

CITY OF CENTENNIAL COMPREHENSIVE PLAN



NOVEMBER 15, 2004

12503 E. EUCLID DRIVE, SUITE 200
CENTENNIAL, CO 80111
www.centennialcolorado.com



CITY OF CENTENNIAL

COMPREHENSIVE PLAN



Acknowledgments

City of Centennial

Randy Pye, Mayor

Council Members

Betty Ann Habig, Ward I

Vorry Moon, Ward I

Becky Lennon, Ward II

Bart Miller, Ward II

Susan Nix, Ward III

Andrea Suhaka, Ward III

Betty Wotring, Ward IV

Todd Miller, Ward IV

City Staff

John Pazour, City Manager

Thom Rounds, Director of Land Use Services

Sam Bishop

Tim Gelston

Donna Trachsel

Planning & Zoning Board

Brian Daigle, Chair

Rebecca Clark

Martin Hill

David Meyer

Jacky Morales-Ferrand

Russ Powell

Richard Zinn

City of Centennial Comprehensive Plan Task Force

Rebecca Clark, Chair

Clay Boelz

Al Colussy

Brian Daigle

Mike Fronapfel

Neil Geitner

Betty Ann Habig

Martin Hill

David Meyer

Joan Johnson

Bart Miller

Jacky Morales-Ferrand

Cathy Noon

Russ Powell

Doug Rockne

Andrea Suhaka

Ron Weidmann

Richard Zinn

Consultant Staff, URS Corporation

Crissy Fanganello, Project Manager

David Cooper

Ken Schroepel

Randy Sanchez



Table of Contents

Page

Introduction	3
Comprehensive Plan Map	6
Plan Elements	
Community Appearance, Identity and Design	7
Economic Development	9
Housing	12
Land Use	14
Parks, Trails, Open Space, Recreation and Tourism	17
Regional Cooperation and Land Use Management	19
Transportation	20
Utilities and Services	23
Glossary of Terms	27



COMPREHENSIVE PLAN MISSION STATEMENT

The Comprehensive Plan is a framework to guide public policy and implement the vision for the City of Centennial. The vision for Centennial is a community that is sustainable and cohesive, inspires pride, and produces remarkable places.

INTRODUCTION

Centennial, Colorado is a young City of over 100,000 in population...a rather unique combination. Yet the physical and human attributes of Centennial – its residents, neighborhoods, streets, businesses, parks, and so forth – have been thriving in the Front Range for several decades. So as a community, Centennial is well established. The challenge at the present time is to integrate this unique combination into a City – a citizenry, a government, and a physical environment that together create a dynamic place, where people live, learn, work and play. To meet that challenge a vision must be in place. The Centennial Comprehensive Plan is that vision.

History

Centennial became a statutory city on February 7, 2001, after a successful incorporation election in the fall of 2000. The establishment of the City of Centennial was the largest single incorporation in Colorado history. Centennial now comprises the seventh largest municipality in the state, encompassing 27 square miles.

Prior to incorporation, the area that became Centennial was under the jurisdiction of Arapahoe County, the oldest county in Colorado. After incorporation, the City adopted the 1985 Arapahoe County Comprehensive Plan and the Arapahoe County Land Development Code. This 2004 City of Centennial Comprehensive Plan represents the first long-range planning document that reflects the desires and vision of Centennial.

Plan Purpose

The Centennial Comprehensive Plan is the framework document that sets the stage for the City's future growth and development. It describes the Centennial of today and articulates the vision for the Centennial of tomorrow. The Plan stems from a basic understanding of the City's current form and function and provides a base from which progress can be measured. In order to effectively and efficiently identify resources and funnel change to reach its stated vision, the Plan provides the basis from which implementation strategies can be crafted, adopted, and pursued over time.

In essence, the Comprehensive Plan is Centennial's blueprint for the future.

Importance

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



The Comprehensive Plan illustrates Centennial’s commitment as an active and cooperative member of the greater metropolitan community. Centennial commits to:

- Accommodate and encourage planned growth and development;
- Extend services in an orderly manner;
- Enhance the quality of life;
- Protect the environment; and,
- Promote the economic viability of the city and the region.

Use and Organization

The Centennial Comprehensive Plan is a guidance document. It is a tool to be used by the Administration, City Council, Planning and Zoning Commission, and other agencies to guide decision-making and inform the general public.

The Plan is organized by elements that address a series of goals and policy statements.

Plan Development Process.

The Centennial Comprehensive Plan Task Force developed the Plan between June 2003 and September 2004. The 18 – member Task Force was selected by the Centennial City Council to represent a broad range of community interests and views – including those of residents, businesses, neighborhood groups, developers, outside agencies, Planning and Zoning Commission, and City Council. A list of the Task Force members follows:

Name	Affiliation
Rebecca Clark	Planning & Zoning Commission, Task Force Chair, Ward I
Clay Boelz	Principal, Inverness Properties, Ward III
Al Colussy	Principal – Klipp Colussy Jenks Dubois Architects, Ward III, Board of Appeals Chair
Brian Daigle	Planning & Zoning Commission Chair, Ward III
Mike Fronapfel	Environmental Planner/Noise Officer, Centennial Airport
Neil Geitner	Environmental Engineer, Ward II
Betty Ann Habig	City Councilmember, Ward I
Martin Hill	Planning & Zoning Commission, Ward IV
Joan Johnson	C-Watch Editor, Ward I
David Meyer	Planning & Zoning Commission, Ward IV
Bart Miller	City Councilmember, Ward II
Jacky Morales-Ferrand	Planning & Zoning Commission, Ward II
Cathy Noon	Ward III , Centennial Council of Neighborhoods President
Russ Powell	Planning and Zoning Commissioner, Ward III
Doug Rockne	Rockne Corty Landscape Design Consultants, Arapahoe Park and Recreation District, Ward III
Andrea Suhaka	City Councilmember, Ward III
Ron Weidmann	HOA Representative, Ward IV
Richard Zinn	Planning & Zoning Commission, Ward III

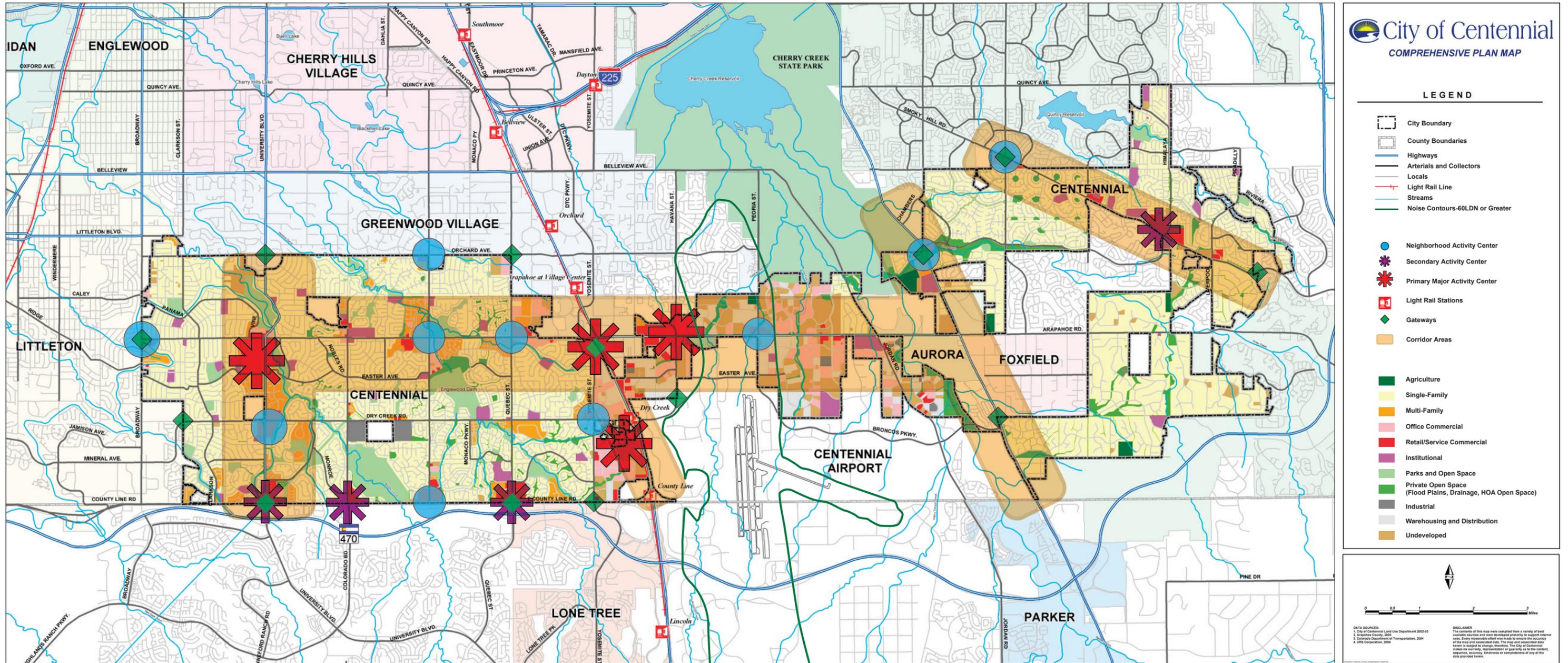


The Task Force met over 30 times to develop the plan and prepare for the adoption process. Task Force members studied the many influences that affect the formulation of a comprehensive plan in order to identify and prioritize issues for Centennial. Based on this foundation, the Task Force crafted the mission statement, goals, and policies encompassed in this document.

Task Force meetings included presentations by technical experts, followed by Task Force discussion and public comment. The Task Force hosted two open houses during which it presented its work to the public for review and comment. After each open house, the Task Force considered public comments and prepared the final draft for presentation to the Centennial Planning and Zoning Commission and City Council for their review and adoption.

Implementation and Relationship to Other Planning Documents

The Centennial Comprehensive Plan is a framework document that will be implemented through the adoption of corridor plans, sub-area plans, and other specific planning efforts in order to achieve the City's vision for the future. These subsequent plans will look at smaller geographic areas and address issues, opportunities, goals, policies and actions that are specific to particular areas within the City. These specific plans will be developed in accordance with City priorities, resources, and Capital Improvement Plans (CIP), and will be adopted by the Planning and Zoning Commission and City Council.



COMPREHENSIVE PLAN MAP

The comprehensive plan map is provided to give a geographic context to the policy framework outlined in the Comprehensive Plan. The map illustrates logical gateways to the City, commercial corridors, and activity centers and is meant to identify potential opportunities.



Community Appearance, Identity, and Design

It is important for Centennial to develop standard design elements that create a unique sense of place. Standard design elements should complement Centennial’s land use and transportation plans.

Goal 1: Reflect Community Character Through Design

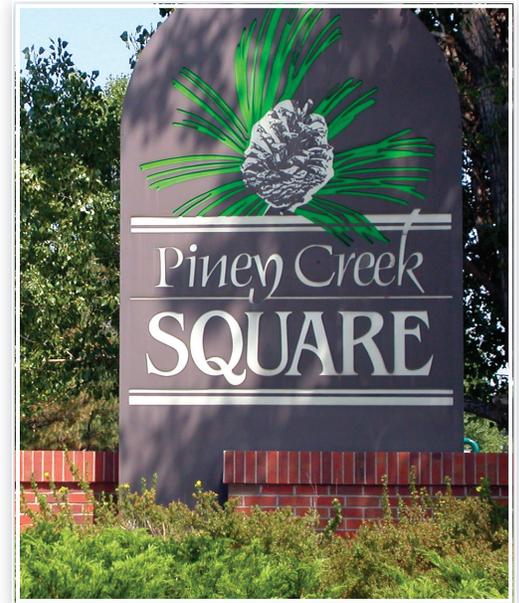
- Encourage the development and adoption of standard urban design elements to be used citywide.
- Promote individual neighborhood identity where appropriate.
- Encourage residential developers to provide a variety of housing densities, styles, and price ranges.
- Promote excellence in site planning, architecture, landscape design, lighting, and signage in all commercial and residential development.
- Encourage the use of signs that do not dominate the streetscape but result in attractive additions to the public realm that provide businesses with reasonable identification.

Goal 2: Encourage Design Standards for Development and Redevelopment

- Establish design standards that build upon established features of the existing character in Centennial’s neighborhoods and activity centers.
- Include provisions in design standards for pedestrian amenities, bicycle pathways, and functional public spaces.
- Respect the existing character and topography of the landscape through site planning for new and infill development, and provide appropriate transitions to surrounding uses.

Goal 3: Build and Maintain Attractive and Landscaped Thoroughfares

- Create opportunities for gateway features and land uses at major intersections and entrances to the City.
- Encourage building placement to face the street front to help create a public place along the street.
- Encourage the use of related streetscape elements and landscaping, including shade trees and landscaped medians along the rights-of-way of major arterials.
- Create standards for features at major intersections and entrances into the City.
- Promote the use of water-wise plant materials.



Urban design

Urban design is (1) the process of organizing the contextual elements of the built environment such that the end result will be a place with its own character and identity, and (2) planning the development of the built environment in a comprehensive manner to achieve a unified, functional, efficient, and aesthetically pleasing setting.

Streetscape

Streetscape is a design term referring to all the elements that constitute the physical makeup of a street that as a group, define its character. These include:

- Building frontage
- Street paving
- Street furniture (benches, trash receptacles, bus shelters, etc.)
- Landscaping (including trees and other plantings)
- Awnings and marquees
- Signs
- Lighting
- Public Art



Goal 4: Promote Cultural Opportunities and Public Art

- Encourage opportunities for cultural and special events.
- Embrace civic, public art, cultural, and recreational opportunities.
- Promote community events that encourage the interaction of a diversity of cultures, people, and interests.

Goal 5: Retain Community Landmarks and Encourage Historic Preservation

- Identify opportunities for potential landmarks and facilities.
- Encourage development that will create landmarks and identity.
- Recognize the value of historic preservation.

Goal 6: Preserve Mountain Panoramas and Scenic Natural Features

- Identify and establish important mountain view corridors.
- Encourage development that incorporates natural features of the site into their design.



Landmark

A landmark is any site, building, structure, or natural feature that has visual, historic or cultural significance.



Economic Development

In order to establish its long-term ability to fund its operations and growth, Centennial must create a balance of high-revenue generating uses (commercial) and low-revenue generating uses (residential).

Goal 1: Increase and Stabilize an Adequate Revenue Base

- Seek opportunities to partner with other agencies and jurisdictions to create projects of mutual interest and value.
- Encourage the expansion of existing businesses.
- Attract new business to Centennial by promoting the City’s assets, such as its built-in consumer base and properties available for development and redevelopment.
- Encourage the retention and expansion of existing retailers and the location of new retailers to Centennial.
- Explore new and existing mechanisms and financial tools to capture revenue dollars to increase Centennial’s economic and financial viability.
- Promote, create, and implement overlay districts, sub-area, and corridor plans that preserve and enhance commercial opportunity.
- Cooperate with Centennial Airport to maintain its status as a major activity center of the City of the Centennial and the Denver Metro region.
- Encourage Centennial Airport to develop appropriate aviation related industries.

Goal 2: Encourage Revitalization and Reinvestment

- Actively pursue revitalization opportunities.
- Employ contemporary development techniques to attract high quality uses for targeted development areas both within and adjacent to City boundaries.
- Assist in the redevelopment of commercial areas through programs, finance tools, incentives, and public/private partnership.
- Encourage revitalization of major corridors into commercial areas with Activity Centers appropriately located.



Economic Development Tools

- Revenue Sharing
- Tax increment financing (TIF)
- Impact fees
- Developer agreements
- Subdivision improvement agreements (SIAs)
- Special Assessments
- Other

Centennial Airport

The Arapahoe County Public Airport Authority was established by Arapahoe County in 1975 as a political subdivision of the State of Colorado. A board of airport commissioners that consists of five voting Arapahoe County representatives and three non-voting Douglas County representatives governs the Authority. In 2003, Centennial Airport accommodated 361,459 aircraft operations. Centennial is currently ranked third in the nation among airports that are not certified for airline service.

Activity Centers

Activity Centers are mixed-use areas designed to attract a higher level of development than their surroundings. Activity centers can be created at different scales, including neighborhood, community, and urban. The different scales accommodate and support the surrounding land uses and available transportation systems.



Goal 3: Balance Employment, Housing and Transportation/Mobility Options

- Encourage the retention and expansion of existing and new businesses to Centennial.
- Support the City's commercial centers and business parks through provision of urban services and timely processing of proposed development through the public hearing process.
- Allow for a variety of housing options meeting the needs of both employers and employees to accommodate all income levels.
- Encourage the development of mixed-use projects in order to achieve a vibrant community.
- Encourage development of employer-assisted housing programs.

Goal 4: Market Centennial as an Employment and Business Center

- Promote Centennial's quality of life as a community value and economic asset.
- Promote Centennial's reputation as a business location with a highly educated workforce.
- Foster small-scale economic development to support existing and future neighborhoods by providing essential commercial and consumer services.
- Support metropolitan cooperation and partner with state, federal, and other regional governments on economic development initiatives.
- Promote Centennial to be competitive locally, regionally, and nationally.
- Promote job education and training opportunities.
- Implement an urban design program for the City's major transportation corridors and entryways.
- Achieve a greater pedestrian, bicycle, and transit orientation within and between commercial districts, surrounding residential areas, and other communities.
- Collaborate with private businesses and local colleges and universities to identify and better serve the needs of existing employers, and attract new employers to Centennial.



Mixed-Use Development

Mixed-Use development is development of a neighborhood, tract of land, building or structure with a variety of complementary and integrated uses, such as residential, office, manufacturing, commercial, public and recreation, in compact form.



Goal 5: Provide a Business-Friendly Land Use, Entitlement, and Permitting Process

- Maintain a high level of customer service and accountability for all City staff.
- Develop a predictable land use and permitting program.
- Foster e-government solutions for the delivery of customer service.

Goal 6: Pursue Art, Cultural, Recreational, Civic, and Tourism Opportunities

- Designate and promote possible sites for cultural, art, civic and entertainment venues.
- Participate with and support the efforts of local and regional arts and humanities groups to bring facilities into the City.
- Support entertainment and hospitality development efforts.
- Encourage and support the cultural, educational, and sporting events and programs of local schools and other public and private organizations.





Housing

Centennial's strong residential base and existing neighborhoods are perhaps the City's greatest assets as both an economic engine and the backbone of the community. These assets must be protected and enhanced as new residential development occurs and as older residential areas redevelop and are revitalized. Housing in Centennial should accommodate the full life cycle of its residents including young and elderly, single and married, families and empty nesters, and those who need assistance. A variety of housing types and prices are necessary to accommodate the various needs and requirements of each group. Residential development over much of the last 30 years has resulted primarily in single-family detached housing. The City recognizes the need to expand the housing diversity in the City to successfully accommodate housing needs, requirements, and changes over the full course of the life cycle.



Density

Density is the number of dwelling units permitted by a particular land-use classification.

Infill development

Infill development is development on scattered vacant sites in a built-up area that is usually already served by streets and other infrastructure. Because the development of infill sites can significantly impact surrounding land in terms of traffic, views, noise, increased density, and loss of open space, these issues need to be addressed by the development review process. Infill sites typically are less costly for communities to serve than outlying, or greenfield sites.

Workforce Housing

Workforce housing is housing with a sale price or rent that is affordable to a targeted household income as defined in local, state or federal legislation.

Goal 1: Preserve Existing Housing Stock and Protect Stable Residential Areas

- Encourage maintenance of housing.
- Upgrade and maintain streets, landscaping, and other infrastructure.
- Ensure new residential construction or additions to housing respect the context of the surrounding residential area.

Goal 2: Support Housing Diversity

- Encourage housing diversity and increased residential density around existing and future Activity Centers.
- Encourage infill housing to reflect and complement surrounding land uses and character.
- Encourage a balanced housing supply with existing and future employment and life style needs.
- Support the development of workforce housing.



Goal 3: Encourage a Mix of Housing Types and Costs around Activity Centers

- Provide new housing development that is close to work, shopping, and services.

Goal 4: Promote Housing Finance Tools

- Develop partnerships with other local, regional, state, and federal agencies and organizations to increase housing assistance to current and future residents of Centennial.
- Work with private, public, and non-profit agencies and organizations to expand the available resources for housing programs, services, and financing mechanisms and opportunities.
- Evaluate opportunities to prioritize the use of federal funding for housing.
- Encourage development of financing tools, such as housing tax credits, low interest loans, etc.
- Encourage finance and housing opportunities and availability to enable mixed income households to buy and rehabilitate houses and condominiums in existing Centennial neighborhoods.





Land Use

Many tools are available to the City of Centennial to regulate and guide development and redevelopment throughout the City. The primary tool is the City’s Land Development Code – which includes existing Zoning Regulations, Subdivision Regulations, Design Standards, and the Land Use Map. Other tools include annexation and regional cooperation through inter-governmental agreements and/or designated areas of common interest. Each of the tools should be regularly reviewed and updated to be consistent with the vision and requirements of the community, as well as a balanced perspective from citizens, neighborhoods, businesses, developers and City staff, administration, and elected officials.



Centennial Land Development Code

Centennial land development code includes laws, ordinances, resolutions, and rules adopted pursuant to the authority granted by the Colorado Constitution and the Colorado Revised Statutes that govern land use, zoning, and subdivision within the City.

Zoning Regulations

Zoning regulations include laws, ordinances, resolutions, and rules adopted by the City pursuant to the authority granted by the Colorado Constitution and the Colorado Revised Statutes that govern the use of property and, in particular, regulate the location, height, spacing, size, and use of land.

Subdivision Regulations and Design Standards

Subdivision Regulations and design standards include laws, ordinances, resolutions, and rules adopted by the City pursuant to the authority granted by the Colorado Constitution and the Colorado Revised Statutes that govern the physical layout of land for purposes of development or sale.

Centennial Airport Land Use Guidelines

Centennial airport land use guidelines include laws, ordinances, resolutions, and rules adopted pursuant to the authority granted by the Colorado Constitution and the Colorado Revised Statutes that govern land use within the area identified as the Centennial Airport and Airport Influence Area.

Goal 1: Create, Adopt, and Implement Land Use Tools for the City of Centennial

- The City’s Land Development Code and related zoning and subdivision regulations will reflect the City of Centennial’s Comprehensive Plan.
- Create a Land Development Code that is easy to understand and administer.
- Apply the Land Development Code in a consistent and equitable manner.
- Monitor the Land Development Code on a regular basis and amend and/or revise as necessary.

Goal 2: Embrace Citizen Participation

- Create and implement a neighborhood process for development review and recognize its importance.
- Provide assistance and information to homeowner associations, neighborhood organizations, citizens, and other agencies regarding land use decisions affecting their community.

Goal 3: Recognize the Relationship Between Transportation and Land Use

- Consider future needs for different land use types and their relationship to transportation, including housing, business, parks and open space, community facilities, and other land use needs.
- Implement land use patterns that support a variety of transportation modes.
- Use specific land use and transportation plans for areas of the City that are identified as critical corridors for both the City and the region. These plans should emphasize the importance of transportation, commercial activity, and the opportunity to establish an image for the City by identifying gateway opportunities.
- Preserve the integrity of the Centennial Airport Land Use Guidelines.



Goal 4: Foster Neighborhood and Residential Development

- Complete specific area plans for parts of Centennial where development or redevelopment is likely or desirable.
- Encourage infill development that respects the context and enhances the vitality of the surrounding area.
- Encourage the development of housing that will meet the changing needs of Centennial's present and future residents.
- Closely consider infrastructure impacts from new residential development proposals on existing neighborhoods.
- Provide and maintain sidewalks in new and existing developments and neighborhoods.
- Connect open space in new development with the overall open space system.

Goal 5: Encourage Development at Activity Centers

- Encourage the preservation, revitalization, and enhancement of existing Activity Centers, such as Southglenn, and other neighborhood commercial centers.
- Encourage mixed-use planning concepts in new and existing Activity Centers at the appropriate scale.
- Reinforce new and existing neighborhoods by encouraging the convenient location of shopping, recreation, civic, and educational facilities.
- Preserve Centennial Airport as an existing key public facility/Activity Center that serves regional needs in terms of transportation, commerce, and employment.
- Consider the short-and long-term requirements of Centennial Airport.





Annexation

Annexation is the act or process of adding (incorporating) land into a municipality that is located within the unincorporated county. Annexation is the common means by which a municipality grows in size. Newly annexed lands become subject to the municipality's laws and regulations.

Goal 6: New Development and Development Phasing

- Encourage commercial development and redevelopment that respects the context of surrounding land uses and meets market demands.
- Locate larger Activity Centers adjacent to freeways, mass transportation, or major arterial intersections.
- Require applicants proposing new development in areas adjacent to existing neighborhoods to meet with residents regarding the development proposal.
- Cooperate with other agencies to promote sound regional planning and development.
- Consider annexation of county enclaves and adjoining lands on a case-by-case basis, including fiscal and land-use factors and impacts.
- Promote a land use balance that generates sufficient revenues from new development to pay for the costs of public services needed as a result of the development.

Goal 7: Promote Intergovernmental Cooperation

- Cooperate in regional efforts to coordinate land use and transportation planning and implementation.
- Consider the impacts on surrounding jurisdictions when evaluating land use proposals near Centennial's boundaries.
- Work with other jurisdictions to achieve optimum land use in areas outside of, but adjoining the City of Centennial.

Goal 8: Annexation

- Ensure annexation meets the needs of the City of Centennial.
- Evaluate the costs and benefits of annexing new areas into the City, including the pros and cons of annexing existing enclaves within the City's boundaries to achieve efficiency of services.



Parks, Trails, Open Space and Recreation

The existing parks, trails, recreation, and open space systems in Centennial are planned and maintained by multiple special districts, including South Suburban Parks and Recreation and Arapahoe Parks and Recreation District. As an integral part of the City, the long-term health and vitality of Centennial’s open space must be protected, preserved and expanded.

Goal 1: Protect and Promote Parks, Trails, Recreation, and Open Space

- Preserve and enhance the current parks and open space systems by acquiring and/or designating areas for parks, active and passive recreation areas, ecological refuges, riparian corridors, multi-purpose trails, and other resources and facilities.
- Seek and create partnerships with neighboring jurisdictions, special districts, and other governmental and private resources to obtain and preserve parks, trails, open space, and recreation opportunities.
- Encourage special districts that provide parks, trails, recreation, and open space facilities to develop an intergovernmental agreement that would allow all of Centennial’s citizens to use existing and future community facilities on a reciprocal basis.
- Encourage special districts that provide parks, trails, recreation, and open space facilities to coordinate and implement their master plans with the City of Centennial goals and objectives.
- Promote the preservation of natural drainage corridors in order to expand the existing multi-purpose trail system, and preserve wildlife habitat in the region.
- Enhance connectivity of trails and open space between neighborhoods and adjacent jurisdictions.
- Seek opportunities to jointly plan and fund parkland, open space, and recreational facilities development with neighboring jurisdictions and private landowners.



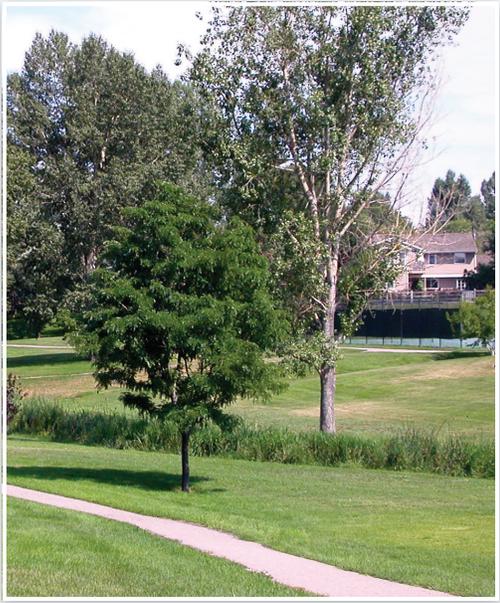
Goal 2: Encourage Environmental Responsibility

- Adopt principles that are environmentally friendly, particularly in regards to landscape materials that are adaptable to local conditions and water conservation efforts.
- Support investments and policies that encourage environmental responsibility.
- Promote environmental practices through public education and awareness.



Goal 3: Protect Sensitive Natural Areas

- Review development proposals giving consideration to the preservation and enhancement of sensitive areas, including:
 - Cherry Creek and Cherry Creek State Park
 - Floodplains and water quality basins and management facilities
 - Other open spaces and natural drainages
 - Prairie grass and wildlife habitat areas
- Incorporate principles of habitat integrity and connectivity when planning near natural and sensitive areas.
- Enhance and utilize natural drainage corridors for trails, wildlife habitat, low intensity uses, and natural green spaces. Maximize the use of natural drainages to build upon and supplement the existing multi-use trail system for the City and the region.
- Promote water conservation and the use of water-wise plants and materials during the planning and design review of land development projects and other City policies and planning efforts.





Regional Cooperation and Land Use Management

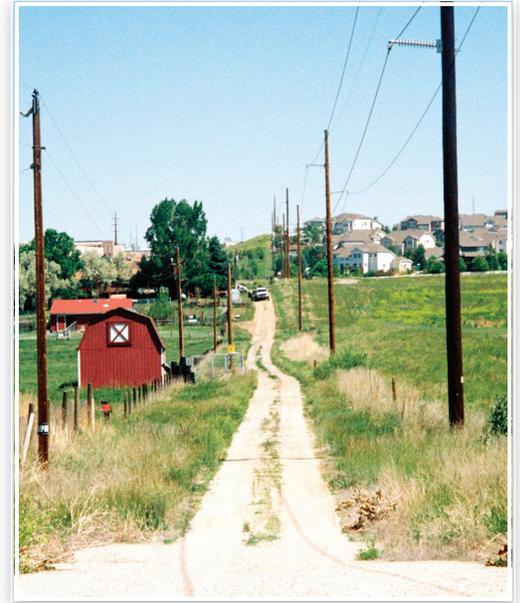
As an inner ring, or first tier suburb in the Denver metropolitan area, issues and conditions increasingly impact Centennial that do not entirely originate from within the City’s borders. These impacts affect the quality of life for Centennial residents; therefore, it is important for Centennial to play an active role in regional efforts to manage, coordinate, plan, and mitigate impacts such as environmental quality, transportation, housing, open space, and economic development.

Goal 1: Open Lines of Communication

- Establish and maintain active partnerships and open lines of communication with surrounding communities and regional forums.
- Seek opportunities for cooperation with neighboring jurisdictions on regional issues, such as transportation and air, and water quality.
- Promote Centennial’s position as a regional leader.
- Promote innovative solutions and collaborative problem solving among neighboring jurisdictions through intergovernmental agreements and other mechanisms to achieve common goals.

Goal 2: Assess Approaches to Land Use Management and Revenue Sharing

- Interface with adjacent jurisdictions on common areas of interest, transportation infrastructure improvements, open space, and future growth and land use issues.
- Work with adjacent jurisdictions on annexation issues.
- Consider annexations that will bring existing enclaves and adjacent land into the City.
- Promote cooperation with other jurisdictions and organizations to identify and secure public funds for projects that are multi-jurisdictional.
- Seek revenue sharing options with adjacent jurisdictions.



First Tier/Inner Ring Suburb

A First Tier/Inner ring Suburb is predominantly residential cities that developed on the outskirts of traditional cities. Most first tier suburbs developed after World War II. First tier suburbs were followed by second tier suburbs limiting the first tier city’s opportunity for growth. This landlocked position places greater emphasis on infill and redevelopment opportunities.

Examples of Existing Regional Agencies and Organizations:

• Denver Metro Network

Denver Metro Network is a coalition of 38 local economic development agencies from the six-county metropolitan area that was formed in 1987 to coordinate efforts to market the Denver metropolitan area through shared information, resources, and technology.

• Metro Mayors Caucus

The Metro Mayors Caucus is a collaboration of 31 mayors in the Denver metropolitan area. It was formed in 1993 to facilitate discussion and build personal relationships among the region’s elected officials.

• Southeast Business Partnership (SEBP)

The Southeast Business Partnership is an organization of business and government leaders committed to the economic vitality and sustainability of the South Metro Denver region. Its core economic development mission is business retention, expansion, and attraction.

• Urban Drainage and Flood Control District (UDFCD)

UDFCD is a multi-jurisdictional special district, funded by property taxes, that plans storm water conveyance and detention and ensures flood safety and waterway improvements.

Denver Regional Council of Governments (DRCOG)

DRCOG is Denver’s six-county metropolitan area planning organization and the conduit for federal funding (primarily for multi-jurisdictional transportation projects). DRCOG focuses on quality-of-life issues, including mobility, service to older adults, environmental concerns, planning for the future, public safety, and the provision of information for sound decision-making.



Transportation

Congestion is not a new phenomenon for Centennial or any city along the Front Range. Rather, it is an issue to be dealt with in a realistic, balanced approach. To reduce congestion, the City must focus on improving the transportation system through expanded mobility options and greater connectivity.

Goal 1: Provide a Balanced/Connected Transportation System

- Provide diverse transportation options, including transit, carpooling, walking, and bicycling.
- Promote the use of transit, both bus and rail.
- Identify areas of the City where pedestrian priorities should be developed, particularly near schools, shopping districts, parks, etc.
- Identify critical connections for different modes of transportation. Make sure that these connections are well maintained and improved.
- Identify and prioritize missing connections to be made in an improvement implementation program.

Goal 2: Create Efficient Mobility and Accessibility Choices

- Implement transportation demand management (TDM) programs, strategies, and services.
- Join appropriate transportation management organizations or associations (TMO/TMA) and support their programs.
- Encourage the establishment of additional TMO/TMAs in Centennial where appropriate.
- Review the current collector system to improve traffic flow.
- Require transportation demand management programs be developed as designated and future activity centers develop and redevelop through the planning and implementation process.
- Define the function and character of streets based on land use.
- Support public education and information to reduce travel demand.
- Encourage public/private cooperation in transportation plans, providers, and systems.



Transportation Demand Management (TDM)

Transportation Demand Management strives to influence travel behavior and reduce single-occupant vehicle trips at peak times by encouraging and managing car pools, van pools, and employer trip-reduction strategies (such as alternative work schedules, telecommuting, free or reduced-cost transit passes, and preferential parking for car or van pools).

Transportation Management Associations (TMAs)/Transit Management Organization (TMOs)

Transportation Management Associations are public/private partnerships that bring together government agencies, businesses, and neighborhood residents to address traffic congestion, air quality, mobility options, and other related problems in specific areas. TMAs have been formed to serve the Denver Tech Center/Southeast corridor, greater Downtown area, and the Cherry Creek/Glendale/Colorado Boulevard/University Hills corridor.

Transit-Oriented Development (TOD)

Transit-Oriented Development concentrates an attractive mix of housing, retail, entertainment, and commercial development near transit stops. This enables residents to live, shop, and socialize in their immediate neighborhoods while having nearby transit access to distant urban centers.

TOD is:

- Mixed-use development that stimulates activity.
- A strategy to improve mobility and livability as the region grows.
- Land use patterns that promote travel by transit, bicycling, walking, ridesharing, and autos.
- Livable and sustainable.
- Transit and pedestrian friendly.
- Realistic relative to the housing market.
- Financially sound.
- Politically acceptable.



Goal 3: Improve and Expand Public Transit Access and Service

- Influence the choices available for public transit to increase usage and viability of the existing and future system.
- Identify and prioritize major transportation corridors that could benefit from transit improvements.
- Develop and foster relationships with regional agencies that provide transit planning, including RTD, CDOT, and DRCOG.
- Encourage Transit-Oriented Development along key corridors.

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

- Provide continuous, unobstructed sidewalks along major streets.
- Support the use of traffic calming devices, pedestrian refuges, etc., to improve the walking environment in Centennial where appropriate.
- Develop bicycle parking standards.
- Encourage walking and bicycling to and from work and school as a form of transportation as well as recreation.
- Promote mixed-use developments that provide pedestrian and bicycle infrastructure.
- Study the need for bicycle and pedestrian plans as part of the overall transportation plan to improve the existing system.

Goal 5: Support Denver’s Regional Transportation System

- Work with adjacent municipalities, RTD, and CDOT, to identify, improve, and mitigate the regional transportation patterns affecting the City of Centennial.
- Develop a partnership with DRCOG to implement the Metro Vision Plan and influence future planning efforts to positively affect regional transportation issues in the southeast area.
- Create and/or improve connections between different modes of transportation.



Regional Transportation District (RTD)

The metropolitan transportation system provides bus and light rail transportation throughout the district. RTD has more than 170 bus routes, a 14-mile light rail line, and a variety of special transportation services. The 19-mile southeast light rail line is scheduled to open in 2006.

Colorado Department of Transportation (CDOT)

The Colorado Department of Transportation is responsible for Colorado’s 9,142-mile highway system. Each year this system handles over 26.1 billion vehicle miles of travel.

Bicycle and Pedestrian Planning

The rising awareness of bicycle and pedestrian issues in transportation planning has initiated a new era of planning for these modes. Planning strategies range from small scale (such as a study to improve bicycle and pedestrian access to a neighborhood bus stop) to large scale (such as a statewide master plan for bicycling and walking).

Metro Vision Plan

Metro Vision is the Denver region’s plan for future growth and development. Metro Vision:

- Is a single, comprehensive guide for regional planning that integrates previously separate plans for growth, development, transportation, and water quality management.
- Outlines strategies that will help the region preserve its quality of life while also positioning it to benefit from growth.
- Recognizes that today’s issues cross community lines and each community’s actions affect the region as a whole.
- Gives each community an opportunity to make its own decisions within a larger framework of regional principles.
- Is designed to preserve the community differences and flexibility that give the region its vitality and character.



Goal 6: Maintain and Improve the Existing Transportation System

- Maintain the existing transportation system.
- Use the Capital Improvement Plan (CIP) to guide improvements to the transportation system.
- Develop feasible funding strategies to maintain the transportation system.
- Increase operational efficiency through intelligent transportation systems infrastructure (ITS).

Goal 7: Improve the Appearance of Streets and Public Rights-of-Way

- Use a transportation plan and street standards to meet the functional and planning requirements for the City of Centennial.
- Develop engineering and transportation standards appropriate for the City of Centennial.
- Establish and foster a sidewalk completion/maintenance program.
- Develop streetscape design and lighting standards appropriate for the City of Centennial.
- Protect desired transportation connections through easements or right-of-way dedication.

Goal 8: Accommodate Development

- Use planning standards for identified Activity Centers to require transportation infrastructure supportive of the uses in each area.
- Focus multiple transportation mode connections and transportation infrastructure improvements towards designated and future Activity Centers.
- Encourage transit-oriented development as a framework for future development in identified and future Activity Centers.
- Promote pedestrian and bicycle facilities/amenities with all new development particularly at identified nodes/Activity Centers.
- Promote the use of transportation/traffic studies that consider impacts to all modes of transportation to a proposed development.



Capital Improvement Plan (CIP)

A timetable or schedule of all future capital improvements to be carried out during a specific period, listed in order of priority, together with cost estimates and the anticipated means and sources of financing each project.

Intelligent Transportation Systems Infrastructure (ITS)

Intelligent transportation systems, encompass a broad range of wireless and wireline communications-based information, control, and electronics technologies. When integrated into the transportation system infrastructure, and into vehicles themselves, these technologies help monitor and manage traffic flow; reduce congestion; provide alternate routes to travelers; enhance productivity; and save lives, time, and money.

Traffic Calming

Traffic calming involves changing motorist behavior on a street or on a street network. It also includes traffic management, which involves changing traffic routes or flows within a neighborhood. Traffic calming can be achieved by changes in street alignment, installation of barriers, and other physical measures to reduce traffic speeds and/or cut-through volumes in the interest of street safety, livability, and other public purposes.

The use of traffic management measures (such as changes in street alignment, installation of barriers and diversion and other physical measures) reduces traffic speeds and/or volumes in the interest of street safety and neighborhood amenity.



Utilities and Services

Special districts, private companies, and other agencies and authorities provide services such as water, gas, phone, fiber optics, energy, and waste disposal. The City recognizes the important role these providers perform for Centennial residents and businesses and is interested in facilitating these services.

Goal 1: Assure Adequate Provision of Utility Services

- Identify opportunities to work with neighboring jurisdictions, metropolitan agencies, and utility providers to find regional solutions to utility service delivery, improvements, and expansions.
- Require constant and reliable utility services for Centennial's residents and businesses.
- Encourage conservation of natural resources.
- Provide stormwater drainage that meets the needs of city residents and businesses.
- Explore and implement policies that encourage energy technology alternatives.

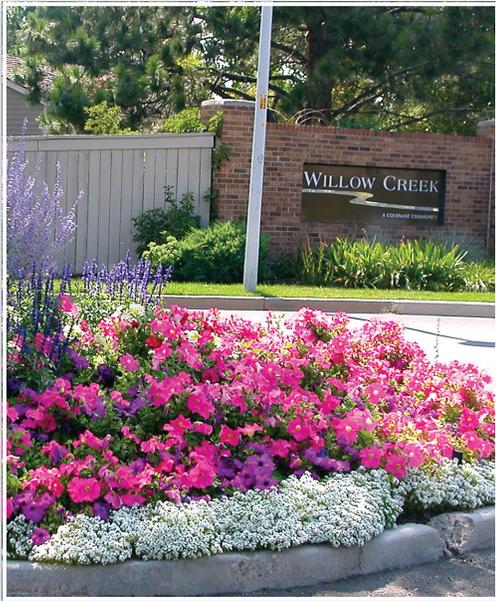
Goal 2: Encourage Appropriate Educational Facilities

- Cooperate with existing public and private schools in Centennial to foster continued educational success.
- Provide adequate locations and opportunities for private and public education within the City.
- Encourage and assist opportunities for higher education and continuing education facilities and programs to locate in Centennial.

Goal 3: Assure Emergency Services, Parks, Libraries, and Other Services

- Promote adequate services for residents and businesses.
- Encourage logical boundaries for special districts.
- Encourage and facilitate cooperation and coordination among special districts.





City of Centennial Special Districts

All Wards	
Transportation	Regional Transportation District
Flood Control	Urban Drainage and Flood Control District
Soil Conservation	West Arapahoe Soil Conservation District
Telephone/Cable	Qwest/Comcast
Library	Arapahoe Library District

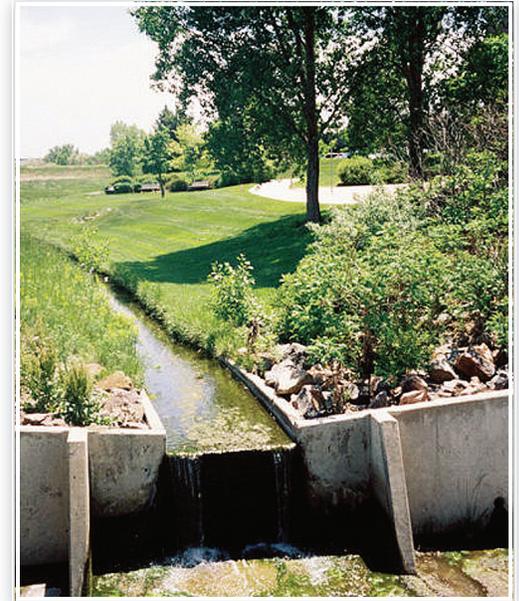
Ward I	
Water	Southeast Englewood Water District Willows Water District
Sewer	South Arapahoe Sanitation District South Englewood Sanitation District No. 1
Fire	Littleton Fire Department
Parks & Recreation	South Suburban Parks and Recreation
Electric & Gas	Xcel Energy
Schools	Littleton School District
Metropolitan & Improvement District(s)	Southern Metro District
Airport Influence Area	None

Ward II	
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	Littleton Fire Department South Metro Fire Rescue
Parks & Recreation	South Suburban Parks and Recreation
Electric & Gas	Xcel Energy
Schools	Littleton School District Cherry Creek School District
Metropolitan & Improvement District(s)	Cherry Park General Improvement District Greenwood South Metro District Liberty Hill Metro District Suburban Metro District
Airport Influence Area	None

** 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.*



Ward III	
Water	Arapahoe Estates Water District Southeast Englewood Water District Southgate Water District Willows Water District Castlewood Water District Arapahoe County Water and Wastewater Authority East Cherry Creek Valley Water and Sanitation District East Cherry Creek Valley Water & Sanitation (Water Only)
Sewer	Arapahoe County Water and Wastewater Authority
Fire	Parker Fire District South Metro Fire Rescue Cunningham Fire District
Parks & Recreation	Arapahoe County Recreation District South Suburban Parks and Recreation
Electric & Gas	Xcel Energy Intermountain Rural Electric Association
Schools	Cherry Creek School District Littleton Public Schools
Metropolitan & Improvement District(s)	Heritage Greens Metro District Foxridge General Improvement District Suburban Metro District Walnut hills General Improvement District Southgate Corporate Center Metro District Panorama Metro District Highland Park Metro District Centennial 23 Metro District Interstate South Metro District Arapahoe Water and Wastewater Public Improvement District Dove Valley Metro District Chaparral Metro District East Arapahoe Metro District Landmark Metro District Parker Jordan 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.*



Ward IV	
Water	Castlewood Water District Havana Water & Sanitation District Arapahoe Water and Sanitation District East Valley Water and Sanitation District East Cherry Creek Valley Water and Sanitation District
Sewer	Arapahoe County Water and Wastewater Authority
Fire	Parker Fire District Cunningham Fire District
Parks & Recreation	Arapahoe County Recreation District Arapahoe Park & Recreation District Smoky Hill Metro District
Electric & Gas	Xcel Energy Intermountain Rural Electric Association
Schools	Cherry Creek School District
Metropolitan & Improvement District(s)	Arapahoe Water and Wastewater Public Improvement District Piney Creek Village Metro District Piney Creek Metro District Columbia Metro District Parkview Metro District Bonds Liverpool 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.*



Glossary of Terms

Activity Centers	9
Annexation	16
Bicycle and Pedestrian Planning	21
Capital Improvement Plan (CIP)	22
Centennial Airport	9
Centennial Airport Land Use Guidelines	14
Centennial Land Development Code	14
Colorado Department of Transportation (CDOT)	21
Density	12
Denver Regional Council of Governments (DRCOG)	19
Economic Development Tools	9
Existing Regional Agencies and Organizations	19
• Denver Metro Network	
• Metro Mayors Caucus	
• Southeast Business Partnership (SEBP)	
• Urban Drainage and Flood Control District (UDFCD)	
• Denver Regional Council of Governments (DRCOG)	
First Tier/Inner Ring Suburb	19
Infill Development	12
Intelligent Transportation Systems Infrastructure (ITS)	22
Landmark	8
Metro Vision Plan	21
Mixed-Use Development	10
Regional Transportation District (RTD)	21
Streetscape	7
Subdivision Regulations and Design Standards	14
Traffic Calming	22
Transit-Oriented Development (TOD)	20
Transportation Demand Management (TDM)	20
Transportation Management Associations (TMAs)/Transit Management Organization (TMOs)	20
Urban Design	7
Workforce Housing	12
Zoning Regulations	14