

## 12 - COMCAST VACANT PROPERTY







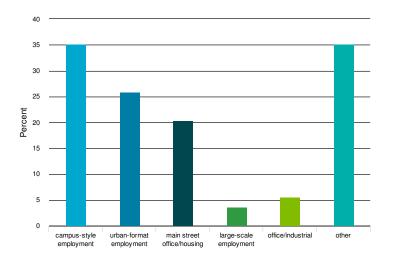


urban-format employment campus-style employment

main street office/ housing

large-scale employment





CENTENNIAL NEXT C-38

Value	Percent	Responses
campus-style employment	35.2%	19
urban-format employment	25.9%	14
main street office/housing	20.4%	11
large-scale employment	3.7%	2
office/industrial	5.6%	3
other	35.2%	19

other	Count
C7 - integrated public art	1
Leave it as open space for Gods sake.	1
Make it a PARK	1
NO OFFICE MIXED USE	1
Natural park/preserve: native prairie, bike trails, open space	1
No office/mixed use. This Comcast area needs to be, if anything, one level patio home/manufactured home for senior citizens. There are not enough one level home for the aging population.	1
None	1
Open Space/Park or Golf	1
Public open space	1
This is an excellent site for industrial / light manufacturing or a significant employer location	1
a dog park	1
Total	19

other	Count
conserve as public open space; community gardens; habitat gardens/corridors; loop trails; restrooms/benches; plant natives	1
keep it suburban, not urban!	1
none of the above	1
open space / park	1
open space	1
park land	1
park land only	1
this should be a park because it is naturally vegetated and represents high plain prairie grass and trees $ \frac{1}{2} \left( \frac{1}{2} \right) = \frac{1}{2} \left( \frac{1}{2} \right) \left$	1
Total	19

## 13 - FAIRWAYS CENTER







4-story townhomes 4- to 6-story apartments/ condos

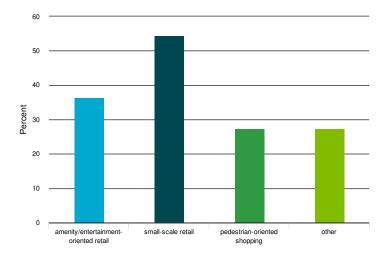


	30									
	40									
ent	30									
Percent	20									
	10						_			
	0	to 3-sto	lley-load	ed	4-story	4- to 6-st	housing ab	love	other	

Value	Percent	Responses
2- to 3-story townhomes	42.9%	6
alley-loaded apartments/townhomes	42.9%	6
4-story townhomes	28.6%	4
4- to 6-story apartments/condos	14.3%	2
housing above retail	28.6%	4
other	14.3%	2
other	Count	
Leave it alone, it's fine.	1	
no, no, no	1	
Total	2	

C-40 CENTENNIAL NEXT





Value	Percent	Responses
amenity/entertainment-oriented retail	36.4%	4
small-scale retail	54.5%	6
pedestrian-oriented shopping	27.3%	3
other	27.3%	3
other		Count

other	Count
I think we have plenty of shopping options	1
Leave it alone, it's fine.	1
not urban	1
Total	3

#### 13 - FAIRWAYS CENTER





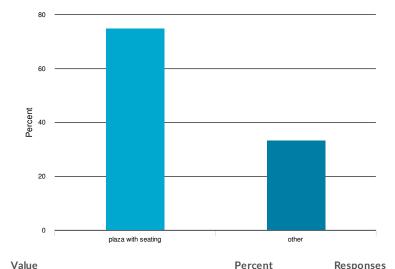
Percent urban-scale, mixed use main street office/housing other

Value	Percent	Responses
urban-scale, mixed use employment	20.0%	2
main street office/housing	50.0%	5
other	40.0%	4
other	Co	unt
Leave it alone, it's fine.	1	
None	1	
no office nor mixed-use	1	
stop, you've lost your bearings!	1	
Total	4	

Looking at civic/community uses, which do you think may be most appropriate to accommodate within this site? (please select one or more options)

#### 13 - FAIRWAYS CENTER





Value	rereciie	Responses
plaza with seating	75.0%	9
other	33.3%	4
other		Count
Leave it alone, it's fine.		1
lots of trees!		1
none		1
who is paying you to come up with these awful ideas?	1	
Total		4

CENTENNIAL NEXT C-42

# 14 - HERITAGE GREENS PLAZA 2 to 3-story townhomes alley-loaded apartments/

townhomes

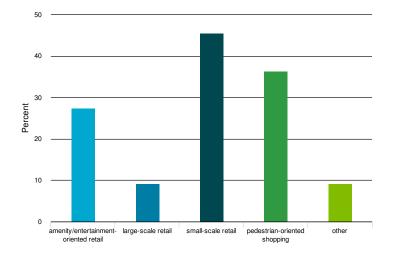


	50								
	40						_		
Percent	30		_		-		 _		
Perc	20						-		
	10		_				-		
	0	to 3-ste	ley-load	ded vnhomes to	4-story wnhome	to 6-story	sing abov retail	re othe	er

Value	Percent	Responses
2- to 3-story townhomes	45.5%	5
alley-loaded apartments/townhomes	36.4%	4
4-story townhomes	36.4%	4
4- to 6-story apartments/condos	18.2%	2
housing above retail	45.5%	5
other	9.1%	1

other	Count
none of these would work here	1
Total	1



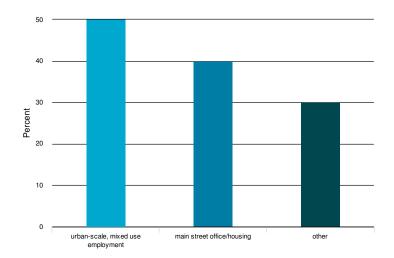


Value	Percent	Responses
amenity/entertainment-oriented retail	27.3%	3
large-scale retail	9.1%	1
small-scale retail	45.5%	5
pedestrian-oriented shopping	36.4%	4
other	9.1%	1
other	Cor	unt
none of these would work here	1	
Total	1	

C-44 CENTENNIAL NEXT

#### 14 - HERITAGE GREENS PLAZA





Value	Percent	Responses
urban-scale, mixed use employment	50.0%	5
main street office/housing	40.0%	4
other	30.0%	3
other		Count
awful selections		1
live/work options with studio space		1
live/work options with studio spaces		1
Total		3

Looking at civic/ community uses, which do you think may be most appropriate to accommodate within this site? (please select one or more options)

#### 14 - HERITAGE GREENS PLAZA



	100				_
	80				_
Percent	60				_
Perc	40	_			_
	20				_
	0	plaza with so	eating	other	-

Value	Percent	Responses
plaza with seating	88.9%	8
other	11.1%	1
other	Count	
no, don't you get it	1	
Total	1	

#### 15 - FOXRIDGE PLAZA







4-story townhomes 4- to 6-story apartments/ condos



	40											
	30											
Percent	00											
Perc	20											
	10											
	•											
	0	to 3-sto wnhome		ley-loadents/tow		y townh	omes	hou	sing ab	ove	other	

Value	Percent	Responses
2- to 3-story townhomes	25.0%	3
alley-loaded apartments/townhomes	16.7%	2
4-story townhomes	33.3%	4
housing above retail	25.0%	3
other	41.7%	5

other	Count
No housing	1
MAKE SURE THERE IS SET BACK	1
None of the above, density too high.	1
none of the above	1
Total	4

C-46 CENTENNIAL NEXT



	40												
ent	30												
Percent	20												
	10				<u> </u>								
	0	r/enterta ented re	large	e-scale i	retail	sma	ll-scale	retail	pedes	strian-ori shopping	iented	other	

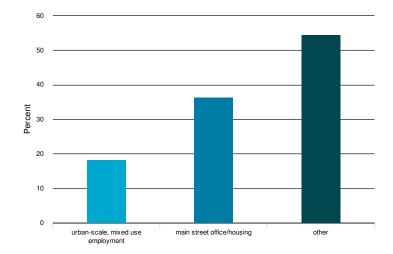
Value	Percent	Responses
amenity/entertainment-oriented retail	41.2%	7
large-scale retail	11.8%	2
small-scale retail	35.3%	6
pedestrian-oriented shopping	23.5%	4
other	11.8%	2
other		Count
RMU10 - Keep the King Soopers!		1
please, we don't want the urban lifestyle		1
Total		2

15 - FOXRIDGE PLAZA





pan-scale, mixed use employment	main street office/



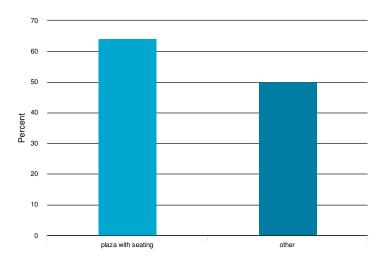
Value	Percent	Responses
urban-scale, mixed use employment	18.2%	2
main street office/housing	36.4%	4
other	54.5%	6

other	Count
Density too high.	1
MAINT AINED AND THE SAME	1
None	1
Reccenter	1
same stores as current, possible addition of housing	1
stop it now	1
Total	6

C-48 CENTENNIAL NEXT

15 - FOXRIDGE PLAZA





Value	Percent	Responses
plaza with seating	64.3%	9
other	50.0%	7

other	Count
C2 - connect the trail along 470 and through Foxridge	3
None	1
Rec center	1
no	1
none	1
Total	7

#### 16 - QUEBEC VILLAGE CENTER

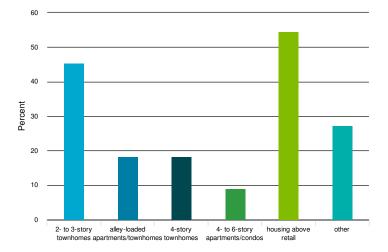






townhomes



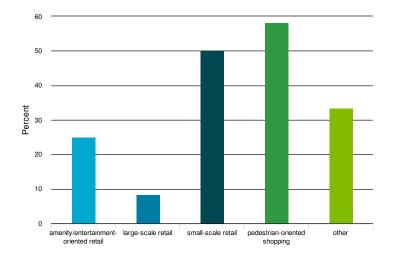


Value	Percent	Responses
2- to 3-story townhomes	45.5%	5
alley-loaded apartments/townhomes	18.2%	2
4-story townhomes	18.2%	2
4- to 6-story apartments/condos	9.1%	1
housing above retail	54.5%	6
other	27.3%	3

other	Count
affordable housing!	1
no, these are terrible ideas	1
none	1
Total	3

(-50 CENTENNIAL NEXT

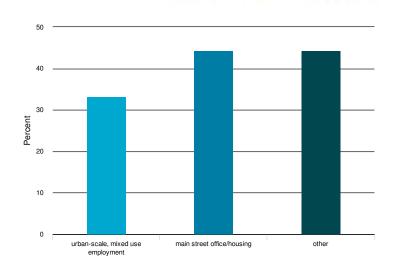




Value	Percent	Responses
amenity/entertainment-oriented retail	25.0%	3
large-scale retail	8.3%	1
small-scale retail	50.0%	6
pedestrian-oriented shopping	58.3%	7
other	33.3%	4
other	Cour	nt
RMU10 - Retail neighborhood	1	

other	Count
RMU10 - Retail neighborhood	1
affordable housing!	1
such poor development ideas	1
upscale big box	1
Total	4





Value	Percent	Responses
urban-scale, mixed use employment	33.3%	3
main street office/housing	44.4%	4
other	44.4%	4
other		Count
Neither		1
affordable housing!		1
neither		1
please come up with more thoughtful ideas		1
Total		4

Looking at civic/ community uses, which do you think may be most appropriate to accommodate within this site? (please select one or more options)

#### 16 - QUEBEC VILLAGE CENTER



	80					
	60		_			
Percent	40					
	20	-				
	0	plaz	a with seating	ı	other	-

Value	Percent	Responses
plaza with seating	75.0%	9
other	25.0%	3
other		Count
Neither		1
openspace		1
you can do better than this		1
Total		3

C-52 CENTENNIAL NEXT



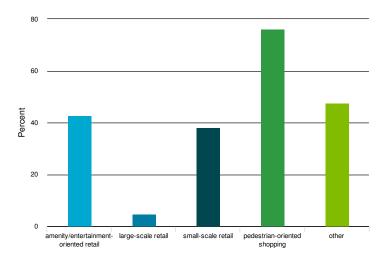


	50									
	40	 					_			
Percent	30						-			
Per	20					_	-			
	10					_	_			
	0	to 3-ste	alley-load	4-story townhomes	4- to 6		ng abov etail	re	other	

Value	Pe	ercent	Responses
2- to 3-story townhomes		31.8%	7
alley-loaded apartments/townhomes		9.1%	2
4-story townhomes		13.6%	3
4- to 6-story apartments/condos		9.1%	2
housing above retail		45.5%	10
other		36.4%	8

other	Count
NO HOUSING, retail ONLY	1
No more housing	1
None, density too high.	1
None. Leave it a shopping center only.	1
affordable housing!	1
live/work housing ( ie artist)	1
no	1
no housing	1
Total	8



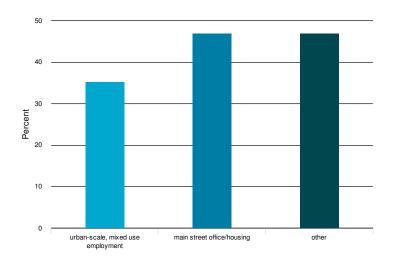


Value	Percent	Responses
amenity/entertainment-oriented retail	42.9%	9
large-scale retail	4.8%	1
small-scale retail	38.1%	8
pedestrian-oriented shopping	76.2%	16
other	47.6%	10
other		Count
NO MIXED USE, RETAIL ONLY		1
RMU6		1

other	Count
NO MIXED USE, RET AIL ONLY	1
RMU6	1
Sprouts market	1
affordable housing!	1
movie theater in Safeway spot.	1
no	1
restaurants	1
retail/live/affordable	1
shared space: restaurant AM breakfast/brunch; PM happy hour/dinner	1
upscale big box	1
Total	10

C-54 CENTENNIAL NEXT

## 17 - WILLOW CREEK CENTER

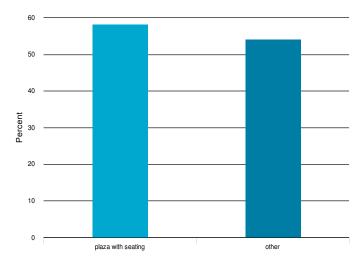


Value	Percent	Responses
urban-scale, mixed use employment	35.3%	6
main street office/housing	47.1%	8
other	47.1%	8

other	Count
Density too high.	1
NO HOUSING	1
Neither	1
affordable housing!	1
live/work	1
movie theater	1
no	1
office over retail	1
Total	8

17 - WILLOW CREEK CENTER





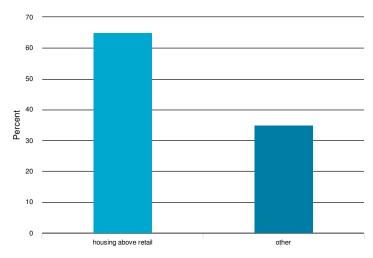
Value	Percent	Responses
plaza with seating	58.3%	14
other	54.2%	13

other	Count
C2	4
REC9	3
Neither	1
Plaza with Splash Pad	1
green space	1
marketsquare	1
no	1
splash park; walkable day care	1
Total	13

C-56 CENTENNIAL NEXT

#### 18 - ARAPAHOE VILLAGE CENTER





Value	Percent	Responses
housing above retail	65.0%	13
other	35.0%	7

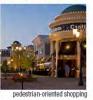
other	Count
Density too high.	1
RMU1	1
Single family houses	1
no housing above retail	1
none	1
retail without housing	1
stop making the area urban	1
Total	7

#### 18 - ARAPAHOE VILLAGE CENTER

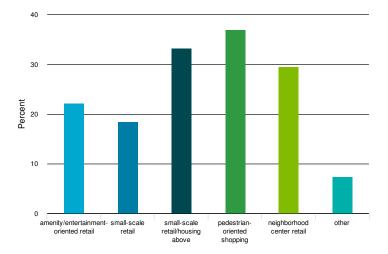








neighborhood center retail

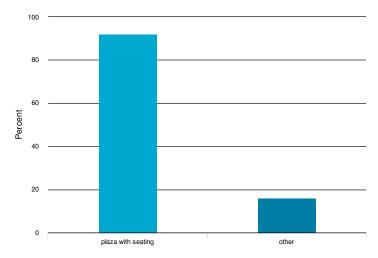


Value	Percei	nt Responses
amenity/entertainment-oriented retail	22.2	2% 6
small-scale retail	18.5	5% 5
small-scale retail/housing above	33.3	9
pedestrian-oriented shopping	37.0	% 10
neighborhood center retail	29.6	% 8
other	7.4	2

C-58 CENTENNIAL NEXT

#### 18 - ARAPAHOE VILLAGE CENTER



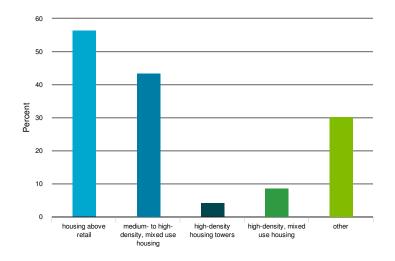


Value	Percent	Responses
plaza with seating	92.0%	23
other	16.0%	4

other	Count
Easy pedestrian access with parking on exterior	1
none	1
these ideas are awful	1
Total	3

#### 19 - ARAPAHOE URBAN CENTER (AUC 1, 2, 3)



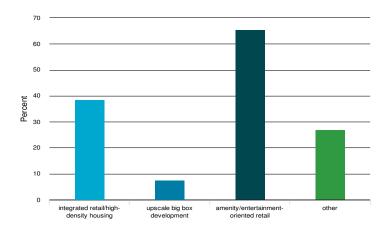


Value	Percent	Responses
housing above retail	56.5%	13
medium- to high-density, mixed use housing	43.5%	10
high-density housing towers	4.3%	1
high-density, mixed use housing	8.7%	2
other	30.4%	7
other		Count
Townhouse & ADUs for Seniors		2
Avoid high density housing		1
No more housing		1
all the above		1
low rise like what's kitty-corner to this site		1
no, no, no		1
Total		7

C-60 CENTENNIAL NEXT





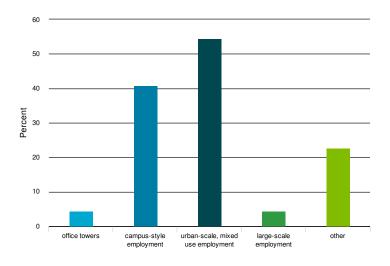


Value	Percent	Responses
integrated retail/high-density housing	38.5%	10
upscale big box development	7.7%	2
amenity/entertainment-oriented retail	65.4%	17
other	26.9%	7

other	Count
Avoid high density housing	1
Restaurants!	1
Small businesses	1
all the above	1
like Streets of Southglenn	1
no big box	1
so ugly and clearly only for the benefit of the developer	1
Total	7

19 - ARAPAHOE URBAN CENTER (AUC 1, 2, 3)





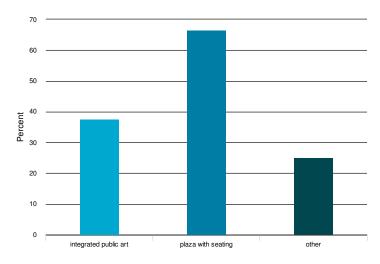
Value	Percent	Responses
office towers	4.5%	1
campus-style employment	40.9%	9
urban-scale, mixed use employment	54.5%	12
large-scale employment	4.5%	1
other	22.7%	5

other	Count
Avoid high density housing	1
all the above	1
something smaller-3 stories or less	1
ugh	1
with adequate parking	1
Total	5

C-62 CENTENNIAL NEXT

#### 19 - ARAPAHOE URBAN CENTER (AUC 1, 2, 3)





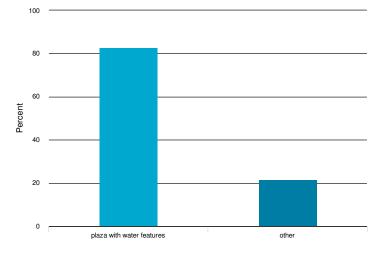
Value	Percent	Responses
integrated public art	37.5%	9
plaza with seating	66.7%	16
other	25.0%	6

other	Count
Both art and seating	1
Parks, bicycle paths and walking trails	1
all the above	1
green space	1
in grassy/nature like areas	1
stop and think more	1
Total	6

19 - ARAPAHOE URBAN CENTER (AUC 1, 2, 3)



plaza with water featur



Value	Percent	Responses
plaza with water features	82.6%	19
other	21.7%	5

other	Count
Parks, bicycle paths and walking trails	1
Plaza with stage for live music, speeches, rallies, access to food, drinks, entertainment, shopping, offices, light rail, and bike trails.	1
Small play area for kids	1
parks, dirt trails, trees	1
you can do better	1
Total	5

C-64 CENTENNIAL NEXT



	50												
	40												
±	30												
Percent	20												
	10	_										_	
	0												
	U	4-stor	y townh	omes	to 6-sto nents/co	hou	ısing abı retail	ove	density, r	to high- nixed use sing	0	ther	

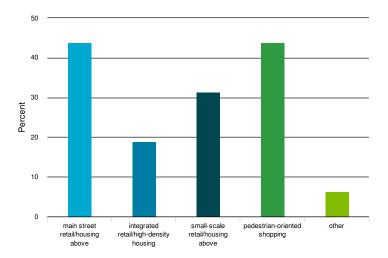
Value		Percent I	Responses		
4-story townhomes		42.9%	6		
4- to 6-story apartments/condos		14.3%	2		
housing above retail		50.0%	7		
medium- to high-density, mixed use housing		14.3%	2		
other		14.3%	2		
other			Count		
No more housing			1		
None, too much traffic (8 freaking lanes in one direction, six in another and a highway 100 yards away) to make the area livable. Should make clear it out to and install trees to give the neighborhood some breathing space. Noise levels in the area are OUT RAGEOUS. The pollution is a recipe for dementia and heart disease.					
Total			2		

#### 20 - ARAPAHOE URBAN CENTER (AUC 3)





main street retail/ housing above integrated retail/ high-density housing small-scale retail/ housing above



Value	Percent	Responses
main street retail/housing above	43.8%	7
integrated retail/high-density housing	18.8%	3
small-scale retail/housing above	31.3%	5
pedestrian-oriented shopping	43.8%	7
other	6.3%	1

other	Count
None, make it greenspace or just give up, it's too congested, polluted, no isey, may as well install a factory.	1
Total	1

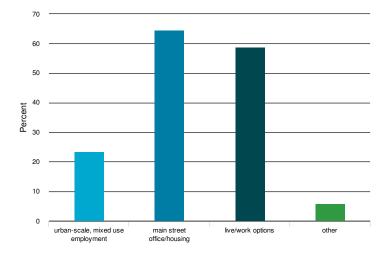
Looking at office/mixed use options, which do you think may be most appropriate to accommodate within this site? (please select one or more options)

#### 20 - ARAPAHOE URBAN CENTER (AUC 3)





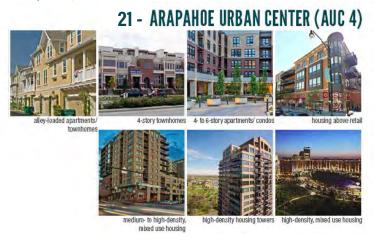


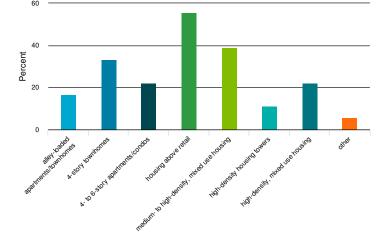


Value	Percent	Responses
urban-scale, mixed use employment	23.5%	4
main street office/housing	64.7%	11
live/work options	58.8%	10
other	5.9%	1

other	Count
Already too much traffic to this neighborhood, no more traffic, not every square inch of the city needs to be a destination to drive over.	1
Total	1

C-66 CENTENNIAL NEXT

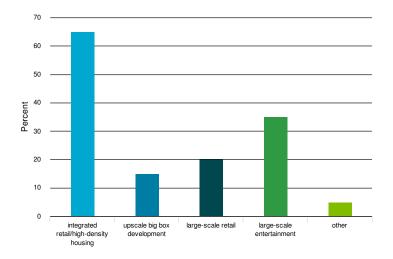




Value	Percent	Responses
alley-loaded apartments/townhomes	16.7%	3
4-story townhomes	33.3%	6
4- to 6-story apartments/condos	22.2%	4
housing above retail	55.6%	10
medium- to high-density, mixed use housing	38.9%	7
high-density housing towers	11.1%	2
high-density, mixed use housing	22.2%	4
other	5.6%	1

other	Count
What the market wants - not ULI	1
Total	1





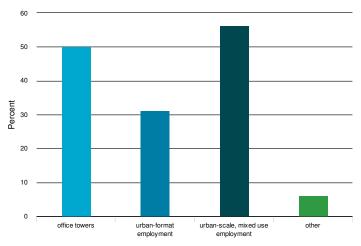
Value	Per	cent	Responses
integrated retail/high-density housing	6	55.0%	13
upscale big box development	1	15.0%	3
large-scale retail	2	20.0%	4
large-scale entertainment	3	35.0%	7
other		5.0%	1

other	Count
What the market wants - not ULI	1
Total	1

C-68 CENTENNIAL NEXT

#### 21 - ARAPAHOE URBAN CENTER (AUC 4)





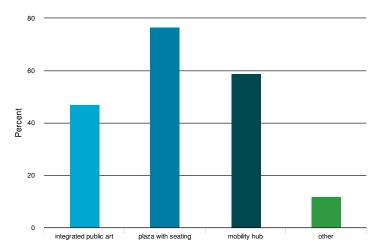
Value	Percent	Responses
office towers	50.0%	8
urban-format employment	31.3%	5
urban-scale, mixed use employment	56.3%	9
other	6.3%	1

other	Count
What the market wants not what ULI	1
Total	1

Looking at civic/ community uses, which do you think may be most appropriate to accommodate within this site? (please select one or more options)

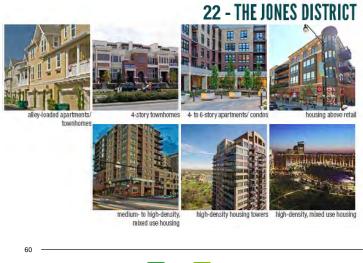
#### 21 - ARAPAHOE URBAN CENTER (AUC 4)

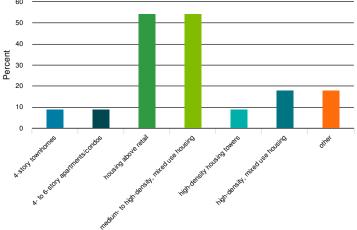




Value	Percent	Responses
integrated public art	47.1%	8
plaza with seating	76.5%	13
mo bility hub	58.8%	10
other	11.8%	2

other	Count
green area	1
nature trails, trees	1
Total	2

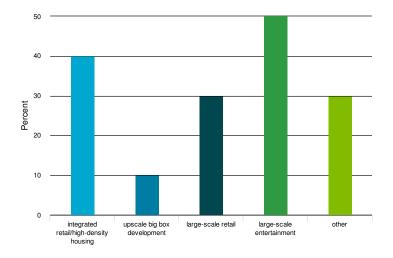




Value	Percent	Responses
4-story townhomes	9.1%	1
4- to 6-story apartments/condos	9.1%	1
housing above retail	54.5%	6
medium- to high-density, mixed use housing	54.5%	6
high-density housing towers	9.1%	1
high-density, mixed use housing	18.2%	2
other	18.2%	2
other	Coun	t
No more increases in density	1	
Total	1	

C-70 CENTENNIAL NEXT

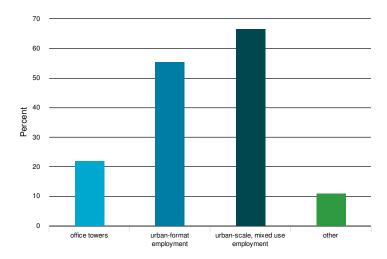




Value	Percent	Responses
integrated retail/high-density housing	40.0%	4
upscale big box development	10.0%	1
large-scale retail	30.0%	3
large-scale entertainment	50.0%	5
other	30.0%	3

other	Count
A downtown area with small retail shops	1
Market Hal	1
no more stack and pack - you are killling us	1
Total	3



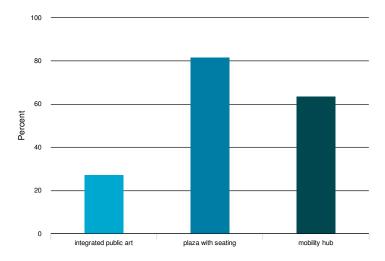


Value	Percent	Responses
office towers	22.2%	2
urban-format employment	55.6%	5
urban-scale, mixed use employment	66.7%	6
other	11.1%	1

other	Count
Stick to existing densities	1
Total	1

Looking at civic/community uses, which do you think may be most appropriate to accommodate within this site? (please select one or more options)

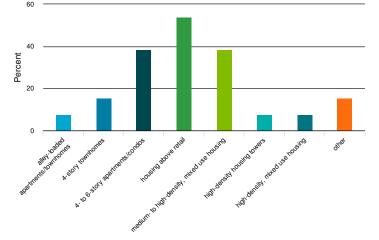




Value	Percent	Responses
integrated public art	27.3%	3
plaza with seating	81.8%	9
mobility hub	63.6%	7

C-72 CENTENNIAL NEXT



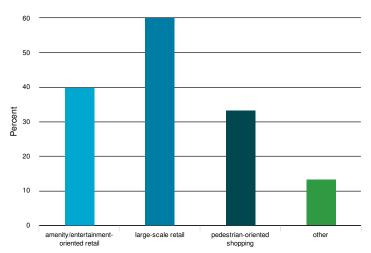


Value	Percent	Responses
alley-loaded apartments/townhomes	7.7%	1
4-story townhomes	15.4%	2
4- to 6-story apartments/condos	38.5%	5
housing above retail	53.8%	7
medium- to high-density, mixed use housing	38.5%	5
high-density housing towers	7.7%	1
high-density, mixed use housing	7.7%	1
other	15.4%	2

other	Count
No more housing	1
Quit increasing densities - it will not save the planet - it will just wreck our quality of life	1
Total	2

#### 23 - CENTENNIAL PROMENADE





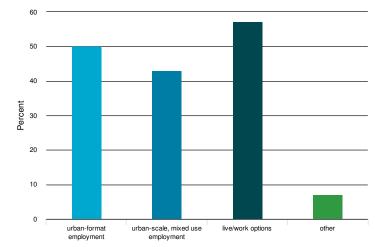
Value	Percent	Responses
amenity/entertainment-oriented retail	40.0%	6
large-scale retail	60.0%	9
pedestrian-oriented shopping	33.3%	5
other	13.3%	2

other	Count
Quit trying to second guess the market and force densities	1
whole foods/nicer restaurants	1
Total	2

Looking at office/ mixed use options, which do you think may be most appropriate to accommodate within this site? (please select one or more options)

#### 23 - CENTENNIAL PROMENADI





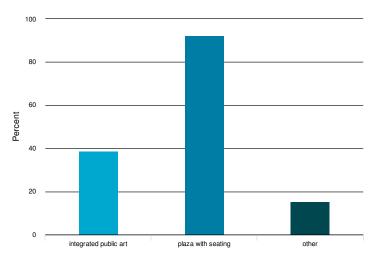
Value	Percent	Responses
urban-format employment	50.0%	7
urban-scale, mixed use employment	42.9%	6
live/work options	57.1%	8
other	7.1%	1

other	Count
Denver has destroyed itself with density	1
Total	1

C-74 CENTENNIAL NEXT

#### 23 - CENTENNIAL PROMENADE

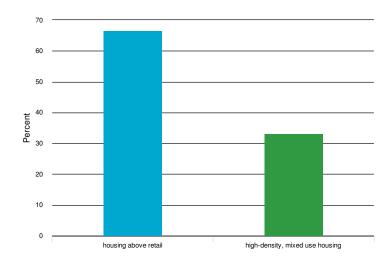




Value	Percent	Responses
integrated public art	38.5%	5
plaza with seating	92.3%	12
other	15.4%	2
other		Count
Other  Let the property owners decide - it is not your prop	erty	Count 1
	erty	

Looking at residential uses, which do you think may be most appropriate to accommodate within this site? (please select one or more options)

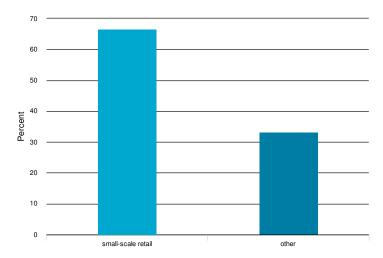
### 



Value	Percent	Responses
housing above retail	66.7%	2
high-density, mixed use housing	33.3%	1

24 - INOVA CORNER PROPERTY



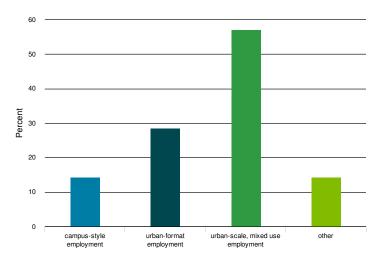


Value	Percent	Responses
small-scale retail	66.7%	2
other	33.3%	1

Looking at office/mixed use options, which do you think may be most appropriate to accommodate within this site? (please select one or more options)

### 24 - INOVA CORNER PROPERTY





Value	Percent	Responses
campus-style employment	14.3%	1
urban-format employment	28.6%	2
urban-scale, mixed use employment	57.1%	4
other	14.3%	1

other	Count
Total	0

CENTENNIAL NEXT C-76

### 25 - VILLAGE AT CENTENNIAL (WEST)

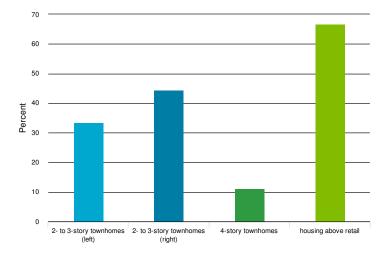






2- to 3-story townhomes alley-loaded apartments/ condos





Value		Percent	Responses
2- to 3-story townhomes (left)		33.3%	3
2- to 3-story townhomes (right)		44.4%	4
4-story townhomes		11.1%	1
housing above retail		66.7%	6
other	Count		

0

APPENDIX C: OPPORTUNITY SITES C-77

Total

### 25 - VILLAGE AT CENTENNIAL (WEST)



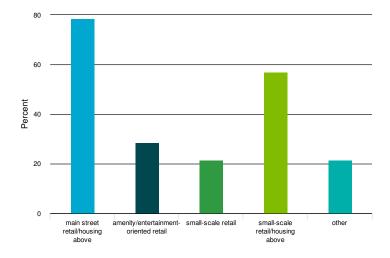






integrated retail/ high-amenity/ entertainmentdensity housing oriented retail

small-scale retail/ housing abo



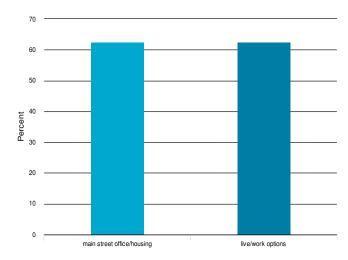
Value	Р	ercent	Responses
main street retail/housing above		78.6%	11
amenity/entertainment-oriented retail		28.6%	4
small-scale retail		21.4%	3
small-scale retail/housing above		57.1%	8
other		21.4%	3

other	Count
RMU9	3
Total	3

C-78 CENTENNIAL NEXT

### 25 - VILLAGE AT CENTENNIAL (WEST)





Value	F	Percent	Responses
main street office/housing		62.5%	5
live/work options		62.5%	5

Looking at civic/community uses, which do you think may be most appropriate to accommodate within this site? (please select one or more options)



	100				
	80				
ent	60				
Percent	40		_		
	20	_			
	0	integrated public art plaz	a with seating	water features/fountains	other

Value	Percent	Responses
integrated public art	35.7%	5
plaza with seating	85.7%	12
water features/fountains	50.0%	7
other	28.6%	4

other	Count
Art Studios	2
Library	1
Senior Center	1
Total	4

### 26 - VILLAGE AT CENTENNIAL (EAST)









2- to 3-story

townhomes (left)

2- to 3-story

townhomes (right)

2- to 3-story townhomes alley-loaded apartments/ condos



	70						
	60						
	50						
Percent	.0						
Per	30						
	20						
	20				1		
	10						
	٥						

4-story townhomes

housing above

Value		Percent	Responses
2- to 3-story townhomes (left)		66.7%	4
2- to 3-story townhomes (right)		50.0%	3
4-story townhomes		16.7%	1
housing above retail		16.7%	1
other		16.7%	1
other	Count		
Total	0		

CENTENNIAL NEXT C-80

### 26 - VILLAGE AT CENTENNIAL (EAST)



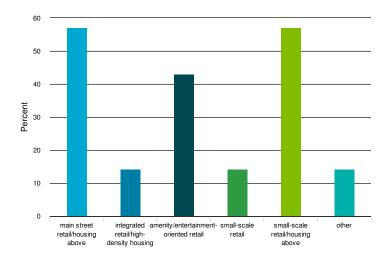




integrated retail/ high-amenity/ entertainmentdensity housing oriented retail



small-scale retail/ housing abov

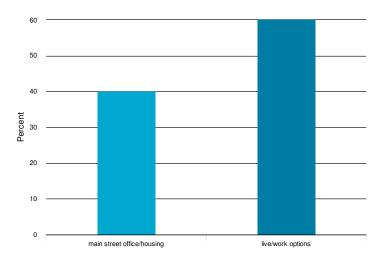


Value	Percent	Responses
main street retail/housing above	57.1%	4
integrated retail/high-density housing	14.3%	1
amenity/entertainment-oriented retail	42.9%	3
small-scale retail	14.3%	1
small-scale retail/housing above	57.1%	4
other	14.3%	1

other	Count
RMU9	1
Total	1

### 26 - VILLAGE AT CENTENNIAL (EAST)



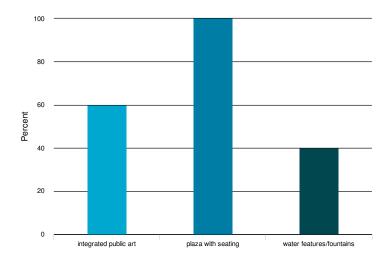


Value	Percent	Responses
main street office/housing	40.0%	2
live/work options	60.0%	3

Looking at civic/community uses, which do you think may be most appropriate to accommodate within this site? (please select one or more options)

### 26 - VILLAGE AT CENTENNIAL (EAST)





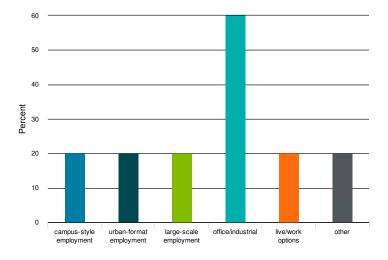
Value	Pe	rcent	Responses
integrated public art		60.0%	3
plaza with seating	1	00.0%	5
water features/fountains		40.0%	2

C-82 CENTENNIAL NEXT

## 27 - ENCOMPASS VACANT PROPERTY office towers campus-style employment urban-format employment

office/ industrial small-scale industrial/ warehouse

large-scale employment



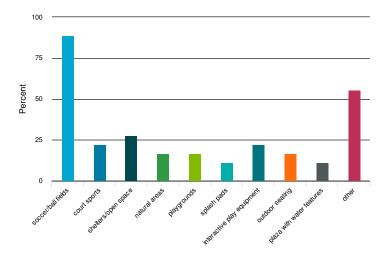
Value	Percent	Responses
campus-style employment	20.0%	1
urban-format employment	20.0%	1
large-scale employment	20.0%	1
office/industrial	60.0%	3
live/work options	20.0%	1
other	20.0%	1
other	Count	
Make it a PARK	1	

1

APPENDIX C: OPPORTUNITY SITES C-83

Total



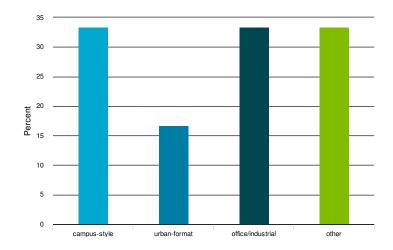


Value	Percent	Responses
soccer/ball fields	88.9%	16
court sports	22.2%	4
shelters/open space	27.8%	5
natural areas	16.7%	3
playgrounds	16.7%	3
splash pads	11.1%	2
interactive play equipment	22.2%	4
outdoorseating	16.7%	3
plaza with water features	11.1%	2
other	55.6%	10

C-84 CENTENNIAL NEXT

other	Count
turf soccer fields	3
athletic fields	2
(concrete) inline hockey rink	1
Indoor multi-sport facility	1
indoorgym/multi-use	1
turffields	1
turf soccer fields & other sports fields!! (managed by Colorado Storm:))	1
Total	10

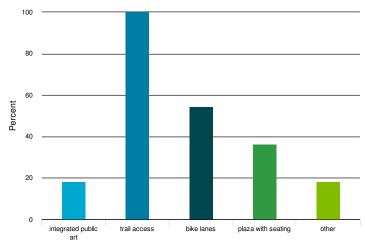




Value		Percent	Responses
campus-style employment		33.3%	2
urban-format employment		16.7%	1
office/industrial		33.3%	2
other		33.3%	2
other	_	33.376	•

other	Count
NO don't do this	1
restuarants	1
Total	2

### 28 - POTOMAC PARK PROPERTY integrated public art trail access bike lanes plaza with seating



Value	Percent	Responses
integrated public art	18.2%	2
trail access	100.0%	11
bike lanes	54.5%	6
plaza with seating	36.4%	4
other	18.2%	2
other	Count	
Senior Center	1	

swimming pool

Total

Looking at office/ mixed use options, which do you think may be most appropriate to accommodate within this site? (please select one or more options)

### 29 - JORDAN AND FREMONT (SE)



		office/ industrial	small-scale industrial	/ warehouse	live/ work	options
50						
40					_	

0 office/indus		live/work options	other
Value	industrial/warehouse	Percent	Responses
office/industrial		40.0%	4
small-scale industrial/	warehouse	30.0%	3
live/work options		30.0%	3
other		50.0%	5

other	Count
senior center	3
Park	1
turf soccer fields	1
Total	5

C-86 CENTENNIAL NEXT

Percent

### 30 - FELLOWSHIP CHURCH PROPERTY







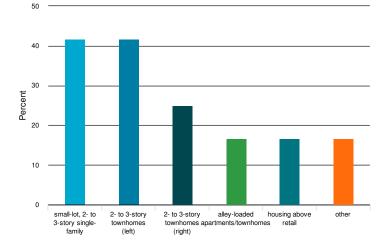








4-story townhomes 4- to 6-story apartments/ condos



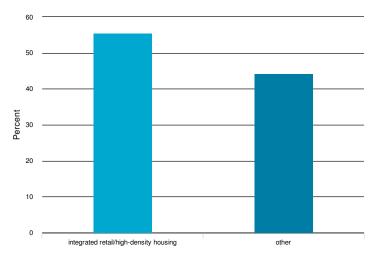
Value	 Percent	Responses
small-lot, 2- to 3-story single-family	41.7%	5
2- to 3-story townhomes (left)	41.7%	5
2- to 3-story townhomes (right)	25.0%	3
alley-loaded apartments/townhomes	16.7%	2
housing above retail	16.7%	2
other	16.7%	2

other	Count
nothing i love green space	1
upscale single family housing	1
Total	2

### 30 - FELLOWSHIP CHURCH PROPERTY



ntegrated retail/ highdensity housing



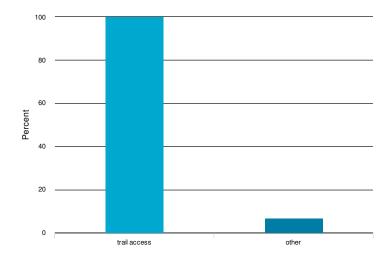
Value	Percent	Responses
integrated retail/high-density housing	55.6%	5
other other	44.4%	4 Count
NO		1
entertainment/ low density housing		1
high end single family housing		1
Total		3

Looking at civic/community uses, which do you think may be most appropriate to accommodate within this site? (please select one or more options)

### 30 - FELLOWSHIP CHURCH PROPERTY



trail access



Value		Percent	Responses
trail access		100.0%	15
other		6.7%	1
other			Count
plant pollinator-frie	ndly flowers		1
Total			1

C-88 CENTENNIAL NEXT

### 31 - REGIS VACANT PROPERTY









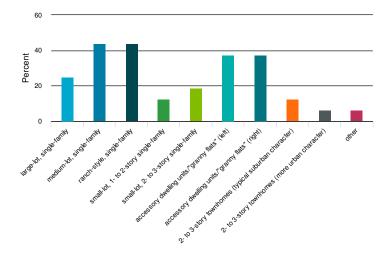












Value	Percent	Responses
large-lot, single-family	25.0%	4
medium-lot, single-family	43.8%	7
ranch-style, single-family	43.8%	7
small-lot, 1- to 2-story single-family	12.5%	2
small-lot, 2- to 3-story single-family	18.8%	3
accessory dwelling units/"granny flats" (left)	37.5%	6
accessory dwelling units/"granny flats" (right)	37.5%	6
2- to 3-story townhomes (typical suburban character)	12.5%	2
2- to 3-story townhomes (more urban character)	6.3%	1
other	6.3%	1

other	Count
Make it a PARK	1
Total	1

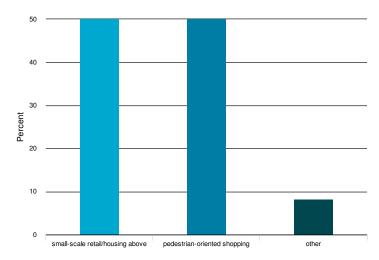
### 31 - REGIS VACANT PROPERTY





small-scale retail/ housing above

pedestrian-oriented snoppi

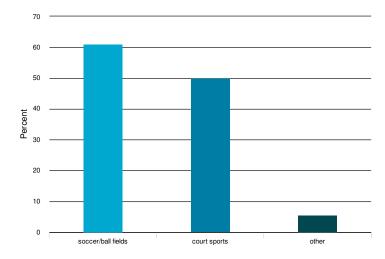


Value	Percent	Responses
small-scale retail/housing above	50.0%	6
pedestrian-oriented shopping	50.0%	6
other	8.3%	1
other	Count	
Make it a PARK	1	
Total	1	

Looking at recreation uses, which do you think may be most appropriate to accommodate within this site? (please select one or more options)

### 31 - REGIS VACANT PROPERTY



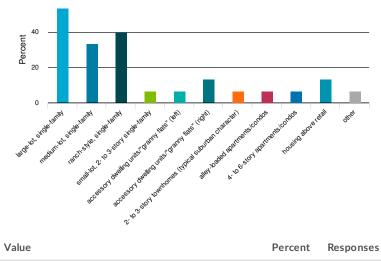


Value	Percent	Responses
soccer/ball fields	61.1%	11
court sports	50.0%	9
other	5.6%	1

C-90 CENTENNIAL NEXT

# 32 - VERMILLION CREEK

2- to 3-story townhomes alley-loaded apartments/ condos



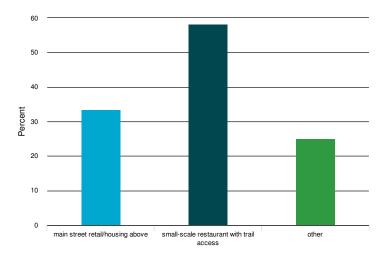
Value		i cicciii	Responses
large-lot, single-family		53.3%	8
medium-lot, single-family		33.3%	5
ranch-style, single-family		40.0%	6
small-lot, 2- to 3-story single-family		6.7%	1
accessory dwelling units/"granny flats" (left)		6.7%	1
accessory dwelling units/"granny flats" (right)		13.3%	2
2- to 3-story townhomes (typical suburban character)		6.7%	1
alley-loaded apartments/condos		6.7%	1
4- to 6-story apartments/condos		6.7%	1
housing above retail		13.3%	2
other		6.7%	1
other	Count		
Open space	1		
Total	1		

ranch-style, single-family		40.0%	6
small-lot, 2- to 3-story single-family		6.7%	1
accessory dwelling units/"granny flats" (left)		6.7%	1
accessory dwelling units/"granny flats" (right)		13.3%	2
2- to 3-story townhomes (typical suburban character)		6.7%	1
alley-loaded apartments/condos		6.7%	1
4- to 6-story apartments/condos		6.7%	1
housing above retail		13.3%	2
other		6.7%	1
other	Count		
Open space	1		
Total	1		

APPENDIX C: OPPORTUNITY SITES C-91

medium- to high-density, mixed use housing

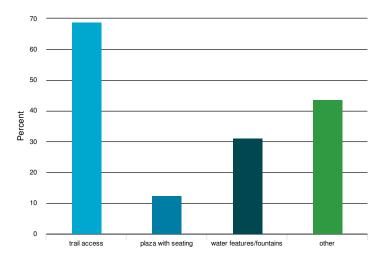




Value	Percent	Responses
main street retail/housing above	33.3%	4
small-scale restaurant with trail access	58.3%	7
other	25.0%	3
other	Coun	t
other	Court	
Senior housing, density bonus	1	

Looking at civic/ community uses, which do you think may be most appropriate to accommodate within this site? (please select one or more options)





C-92 CENTENNIAL NEXT

Value	Percent	Responses
trail access	68.8%	11
plaza with seating	12.5%	2
water features/fountains	31.3%	5
other	43.8%	7

other	Count
REC1	3
REC4	3
open space	1
Total	7

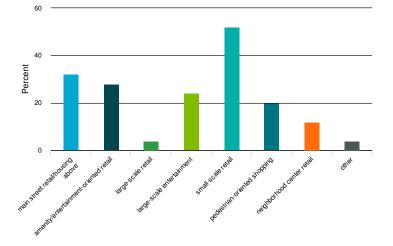
### 33 - SMOKY HILL RETAIL



80					
60					
60					
Percent 0 <sub>6</sub>		-			
20	_	-			
0	hous	ing above retail		other	

Value	Percent	Responses
housing above retail	77.8%	14
other	22.2%	4
other		Count
NO housing above retail.		1
No Residential		1
Nonenot appropriate for residential		1
Total		3





Value	Percent	Responses
main street retail/housing above	32.0%	8
amenity/entertainment-oriented retail	28.0%	7
large-scale retail	4.0%	1
large-scale entertainment	24.0%	6
small-scale retail	52.0%	13
pedestrian-oriented shopping	20.0%	5
neighborhood center retail	12.0%	3
other	4.0%	1

other	Count
concerns about safety with increasing density and wage because of adjacent Smoky Hill and Buckley cores	1
Total	1

C-94 CENTENNIAL NEXT

### 34 - SMOKY HILL TOWN CENTER









2- to 3-story townhomes alley-loaded apartments/ condos

4-story townhomes 4- to 6-story apartments/ condos

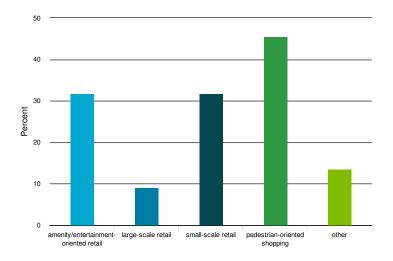


	40	-												
	35	_												_
	30	_												
	25	_												
Percent	20	_												
ш.	15	_												
	10	_				-	-							
	5	_				_								
	0	_	to 3-ste	alle	y-load		-story	4- t	o 6-sto		sing ab	ove	other	

Value	Percent	Responses
2- to 3-story townhomes	26.3%	5
alley-loaded apartments/condos	10.5%	2
4-story townhomes	10.5%	2
4- to 6-story apartments/condos	10.5%	2
housing above retail	36.8%	7
other	15.8%	3

other	Count
No housing at all	1
Noneinappropriate usage	1
small profile buildings	1
Total	3





Value	Percent	Responses
amenity/entertainment-oriented retail	31.8%	7
large-scale retail	9.1%	2
small-scale retail	31.8%	7
pedestrian-oriented shopping	45.5%	10
other	13.6%	3

other	Count
But I don't think this area needs to be renovated	1
no room with pre-existing buildings	1
Total	2

C-96 CENTENNIAL NEXT

### 34 - SMOKY HILL TOWN CENTER



50		_					
40							
Percent							
20 20							
10							
0	main street office	/housing	urbar	n-scale, mixe employment	d use	other	

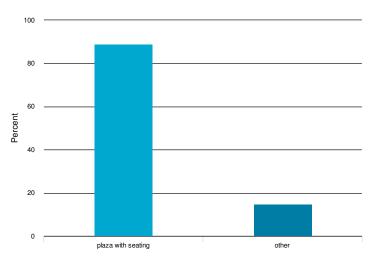
Value	Percent	Responses
main street office/housing	47.6%	10
urban-scale, mixed use employment	33.3%	7
other	23.8%	5

other	Count
NO Mixed use	1
No housing at all	1
None of theseno housing, no office; this area doesn't need to be renovated	1
don't turn into Downtown Denver	1
small office buildings, 1-story	1
Total	5

### 34 - SMOKY HILL TOWN CENTER



3



Value	Percent	Responses
plaza with seating	88.9%	24
other	14.8%	4
other		Count
NoneThis is located adjacent to Smoky Hill Road	1	
Park		1
none of this		1

Total

Looking at residential uses, which do you think may be most appropriate to accommodate within this site? (please select one or more options)

### 35 - SMOKY HILL AND ORCHARD (NW)





4-story

4- to 6-story

housing above

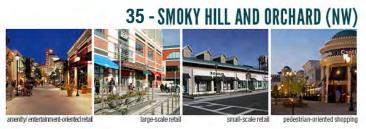
2- to 3-story

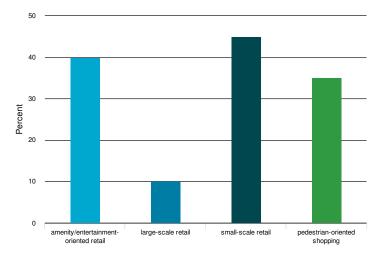
alley-loaded

C-98 CENTENNIAL NEXT

Value	P	ercent	Responses
2- to 3-story townhomes		53.3%	8
alley-loaded apartments/condos		20.0%	3
4-story townhomes		20.0%	3
4- to 6-story apartments/condos		6.7%	1
housing above retail		33.3%	5
other		6.7%	1

other	Count
no housing	1
Total	1



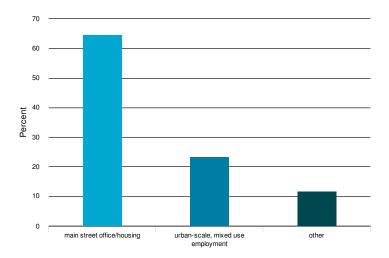


Value	Percent	Responses
amenity/entertainment-oriented retail	40.0%	8
large-scale retail	10.0%	2
small-scale retail	45.0%	9
pedestrian-oriented shopping	35.0%	7

other	Count
Total	0

### 35 - SMOKY HILL AND ORCHARD (NW)





Value	Percent	Responses
main street office/housing	64.7%	11
urban-scale, mixed use employment	23.5%	4
other	11.8%	2
other		Count
other  None - no mixed use urban buldings		Count 1

Looking at civic/community uses, which do you think may be most appropriate to accommodate within this site? (please select one or more options)

35 - SMOKY HILL AND ORCHARD (NW)



	100				
	80				
Percent	60				
Perc	40				
	20				
	0	plaza with seating	ı	other	

Value		Percent	Responses
plaza with seating		88.2%	15
other		11.8%	2
other			Count
anything that people can walk to a	and have an ou	tdoorspace	1
park			1
Total			2

C-100 CENTENNIAL NEXT

### 36 - SMOKY HILL AND ORCHARD (NE)









2- to 3-story townhomes alley-loaded apartments/ condos



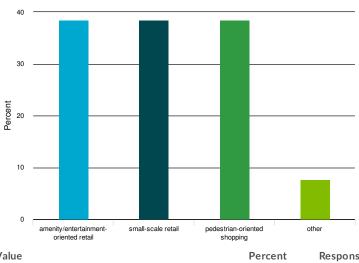
	111
	#N 1
<b>一种中心</b> 理	100
housin	g above reta

50									
40									
30 30									
Percent									
10						_			
0	2- to 3-	story towr	homes	4-story townh	nomes	housing abo	ve retail	other	

Value	Perce	nt Responses
2- to 3-story townhomes	50.0	0% 6
4-story townhomes	8.3	3% 1
housing above retail	25.0	3
other	25.0	3

other	Count
None of the above - No housing over retail in this area	1
Please, no townhomes or apartments	1
R6 or R7	1
Total	3

36 - SMOKY HILL AND ORCHARD (NE)



Value	Percent	Responses
amenity/entertainment-oriented retail	38.5%	5
small-scale retail	38.5%	5
pedestrian-oriented shopping	38.5%	5
other	7.7%	1

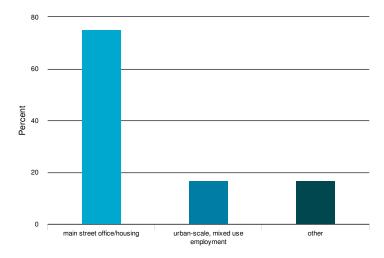
other	Count
Senior Center	1
Total	1

Looking at office/mixed use options, which do you think may be most appropriate to accommodate within this site? (please select one or more options)

### 36 - SMOKY HILL AND ORCHARD (NE)



	THE RESIDENCE OF THE PARTY OF T
main street office/ housing	urban-scale, mixed use employment

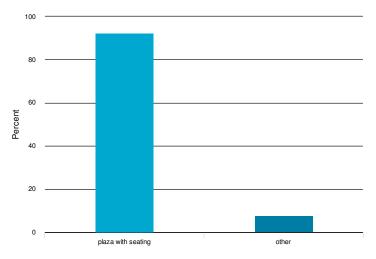


Value	Percent	Responses	
main street office/housing	75.0%	9	
urban-scale, mixed use employment	16.7%	2	
other	16.7%	2	
other	Count		
Ineed more information	1		
None - no mixed use retail only	1		

CENTENNIAL NEXT

36 - SMOKY HILL AND ORCHARD (NE)

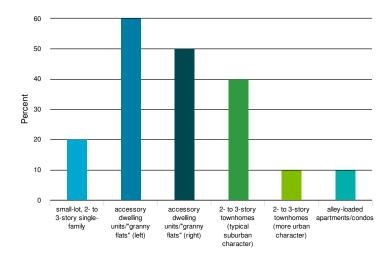




Value		Percent	Responses
plaza with seating		92.3%	12
other		7.7%	1
other	C	Count	
Park	1		
Total	1		

Looking at residential uses, which do you think may be most appropriate to accommodate within this site? (please select one or more options)

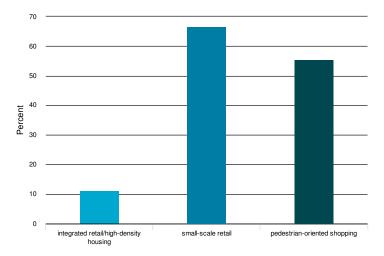




Value	Percent	Responses
small-lot, 2- to 3-story single-family	20.0%	2
accessory dwelling units/"granny flats" (left)	60.0%	6
accessory dwelling units/"granny flats" (right)	50.0%	5
2- to 3-story townhomes (typical suburban character)	40.0%	4
2- to 3-story townhomes (more urban character)	10.0%	1
alley-loaded apartments/condos	10.0%	1

other	Count
Total	0



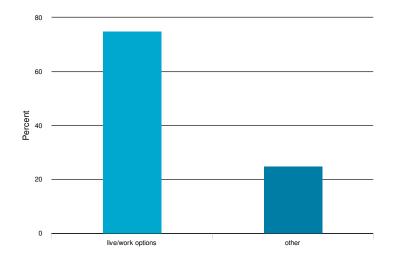


Value	Percent	Responses
integrated retail/high-density housing	11.1%	1
small-scale retail	66.7%	6
pedestrian-oriented shopping	55.6%	5

C-104 CENTENNIAL NEXT

### 37 - SMOKY HILL AND ORCHARD (SE)



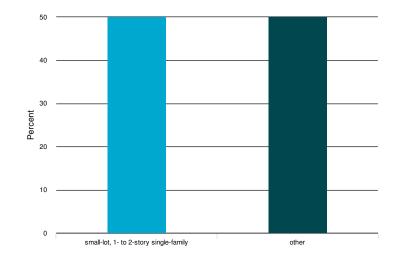


Value	Percent	Responses
live/work options	75.0%	6
other	25.0%	2
other		Count
None		1
None - it is not in keeping with the area		1
Total		2

Looking at residential uses, which do you think may be most appropriate to accommodate within this site? (please select one or more options)

### 38 - HUNTINGTON PARK-N-RIDE PROPERTY





Value	Percent	Responses
small-lot, 1- to 2-story single-family	50.0%	3
other	50.0%	3
other		Count
I don't think residential uses are appropriate here		1
large lot single family		1
stay as is?		1
Total		3

### 38 - HUNTINGTON PARK-N-RIDE PROPERTY









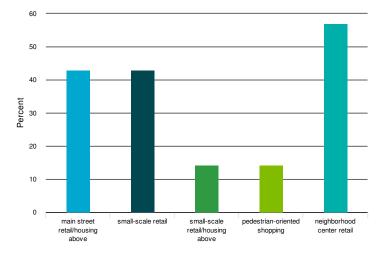
main street retail/ housing above integrated retail/ high-density housing

small-scale retail small-scale retail/ housing above









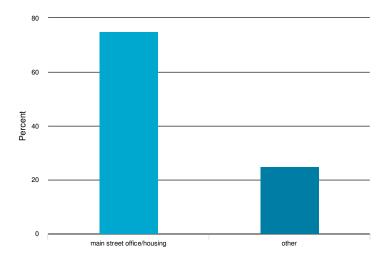
Value		Percent	Responses
main street retail/housing above		42.9%	3
small-scale retail		42.9%	3
small-scale retail/housing above		14.3%	1
pedestrian-oriented shopping		14.3%	1
neighborhood center retail		57.1%	4
other	Count		
Total	0		

CENTENNIAL NEXT C-106

### 38 - HUNTINGTON PARK-N-RIDE PROPERTY



main street office/ nousi



Value	Percent	Responses
main street office/housing	75.0%	3
other	25.0%	1
other		Count
Please no office - there are already offices a	1	
Total		1

Looking at residential uses, which do you think may be most appropriate to accommodate within this site? (please select one or more options)

### 39 - ARAPAHOE MEADOWS PROPERTY









large-lot, single-family

family m

edium-lot, single-family

h-style, single-fan

e-family small-lot, 1- to 2- story single-family





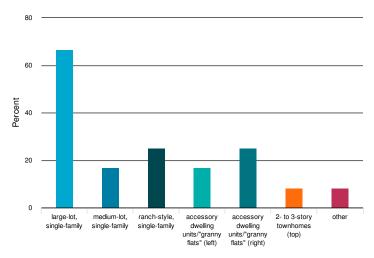




2- to 3-story tow



- to 3-story townhome



Value	Percent	Responses
large-lot, single-family	66.7%	8
medium-lot, single-family	16.7%	2
ranch-style, single-family	25.0%	3
accessory dwelling units/"granny flats" (left)	16.7%	2
accessory dwelling units/"granny flats" (right)	25.0%	3
2- to 3-story townhomes (top)	8.3%	1
other	8.3%	1
other	Count	:

1

leave existing houses alone

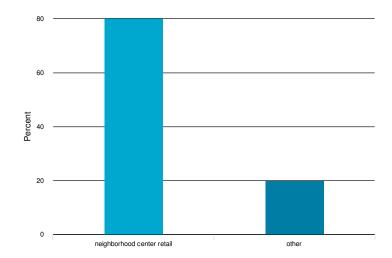
Total

Looking at retail/mixed use options, which do you think may be most appropriate to accommodate within this site? (please select one or more options)

### 39 - ARAPAHOE MEADOWS PROPERTY



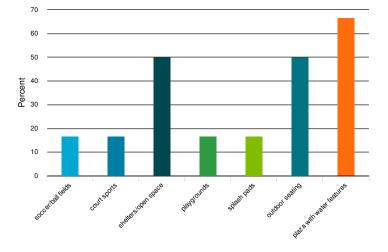
neighborhood center retail



Value		Percent	Responses
neighborhood center retail		80.0%	4
other		20.0%	1
other	Count		
no retail	1		
Total	1		

CENTENNIAL NEXT C-108





Value		Percent	Responses
soccer/ball fields		16.7%	1
court sports		16.7%	1
shelters/open space		50.0%	3
playgrounds		16.7%	1
splash pads		16.7%	1
outdoorseating		50.0%	3
plaza with water features		66.7%	4
other	Count		
Total	0		

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