



**March 21, 2023 7:00 PM
Regular City Council Meeting
Council Chambers
13133 E. Arapahoe Road
Centennial, Colorado 80112
www.centennialco.gov**

If you are unable to attend in person, you may access a live audio stream of this meeting via the City's website [here](#).

AGENDA

Meeting Protocols:

PLEASE TURN OFF CELL PHONES; BE RESPECTFUL AND TAKE PERSONAL CONVERSATIONS INTO THE LOBBY AREA.

The Centennial City Council Meetings are audio streamed live on the City's website. Please remember to mute the volume on your laptop computers and to turn off all cell phones as they may cause interference with the microphones and audio streaming.

- 1 Call to Order
- 2 Roll Call
- 3 Pledge of Allegiance

4 Public Comment

The Public Comment section offers an opportunity for any citizen to express opinions or ask questions regarding City services, policies or other matters of community concern, and any agenda items that are not a part of a scheduled public hearing. Citizens will have three minutes for comments if they are speaking as an individual, or five minutes if speaking on behalf of a group or organization. These time limits were established to provide efficiency in the conduct of the meeting and to allow equal opportunity for everyone wishing to speak. An immediate response should not be expected, as issues are typically referred to City staff for follow-up or research and are then reported back to Council and the individual who initiated the comment or inquiry.

Written materials for presentation to Council may be submitted to the City Clerk as the speaker approaches the podium. The City's computer presentation equipment is not available for general public use, although applicants are permitted to display relevant illustrations and material useful in informing the Council and public of a project. The public may, however, use the document camera for visual presentation of materials, if desired.

- 5 Scheduled Presentations (None)
- 6 Consideration of Communications, Proclamations and Appointments (None)

CONSENT AGENDA

The Consent Agenda can be adopted by a simple motion. The Consent Agenda will be read aloud prior to a vote on the motion. Any Consent Agenda item may be removed from the Consent Agenda at the request of a Council Member for individual consideration.

7 Consideration of Ordinances on First Reading

Approval of any Ordinance on first reading by approving the consent agenda is intended only to set a public hearing for the Ordinance and does not constitute a representation that the City Council, or any member of the City Council, supports, approves, rejects, or denies the merits of the Ordinance.

8 Consideration of Resolutions

9 Consideration of Other Items

a Minutes

- i Study Session March 7, 2023
- ii Regular Meeting March 7, 2023

DISCUSSION AGENDA

10 Consideration of Land Use Cases

Given the quasi-judicial nature of land use cases, applicants, members of the public and press are advised that, to ensure a fair and unbiased process, and to provide due process to the applicant and the public, the City Council is only allowed to consider communications that occur during the public hearing and matters set forth in the official record for the matter. Consequently, City Council Members cannot engage in conversations about any land use applications prior to the formal hearing.

a Public Hearings

- i ORDINANCE NO. 2023-O-01 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CENTENNIAL, COLORADO APPROVING THE 4th AMENDMENT TO THE PEAKVIEW PLACE MASTER DEVELOPMENT PLAN (PUD-22-00001) (Campbell)

11 Consideration of Ordinances

a Public Hearings

- i ORDINANCE NO. 2023-O-03, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CENTENNIAL, COLORADO ESTABLISHING A TEMPORARY MORATORIUM ON THE ACCEPTANCE AND ON THE PROCESSING OF APPLICATIONS SEEKING THE APPROVAL OF A PERMIT OR LICENSE, INCLUDING APPLICATIONS FOR OR ISSUANCE OF BUILDING PERMITS AND BUSINESS LICENSES, FOR OUTDOOR PICKLEBALL COURTS LOCATED WITHIN 500 FEET OF RESIDENTIAL ZONED OR RESIDENTIALLY USED LAND AS WELL AS A TEMPORARY MORATORIUM ON THE ESTABLISHMENT OF NEW OUTDOOR PICKLEBALL

COURTS LOCATED WITHIN 500 FEET OF RESIDENTIAL
ZONED OR RESIDENTIALLY USED LAND AND
DECLARING AN EMERGENCY (Marciniak/Hassman)

- 12 Consideration of Resolutions (None)
- 13 Consideration of Other Items
 - a Housing Study and Policy Development Update (Houlne/Ward)

GENERAL BUSINESS

- 14 Other Matters as May Come Before Council
- 15 Reports
 - a City Manager
 - b City Clerk
 - c Council Members
- 16 Mayor's Report and Comments
- 17 Executive Session
- 18 Adjourn

Please call 303-754-3324 at least 48 hours prior to the meeting if you believe you will need special assistance or any reasonable accommodation in order to be in attendance at or participate in any such meeting, or for any additional information.



**MINUTES OF THE
CENTENNIAL CITY COUNCIL
Study Session**

6:00 PM

Tuesday, March 7, 2023

A Study Session of the City Council was held on this date in the Council Chambers at 13133 E. Arapahoe Road, Centennial, Colorado. A full and timely notice of this meeting had been posted and a quorum was present.

1 Call to Order

Mayor Piko called the meeting to order at 6:02 PM.

2 Roll Call

Those present were:

- Mayor Piko
- Council Member Carnes
- Council Member Moon
- Council Member Sweetland
- Council Member Maurer
- Council Member Sutherland
- Council Member Holt
- Council Member Alston
- Council Member Sheehan

Those absent were: None

Also present were:

- Matthew Sturgeon, City Manager
- Robert Widner, City Attorney
- Elisha Thomas, Deputy City Manager
- Chris Price, Senior Assistant City Attorney
- Eric Eddy, Assistant City Manager
- Barbara Setterlind, City Clerk
- Christina Lovelace, Deputy City Clerk

3 Business Improvement Districts Overview and Westray Development – Discussion; 6:07 PM

Chris Price, Deputy City Attorney, presented.

4 Reports

Moved from the Regular Meeting Agenda; 6:33 PM

Council Members Carnes, Moon, Sweetland, Maurer, Sutherland, Holt, Alston, and Sheehan gave reports.

5 Adjourn

There being no further business to discuss, the Study Session was adjourned at 7:01 PM.

Respectfully Submitted,

Barbara Setterlind, City Clerk



**MINUTES OF THE
CENTENNIAL CITY COUNCIL
Regular City Council Meeting**

7:00 PM

Tuesday, March 7, 2023

A Regular Meeting of the City Council was held on this date in the Council Chambers at 13133 E. Arapahoe Road, Centennial, Colorado. A full and timely notice of this meeting had been posted and a quorum was present.

1 Call to Order

Mayor Piko called the meeting to order at 7:10 PM.

2 Roll Call

Those present were:

Mayor Piko
Council Member Carnes
Council Member Moon
Council Member Sweetland
Council Member Maurer
Council Member Sutherland
Council Member Holt
Council Member Alston
Council Member Sheehan

Those absent were:

None

Also present were:

Matthew Sturgeon, City Manager
Robert Widner, City Attorney
Elisha Thomas, Deputy City Manager
Chris Price, Senior Assistant City Attorney
Eric Eddy, Assistant City Manager
Jennifer Madsen, Senior Assistant City Attorney
Tamara Gregory, Compliance Manager
Ryan Thompson, Neighborhood Services Manager
Barbara Setterlind, City Clerk
Christina Lovelace, Deputy City Clerk

3 Pledge of Allegiance

Mayor Piko led the Pledge of Allegiance.

4 Scheduled Presentations

a Swearing-in of Mayor Pro Tem Holt; 7:13 PM

Barbara Setterlind, City Clerk, swore Richard Holt in as Mayor Pro Tem.

b Update from Emergency Services and Law Enforcement; 7:14 PM

Sheriff Brown, Arapahoe County Sheriff's Office, gave an update and introduced Chief Halaba.

Kristin Eckmann, South Metro Fire Department, gave an update.

5 Consideration of Communications, Proclamations and Appointments

CONSENT AGENDA

Council Member Holt moved to Approve CONSENT AGENDA. Council Member Alston seconded the motion.

With Mayor Piko, Council Member Alston, Council Member Carnes, Council Member Holt, Council Member Maurer, Council Member Moon, Council Member Sheehan, Council Member Sutherland, Council Member Sweetland voting AYE, and (None) voting NAY; Absent: 0.

THE MOTION Passed.

6 Consideration of Ordinances on First Reading

- a **ORDINANCE NO. 2023-O-01 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CENTENNIAL, COLORADO APPROVING THE 4th AMENDMENT TO THE PEAKVIEW PLACE MASTER DEVELOPMENT PLAN (PUD-22-00001)**
- b **ORDINANCE NO. 2023-O-03 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CENTENNIAL, COLORADO ESTABLISHING A TEMPORARY MORATORIUM ON THE ACCEPTANCE AND ON THE PROCESSING OF APPLICATIONS SEEKING THE APPROVAL OF A PERMIT OR LICENSE, INCLUDING APPLICATIONS FOR OR ISSUANCE OF BUILDING PERMITS AND BUSINESS LICENSES, FOR OUTDOOR PICKLEBALL COURTS LOCATED WITHIN 500 FEET OF RESIDENTIAL ZONED OR RESIDENTIALLY USED LAND AND DECLARING AN EMERGENCY**

7 Consideration of Resolutions

- a **RESOLUTION NO. 2023-R-07, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CENTENNIAL, COLORADO APPROVING THE EXTENSION OF THE COLORADO DEPARTMENT OF LOCAL AFFAIRS INNOVATIVE HOUSING PLANNING GRANT.**

8 Consideration of Other Items

- a **Minutes**
 - i **Regular Meeting February 14, 2023**

DISCUSSION AGENDA

9 Consideration of Land Use Cases (None)

10 Consideration of Ordinances

- a **Public Hearings**

i ORDINANCE NO. 2023-O-02, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CENTENNIAL, COLORADO AMENDING SECTIONS OF ARTICLE 3, TITLED MUNICIPAL COURT, OF CHAPTER 2 OF THE CENTENNIAL MUNICIPAL CODE; 7:43 PM

Jennifer Madsen, Senior Assistant City Attorney, presented.

Mayor Piko opened the Public Hearing.

Bennett Rutledge, 4264 E. Maplewood Way, provided comments.

Seeing no one else wishing to speak, the Public Hearing was closed.

Council Member Holt moved to Approve ORDINANCE NO. 2023-O-02, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CENTENNIAL, COLORADO AMENDING SECTIONS OF ARTICLE 3, TITLED MUNICIPAL COURT, OF CHAPTER 2 OF THE CENTENNIAL MUNICIPAL CODE. Council Member Carnes seconded the motion.

With Mayor Piko, Council Member Alston, Council Member Carnes, Council Member Holt, Council Member Maurer, Council Member Moon, Council Member Sheehan, Council Member Sutherland, Council Member Sweetland voting AYE, and (None) voting NAY; Absent: 0.
THE MOTION Passed.

11 Consideration of Resolutions

a Public Hearing

i RESOLUTION NO. 2023-R-08 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CENTENNIAL, COLORADO, APPROVING THE SERVICE PLAN FOR THE SOUTHGLENN METROPOLITAN DISTRICT NO. 2 AND CONDITIONALLY APPROVING THE INTERGOVERNMENTAL AGREEMENT IN THE FORM ATTACHED AS EXHIBIT H TO THE SERVICE PLAN; 8:08 PM

Chris Price, Deputy City Attorney, and Representatives of the SouthGlenn Metro District, presented.

Mayor Piko opened the Public Hearing, seeing no one wishing to speak, the Public Hearing was closed.

Council Member Holt moved to Approve RESOLUTION NO. 2023-R-08 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CENTENNIAL, COLORADO, APPROVING THE SERVICE PLAN FOR THE SOUTHGLENN METROPOLITAN DISTRICT NO. 2 AND CONDITIONALLY APPROVING THE INTERGOVERNMENTAL AGREEMENT IN THE FORM ATTACHED AS EXHIBIT H TO THE SERVICE PLAN. Council Member Sheehan seconded the motion.

With Mayor Piko, Council Member Alston, Council Member Carnes, Council Member Holt, Council Member Maurer, Council Member Moon, Council Member Sheehan, Council Member Sutherland, Council Member Sweetland voting AYE, and (None) voting NAY; Absent: 0.

THE MOTION Passed.

12 Consideration of Other Items

13 Public Comment; 8:41 PM

Jane Mataich, 6958 S Knolls Way, gave comments on housing.

GENERAL BUSINESS

14 Other Matters as May Come Before Council; 8:44 PM

Mayor Piko requested volunteers for the Futures Committee. Council Member Sweetland and Holt volunteered to serve on the Committee.

Council Member Sutherland requested City staff to examine getting zip codes specific to City boundaries. Consensus was to move forward and present the findings to council at a later date.

Mayor Piko discussed a letter from CML asking for Council's support in drafting a letter on rail safety. Consensus was to move forward.

15 Reports

a City Manager; 8:55 PM

Matt Sturgeon gave a report.

b City Clerk (None)

c Council Members

Council Reports were moved to the Study Session of March 7, 2023.

16 Mayor's Report and Comments; 9:03 PM

Mayor Piko gave a report.

17 Executive Session (None)

18 Adjourn

There being no further business to discuss, the Regular Meeting was adjourned at 9:14 PM.

Respectfully Submitted,

Barbara Setterlind, City Clerk

Quasi-Judicial Staff Report

TO: Honorable Mayor Piko and Members of City Council

THROUGH: Matthew Sturgeon, City Manager
Elisha Thomas, Deputy City Manager
Neil Marciniak, Director, Community and Economic Development

FROM: Jenna Campbell, AICP, Senior Planner – Retail and Mixed Use

MEETING DATE: March 21, 2023

SUBJECT: CONSIDERATION OF ORDINANCE NO. 2023-O-01, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CENTENNIAL, COLORADO APPROVING THE 4TH AMENDMENT TO THE PEAKVIEW PLACE MASTER DEVELOPMENT PLAN (PUD-22-00001).

DISTRICT/LOCATION: District 2 – 6333 & 6363 Greenwood Plaza Blvd. ([Google Map](#))

1. **Executive Summary:**

Fentress Architects (the “Applicant”) on behalf of SW Greenwood Plaza, LLC (the “Owner”) proposes a Major Amendment to the Peakview Place Master Development Plan (MDP) to permit multifamily residential uses within Planning Area 1, with no limit to the number of dwelling units. The Applicant also proposes to update graphics and plans in the MDP to match the anticipated development more closely.

The proposed amendment would facilitate a future amendment of the Peakview Place Administrative Site Plan No. 1 (the “ASP”) which was approved by the Director on January 31, 2022.

2. **Recommendation:**

Staff recommends that the City Council approve the proposed 4th MDP amendment, on second reading, as set forth in Ordinance No. 2023-O-01.

3. **Background:**

The Peakview Place MDP promotes a mixed-use development that includes multifamily residential, office, and retail options that complement the surrounding neighborhoods and mixed-use areas. The Subject Property is located south of E. Caley Ave., west of Greenwood Plaza

Given the quasi-judicial nature of land use cases, applicants, members of the public and press are advised that, to ensure a fair and unbiased process, and to provide due process to the applicant and the public, the City Council is only allowed to consider communications that occur during the public hearing and matters set forth in the official record for the matter. Consequently, Council Members cannot engage in conversations about any land use applications prior to the formal hearing.

Blvd., and adjacent to the City boundary with the City of Greenwood Village. The Subject Property is located near the Denver Tech Center (DTC), adjacent to the Fiddler's Green Amphitheatre, and in close proximity to the City of Greenwood Village's Greenwood Entertainment District (GED).

Previous MDP Amendments

The original MDP, approved in 2010, contemplated a mix of non-residential uses, including office and civic uses, together with retail, service, and restaurants located on the ground floor of any structure. The MDP consists of two (2) planning areas and a drainage tract. Planning Area 1 (southern end of the MDP) is approximately six (6) acres and Planning Area 2 (northern end of the MDP) is approximately four (4) acres. The drainage tract is approximately 0.8 acres. Since the original adoption, the MDP has been amended three (3) times:

1st Amendment LU-14-00169, approved in 2014:

- Inclusion of multi-family residential as a permitted use on Planning Area 2.
- Modification to the permitted number of stories in building height for Planning Area 2.

2nd Amendment PUD-18-00001, approved in 2019:

- Changed the number of permitted dwelling units on Planning Area 2 to "no limit."

3rd Amendment PUD-21-00003, approved in 2022:

- Modification to site phasing requirements.
- Modification to the definition of building height.
- Modifications to the permitted location and design of parking structures within Planning Area 2.
- Modification to the permitted building materials.
- Modification to the language associated with the grand civic plaza and garden spaces within the landscape guidelines.
- Modification to the connectivity plan.

The Proposed 4th MDP Amendment (PUD-22-00001)

- Inclusion of multi-family residential as a permitted use on Planning Area 1, with no limit on the number of permitted dwelling units.
- Updated illustrative graphics and plans to better reflect the anticipated development.
- Changes to the landscape zones and lighting standards to reflect the current site design.

Approved ASPs

The ASP for Planning Area 2 was approved by the Director on February 9, 2022 and consists of a seven (7) story, multifamily residential building (339 dwelling units) and approximately 4,300 square feet of ground floor retail. This development is currently under construction.

The ASP for Planning Area 1 was approved by the Director on January 31, 2022 and consists of three (3) office towers ranging from 9 to 11 stories (759,500 square feet of gross floor area) and 26,600 square feet of ground level retail and restaurant uses. This development is currently under construction. However, the Applicant has indicated to staff that if the 4th Amendment to the MDP is approved, they will submit an amended ASP for Planning Area 1 that proposes removing Office Tower 3 (9 stories, 260,590 square feet) and replacing it with a multifamily residential building

consisting of approximately 300 dwelling units. As of the writing of this staff report, the ASP for the Planning Area 1 amendment has not been submitted.

Below is the Development Criteria Comparison Chart, which outlines how the applicant proposes to amend the MDP.

Development Standards Chart

	Planning Area 1	Planning Area 2 (No changes proposed)
Gross Land Area	6.059 acres <i>No change</i>	3.996 acres
Maximum Building Height	25 stories <i>No change</i>	Office: 12 stories Residential: 16 stories or 160 feet, whichever is greater
Minimum and Maximum Floor Area Ratio	1.5 – 3.0 <i>No change</i>	Office: 0.8 – 1.5 Residential: 0.8 – 2.0
Permitted Number of Dwelling Units	<u>Proposed Change:</u> <u>Addition of Residential Uses as a permitted use, with no dwelling unit limit.</u>	No Limit
Minimum Parking Standards	No minimum; amount to be determined in traffic study at the time of the ASP <i>No change</i>	
Building Setbacks	No minimum; 15 foot pedestrian zone is required along Greenwood Plaza Blvd. and E. Caley Ave. <i>No change</i>	
Signage	Sign design standards according to the MDP. <i>No change</i>	
Open Space	Required streetscape and buffering of parking structures and roadways according to the MDP. All other open space shall be planted according to LDC Article 8, <i>Development Landscaping and Tree Protection</i> . <u>Proposed Change: With the addition of residential uses and previous amendments, the open space/landscaping intent language and lighting standards are updated to reflect the current site design.</u>	
Architecture/Building Design	Building and materials design standards according to the MDP. <i>No change</i>	

As required under Table 12-14-311 of the LDC, the public hearing before City Council was properly noticed, including newspaper notice, posted notice on the property, and mailed notice to adjacent property owners at least 14 days prior to the public hearing. Therefore, City Council has jurisdiction to consider the application.

MDP Amendment Criteria

The Peakview Place MDP specifies that any of the following is considered a Major Amendment, which requires a recommendation from the Planning and Zoning Commission, and approval from City Council:

- Addition of or change in the uses permitted or authorized by the MDP;
- An increase in building height above the maximum applicable building height standard;
- The inclusion of property into the project that was not depicted as within the MDP; or
- Any other proposed modification that is determined by the Director of Planning and Development in his or her reasonable discretion to constitute a major deviation from, or major change to, the intent of compatibility with the Comprehensive Plan, Arapahoe Urban Center (AUC) Sub-Area Plan, or other relevant sub-area plan.

As the Applicant proposes to allow multifamily residential as a permitted use on Planning Area 1, the proposed MDP Amendment will require a recommendation from the Planning and Zoning Commission, and approval from City Council. City Council must consider evidence presented at the public hearing and evaluate the proposed MDP Amendment against the approval standards set forth in LDC Section 12-14-604 (E), *Approval Standards for Rezoning* and Section 12-14-903(I), *Approval Standards for Planned Unit Developments*, and listed below:

Approval Standards for Rezoning

12-14-604 (E)(1) – *Direct implementation of the Comprehensive Plan or an adopted Sub-Area Plan, or support for the implementation of such plans, for example, by providing for supportive land uses or intensities in the area of a Sub-Area Plan.*

The proposed MDP Amendment is consistent with the following goals and objectives of **Centennial NEXT**:

Comprehensive Plan Element – Our NEXT Places

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

- *2b. Establish high-quality design and development standards for new development and redevelopment throughout the City, with emphasis placed along major roadways, areas of special interest, and selected types of development.*
- *2c. Ensure new development and redevelopment:*
 - i. *Provides open space and landscaping that maximizes aesthetics, is context appropriate, is resilient to the climate, and fulfills its intended purpose.*
 - ii. *Complements and enhances the vitality of the surrounding area.*
 - iii. *Provides pedestrian-oriented design, including sidewalks, seating, shade, trash receptacles, lighting, and bike racks.*
 - iv. *Is reviewed against adopted sub-area plans and City-wide studies.*

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

- *3b. Update the Land Development Code (LDC) to permit a greater mix of densities within residential zone districts for new development, while maintaining compatibility with the surrounding area.*

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

- *4d. Update the Land Development Code (LDC) to ensure new residential development provides a variety of housing sizes, types, densities, styles, and price ranges to meet market demands.*

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

- *5a. Ensure new residential construction and additions to existing housing complements and enhances the aesthetics of the surrounding area.*
- *5b. Protect the established character and topography between existing and new development, providing appropriate transitions through design and placement of buildings and structures.*

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

- *7a. Require the undergrounding of energy and communication lines, as practical, and screening of mechanical equipment, as part of all new development and redevelopment.*

The proposed MDP Amendment is consistent with the following goals and objectives of the AUC Sub-Area Plan:

The Subject Property lies within Vision District 1 of the AUC Sub-Area Plan. The goal of this district is to “develop a mixed-use, urban, walkable transit-oriented development (TOD) activity center around the Arapahoe Light Rail Station that is consistent with major urban center station typology.” The first policy of this district states to “encourage a mix of uses, including office, residential, entertainment and retail, both vertically and horizontally, with higher residential densities to support transit and surrounding retail”. The current MDP allows only non-residential uses on Planning Area 1, therefore the addition of multifamily residential uses as proposed will enhance the quantity and success of retail planned within the development and enhance the mixed-use nature of the area described in the Sub-Area Plan.

Staff has found that this criterion is met.

12-14-604 (E)(2) – Recognition of the limitations of existing and planned infrastructure, by thorough examination of the availability and capability of water, sewer, drainage and transportation systems to serve present and future land uses.

The availability and capability of the existing water, sewer, drainage and transportation infrastructure is more than adequate to serve present and future land uses.

Stormwater and Drainage: The Southeast Metro Stormwater Authority (SEMSWA) reviewed and approved the MDP Amendment. SEMSWA will require a revised Phase III Drainage Report as part of any future ASP that proposes to modify the existing drainage system.

Transportation: The Applicant submitted a trip generation conformance letter to estimate the trip generation potential of the proposed MDP Amendment and compare it to the previously approved land use in the Traffic Impact Study (TIS) that was approved in March 2021. The letter states that the afternoon peak-hour and daily trip generation potential of the proposed MDP Amendment is below the trip generation potential assumed for the site in the 2021 TIS and the morning peak-hour is approximately the same. As a result of the MDP Amendment, the daily trip generation would be approximately 76 percent of that assumed in the 2021 TIS.

As previously mentioned, the MDP abuts the City of Greenwood Village. As such, the Applicant has worked closely with the City of Greenwood Village to address on and off-site access improvement concerns.

Water and Sewer: Referral comments received from the Southgate Water and Sanitation District stated that the proposed MDP Amendment would not affect Southgate's ability to serve the site.

Staff has found that this criterion is met.

12-14-604 (E)(3) – *Assurance of compatibility between the proposed development, surrounding land uses (existing or planned), and the natural environment.*

The Subject Property is surrounded by development of similar scale. To the south, north, and west are existing office developments. Also to the west are existing (Griffis at Fiddler's Green, The Mezz at Fiddlers Green) and under construction (Peakview Place) multifamily residential developments. To the east is Fiddler's Green Amphitheatre in Greenwood Village, which offers a market for retail/dining uses on the Subject Property. The MDP Amendment clarifies existing requirements to create urban open spaces that will provide green space and outdoor activity areas for residents and office users.

Staff has found that this criterion is met.

12-14-604 (E)(4) – *The efficient and adequate provision of public services.*

The MDP Amendment will not cause there to be an inefficient or inadequate provision of public services. Any modifications to the existing water, sewer, drainage, transportation infrastructure, or other public services required by future development of the Subject Property will be required to be designed appropriately as part of any future ASP review process.

Staff has found that this criterion is met.

12-14-604 (E)(5) – *Enhancement of convenience for the present and future residents of the City by ensuring that appropriate supporting activities, such as employment, housing, leisure time, and retail centers are in close proximity to one another.*

A mix of uses, including office, multifamily residential, retail, and restaurant are planned on the Subject Property within both Planning Areas. The proposed MDP amendment will enhance the viability of the existing and planned mixed-use development and surrounding area by providing additional residential dwelling units within walking distance to other desirable destinations on this and adjoining sites.

Staff has found that this criterion is met.

12-14-604 (E)(6) – *Protection of public health, safety, and welfare against natural and man-made hazards which include, but are not limited to, traffic noise, water pollution, airport hazards, and flooding.*

Vehicular access to the site is provided in four (4) locations on the Subject Property and adjacent property through a cross-access easement. These multiple access points will minimize traffic congestion and potential conflicts. The addition of multifamily residential as a permitted use on Planning Area 1 will ultimately reduce the traffic impact due to offsetting peak period travel with the office uses.

With respect to noise related to proximity to Fiddler's Green Amphitheatre, the MDP Amendment proposes to require an acoustical analysis for any residential development to provide building design mitigation measures against noise impacts from the Fiddler's Green Amphitheatre. The Applicant prepared an acoustical analysis during the design phase of the Planning Area 2 ASP, informing the final façade design of the building.

The on-site stormwater detention basin is designed to mitigate any on-site flooding and to treat the groundwater before it enters the regional stormwater system.

Staff has found that this criterion is met.

12-14-604 (E)(7) – *Accessibility within the proposed development and appropriate connectivity or buffering of both between the development and existing adjacent uses.*

The MDP includes a Guideline Connectivity Plan which emphasizes pedestrian connectivity both between the various development components on site and to adjacent sites. The addition of residential uses within Planning Area 1 will increase the usability and scale of pedestrian-oriented site connections.

Staff has found that this criterion is met.

12-14-604 (E)(8) – *Minimization of disruptions to existing physiographic features, including vegetation, streams, lakes, soil types and other topographic elements. Areas with significant natural resources shall not generally be rezoned to districts that allow development that would tend to degrade the resources unless adequate conditions are put in place to protect the resources.*

The site does not contain any significant physiographic features or natural resources. The planned stormwater detention pond in the northwest corner of the Subject Property will be attractively landscaped as required by the ASP and there are pockets of open space strategically located around the site to enhance the resident and office user experience.

Staff has found that this criterion is met.

12-14-604 (E)(9) – *Assurance that the amenities and uses to be provided tend to enhance the quality of life in the area, by creating a comfortable and aesthetically enjoyable environment through conventions that include, but are not limited to:*

- a. *The creation of landscaped open areas;*
- b. *The establishment of high-quality mixed use centers that are accessible to residents of abutting neighborhoods;*
- c. *The establishment of recreational areas; or*
- d. *The creation of employment centers or large-scale retail or mixed-use centers in appropriate locations.*

The addition of multifamily residential as a permitted use on Planning Area 1 enhances the Peakview Place development in several ways. The existing MDP and proposed Amendment requires high quality landscaped open areas, including an open space terrace-level park for residents and office users in the development. The addition of multifamily residential also further enhances the viability of retail on the site by providing 24/7 activity, which can facilitate additional retail and increase its success. With nearly 500,000 square feet of office still entitled in the ASP, the development supports a significant and dynamic mixed-use environment and employment center.

Staff has found that this criterion is met.

Approval Standards for Planned Unit Developments

12-14-903 (I)(1) – *The development shown and described in the Preliminary Development Plan (PDP) will have a significant positive fiscal and economic impact to the City.*

The planned mixed-use development on the Subject Property, consisting of 500,000 square feet of office, retail, and restaurant uses will be enhanced by the presence of additional residential rooftops and residents who can patronize these nearby businesses. Additional residential uses on the Subject Property places residents closer to jobs and community services and provides a critical mass of patrons for existing and planned businesses within the neighborhood, creating a more stable tax base from which to derive public services.

Staff has found that this criterion is met.

12-14-903 (I)(2) – *The PUD promotes a higher and better use of the property or improves the financial performance and viability of the property.*

The proposed MDP Amendment to allow additional multifamily residential uses within Planning Area 1 on the Subject Property will enable the development to provide additional housing options within the City. One of the goals of Centennial NEXT is to permit a greater mix of densities, while maintaining compatibility with the surrounding area and ensuring new residential development provides additional variety with characteristics such as housing size, type, densities, style, and price range to meet market tastes and demands. Additional housing supply within the development helps contribute a critical mass of patrons to existing and planned businesses within the development.

Staff has found that this criterion is met.

12-14-903 (I)(3) – *The PUD meets or exceeds the minimum requirements set forth in Section 12-14-903(C), which states:*

A parcel of land may be zoned PUD only where the proposed development meets or exceeds the following minimum requirements:

- 1. Provides above-average open space and recreational amenities;*
- 2. Incorporates creative and superior quality and design aesthetics that exceeds the City's current design standards or other land use regulations set forth in this LDC;*
- 3. Provides a greater efficiency in layout and provision of roads, utilities and other infrastructure;*
- 4. Implements the Comprehensive Plan or an adopted Sub-Area Plan, or supports the implementation of such plans; and*
- 5. For nonresidential development, adds new and unique tenants or employment opportunities to the City.*

1. The MDP contains extensive landscape and open space standards, including landscape zones that contribute to the design principles and connect to each other in a way that forms an urban place with an efficient and pleasant system of pedestrian and vehicular movement. These landscape zones include, but are not limited to, requirements for an entry plaza, civic plazas, garden courtyard, and rooftop amenity terraces. The MDP requires that private open spaces shall be provided to create useable open spaces, suitable for passive recreational activities, for private businesses and residences. Residential open spaces shall be located close to residential units, and may be provided by balconies, roof gardens, courtyards, and/or ground-level space, appropriately shaped and proportioned. The proposed amendment supports this requirement.
2. The MDP contains extensive building and site design standards to create a visually comfortable and harmonious environment, to create buildings that provide human scale as well as a signature image, and to promote architectural creativity. The standards are intended to create an iconic and cohesive complex of buildings and use materials that convey a sense of quality and attention to detail. The landscape standards help to create a more walkable urban place where streets and public spaces are activated by pedestrian activity and landscape zones contribute to the design principles and connect to each other in a way that forms an urban place with an efficient and pleasant system of pedestrian and vehicular movement. The proposed amendment supports this requirement.
3. The MDP's landscape zones provide detailed standards for major streets, minor streets, service streets, and entry drives within the development to provide an efficient connectivity network that serves multiple buildings and uses within the development. The landscape zone standards create a more walkable urban place where streets and public spaces are activated by pedestrian activity. The vehicular movement system is convenient and directly related to the building entries, but secondary to pedestrian amenities and character. Dense and efficient parking strategies allow for larger expanses of landscape and pedestrian amenities. The proposed amendment supports this requirement.
4. The Subject Property lies within Vision District 1 of the AUC Sub-Area Plan. The goal of this district is to "develop a mixed-use, urban, walkable transit-oriented development

(TOD) activity center around the Arapahoe Light Rail Station that is consistent with major urban center station typology.” The first policy of this district states to “encourage a mix of uses, including office, residential, entertainment and retail, both vertically and horizontally, with higher residential densities to support transit and surrounding retail”. The current MDP allows only non-residential uses on Planning Area 1, therefore the addition of multifamily residential uses as proposed will enhance the quantity and success of retail planned within the development and enhance the mixed-use nature of the area described in the Sub-Area Plan. The proposed amendment supports this requirement.

5. The MDP Amendment to allow multifamily residential uses on Planning Area 1 will provide greater vitality to the immediate neighborhood, increasing the attractiveness of both office space on Planning Area 1 and the multifamily residential already planned for Planning Area 2. The addition of residential will also increase the lease ability of retail on the site, by providing a sustainable 24/7 population. This 24/7 activation will also be attractive to both the office users and residents. The proposed amendment supports this requirement.

Staff has found that this criterion is met.

12-14-903 (I)(4) – *As applicable, the development shown and described in the PDP will provide quality employment opportunities for the City and the region.*

The planned mixed-use development on the Subject Property, consisting of 500,000 square feet of office, retail, and restaurant uses will be enhanced by the presence of additional residential rooftops and residents who can patronize these nearby businesses. Additional residential uses on the Subject Property places residents closer to jobs and community services and provides a critical mass of patrons to existing and planned businesses within the neighborhood, creating a more stable tax base from which to derive public services.

Staff has found that this criterion is met.

Analysis of Application to Criteria

Staff has evaluated the proposed MDP Amendment against the rezoning and PUD criteria for approval and found that the proposed amendment **does meet** the approval standards set forth in LDC Section 12-14-604(E), *Approval Standards for Rezoning*, and Section 12-14-903(I), *Approval Standards for Planned Unit Developments*.

Community Meeting and Outreach

A virtual community meeting was held on the City’s *Have Your Say* website from August 30, 2022 through September 13, 2022, pursuant to LDC Section 12-14-304, *Threshold Review*. Notice of the community meeting was sent to all adjacent property owners within 200 feet, the City of Greenwood Village, CenCON and to all HOAs and Civic Associations registered with the City that are located within ½ mile of the Subject Property. A total of 16 invitations were sent for the community meeting. A total of ten (10) questions from one (1) community member were received on the discussion webpage. The Applicant responded to all questions and a copy of the Community Participation Report is included in Attachment 4.

Agency/Public Comments

Staff sent a total of 21 referrals and request for comments to outside agencies and community groups; five (5) entities responded with comments. The remainder responded with no comments or did not respond to the referral request. A summary of comments and Staff responses is provided in Attachment 5.

4. Alternatives:

As this is a quasi-judicial action, City Council has the following alternatives:

1. Approve the MDP Amendment, with conditions, based on specific findings of fact made at the public hearing;
2. Deny the MDP Amendment based on specific findings of fact made at the public hearing;
or
3. Continue the public hearing for additional information.

5. Fiscal Impact:

Approval or denial of this application will have no direct fiscal impact to the City.

6. Next Steps:

If the proposed MDP Amendment is approved by City Council, the Peakview Place MDP will be amended accordingly to reflect the Applicant's request.

7. Previous Actions:

The Peakview Place MDP was approved by City Council in 2010 and subsequently amended three (3) times. A detailed description of the nature of the amendments is included in this staff report and in the MDP.

On January 25, 2023, the Planning and Zoning Commission held a public hearing to consider the proposed MDP Amendment and recommended City Council approval by a vote of 7-0. A copy of the Meeting Minutes is included as Attachment 7.

The City Council considered the Peakview Place MDP at first reading on March 7, 2023. The City Council's March 7, 2023 Agenda and Minutes are available [here](#).

8. Suggested Motions:

SUGGESTED MOTION FOR RECOMMENDING APPROVAL (THIS IS THE MOTION RECOMMENDED BY STAFF):

I MOVE TO APPROVE ORDINANCE NUMBER 2023-O-01, CONSIDERATION OF APPROVAL OF THE 4TH AMENDMENT OF THE PEAKVIEW PLACE MASTER DEVELOPMENT PLAN (CASE NO. PUD-22-00001) BASED ON THE CITY COUNCIL'S FINDING THAT THE MAJOR AMENDMENT MEETS ALL APPLICABLE CRITERIA FOR APPROVAL SET FORTH IN

SECTIONS 12-14-604(E) AND 12-14-903(I) OF THE LAND DEVELOPMENT CODE, AS SUMMARIZED IN THE STAFF REPORT AND RECOMMENDATION DATED MARCH 21, 2023.

SUGGESTED MOTION FOR RECOMMENDING DENIAL* (NOT RECOMMENDED BY STAFF):

I MOVE TO DENY ORDINANCE NUMBER 2023-O-01, CONSIDERATION OF APPROVAL OF THE 4TH AMENDMENT OF THE PEAKVIEW PLACE MASTER DEVELOPMENT PLAN (CASE NO. PUD-22-00001) BASED ON THE FOLLOWING FINDINGS OF FACT:

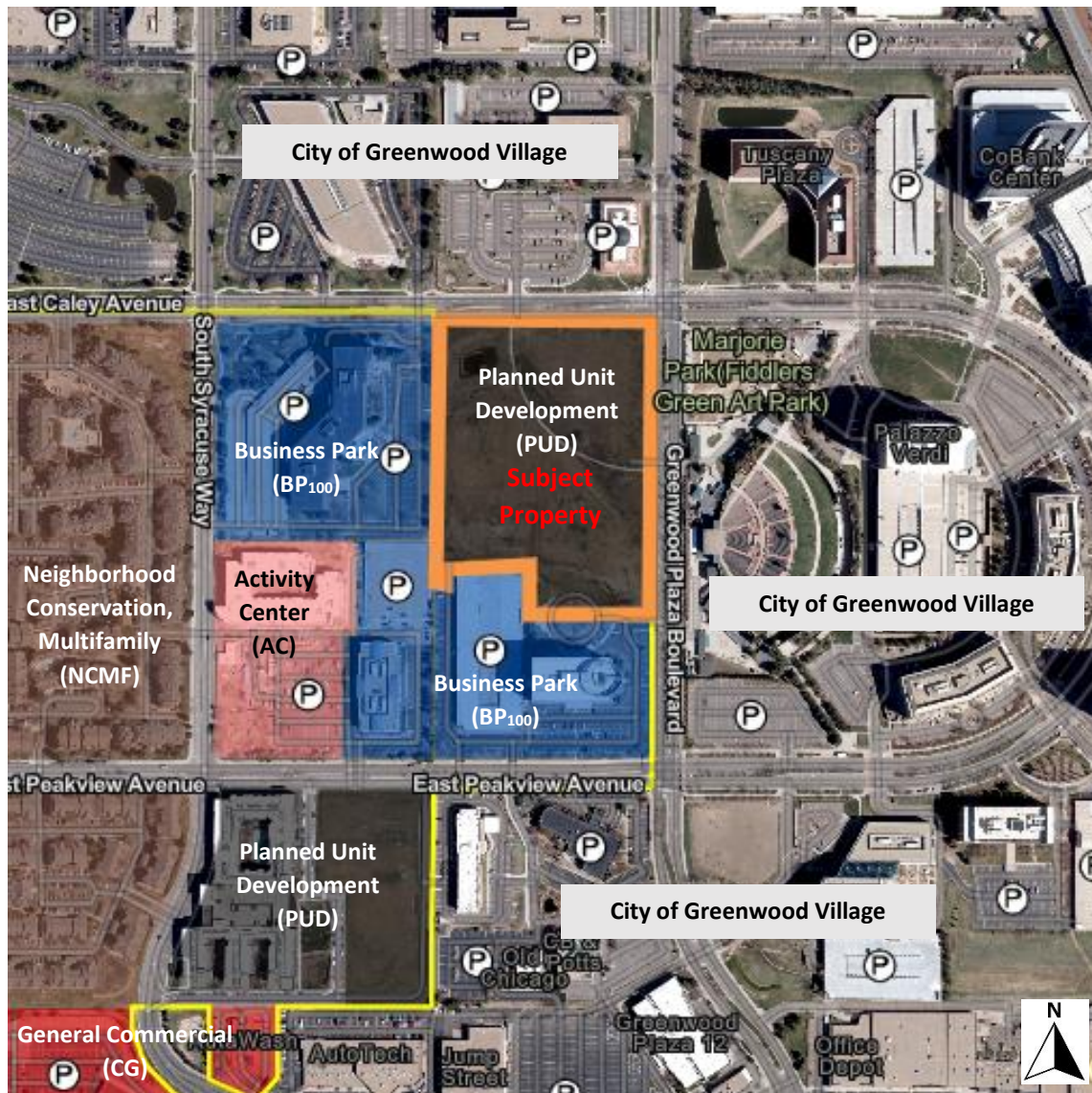
1. THE REQUEST DOES NOT MEET ALL OF THE CRITERIA FOR APPROVAL SET FORTH IN SECTIONS 12-14-604(E) AND 12-14-903(I) OF THE LAND DEVELOPMENT CODE, INCLUDING BUT NOT LIMITED TO: _____

*In the event City Council seeks to recommend denial of this case, Staff recommends that Council consult with the City Attorney prior to making a motion.

9. Attachments:

Attachment 1:	Existing Zoning Map
Attachment 2:	Applicant's Letter of Intent
Attachment 3:	Peakview Place Master Development Plan, 4 th Amendment (PUD-22-00001)
Attachment 4:	Community Participation Report
Attachment 5:	Summary of Agency/Public Comments
Attachment 6:	Full Text Agency/Public Comments
Attachment 7:	Planning and Zoning Commission Meeting Minutes – January 25, 2023
Attachment 8:	Ordinance No. 2023-O-01

Attachment 1: Official Zoning Map



September 30, 2022

PEAKVIEW PLACE MASTER DEVELOPMENT PLAN AMENDMENT 4 (PROPOSED)
PUD-21-00003

LETTER OF INTENT

Schnitzer West, LLC is seeking an amendment to the Peakview Place Master Development Plan to permit the addition of multi-family residential as an allowable use on Planning Area 1.

The current Master Development Plan allows the following uses on Planning Area 1:

- Office and civic uses
- Retail, service and eating/dining establishments located on the ground floor of any structure.

The maximum development allowed on Planning Area 1 is a 3.0 FAR over 263,918 square feet of land area yielding 791,754 gross square feet of potential building development area. The current maximum building height on Planning Area 1 is 25 stories.

Schnitzer West believes that the additional of a multi-family mixed-use component to Planning Area 1 will provide greater vitality to the immediate neighborhood, increasing the attractiveness of both the office space on Planning Area 1 and the multi-family residential already planned for Planning Area 2. The addition of residential will also increase the lease ability of retail on the site, providing a sustainable 24/7 population. This 24/7 activation will also be attractive to both the office users and the residents, enhancing safety and supporting the entertainment uses across the street.

The intended multi-family development would be a high rise building of approximately 300 units with a significant open space component on the roof of the residential parking garage. The base of the development along Greenwood Plaza Boulevard would feature retail facing the street and along the internal site roundabout. The shared access road could be enhanced to provide a more pedestrian oriented activity zone with the potential of outdoor seating and places to congregate. The high rise nature of the residential tower would provide tremendous view of the mountains and the city for the residents. The residential tower and retail would be approximately 320,000 square feet. Approximately 470,000 square feet of office is still planned for the balance of Planning Area 1.

Schnitzer West believes there is a strong market for multi-family development in this area of Centennial and would greatly enhance the lease potential of the office development as well.

In summary, Schnitzer West is seeking to amend the Peakview Place Master Development Plan to permit the addition of residential as an allowable use on Planning Area 1. No other amendments to the MDP are anticipated.

We appreciate your time and look forward to proceeding through the review and approval process.

Sincerely,
Fentress Architects



Martin Eiss
On behalf of Schnitzer West, LLC



fentressarchitects.com

LA 303.722.5000
SJ
DC 421 Broadway
DEN Denver CO 80203

STANDARD NOTES:

THE OWNER, SW GREENWOOD PLAZA LLC, OF THE MASTER DEVELOPMENT PLAN KNOWN AS PEAKVIEW PLACE - 4TH AMENDMENT, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/ OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

DRAINAGE MAINTENANCE:
THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENTS. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO: MAINTAINING THE SPECIFIED STORM WATER DETENTION/RETENTION VOLUMES, MAINTAINING OUTLET STRUCTURES, FLOW RESTRICTION DEVICES AND FACILITIES NEEDED TO CONVEY FLOW TO SAID BASINS. THE CITY OF CENTENNIAL SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT SAID FACILITIES AT ANY TIME. IF THESE FACILITIES ARE NOT PROPERLY MAINTAINED, THE CITY MAY PROVIDE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.

EMERGENCY ACCESS CODE:
EMERGENCY ACCESS IS GRANTED HEREWITH OVER AND ACROSS ALL PAVED AREAS (NOT INCLUDING STRUCTURED PARKING GARAGES EXCEPT AS DESIGNATED) FOR POLICE, FIRE, AND EMERGENCY VEHICLES.

DRIVES, PARKING AREAS, AND UTILITY EASEMENTS MAINTENANCE:
THE OWNERS OF THIS PLAN, THEIR SUCCESSORS, AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS ASSOCIATION OR OTHER ENTITY OTHER THAN CITY OF CENTENNIAL, IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ANY AND ALL DRIVES, PARKING AREAS, AND EASEMENTS, I.E. CROSS ACCESS EASEMENTS, DRAINAGE EASEMENTS, ETC.

PRIVATE STREET MAINTENANCE:
IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE PRIVATE ROADWAYS SHOWN ON THIS PLAN ARE NOT IN CONFORMANCE WITH CITY OF CENTENNIAL ROADWAY DESIGN AND CONSTRUCTION STANDARDS AND WILL NOT BE MAINTAINED BY THE CITY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION. THE OWNERS, DEVELOPERS, AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE CITY ACCEPTS RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

DRAINAGE LIABILITY:
NEITHER THE CITY OF CENTENNIAL NOR THE SOUTHEAST METRO STORMWATER AUTHORITY (SEMSWA) ASSUMES ANY LIABILITY FOR THE DRAINAGE FACILITIES DESIGNED AND/OR CERTIFIED BY DCI ENGINEERS. THE CITY OF CENTENNIAL AND SEMSWA REVIEW DRAINAGE PLANS, BUT CANNOT, ON BEHALF OF PRIMETECH, LLC, GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW WILL ABSOLVE PRIMETECH, LLC, AND/OR THEIR SUCCESSORS AND/OR ASSIGNS OF FUTURE LIABILITY FOR IMPROPER DESIGN. IT IS THE POLICY OF THE CITY OF CENTENNIAL AND SEMSWA THAT APPROVAL OF THE PLAT DOES NOT IMPLY APPROVAL OF DCI ENGINEERS DRAINAGE DESIGN.

THE PROPERTY OWNER, PROPERTY OWNER'S ASSOCIATION OR ASSIGNED METROPOLITAN DISTRICT SHALL BE RESPONSIBLE FOR ONGOING MAINTENANCE OF ALL DRAINAGE FACILITIES REQUIRED TO BE INSTALLED PUSUANT TO THE CONTROLLING PUBLIC IMPROVEMENT AGREEMENT. MAINTENANCE REQUIREMENTS SHALL BE GOVERNED BY SEMSWA'S STORMWATER MANAGEMENT MANUAL AS AMENDED AUGUST 2012 AND THE OPERATION AND MAINTENANCE MANUAL AND AGREEMENT RECORDED AGAINST THIS PROPERTY.

LANDSCAPE MAINTENANCE:
THE OWNERS OF THIS PLAN THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, ADJACENT PROPERTY OWNER(S), HOMEOWNER'S ASSOCIATION OR OTHER ENTITY OTHER THAN THE CITY OF CENTENNIAL IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING, LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE FENCE LINE/ PROPERTY LINE AND ANY PAVED ROADWAYS.

THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME OTHER ENTITY OTHER THAN THE CITY OF CENTENNIAL, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.

SIGHT TRIANGLE MAINTENANCE:
IN ACCORDANCE WITH SECTION 12-11-208 OF THE CITY LAND DEVELOPMENT CODE, THE OWNERS OF PRIVATE PROPERTY CONTAINING A TRAFFIC SIGHT TRIANGLE ARE PROHIBITED FROM ERECTING OR GROWING ANY OBSTRUCTIONS BETWEEN A HEIGHT OF THREE FEET (3') AND EIGHT FEET (8') ABOVE THE ELEVATION OF THE STREET CENTERLINE WITHIN SAID SIGHT TRIANGLE.

PUBLIC IMPROVEMENTS NOTE:
AFTER SITE PLAN APPROVAL, ISSUANCE OF DEVELOPMENT ORDERS OR PERMITS SHALL BE SUBJECT TO THE REQUIREMENTS OF SECTION 12-14-207 OF THE LAND DEVELOPMENT CODE, AS AMENDED, INCLUDING THE GUARANTEE OF PUBLIC IMPROVEMENTS PURSUANT TO A PUBLIC IMPROVEMENT AGREEMENT IN A FORM APPROVED BY THE CITY ATTORNEY AND EXECUTED BY THE CITY MANAGER OR HIS OR HER DESIGNEE. ALL MORTGAGEES SHALL BE REQUIRED TO SUBORDINATE THEIR LIENS AND INTEREST IN THE PROPERTY TO THE COVENANTS AND THE RESTRICTIONS OF THE PUBLIC IMPROVEMENT AGREEMENT (PER 12-14-207(C)(1) OF THE LAND DEVELOPMENT CODE).

SPECIFIC NOTES

STREET LIGHTING:
ALL LOTS ARE SUBJECT TO AND BOUND BY TARIFFS WHICH ARE NOW AND MAY IN THE FUTURE BE FILED WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO RELATING TO STREET LIGHTING IN THIS PLAN. TOGETHER WITH RATES, RULES AND REGULATIONS THEREIN PROVIDED AND SUBJECT TO ALL FUTURE AMENDMENTS AND CHANGES THERETO THE OWNER OR OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL PAY AS BILLED, A PORTION OF THE COST OF PUBLIC STREET LIGHTING IN THE PLAN ACCORDING TO APPLICABLE RATES, RULES, AND REGULATIONS, INCLUDING FUTURE AMENDMENTS AND CHANGES ON FILE WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO.

FLOOD PLAIN NOTE:
THIS PLAN IS NOT LOCATED WITHIN THE FLOOD PLAIN.

GENERAL:
THIS MASTER DEVELOPMENT PLAN ILLUSTRATES PROPOSED LAND USES, VEHICULAR CIRCULATION, SITE DATA, AND DEVELOPMENT STIPULATIONS. THIS DOCUMENT IS GENERAL IN CHARACTER AND IS INTENDED TO ALLOW MINOR CHANGES IN SUBSEQUENT ADMINISTRATIVE SITE PLANS (ASP).

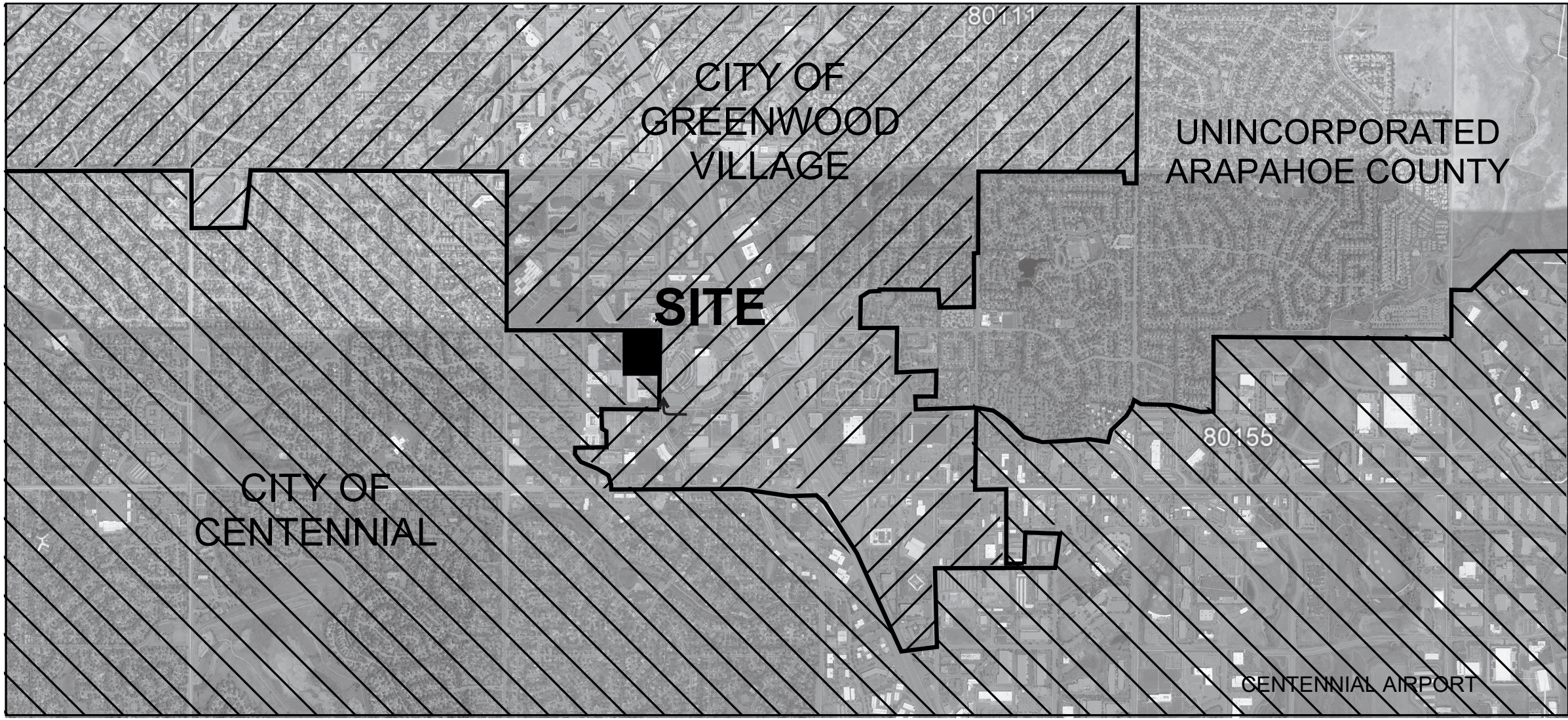
FINALIZATION AND REVIEW IS REQUIRED AND IS IMPLEMENTED THROUGH PUBLIC PROCESSING IN THE CITY OF CENTENNIAL OF SUBSEQUENT FINAL PLAT(S) AND ADMINISTRATIVE SITE PLAN(S) AS SPECIFIED IN THE CITY OF CENTENNIAL ZONING REGULATIONS.

PEAKVIEW PLACE - 4th Amendment

Master Development Plan

Located at South Greenwood Plaza Boulevard and East Caley Avenue

Lots 1 and 2, Block 1, and Tract A, Peakview Place Filing No. 4,
LOCATED IN SECTION 21, TOWNSHIP 5, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, STATE OF COLORADO



VICINITY MAP

SPECIFIC NOTES (CONT):

EXISTING ZONING:
MU-PUD

PROPOSED ZONING:
MU-PUD

LEGAL DESCRIPTION - PEAKVIEW PLACE:

PLANNING AREA 1:
LOT 1, BLOCK 1, PEAKVIEW PLACE FILING NO. 4,
COUNTY OF ARAPAHOE, STATE OF COLORADO

PLANNING AREA 2:
LOT 2, BLOCK 1, PEAKVIEW PLACE FILING NO. 4,
COUNTY OF ARAPAHOE, STATE OF COLORADO

TRACT A:
TRACT A, BLOCK 1, PEAKVIEW PLACE FILING NO. 4,
COUNTY OF ARAPAHOE, STATE OF COLORADO

STATEMENT OF INTENT:
THE INTENT OF THIS MASTER DEVELOPMENT PLAN (MDP) IS TO ESTABLISH THE GENERAL GUIDELINES FOR THE DEVELOPMENT OF PEAKVIEW PLACE INTO A PROJECT CONSISTING OF COMMERCIAL OFFICE AND RESIDENTIAL USES. THE MDP WILL PROVIDE THE FRAMEWORK AND CONDITIONS FOR APPROVAL OF SUBSEQUENT ADMINISTRATIVE SITE PLANS (ASP) DEPICTING SPECIFIC BUILDING ARCHITECTURE, LANDSCAPING, LIGHTING AND SITE DETAILS.

INTERPRETATION OF TERMS:
TERMS USED HEREIN SHALL HAVE THE MEANING DEFINED IN THIS DOCUMENT. NOT DEFINED HEREIN, THE MEANING DEFINED IN THE PUBLIC IMPROVEMENT AND DEVELOPMENT PHASING AGREEMENT.

METRO DISTRICT EXCLUSION PROVISIONS:
AT THE TIME OF THE ADMINISTRATIVE SITE PLAN (ASP) APPROVAL PROCESS, WHEN THE EXACT USE OR USES OF THE PROPERTY SUBJECT TO THIS MDP (OR PORTIONS THEREOF) AS RESIDENTIAL VERSUS OFFICE/COMMERCIAL WILL BE DETERMINED, IT SHALL BE A CONDITION OF ASP APPROVAL AND THE ISSUANCE OF ANY SUBSEQUENT DEVELOPMENT AND/OR BUILDING PERMITS ISSUED BY THE CITY THAT THE PROPERTY OWNER BOTH (1) UNCONDITIONALLY AND IRREVOCABLY PETITION TO EXCLUDE ALL PARTS OF THE PROPERTY WHICH ARE TO BE RESIDENTIAL FROM THE GREENWOOD SOUTH METROPOLITAN DISTRICT (GSMO) AND THE SOUTHEAST PUBLIC IMPROVEMENT METROPOLITAN DISTRICT (SPIMD) IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF TITLE 32, C.R.S. AND THE POLICIES AND PROCEDURES OF SPIMD AND GSMO AS APPLICABLE; AND (2) COMPLETE THE EXCLUSION PROCESS FROM EACH OF THE SPIMD AND GSMO UNLESS SPIMD AND/OR GSMO, AS APPLICABLE, REFUSES OR FAILS TO EXCLUDE THE PROPERTY PROPOSED TO BE DEVELOPED AS RESIDENTIAL FROM THE RESPECTIVE DISTRICT, OR SPIMD AND/OR GSMO OTHERWISE WAIVE THIS CONDITION IN WRITING BY CORRESPONDENCE ADDRESSED TO THE PROPERTY OWNER AND THE DIRECTOR OF COMMUNITY DEVELOPMENT.

SPECIFIC NOTES (CONT.):

OWNER/DEVELOPER - AUTHORIZATION OF AMENDMENTS:
APPLICATION FOR AMENDMENTS TO THIS MDP SHALL BE ACCEPTED FOR PROCESSING BY THE CITY, AND SHALL BE TREATED AS AUTHORIZATION BY THE OWNERS AND DEVELOPERS OF THIS MDP AS LONG AS THE APPLICATIONS ARE SIGNED BY THE RECORD OWNERSHIP OF THE SITE UPON WHICH THE AMENDMENT WILL APPLY, WITHOUT REGARD TO WHETHER THE AMENDMENT HAS BEEN AUTHORIZED OR APPROVED BY THE OWNERS ASSOCIATION (IF ANY), TENANTS, MORTGAGEES, OR ADJACENT OWNERS WITHIN THE MDP.

AMENDMENT HISTORY:
UPON RECORDATION, THIS MASTER DEVELOPMENT PLAN FOR PEAKVIEW PLACE SUPERCEDES THE PREVIOUSLY APPROVED MASTER DEVELOPMENT PLAN, CASE NUMBER LU-10-00045, THE FIRST AMENDMENT, CASE NUMBER LU-14-00189, THE SECOND AMENDMENT, CASE NUMBER PUD-18-00001, AND THE THIRD AMENDMENT, CASE NUMBER PUD-21-00003.

1st AMENDMENT:
CHANGES INCLUDE THE FOLLOWING: CHANGE TO CIVIL ENGINEERS; INCLUSION OF MULTI-FAMILY RESIDENTIAL AS A PERMITTED USE; MODIFICATION TO THE ALLOWABLE NUMBER OF STORIES IN BUILDING HEIGHT FOR PLANNING AREA 2. (LU-14-00189)

2nd AMENDMENT:
CHANGES INCLUDE THE FOLLOWING: MODIFY SITE DEVELOPMENT CHART TO CHANGE "PERMITTED DWELLINGS" TO "NO LIMIT" FOR PLANNING AREA 2 ONLY. (PUD-18-00001)

3rd AMENDMENT:
CHANGES INCLUDE THE FOLLOWING: A CLARIFYING STATEMENT REGARDING DEVELOPMENT PHASING WITHIN EACH PLANNING AREA; A FURTHER DEFINITION OF HEIGHT ASSOCIATED WITH RESIDENTIAL DEVELOPMENT ON PLANNING AREA 2; MINOR VERBIAGE MODIFICATIONS REGARDING THE LOCATION AND DESIGN OF PARKING STRUCTURES ON PLANNING AREA 2; THE ADDITION OF NAMED ACCEPTABLE BUILDING MATERIALS; CLARIFYING LANGUAGE ASSOCIATED WITH THE GRAND CIVIC PLAZA AND GARDEN SPACES WITHIN THE LANDSCAPE GUIDELINES; MODIFICATION TO GUIDELINE CONNECTIVITY PLAN TO REFLECT CONFIGURATION OF PEAKVIEW PLACE.

4th AMENDMENT:
CHANGES INCLUDE THE FOLLOWING: CHANGE TO LANDSCAPE ARCHITECT; CHANGE TO TRAFFIC CONSULTANT; ADDITION OF MULTI-FAMILY HOUSING TO THE PERMITTED USES FOR PLANNING AREA 1; UPDATED GRAPHICS AND PLANS TO REFLECT MORE CLOSELY THE ANTICIPATED DEVELOPMENT; IN THE SITE DEVELOPMENT CHART ON PAGE 2, CHANGE OF PERMITTED DWELLINGS FOR PLANNING AREA 1 FROM 0 TO NO LIMIT; CHANGES TO THE LANDSCAPES ZONES ON PAGE 8 TO MORE ACCURATELY REFLECT THE CURRENT SITE DESIGN; CHANGES TO THE LIGHTING STANDARDS ON PAGE 11 TO MORE ACCURATELY REFLECT THE CURRENT SITE DESIGN

APPROVALS:

DIRECTOR OF COMMUNITY DEVELOPMENT APPROVAL
APPROVED BY DIRECTOR OF COMMUNITY DEVELOPMENT OF THE CITY OF CENTENNIAL, THIS ____ DAY OF _____, A.D. 20____.

DIRECTOR OR DESIGNEE

CERTIFICATE OF OWNERSHIP:
SW GREENWOOD PLAZA LLC HEREBY AFFIRMS THAT IT IS THE SOLE OWNER OF THE PROPERTY DESCRIBED HEREIN, KNOWN AS PEAKVIEW PLACE MASTER DEVELOPMENT PLAN - 4TH AMENDMENT (PUD-22-00001).

OWNER OF RECORD

I, _____, HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS PEAKVIEW PLACE MASTER DEVELOPMENT PLAN - 4TH AMENDMENT (PUD-22-00001).

OWNER OF RECORD OR AUTHORIZED AGENT
STATE OF _____
} s.s.

COUNTY OF _____ }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ A.D., 20____.

BY _____ AS _____
(Name) (Title)

OF _____ AN AUTHORIZED SIGNATORY.
(Entity)

BY _____ WITNESS MY HAND AND SEAL
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

ADDRESS _____

CITY, STATE AND ZIP CODE _____

DEVELOPMENT TEAM:

DEVELOPER / OWNER:
SW GREENWOOD PLAZA LLC

CIVIL ENGINEER:
DCI ENGINEERS
1331 17TH STREET
SUITE 605
DENVER, CO 80202
(720) 439-4700
DAWON SMITH

ENTITLEMENT MANAGER:
FENTRESS ARCHITECTS
421 BROADWAY
DENVER, CO 80203
(303) 722-5000
MARTIN EISS

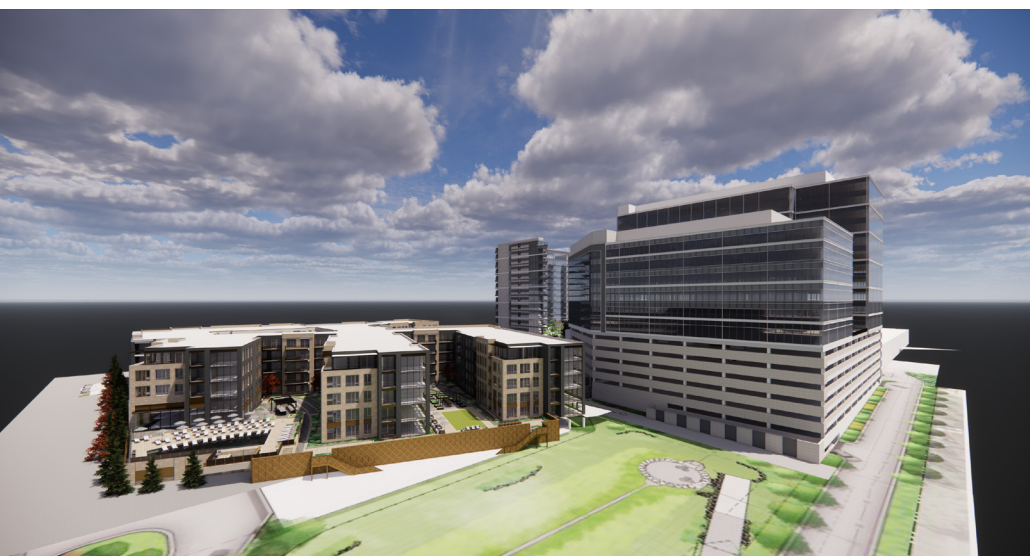
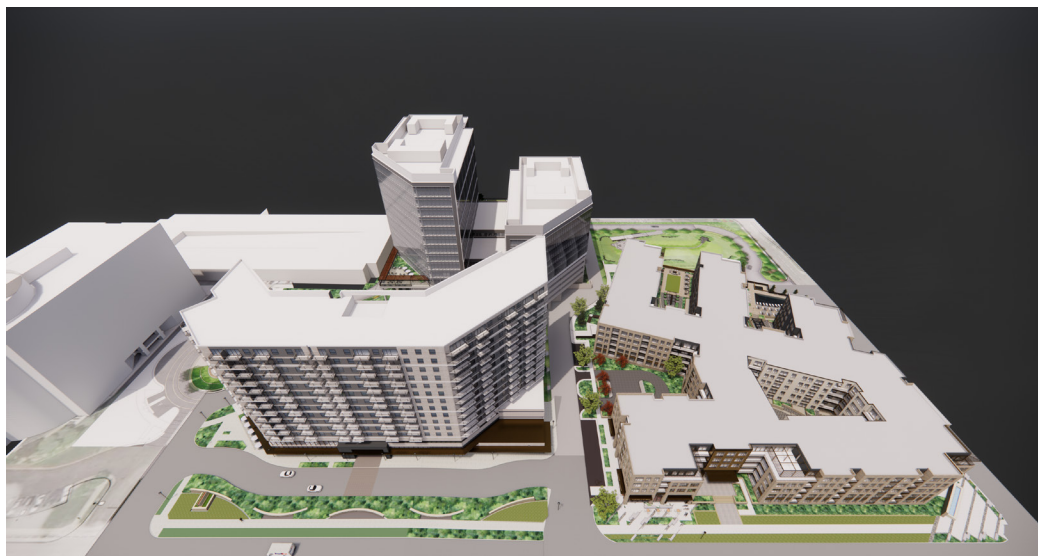
LANDSCAPE ARCHITECT:
RUSSELL+MILLS
506 S COLLEGE AVE UNIT A
FORT COLLINS, CO 80524
(970) 484-8855
NATHAN STARK

TRAFFIC CONSULTANT:
LSC TRANSPORTATION CONSULTANTS
1889 YORK STREET
DENVER, CO 80206
(303) 333-1105
CHRIS MCGRANAHAN LIGHTING DESIGNER:

AKLD LIGHTING DESIGN, LTD.
517 4TH STREET
WILMETTE, IL 6009 (303) 578-2021
HARMON LEE

SHEET INDEX

SHEET 1	TITLE SHEET
SHEET 2	LAND USE
SHEET 3	MASTER DEVELOPMENT SITE PLAN
SHEET 4	GUIDELINE CONNECTIVITY PLAN
SHEET 5	GENERAL DESIGN GUIDELINES
SHEET 6	GENERAL DESIGN GUIDELINES
SHEET 7	GENERAL DESIGN GUIDELINES
SHEET 8	LANDSCAPE DESIGN GUIDELINES
SHEET 9	LANDSCAPE ZONING DIAGRAMS
SHEET 10	GUIDELINE LANDSCAPE ZONE SECTIONS
SHEET 11	GUIDELINE LANDSCAPE ZONE SECTIONS
SHEET 12	LIGHTING DESIGN GUIDELINES
SHEET 13	GUIDELINE UTILITY PLAN
SHEET 14	GUIDELINE GRADING PLAN
SHEET 15	CONCEPTUAL LANDSCAPE DEVELOPMENT PLAN
SHEET 16	ILLUSTRATIVE SITE PLAN
SHEET 17	CONCEPTUAL ARCHITECTURAL ELEVATIONS



TITLE SHEET

Date: September 30th, 2022

1 of 17

PEAKVIEW PLACE - 4th Amendment

Master Development Plan

Located at South Greenwood Plaza Boulevard and East Caley Avenue

Lots 1 and 2, Block 1, and Tract A, Peakview Place Filing No. 4,
LOCATED IN SECTION 21, TOWNSHIP 5, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, STATE OF COLORADO

FENTRESS
ARCHITECTS

MDP OBJECTIVE:

COMPLYING WITH THE VISION OF THE CITY OF CENTENNIAL APPROVED SUB AREA DISTRICT PLAN, THE GOAL OF THE MDP IS TO PROVIDE LAND USE GUIDELINES THAT SUPPORT HIGH QUALITY URBAN BUILDING FORMS.

SPECIFIC QUANTITATIVE RANGES ARE SHOWN WITHIN THE LAND USE CHART. THESE RANGES ADDRESS THE VISION FOR THE DISTRICT GOALS OUTLINES WITHIN THE SUB AREA PLAN WHILE ALLOWING FOR SPECIFIC MARKET DEMANDS.

AN ADMINISTRATIVE SITE PLAN THAT COMPLIES WITH THE STANDARDS SET FORTH IN THE SITE DEVELOPMENT CHART, COMPLES WITH THE STANDARDS CONTAINED IN THIS MDP, COMPLIES WITH THE TERMS OF THE PUBLIC IMPROVEMENT AND DEVELOPMENT PHASING AGREEMENT, AND COMPLIES WITH OTHER APPLICABLE REGULATIONS OF THE CITY OF CENTENNIAL SHALL BE DEEMED TO BE A COMPLIANT PROJECT THAT SHALL RECEIVE APPROVAL IN ACCORDANCE WITH THE PROCEDURES FOR ADMINISTRATIVE SITE PLAN REVIEWS DURING THE PERIOD OF VESTED RIGHTS.

PERMITTED USES - Intent:

THE PERMITTED USES BELOW ARE INDICATIVE OF GENERAL ALLOWED USES ON THE SITE BUT ANY USE WHICH CAN PROPERLY FUNCTION WITHIN THE DESIGN FRAMEWORK SPECIFIED WITHIN THIS DOCUMENT WILL BE ALLOWED.

PERMITTED USES - Planning Area 1:

OFFICE AND CIVIC USES
RETAIL, SERVICE, AND EATING/DINING ESTABLISHMENTS LOCATED ON THE GROUND FLOOR OF ANY STRUCTURE

MULTI-FAMILY HOUSING

PERMITTED USES - Planning Area 2:

OFFICE AND CIVIC USES
MULTI-FAMILY HOUSING
RETAIL, SERVICE, AND EATING/DINING ESTABLISHMENTS LOCATED ON THE GROUND FLOOR OF ANY STRUCTURE.

PERMITTED USES - Accessory Uses:

ANY USE WHICH IS SUBORDINATE TO THE PRINCIPAL USE WHICH SERVES A PURPOSE CUSTOMARILY INCIDENTAL TO THE PRINCIPAL USE.

CAR WASHING/AUTO DETAILING FACILITIES WILL BE ALLOWED ONLY WITHIN A PARKING STRUCTURE (ABOVE OR BELOW GROUND) AS A SECONDARY AND INCIDENTAL USE TO THE PARKING STRUCTURE FOR USE BY THE OFFICE TENANTS. NO SUCH CAR WASH/AUTO DETAILING FACILITY, INCLUDING SIGNAGE, SHALL BE VISIBLE FROM THE PUBLIC RIGHTS-OF-WAY.

PERMITTED USES - Temporary Uses:

SIDEWALK OR TENT SALES
FAIR, FESTIVAL OR CARNIVAL
FRUIT STANDS OR FARMER'S MARKET, FOOD SALES AND LIQUOR SALES AFTER OBTAINING APPROPRIATE LICENSES.
CONSTRUCTION OFFICES*

ALL OTHER USES NOT SPECIFICALLY LISTED ABOVE SHALL BE CONSIDERED AS AN ALLOWED USE IF, IN THE OPINION OF THE DIRECTOR OF PLANNING AND DEVELOPMENT, THEY ARE SIMILAR IN CHARACTER TO PERMITTED USES IN THIS PLAN, AND ARE IN CONFORMANCE WITH THE INTENT OF THIS DISTRICT. SEE ALSO CITY OF CENTENNIAL DIRECTOR DETERMINATION RECORDED AT RECEPTION NUMBER D8119431.

UNLESS OTHERWISE DEFINED HEREIN, TEMPORARY USES SHALL BE PERMITTED BY ADMINISTRATIVE APPROVAL FOR PERIODS OF UP TO ONE YEAR OR LESS AT THE DISCRETION OF THE DIRECTOR. TEMPORARY USES MAY BE RENEWED OR EXTENDED UPON ADMINISTRATIVE APPROVAL FOR ADDITIONAL ONE YEAR PERIODS OR LESS AT THE DISCRETION OF THE DIRECTOR. THE DIRECTOR SHALL DETERMINE THE APPROPRIATE TIME FRAME AND SHALL HAVE THE DISCRETION TO IMPOSE ANY CONDITIONS OF MITIGATION DEEMED NECESSARY TO PROMOTE COMPLIANCE WITH THE INTENT OF THIS MDP, THE ARAPAHOE URBAN CENTER SUB-AREA PLAN AND THE COMPREHENSIVE PLAN.

THE DEVELOPER IS PERMITTED TO LOCATE ONE OR MORE TEMPORARY STRUCTURES ON THE PROPERTY FOR THE PERIOD OF CONSTRUCTION OF THE PROJECT. THE NUMBER OF STRUCTURES, LOCATION AND DURATION SHALL BE DEFINED AT THE TIME OF APPROVING AND ADMINISTRATIVE SITE PLAN. ALL TEMPORARY STRUCTURES SHALL MEET APPLICABLE REQUIREMENTS OF CENTENNIAL'S BUILDING CODES. AS MAY BE AMENDED FROM TIME TO TIME. TEMPORARY STRUCTURES MAY BE LOCATED WITHIN REQUIRED BUILDING SETBACKS UPON A FINDING BY THE CITY OF CENTENNIAL'S CHIEF BUILDING OFFICIAL, IN CONSULTATION WITH THE CENTENNIAL PLANNING AND DEVELOPMENT DEPARTMENT, THAT THE LOCATION AND OPERATION OF SUCH TEMPORARY STRUCTURES IS NOT DETRIMENTAL TO THE HEALTH, SAFETY AND WELFARE OF THE RESIDENTS OF CENTENNIAL. TEMPORARY USES ASSOCIATED WITH CONSTRUCTION AND MARKETING OF THE PROJECT ALSO MAY BE PERMITTED PROVIDED THAT (A) THE DURATION OF ANY TEMPORARY USE DOES NOT EXTEND BEYOND THIRTY (30) MONTHS FROM THE DATE OF APPROVAL OF AN ADMINISTRATIVE SITE PLAN OR THIRTY (30) DAYS FROM THE DATE OF ISSUANCE OF A CERTIFICATE OF OCCUPANCY, WHICHEVER DATE IS SOONER; (B) THE TEMPORARY USE IS CONSISTENT WITH THE GOALS AND INTENT OF THE MDP, AS DETERMINED BY CENTENNIAL IN ITS REASONABLE DISCRETION; AND (C) THE TEMPORARY USE OTHERWISE CONFORMS WITH ALL APPLICABLE BUILDING, ZONING AND SUBDIVISION REGULATIONS. UPON COMPLETION OF THE PROJECT, UNLESS A DIFFERENT TIME PERIOD IS MUTUALLY AGREED UPON BETWEEN CENTENNIAL AND DEVELOPER, DEVELOPER SHALL CAUSE ALL TEMPORARY STRUCTURES AND USES TO BE REMOVED FROM THE PROPERTY.

PROHIBITED USES:

ANIMAL HOSPITAL/KENNEL
AUTOMOBILE SERVICE STATION AND REPAIR
AUTOMOBILE, TRUCK, TRAILER OR BOAT STORAGE
AUTOMOBILE SALES AND AUTO BODY REPAIRS
BUILDING MATERIAL SALES
DRIVE-THROUGH FACILITIES OF ANY KIND
MANUFACTURING FACILITIES OR SHOPS
MINI-STORAGE OR SELF-STORAGE FACILITIES (INDOOR OR OUTDOOR)
OUTDOOR STORAGE FACILITIES
ROOMING/BOARDING HOUSES
SEXUALLY ORIENTED BUSINESS
SINGLE-FAMILY DETACHED HOUSING
SINGLE FAMILY ATTACHED HOUSING
SPECIAL TRADE CONTRACTORS

DEVELOPMENT PHASING PLAN:

EACH PLANNING AREA CAN BE DEVELOPED AS A SEPARATE PHASE. WITHIN EACH PLANNING AREA, THE FOLLOWING IMPROVEMENTS NEEDED TO SERVE THE SITE INCLUDE:

- OVERLOT GRADING
- WATER SYSTEM
- SANITARY SEWER, INCLUDING REQUIRED OFF-SITE UPGRADES IF WARRANTED
- INTERNAL ROADWAYS (INCLUDING CURB AND GUTTER AND CROSSPANS)
- STORMWATER SEWER, WATER QUALITY, AND DETENTION SYSTEMS
- ALL SIDEWALKS LOCATED WITHIN THE PLANNING AREA AND RESPECTIVE ROADWAYS
- ALL LANDSCAPING WITHIN THE PLANNING AREA
- ALL SITE LIGHTING WITHIN THE PLANNING AREA

WITHIN EACH PLANNING AREA, DEVELOPMENT CAN BE PHASED PROVIDED EACH PHASE ADHERES TO THE REQUIREMENTS OF THE MDP.

DEFINITION OF STORIES:

BUILDING HEIGHT SHALL BE MEASURED IN THE NUMBER OF STORIES, EXCLUDING ATTICS AND RAISED BASEMENTS. HEIGHT LIMITS ALSO DO NOT APPLY TO MASTS, BELFRIES, CLOCK TOWERS, CHIMNEY FLUES, WATER TANKS, ELEVATOR BULKHEADS, AND SIMILAR STRUCTURES.

STORIES MAY NOT EXCEED 15 FEET IN HEIGHT FOR OFFICE AND 10 FEET IN HEIGHT FOR RESIDENTIAL FROM FINISHED FLOOR TO FINISHED FLOOR, EXCEPT FOR A FIRST FLOOR COMMERCIAL FUNCTION, WHICH SHALL BE A MINIMUM OF 11 FEET AND MAY BE A MAXIMUM OF 30 FEET.

HEIGHTS SHALL BE MEASURED FROM THE AVERAGE FRONTING SIDEWALK GRADE TO THE UPPERMOST EAVE OF A MAIN PITCHED ROOF (NOT A DORMER), OR TO THE UPPERMOST ROOF DECK (NOT THE TOP OF PARAPET) OF A FLAT ROOF.

ACCESS:

NORTH ACCESS POINT ALONG EAST CALEY AVENUE GENERALLY ALIGNS WITH EXISTING CURB CUT. WEST ACCESS POINT ALONG GREENWOOD PLAZA BOULEVARD GENERALLY ALIGNS WITH EXISTING CURB CUT.

ARCHITECTURAL:

ARCHITECTURAL GUIDELINES CONTAINED HEREIN.

LANDSCAPE:

SITE-SPECIFIC LANDSCAPE GUIDELINES CONTAINED HEREIN.

SIGNAGE:

SIGN GUIDELINES CONTAINED HEREIN.

LIGHTING:

SITE-SPECIFIC LIGHTING PLAN WILL BE SUBMITTED AT THE TIME OF THE ADMINISTRATIVE SITE PLAN.

NOTES:

1- SPECIFIC BUILDING TYPOLOGIES WILL BE REVIEWED AT THE TIME OF AN ADMINISTRATIVE SITE PLAN (ASP.)

2- FINAL DETAILS OF ALL SIGNAGE, DRAINAGE, SCREEN WALLS AND RETAINING WALLS, LIGHTING AND TRASH DISPOSAL (SERVICE AREAS), SHALL BE DETERMINED AT THE TIME OF AN ADMINISTRATIVE SITE PLAN.

3- ADMINISTRATIVE SITE PLAN (ASP) CAN BE SUBMITTED PRIOR TO PUBLIC IMPROVEMENTS COMPLETION OR BOND POSTED SATISFACTORY TO THE CITY.

AMENDING MDP LANGUAGE:

A. MAJOR AMENDMENTS

1. APPLICABILITY:

A MAJOR AMENDMENT TO THE MDP SHALL MEAN AND INCLUDE ANY ONE OF THE FOLLOWING:

(a) ADDITION OF OR A CHANGE IN THE USES PERMITTED OR AUTHORIZED BY THE MDP;

(b) AN INCREASE IN BUILDING HEIGHT ABOVE THE MAXIMUM APPLICABLE BUILDING HEIGHT STANDARD;

(c) THE INCLUSION OF PROPERTY INTO THE PROJECT THAT WAS NOT DEPICTED AS WITHIN THE MDP; OR

(d) ANY OTHER PROPOSED MODIFICATION THAT IS DETERMINED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT IN HIS OR HER REASONABLE DISCRETION TO CONSTITUTE A MAJOR DEVIATION FROM, OR MAJOR CHANGE TO, THE INTENT OR COMPATIBILITY WITH THE COMPREHENSIVE PLAN, ARAPAHOE URBAN CENTER SUB-AREA PLAN, OR OTHER RELEVANT SUB-AREA PLAN.

B. MINOR AMENDMENTS

ANY PROPOSED MODIFICATION OR AMENDMENT THAT IS NOT A MAJOR AMENDMENT AS DEFINED IN SECTION A ABOVE IS DEEMED TO BE A MINOR AMENDMENT AND MAY BE APPROVED ADMINISTRATIVELY BY THE DIRECTOR OF PLANNING AND DEVELOPMENT IN ACCORDANCE WITH THE CITY'S LAND DEVELOPMENT CODE CONCERNING ADMINISTRATIVE AMENDMENTS.

SITE DEVELOPMENT CHART			
ZONE LOT	10.92 ACRES (475,675 SQ. FT.)		
LOT PLANNING AREA	PLANNING AREA 1	PLANNING AREA 2	TRACT A
LEGAL DESCRIPTION	LOT 1, BLOCK 1, FILING NO. 4	LOT 2, BLOCK 1, FILING NO. 4	TRACT A, FILING NO. 4
GROSS LAND AREA	6.059 AC (263,918 SQ. FT.)	3.996 AC (174,072 SQ. FT.)	0.866 AC (37,727 SQ. FT.)
OPEN SPACE	REQUIRED STREETScape, BUFFERING OF PARKING STRUCTURES AND ROADWAYS, SEE LANDSCAPE STANDARDS FOR MORE INFORMATION. ALL OPEN SPACE PROVIDED OTHER THAN STREETScape SHALL BE PLANTED AT A SHRUB/TREE RATIO SPECIFIED IN THE CITY'S LAND USE CODES.		NA
MAXIMUM BUILDING HEIGHT	25 STORIES	OFFICE: 12 STORIES RESIDENTIAL: 16 STORIES OR 160 FEET WHICH- EVER IS GREATER	0
MINIMUM AND MAXIMUM FLOOR AREA RATIO	1.5 - 3.0	OFFICE: 0.8 - 1.5 RESIDENTIAL: 0.8 - 2.0	0
MINIMUM PARKING STANDARDS	NO MINIMUM; AMOUNT TO BE DETERMINED IN TRAFFIC STUDY AT THE TIME OF THE ADMINISTRATIVE SITE PLAN (ASP)		NA
PERMITTED DWELLINGS	NO LIMIT	NO LIMIT	NA
PEDESTRIAN ZONES	A MINIMUM 15 FOOT PEDESTRIAN ZONE IS REQUIRED ALONG GREENWOOD PLAZA BOULEVARD AND E. CALEY AVENUE		NA

PEAKVIEW PLACE
Master Development Plan

LAND
USE

Date: September 30th, 2022

2 of 17

PEAKVIEW PLACE - 4th Amendment

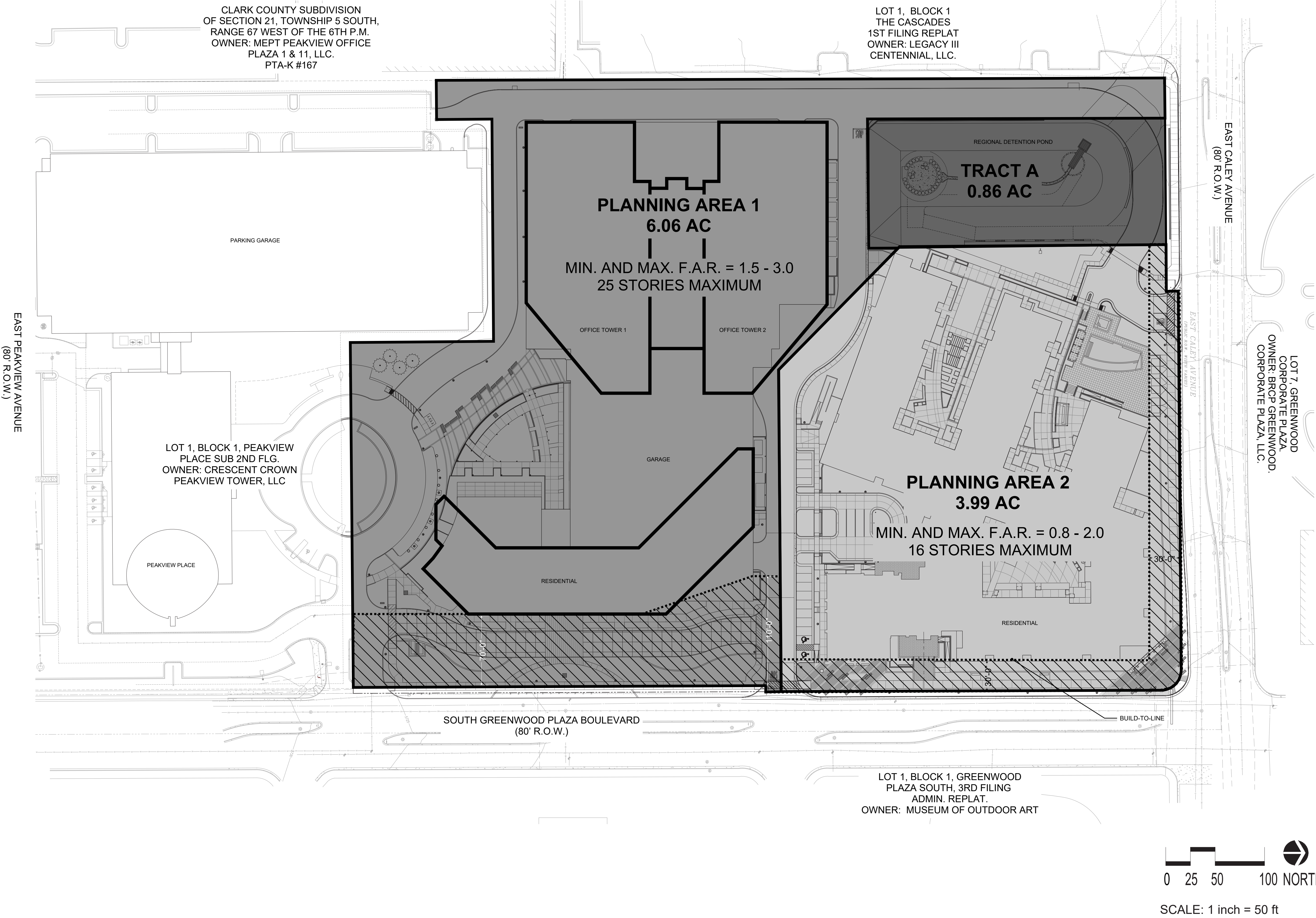
Master Development Plan

Located at South Greenwood Plaza Boulevard and East Caley Avenue

Lots 1 and 2, Block 1, and Tract A, Peakview Place Filing No. 4,
LOCATED IN SECTION 21, TOWNSHIP 5, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, STATE OF COLORADO

GENERAL NOTE:

THE BUILDING CONFIGURATIONS, USES, LANDSCAPING, SITE,
LIGHTING, AND OTHER DEPICTIONS SHOWN IN THIS MDP ARE
A REPRESENTATION OF THE INTENT, STANDARDS, AND DESIGN
GUIDELINES OF THE MDP. ACTUAL BUILDING LAYOUTS, USES,
LANDSCAPING, SITE LIGHTING, AND DEVELOPMENT FOR EACH
LOT, PARCEL AND TRACT, MAY VARY FROM THE DEPICTIONS IN
THE MDP, BUT SHALL BE CONSISTENT WITH THE REQUIREMENTS
OF THE MDP.



PEAKVIEW PLACE

Master Development Plan

MASTER DEVELOPMENT SITE PLAN

Date: September 30th, 2022

PEAKVIEW PLACE - 4th Amendment

Master Development Plan

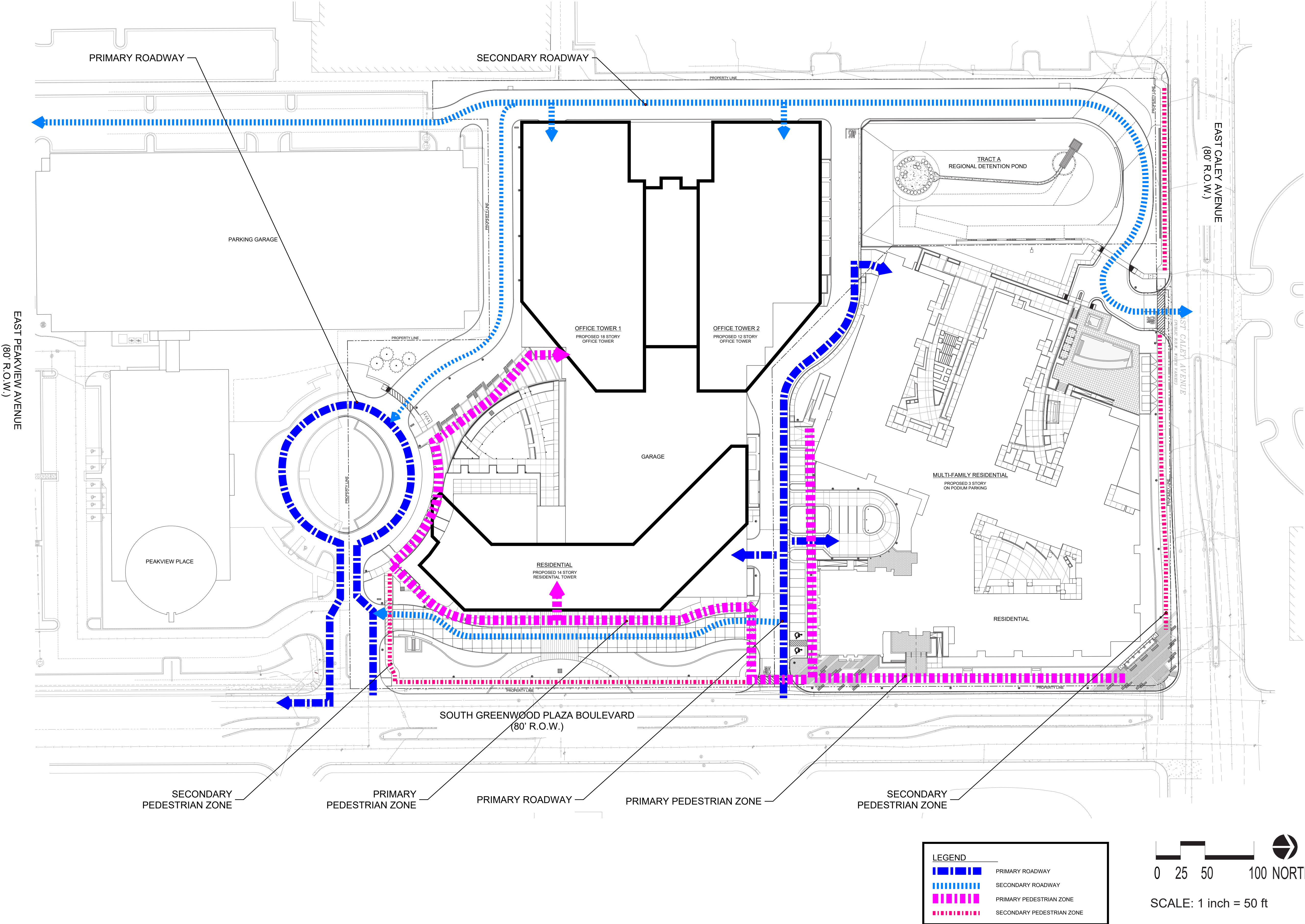
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GENERAL NOTE:

THE BUILDING CONFIGURATIONS, USES, LANDSCAPING, SITE, LIGHTING, AND OTHER DEPICTIONS SHOWN IN THIS MDP ARE A REPRESENTATION OF THE INTENT, STANDARDS, AND DESIGN GUIDELINES OF THE MDP. ACTUAL BUILDING LAYOUTS, USES, LANDSCAPING, SITE LIGHTING, AND DEVELOPMENT FOR EACH LOT, PARCEL AND TRACT, MAY VARY FROM THE DEPICTIONS IN THE MDP, BUT SHALL BE CONSISTENT WITH THE REQUIREMENTS OF THE MDP.

FENTRESS
ARCHITECTS



PEAKVIEW PLACE

Master Development Plan

GUIDELINE CONNECTIVITY PLAN

Date: September 30th, 2022

PEAKVIEW PLACE - 4th Amendment

Master Development Plan

Located at South Greenwood Plaza Boulevard and East Caley Avenue

FENTRESS
ARCHITECTS

PRIMETECH I AND II DESIGN GUIDELINES:

GENERAL DESIGN GUIDELINES

INTRODUCTION:

URBAN DESIGN CRITERIA IN THE FORM OF STANDARDS AND GUIDELINES ARE FUNDAMENTAL IDEAS TO GUIDE PLANNING AND DESIGN DECISIONS BY PROVIDING DIRECTION TO THE PROJECT'S DESIGN. THE FOLLOWING DESIGN CRITERIA WILL GUIDE DEVELOPERS AND DESIGNERS THROUGH THE PROCESS OF CREATING AN URBAN AREA, PROMOTING A CLEAR AND CONSISTENT PROCESS FOR DEVELOPMENTS WITHIN PEAKVIEW PLACE.

WHILE THE CRITERIA FOCUS ON ACHIEVING THE VISION, THEY ALSO ARE FLEXIBLE AND ENCOURAGE DESIGN CREATIVITY. THEY DO NOT, FOR EXAMPLE, MANDATE A PARTICULAR ARCHITECTURAL STYLE OR BUILDING MATERIAL. INSTEAD THE DESIGN CRITERIA:

1. RECOGNIZE THAT THE SITE WILL BE BUILT IN NO MORE THAN FOUR PHASES;
2. INTEGRATE AND TRANSITION NEW DEVELOPMENT INTO THE SURROUNDING COMMUNITY;
3. CREATE AND MAINTAIN A STANDARD OF QUALITY THAT WILL SUSTAIN VALUE;
4. PROMOTE A COHESIVE DEVELOPMENT PATTERN, WHILE ALLOWING FOR DIVERSITY AND VARIETY IN THE DESIGN AND CONSTRUCTION OF INDIVIDUAL PROJECTS;
5. ASSIST CITY STAFF, PLANNERS, DESIGNERS, DEVELOPERS AND USERS/OWNERS IN MAKING CONSISTENT CHOICES THAT REINFORCE THE VISION; AND
6. PROVIDE A CLEAR PROCESS FOR DESIGN REVIEW APPROVAL.

DESIGN INTENT STATEMENTS, STANDARDS, AND GUIDELINES:

THE THREE COMPONENTS OF THE URBAN DESIGN CRITERIA – INTENT STATEMENTS, STANDARDS AND GUIDELINES – ARE USED TOGETHER TO ACHIEVE THE VISION FOR THE PROJECT. THE GOAL IS TO ENSURE A LEVEL OF STRUCTURE AND OBJECTIVITY WITHOUT ELIMINATING CREATIVITY AND FLEXIBILITY. THIS SYSTEM ALLOWS MULTIPLE PATHS TO A MUTUALLY SATISFACTORY RESULT.

THE THREE COMPONENTS ARE DEFINED AS FOLLOWS:

INTENT STATEMENTS

INTENT STATEMENTS CLEARLY ESTABLISH THE GOALS FOR EACH SUBJECT AREA OR TOPIC IN PEAKVIEW PLACE. THE STANDARDS AND GUIDELINES PROVIDE TACTICAL APPROACHES TO ACHIEVING THESE GOALS. IN CIRCUMSTANCES WHERE THE APPROPRIATENESS OR APPLICABILITY OF A STANDARD OR GUIDELINE IS IN QUESTION, THE INTENT STATEMENT WILL PROVIDE ADDITIONAL DIRECTION.

DESIGN STANDARDS

DESIGN STANDARDS ARE OBJECTIVE CRITERIA THAT PROVIDE A SPECIFIC SET OF DIRECTIONS FOR ACHIEVING THE INTENT STATEMENT. STANDARDS DENOTE ISSUES THAT ARE CONSIDERED CRITICAL. STANDARDS USE THE TERM "SHALL" TO INDICATE THAT COMPLIANCE IS EXPECTED.

DESIGN GUIDELINES

DESIGN GUIDELINES PROVIDE ALTERNATIVE SOLUTIONS FOR ACCOMPLISHING THE GOALS SET FORTH IN THE INTENT STATEMENTS. THEY ARE MORE FLEXIBLE AND HARDER TO QUANTIFY THAN STANDARDS. GUIDELINES OFTEN AMPLIFY A STANDARD. GUIDELINES USE THE TERM "SHOULD" AND "MAY" TO DENOTE THEY ARE CONSIDERED RELEVANT TO ACHIEVING THE INTENT STANDARD, AND WILL BE PERTINENT TO THE REVIEW PROCESS. WHERE THEY AMPLIFY A STANDARD, THEY ARE PREFERRED, BUT NOT MANDATORY CRITERIA. GUIDELINES WILL, HOWEVER, BE STRONGLY CONSIDERED IN CIRCUMSTANCES WHERE A STANDARD IS NOT BEING MET AND AN ALTERNATIVE IS BEING SOUGHT. IN SUCH A CASE, IT MUST BE DEMONSTRATED THAT THE ALTERNATIVE MEETS ONE OR MORE OF THE FOLLOWING CRITERIA:

- THE ALTERNATIVE BETTER ACHIEVES THE INTENT STATEMENT;
- THE INTENT STATEMENT THAT THE STANDARD WAS CREATED TO ADDRESS WILL NOT BE ACHIEVED BY APPLICATION OF THE STANDARD IN THIS PARTICULAR CIRCUMSTANCE;
- THE APPLICATION OF THE OTHER STANDARDS AND GUIDELINES TO ACHIEVE THE INTENT STATEMENTS WILL BE IMPROVED BY NOT APPLYING THE STANDARD, IN THIS PARTICULAR CIRCUMSTANCE;
- UNIQUE SITE CHARACTERISTICS MAKE THE STANDARD IMPRACTICAL OR COST PROHIBITIVE.

GENERAL COMPLIANCE

ALL PROJECTS IN THE PEAKVIEW PLACE DEVELOPMENT MUST COMPLY WITH ANY AND ALL APPLICABLE STATUTES, ORDINANCES, RULES AND REGULATIONS PROMULGATED BY THE CITY AND OTHER AGENCIES WHICH HAVE JURISDICTION OVER THE PROJECT.

1.0 SITE PLAN

BUILDING AND USE ORIENTATION

INTENT

TO ORIENT FRONT FACADES AND MAIN ENTRIES TOWARD STREETS AND PLAZAS.

TO PROMOTE THE DEVELOPMENT OF BUILDINGS THAT ENCOURAGES PEDESTRIAN ACTIVITY THROUGH THE INCORPORATION OF PEDESTRIAN-ORIENTED USES AT THE GROUND LEVEL WHERE FEASIBLE.

TO PROMOTE PEDESTRIAN CONNECTION BETWEEN THE TWO PARCELS.

TO MAXIMIZE VIEWS FROM THE BUILDINGS TO THE WEST

TO THE EXTENT POSSIBLE, BUILDINGS SHOULD ORIENT WITH THEIR LONG AXIS RUNNING EAST/WEST.

STANDARDS

THE GROUND FLOOR OF BUILDING FRONTAGES SHALL BE PRIMARILY OCCUPIED BY PEDESTRIAN, ACTIVE RESIDENTIAL, COMMERCIAL OR CIVIC USES.

BUILDINGS SHALL ORIENT FACADES AND MAIN ENTRIES TOWARD THE STREET OR A PLAZA.

GUIDELINES

BUILDINGS SHOULD BE SITED TO CREATE ACTIVE OUTDOOR SPACES.

PEDESTRIAN ENTRIES

INTENT

TO PROVIDE CLEAR DELINEATION OF PEDESTRIAN ENTRIES TO THE BUILDINGS.

STANDARDS

BUILDINGS SHALL ORIENT FACADES AND MAIN ENTRANCES TOWARD THE STREET, TOWARD A PLAZA OR A PEDESTRIAN WAY THAT DIRECTLY LEADS TO A STREET.

PROVIDE CLEAR PEDESTRIAN ACCESS FROM GREENWOOD PLAZA BOULEVARD TO BUILDING ENTRIES.

GUIDELINES

EACH COMMERCIAL BUILDING SHOULD HAVE AT LEAST ONE IDENTIFIABLE "FRONT DOOR" WITH ADDRESSES, VISIBLE FROM THE STREET OR PEDESTRIAN PLAZA. FOR MIXED-USE BUILDINGS WITH RESIDENTIAL UNITS, SEPARATE BUILDING ENTRANCES ARE ENCOURAGED TO REACH THE UNITS.

BUILD TO REQUIREMENTS

INTENT

TO SHAPE THE LOCATION OF THE BUILDING WALL AND TO CREATE A CONTINUOUS BUILDING LINE THAT DEFINES A PUBLIC SPACE AT THE STREET.

TO CREATE AN ACTIVE PUBLIC ZONE AT THE STREET LEVEL.

STANDARDS

FOR THE PORTION OF THE LOTS WHERE BUILD TO LINES ARE DEFINED, A MINIMUM OF 50% OF THE BUILDING FACADE FACING THE STREET SHALL BE BUILT ABUTTING UP TO THE BUILD TO LINE.

GUIDELINES

BUILD TO LINES ARE SHOWN ON PAGE 3 OF THE MDP.

VEHICULAR ENTRIES

INTENT

TO PROMOTE THE SAFE AND EFFICIENT MOVEMENT OF VEHICLES, PEDESTRIANS AND BICYCLISTS. TO MINIMIZE CONFLICTS BETWEEN AUTOMOBILES AND PEDESTRIANS.

STANDARDS

UNINTERRUPTED PEDESTRIAN WAYS FROM THE PUBLIC RIGHT-OF-WAY SHALL BE MAXIMIZED IN ORDER TO IMPROVE AND SUPPORT THE SUBAREA AS A WALKABLE AREA.

ACCESS TO PARKING STRUCTURES SHOULD AVOID PRIMARY PEDESTRIAN CIRCULATION FROM THE PUBLIC RIGHT-OF-WAY.

GUIDELINES

SERVICE VEHICLE ACCESS SHOULD BE SEGREGATED FROM BOTH PRIMARY VEHICULAR AND PEDESTRIAN ACCESS WHERE POSSIBLE.

SPATIAL DEFINITION OF STREET OR OPEN SPACE

INTENT

TO CREATE A REASONABLY CONTINUOUS BUILDING EDGE ALONG GREENWOOD PLAZA BOULEVARD AS WELL AS ALONG THE INTERNAL STREET THAT PARALLELS GREENWOOD VILLAGE BOULEVARD.

PROVIDE A RICH AND ACTIVE SPACE ALONG THE STREET EDGE THAT IS VISUALLY CONNECTED TO THE FUNCTIONS IN THE BUILDINGS BY THE USE AND LOCATION OF GLAZING.

STANDARDS

BUILDING SHALL LINE GREENWOOD PLAZA BOULEVARD ABUTTING THE BUILD TO LINE TO THE GREATEST EXTENT POSSIBLE.

THE BUILDING FACADES AT THE GROUND FLOOR THAT FACE A PRIMARY STREET ARE TO HAVE 65% TRANSPARENCY IN THE FACADE.

TO THE GREATEST EXTENT AS POSSIBLE THE FACADES ALONG SECONDARY STREETS ARE TO REINFORCE THE STREET GRIDS ADJACENT TO THEM.

GUIDELINES

THE GENERAL GOAL IS TO PROVIDE A BUILDING EDGE FOR THE MAJORITY OF THE STREET FRONTAGE.

PRIVATE OPEN SPACE LOCATION

INTENT

TO CREATE USEABLE OPEN SPACES, SUITABLE FOR PASSIVE RECREATIONAL ACTIVITIES, FOR PRIVATE BUSINESSES AND RESIDENCES.

STANDARDS

REQUIRED RESIDENTIAL OPEN SPACES SHALL BE LOCATED CLOSE TO RESIDENTIAL UNITS, AND MAY BE PROVIDED BY BALCONIES, ROOF GARDENS, COURTYARDS, AND/OR GROUND-LEVEL SPACE APPROPRIATELY SHAPED AND PROPORTIONED.

NON-RESIDENTIAL BUILDING OPEN SPACE PROVIDED FOR THE USE OF THE OCCUPANTS SHALL BE LOCATED CLOSE TO THE BUILDING SERVED, AND MAY BE PROVIDED BY BALCONIES, ROOF GARDENS, AND/OR GROUND-LEVEL SPACE APPROPRIATELY SHAPED AND PROPORTIONED.

GUIDELINES

PRIVATE RESIDENTIAL OPEN SPACE AT THE GROUND LEVEL SHOULD BE SCREENED, OR ORIENTED AWAY FROM VIEWS FROM ADJOINING PROPERTIES AS MUCH AS POSSIBLE.

PEDESTRIAN CONNECTIONS TO E. PEAKVIEW AVENUE OR S. SYRACUSE WAY FROM GROUND-FLOOR PRIVATE OPEN SPACE ARE ENCOURAGED WHEREVER POSSIBLE.

PARKING AND GARAGE LOCATION

INTENT

TO MINIMIZE THE VISUAL IMPACT OF PARKING ON THE PEDESTRIAN EXPERIENCE, AND THE STREET ENVIRONMENT.

TO DESIGN THE GARAGE FACES VISIBLE FROM PUBLIC STREETS AND OPEN SPACES SO THAT THEY ARE COMPATIBLE IN CHARACTER AND QUALITY WITH ADJOINING BUILDINGS.

TO PROVIDE HUMAN SCALE AND DETAIL.

STANDARDS

IN GENERAL, PARKING AREAS SHALL BE LOCATED WITHIN, ABOVE, AT GRADE, OR BELOW-GRADE STRUCTURES AT THE SIDE OR REAR OF BUILDINGS.

THE PARKING GARAGES FOR PARCELS 1& 2 SHALL BE INTEGRATED INTO THE PROPOSED DEVELOPMENT AND ALLOW FOR CLEAR VEHICULAR ACCESS AND CONNECTIVITY WITH THE BUILDING(S) DEVELOPED ON THAT SITE.

GUIDELINES

PARKING STRUCTURES SHOULD BE DESIGNED TO CONCEAL THE VIEW OF ALL PARKED CARS, INTERNAL LIGHT SOURCES AND ANGLED RAMPS FROM ADJACENT PUBLIC VIEW.

LOCATION OF SERVICE AREAS, TRASH ENCLOSURES, AND UTILITY PEDESTALS

INTENT

TO MINIMIZE THE VISUAL IMPACT OF SERVICE AREAS, REFUSE STORAGE, AND MECHANICAL/ELECTRICAL EQUIPMENT ON STREETS, PUBLIC OPEN SPACES AND ADJOINING DEVELOPMENT.

STANDARDS

DELIVERY, LOADING, TRASH AND OTHER SERVICE AREAS MUST BE SCREENED OR INTEGRATED INTO THE BUILDINGS. SCREENING MUST BE ACCOMPLISHED BY AN ENCLOSURE CONSTRUCTED OF EITHER INTERNALLY COLORED CMU, ARCHITECTURAL METAL SCREENING, BRICK, STONE, PRECAST CONCRETE OR A MATERIAL THAT IS IN KEEPING WITH THE PRIMARY STRUCTURE.

UTILITY APPURTENANCES SHALL BE LOCATED BEHIND THE SIDEWALK AND OUT OF THE TREE LAWN OR SIDEWALK AMENITY ZONE WHEREVER POSSIBLE. WHERE IT MUST BE IN THE TREE LAWN OR AMENITY ZONE, SUCH EQUIPMENT SHALL BE CENTERED ON THE TREE LINE AND ALIGNED WITH BUT NO CLOSER THAN 42 INCHES FROM THE FACE OF CURB. THIS INCLUDES SWITCH BOXES, TELEPHONE PEDESTALS, TRANSFORMERS, METERS, IRRIGATION, AND SIMILAR EQUIPMENT.

ALL ROOFTOP AND AT-GRADE MECHANICAL EQUIPMENT, ELECTRICAL EQUIPMENT, TRASH COMPACTORS AND TRASH BINS SHALL BE SCREENED OR ARCHITECTURALLY INTEGRATED INTO THE BUILDING OR SITE LAYOUT.

GUIDELINES

SERVICE AREAS AND REFUSE STORAGE AREAS SHOULD NOT FRONT GREENWOOD PLAZA BOULEVARD OR EAST CALEY AVENUE. SUCH AREAS SHOULD BE LOCATED TO THE REAR OR SIDE OF BUILDINGS, AND SCREENED FROM VIEW FROM GREENWOOD PLAZA BOULEVARD OR EAST CALEY AVENUE.

SERVICE AND DELIVERY ACTIVITIES SHALL BE SEPARATED FROM GREENWOOD PLAZA BOULEVARD AND EAST CALEY AVENUE AND SHALL BE SCREENED FROM PUBLIC VIEW BY MEANS SUCH AS:

- LOCATING UNDERGROUND OR INTERNAL TO STRUCTURES;
- PROVIDING WALLS, FENCES AND/OR LANDSCAPING OF SUFFICIENT HEIGHT AND DENSITY;
- PROVIDING A PRIVATE OR SCREENED METER, EQUIPMENT OR TRASH RECEPTACLE ACCESS LOCATION;
- PRIVATE SERVICE EQUIPMENT SHALL NOT BE PLACED IN THE PUBLIC RIGHT-OF-WAY, OR BE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY AND MUST BE SCREENED AT ALL TIMES.

REFUSE STORAGE AND PICK-UP AREAS SHOULD BE COMBINED WITH OTHER SERVICE AND LOADING AREAS TO THE EXTENT PRACTICAL.

SATELLITE DISHES AND ANTENNAE DIRECTLY ADJOINING THE BUILDING SHOULD BE LOCATED AS TO NOT BE VISIBLE FROM GREENWOOD PLAZA BOULEVARD OR EAST CALEY AVENUE.

PEAKVIEW PLACE

Master Development Plan

GENERAL DESIGN GUIDELINES

Date: September 30th, 2022

5 of 17

PEAKVIEW PLACE - 4th Amendment

Master Development Plan

Located at South Greenwood Plaza Boulevard and East Caley Avenue



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SATELLITE DISHES AND ANTENNAE DIRECTLY ADJOINING THE BUILDING SHOULD BE LOCATED AS TO NOT BE VISIBLE FROM GREENWOOD PLAZA BOULEVARD OR EAST CALEY AVENUE.

ROOFTOP DESIGN AND MECHANICAL SCREENING

INTENT
TO MAINTAIN THE INTEGRITY OF ARCHITECTURALLY DESIGNED BUILDING TOPS.

TO CREATE INTERESTING AND VARIED SKYLINES.

TO REDUCE THE VISUAL CLUTTER OF ROOFTOP EQUIPMENT AS SEEN FROM THE STREET.

STANDARDS
ALL ROOFTOP BUILDING SYSTEMS SHALL BE INCORPORATED INTO THE BUILDING FORM IN AN MANNER INTEGRAL TO THE BUILDING ARCHITECTURE IN TERMS OF FORM AND MATERIAL.

GUIDELINES
ALL ROOF-MOUNTED MECHANICAL, ELECTRICAL EQUIPMENT, COMMUNICATION ANTENNAE OR DISHES SHALL BE ENCLOSED, PARTIALLY SCREENED, CONCEALED, ORGANIZED, DESIGNED AND/OR LOCATED AS PART OF THE ARCHITECTURAL EXPRESSION SO THAT IT IS NOT VISIBLE FROM THE GROUND THROUGH ANY SIGHTLINES.

2.0 ARCHITECTURE

BUILDING CHARACTER

INTENT
TO CREATE A VISUALLY COMFORTABLE AND HARMONIOUS ENVIRONMENT.

TO CREATE BUILDINGS THAT PROVIDE HUMAN SCALE AS WELL AS A SIGNATURE IMAGE.

TO PROMOTE ARCHTECTURAL CREATIVITY.

STANDARDS
IN GENERAL, THE BUILDINGS SHALL BE DESIGNED SPECIFICALLY FOR THE CONTEXT AND CHARACTER OF THE PROJECT.

BUILDINGS SHALL BE DESIGNED TO PROVIDE BOTH A HUMAN SCALE AND A SIGNATURE IMAGE. EXAMPLES OF TECHNIQUES THAT MEET THIS OBJECTIVE ARE:

- VARIATION IN THE BUILDING FORM SUCH AS RECESSED OR PROJECTING FORMS;
- EMPHASIS OF BUILDING ENTRIES THROUGH PROJECTING OR RECESSED FORMS, DETAIL, COLOR OR MATERIAL;
- CREATING A SIGNATURE QUALITY WITH EMPHASIS ON VERTICAL ELEMENTS;
- USING COMPATIBLE MATERIALS AND PROPORTIONS TO TIE THE TWO BUILDINGS TOGETHER VISUALLY.

GUIDELINES
THE BUILDINGS SHOULD POSSESS AN ARCHITECTURAL CHARACTER THAT RESPECTS STRONG, ENDURING DESIGN PRINCIPLES.

BUILDING FORM AND MASSING

INTENT
TO EMPHASIZE BUILDING ENTRIES.

TO CREATE AND ICONIC AND COHESIVE COMPLEX OF BUILDINGS.

STANDARDS
BUILDING DESIGN SHOULD INCORPORATE A BASE AND ARCHITECTURAL ELEMENTS THAT DENOTE BUILDING ENTRY.

GUIDELINES
BUILDINGS SHOULD RELATE TO EACH OTHER BY INTEGRATING CONSISTENT BASE ELEMENTS AND RELATED HORIZONTAL AND VERTICAL FORM ELEMENTS TO THE EXTENT POSSIBLE.

TALLER BUILDINGS ADJACENT TO LOWER BUILDINGS SHALL ESTABLISH SCALE RELATIONSHIPS TO LOWER NEIGHBORING BUILDINGS THROUGH METHODS SUCH AS BUT NOT LIMITED TO COMPATIBLE HORIZONTAL ALIGNMENT OF ARCHITECTURAL FEATURES AND FENESTRATION AND HEIGHT AND FORM TRANSITIONS FROM ONE BUILDING TO ANOTHER.

BUILDING FAÇADE

INTENT
TO CREATE VISUALLY INTERESTING FAÇADES.

AT STREET LEVEL AVOID LARGE AREAS OF UNDIFFERENTIATED OR BLANK FAÇADES. TO PROVIDE HUMAN SCALE AND DETAIL.

STANDARDS
EACH BUILDING FAÇADE SHALL PROVIDE ARCHITECTURAL VARIETY AND SCALE THROUGH THE USE OF SUCH ELEMENTS AS EXPRESSIONS OF BUILDING STRUCTURE, PATTERNS OF WINDOW, DOOR OR OTHER OPENINGS THE PROVIDE SURFACE VARIATION THROUGH CHANGE OF PLANE, CHANGE IN COLOR, CHANGE IN TEXTURE, CHANGE IN MATERIAL MODULE OR PATTERN.

THE FIRST FLOOR FAÇADE SHALL BE CONSTRUCTED OF HIGHLY DURABLE MATERIALS APPROPRIATE TO PEDESTRIAN CONTACT SUCH AS STONE, ARCHITECTURAL PRECAST CONCRETE, CAST STONE AND/OR GLASS.

GUIDELINES
ON THE FIRST FLOOR, BUILDING FAÇADES SHALL EMPLOY TECHNIQUES TO PROVIDE ADDITIONAL INTEREST AND TO SUBDIVIDE THE WALL PLANE.

BUILDING TRANSPARENCY AND REFLECTIVE GLASS

INTENT
TO PROVIDE TRANSPARENT GLAZING AT THE BUILDING ENTRIES.

TO PROVIDE DAYLIGHT TO BUILDINGS.

TO REDUCE GLARE FROM REFLECTIVE GLASS.

TO ENCOURAGE THE USE OF COATED OR TINTED GLASS TO REDUCE HEAT GAIN.

STANDARDS
AT BUILDING ENTRIES, UTILIZE GLASS OF APPROPRIATE TRANSPARENCY TO PROVIDE VISIBILITY INTO BUILDING LOBBIES.

AT UPPER BUILDING FLOORS, UTILIZE COATED OR TINTED GLASS THAT IS NOT HIGHLY REFLECTIVE BUT PROVIDES ADEQUATE SHADING ON THE INTERIOR TO REDUCE HEAT GAIN.

GUIDELINES
THE LOCATION AND PATTERNS OF GLAZING SHOULD ENHANCE THE BUILDING'S FUNCTION AND SCALE. VARIATIONS IN FENESTRATION PATTERNS SHOULD BE USED TO EMPHASIZE THE BUILDING FEATURES SUCH AS ENTRIES OR SHIFTS IN BUILDING FORM.

RECESSED GLAZING AND SUBSTANTIAL GLASS FRAMING AND MULLION PATTERNS MAY BE USED TO PROVIDE DEPTH AND VISUAL CHARACTER TO BUILDING FAÇADES.

CLEAR, LOW-E OR SLIGHTLY TINTED GLAZING SHOULD BE USED TO LIMIT GLARE OF GLAZED AREAS. IN NO CASE SHALL HIGHLY REFLECTIVE GLASS BE USED.

BUILDING ENTRIES

INTENT
TO VISUALLY EMPHASIZE THE MAJOR ENTRY OR ENTRIES TO THE BUILDING.

TO DETAIL AND ELABORATE ENTRIES AS ANOTHER WAY TO CREATE GROUND FLOOR INTEREST AND ARCHITECTURAL VARIETY.

STANDARDS
MAJOR BUILDING ENTRIES SHALL BE EMPHASIZED THROUGH SUCH DESIGN DEVICES AS CHANGES IN PLANE, DIFFERENTIATION IN MATERIAL AND/OR COLOR, GREATER LEVEL OF DETAIL, ENHANCED LIGHTING, ORNAMENT, ART, AND BUILDING GRAPHICS.

SERVICE ACCESS FOR BUILDINGS SHALL BE LOCATED OUT OF SIGHT FROM THE PRIMARY BUILDING ENTRY.

ALL ENTRIES TO PUBLIC USES SHALL BE ACCESSIBLE TO PEOPLE WITH DISABILITIES AND SHALL FOLLOW ADA REQUIREMENTS.

GUIDELINES
PRIMARY BUILDING ENTRIES SHOULD BE OVERSIZED, AND GENERALLY BREAK THE GROUND FLOOR FAÇADE PATTERN.

BUILDING MATERIALS

INTENT
TO USE DURABLE MATERIALS THAT WEATHER WELL, RESIST VANDALISM, AND GRACEFULLY AGE.

TO USE MATERIALS THAT NEED LITTLE MAINTENANCE.

TO USE MATERIALS THAT INCORPORATE HUMAN SCALE IN THEIR MODULES, THEIR ABILITY TO RECEIVE DETAIL, OR IN THEIR INHERENT TEXTURE.

TO USE MATERIALS THAT CONVEY A SENSE OF QUALITY AND ATTENTION TO DETAIL.

TO AVOID THE USE OF SYNTHETIC MATERIALS THAT IMITATE NATURAL MATERIALS AS MUCH AS POSSIBLE.

STANDARDS
A MINIMUM OF SIXTY PERCENT (60%) OF THE FIRST FLOOR FAÇADE (NOT INCLUDING WINDOWS, DOORS AND THEIR FRAMING SYSTEMS) SHALL BE CONSTRUCTED OF HIGHLY DURABLE MATERIALS APPROPRIATE TO PEDESTRIAN CONTACT SUCH AS STONE, ARCHITECTURAL PRECAST CONCRETE, AND CAST STONE. BUILDING MATERIALS SHALL BE SELECTED WITH THE OBJECTIVES OF QUALITY AND DURABILITY APPROPRIATE TO THE PREVAILING CLIMATE CONDITIONS.

GUIDELINES
BUILDING MATERIALS MAY INCLUDE NEW TECHNOLOGIES AND MATERIALS THAT CONTRIBUTE TO THE DEVELOPMENT'S CHARACTER AND PROMOTE ENVIRONMENTAL SUSTAINABILITY AS WELL AS ARCHITECTURAL METHODS AND MATERIALS THAT ARE ENERGY RESOURCE RESPONSIBLE. EIFS (EXTERNAL INSULATING FINISH SYSTEM) SHALL NOT BE USED UNLESS IT IS NOT VISIBLE FROM THE PUBLIC WAY.

OTHER ARCHITECTURAL FINISHES AND MATERIALS

THE LISTED EXTERIOR FINISH MATERIALS SHALL BE SELECTED TO COORDINATE WITH AND COMPLEMENT THE ARCHITECTURE. A MATERIAL PALETTE WILL BE SUBMITTED TO AND APPROVED BY THE PLANNING DEPARTMENT THROUGH THE ASP PROCESS. THE FOLLOWING LIST OF MATERIALS IS NOT ALL INCLUSIVE, RATHER IT IS INTENDED TO SERVE AS A REPRESENTATION OF MATERIALS TO ACHIEVE THE OVERALL DESIGN THEME:

- METAL ROOFING/SCREEN WALLS (STANDING SEAM)**
- GALVALUM
 - PRE-WEATHERED
 - NEUTRAL COLORS
 - COPPER

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- METAL ROOFING/SCREEN WALLS (STANDING SEAM)**
- GALVALUM
 - PRE-WEATHERED
 - NEUTRAL COLORS
 - COPPER

- STONE**
- SANDSTONE
 - LIMESTONE
 - GRANITE
 - SLATE
 - QUARTZ

MASONRY
COLORS, MATERIAL SIZES AND COURSING SHALL BE INCORPORATED INTO THE BUILDING FORM IN A MANNER INTEGRAL TO THE BUILDING ARCHITECTURE AND APPROPRIATE TO THE SCALE OF THE BUILDING.

STOREFRONT AND CURTAINWALL
COLORS SHALL BE SELECTED FROM THE APPROVED MATERIAL PALETTE.

ARCHITECTURAL CAST STONE
COLORS SHALL BE SELECTED FROM THE APPROVED MATERIAL PALETTE.

PRECAST ARCHITECTURAL CONCRETE
COLORS AND FINISH SHALL BE SELECTED FROM THE APPROVED MATERIAL PALETTE.

TWO OR THREE COAT STUCCO PLASTER
COLORS SHALL BE SELECTED FROM THE APPROVED MATERIAL PALETTE.

FIBER CEMENT BOARD
COLORS SHALL BE SELECTED FROM THE APPROVED MATERIAL PALETTE.

METAL PANELS
COLORS SHALL BE SELECTED FROM THE APPROVED MATERIAL PALETTE.

- PROHIBITED EXTERIOR FINISH MATERIALS**
- EIFS WITHIN VIEW OF THE PUBLIC WAY
 - STRAND BOARD
 - PLAIN OR PAINTED PLYWOOD
 - T-111 SIDING

PARKING GARAGES

INTENT
TO CREATE PARKING GARAGE ARCHITECTURE THAT IS COMPATIBLE AND HARMONIOUS WITH THE BUILDING ARCHITECTURE

STANDARDS
PARKING GARAGES SHOULD BE CONSTRUCTED OF DURABLE MATERIALS THAT ARE CONSISTENT WITH THE COMMERCIAL BUILDING MATERIALS USED IN THE PROJECT.

TO THE EXTENT POSSIBLE, SLOPING RAMPS SHOULD NOT BE VISIBLE FROM THE PUBLIC WAY.

GUIDELINES
PARKING STRUCTURES SHOULD BE CONSTRUCTED OF CAST-IN-PLACE OR PRECAST CONCRETE WITH ARCHITECTURALLY TREATED SPANDREL PANELS AT THE GARAGE PERIMETER.

PARKING GARAGE LIGHTING SHOULD BE DIRECTED TO MINIMIZE LIGHT POLLUTION BEYOND THE GARAGE PERIMETER.

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LOCATED IN SECTION 21, TOWNSHIP 5, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, STATE OF COLORADO

FENTRESS
ARCHITECTS

BUILDING LIGHTING

INTENT

TO ACCENTUATE IMPORTANT ARCHITECTURAL COMPONENTS OF THE BUILDINGS, SUCH AS ENTRIES OR ROOF ELEMENTS, OR REPETITIVE COLUMNS OR BAYS.

TO PROVIDE LIGHTING FOR SAFETY AND EASE OF ACCESS SPECIFICALLY AT BUILDING ENTRIES AND ALL OTHER AREAS IN GENERAL.

TO PROVIDE INDIRECT OR DIRECT LIGHTING FOR ADJOINING SIDEWALKS AND OPEN SPACE.
TO BE SENSITIVE TO "DARK SKY" CRITERIA IN DETERMINING LIGHT SOURCES.

STANDARDS

PRIMARY BUILDING ENTRIES SHALL BE EXTERNALLY LIT SO AS TO PROMOTE A MORE SECURE ENVIRONMENT AT THE DOOR, EMPHASIZE THE PRIMARY POINT OF ENTRY INTO THE BUILDING, AND PROVIDE SUFFICIENT LIGHTING FOR EFFICIENT ACCESS INTO THE BUILDING.

ENTRY LIGHTING SHALL COMPLEMENT THE BUILDING'S ARCHITECTURE. UTILITARIAN STYLED SECURITY LIGHTING SHALL NOT BE ALLOWED AT PRIMARY BUILDING ENTRIES.

STEPS AND/OR RAMPS AT OR LEADING TO A PRIMARY BUILDING ENTRY SHALL BE ILLUMINATED FOR SAFE ACCESS.

GUIDELINES

AVOID UPLIGHTING BUILDING ELEMENTS TO BE SENSITIVE TO LEED AND DARK SKY RECOMMENDATIONS.

3.0 SIGN CRITERIA

CRITERIA COMMON TO ALL SIGNS

INTENT

TO INTEGRATE SIGNS WITH THE BUILDING'S ARCHITECTURE.

TO ACHIEVE VISUAL AND INFORMATIONAL CLARITY.

TO SIZE THE SIGNS APPROPRIATE TO THE SCALE OF ITS ENVIRONMENT.

STANDARDS

WINDOW SIGNS ARE NOT PERMITTED ABOVE THE GROUND FLOOR.

SIGNS SHOULD INCLUDE ONLY THE TENANT'S NAME AND GRAPHIC LOGO OR ICON.

SIGN ILLUMINATION SHOULD BE INTEGRATED INTO THE SIGN DESIGN.

GROUND FLOOR TENANTS SHALL BE ALLOWED ONE WALL SIGN PER BUILDING FAÇADE ON WHICH THE TENANT FACES.

WALL SIGNS SHALL BE MOUNTED IN THE SIGNABLE AREA. SIGNABLE AREAS SHALL BE SHOWN ON A SIGN PLAN AS PART OF THE ASP SUBMITTAL.

ALL SIGNS SHALL BE APPROVED BY THE PLANNING DEPARTMENT THROUGH THE ASP (ADMINISTRATIVE SITE PLAN) PROCESS.

CORPORATE OFFICE USERS IN THE BUILDING MAY HAVE COMPANY IDENTIFICATION SIGNAGE MOUNTED ON THE UPPER PORTION OF AN OFFICE BUILDING. FOR OFFICE BUILDINGS, ONE TOP OF BUILDING WALL SIGN PER BUILDING FAÇADE IS PERMITTED. THE SIGN MUST BE LOCATED BELOW THE PARAPET AND CAN BE UP TO 1 SQUARE FOOT FOR EACH FOOT OF BUILDING FRONTAGE PERTAINING TO THE SIDE OF WHICH THE SIGN IS MOUNTED. ALL SIGNS MUST BE INTERNALLY LIGHTED TO A LEVEL NOT TO EXCEED 500 CANDELA AND MUST BE SHUT OFF NO LATER THAN 10:30PM. NO EXPOSED LIGHTING SOURCES ARE PERMITTED.

GUIDELINES

IN GENERAL, SIGNS SHALL BE LOCATED ON THE SAME LOT AS THE PERMITTED USE. HOWEVER, THE PLANNING DEPARTMENT HAS THE DISCRETION TO ALLOW A SIGN FOR A USE WITHIN THE MASTER DEVELOPMENT PLAN TO BE LOCATED OFF OF THE USE'S LOT, BUT STILL WITHIN THIS MASTER DEVELOPMENT PLAN.

3.0 SIGN CRITERIA

MATERIALS FOR THE SIGNS SHALL COMPLEMENT THE COLOR, MATERIAL, AND OVERALL CHARACTER OF THE ARCHITECTURE. FINAL COLORS ARE SUBJECT TO PLANNING DEPARTMENT APPROVAL. MATERIAL COLORS SHALL BE SELECTED FROM THE APPROVED MATERIAL PALETTE. REFER TO PREVIOUS SECTIONS, BUILDING MATERIALS, AND ARCHITECTURAL FINISHES AND MATERIALS FOR EXTERIOR FINISH MATERIAL DESCRIPTIONS.

SIGN ILLUMINATION SHALL NOT CREATE OBJECTIONABLE GLARE TO PEDESTRIANS AND MOTORISTS.

THE TENANT'S CORPORATE OR TYPICAL SIGN DESIGN MAY BE PERMITTED. HOWEVER, THE PLANNING DEPARTMENT SHALL RETAIN COMPLETE DISCRETION OVER THE STYLE, DIMENSIONS AND PRESENTATION OF THE SIGN DESIGN WITHIN THE PARAMETERS DESCRIBED IN THESE STANDARDS AND GUIDELINES.

CHANGEABLE MESSAGE, READER BOARD OR ANIMATED SIGNS AND OTHER SOUND AND LIGHT PROJECTIONS WITH COMMERCIAL CONTENT ARE NOT PERMITTED AS WALL, PROJECTING, MONUMENT AND WINDOW SIGNS.

ALL CONDUITS, TRANSFORMERS AND OTHER EQUIPMENT SHALL BE CONCEALED.

SIGNS SHALL BE CONSTRUCTED OF HIGH QUALITY, DURABLE MATERIALS. ALL MATERIALS SHOULD BE SUBJECT TO PLANNING DEPARTMENT APPROVAL AND MAY BE PERMITTED AS WALL, PROJECTING, MONUMENT AND WINDOW SIGNS ONLY AS EXPRESSLY ALLOWED BY THE PLANNING DEPARTMENT AND THESE STANDARDS AND GUIDELINES.

WALL SIGNS SHALL BE COMPOSED OF INDIVIDUALLY MOUNTED LETTERS, INTERNALLY ILLUMINATED CHANNEL LETTERS, LOGOS OR ICONS WITHOUT SIGN BACKINGS UNLESS THE PLANNING DEPARTMENT EXPRESSLY DETERMINES THAT SPECIAL DESIGN CONSIDERATIONS WARRANT AN EXCEPTION.

CABINET SIGNS, TO MEAN A SIGN THAT INCLUDES ALL TEXT AND LOGO SYMBOLS WITHIN A SINGLE ENCLOSED CABINET THAT MAY OR MAY NOT BE ILLUMINATED, ARE ONLY PERMITTED ON THE GROUND FLOOR WALL ELEVATION OF ANY STRUCTURE.

WALL SIGNS MAY BE COMPOSED OF INDIVIDUAL LETTERS MADE FROM FABRICATED STAINLESS STEEL, PAINTED CUT-OUT ALUMINUM, CUT-OUT NATURAL BRASS OR BRONZE, CAST ALUMINUM, OR BRONZE IN FLAT OR PRISMATIC PROFILES.

EACH PARKING GARAGE IS ALLOWED ONE SIGN FOR EACH VEHICULAR ENTRY.

PROJECTING SIGNS COMPOSED OF RECTANGULAR OR SQUARE SIGN CABINETS WITH INTERNALLY ILLUMINATED PLEXIGLASS SIGN FACES SHALL NOT BE ALLOWED UNLESS THE PLANNING DEPARTMENT EXPRESSLY DETERMINES THAT SPECIAL DESIGN CONSIDERATIONS WARRANT AN EXCEPTION.

IT IS THE INTENT WITH THESE SIGNAGE GUIDELINES TO MAINTAIN A CONSISTENT BRANDING OF ALL USES DEVELOPED WITHIN THIS MDP. UPON REGISTRATION OF ANY NAME OR TRADEMARK REPRESENTING THIS PROPERTY, SUBSEQUENT SUBMITTALS, PROJECTS, BUILDING AND FACILITIES SHALL CONFORM TO THE BRANDING/NAMING GUIDELINES SET FORTH BY THE CURRENT PROPERTY OWNER.

4.0 SUSTAINABLE DESIGN

SUSTAINABLE FEATURES

ENVIRONMENT

SENSITIVE SITE ELEMENTS AND RESTRICTIVE LAND TYPES MAY PRECLUDE CERTAIN SITES FROM BEING CONSIDERED SUSTAINABLE. SEVERAL SUSTAINABLE MEASURES ARE INHERENT TO THE SELECTION OF PEAKVIEW PLACE. THE SITE IS NOT LOCATED ON A 100-YEAR FLOODPLAIN, WETLANDS OR NEAR WATER BODIES. ADDITIONALLY, IT IS NOT LOCATED ON UNDEVELOPED PRIME AGRICULTURAL LAND, BUT IN A PRE-DEVELOPED INFILL AREA WITHOUT THE THREAT OF DISRUPTING IMPERILED OR ENDANGERED SPECIES IN THE AREA.

WALKABILITY

ONE IMPORTANT FOCUS OF SUSTAINABLE DEVELOPMENT IS THE CREATION OF WALKABLE COMMUNITIES THAT INTEGRATE INTO THE FRAMEWORK OF THE SURROUNDING ENVIRONMENT. THERE ARE MANY OPPORTUNITIES TO RETROFIT THE SUBURBS AND THEIR SURROUNDING PARKING LOTS BY ADDING VIBRANT WALKABLE AREAS TO EXISTING SUBDIVISIONS.

CERTAIN DENSITY LEVELS, WALK DISTANCES, AND STREET CONNECTIVITY LEVELS MAY BE FURTHER ADDRESSED TO THAT THE DEVELOPMENT OF THE SITE WILL EMBRACE PEDESTRIAN ACCESS WHILE STILL ALLOWING FOR THE FLEXIBILITY TO ADAPT TO MARKET CONDITIONS.

THE HIGH DEMAND FOR PARKING AT PEAKVIEW PLACE IS OFFSET BY PEDESTRIAN PATHS AND NODES WHICH ARE PEPPERED THROUGHOUT THE SITE. THESE AREAS ARE MOST DESIRABLE TO THOSE WHO ARE EMPLOYED IN THE BUILDINGS OR ARE CUSTOMERS FOR THE RETAIL OR BUSINESS FUNCTIONS. AN EMPHASIS ON LANDSCAPING HAS PROVIDED PLEASING AREAS FOR PEDESTRIANS AND SUPPLEMENTS OTHER SITE STRATEGIES.

STORMWATER

IN DEVELOPED AREAS, IMPERVIOUS SURFACES PREVENT PRECIPITATION FROM SOAKING INTO THE GROUND WHICH DISRUPTS THE ECOLOGICAL CYCLE BY CHANNELING WATER INTO MUNICIPAL SEWER SYSTEMS.

THE PEAKVIEW PLACE MASTER DEVELOPMENT PLAN INCORPORATES THE PRE-DEVELOPED FLOW-PATH FROM SOUTH TO NORTH AND EAST TO WEST. NATURAL CONVEYANCES (DITCHES) ARE REPLACED WITH PIPED, UNDERGROUND CONVEYANCES MORE FITTING OF THE URBAN WATERSHED.

THE STORM DRAIN SYSTEM CAPTURES RUNOFF COMING FROM THE PREVIOUSLY DEVELOPED OFFICE PARK TO THE SOUTH AND COMBINES IT WITH THE CONVEYANCE SYSTEM FOR THE PROPOSED DEVELOPMENTS TO THE NORTH. AS THE FLOWS MOVE TOWARDS THE NORTHWEST, THE LARGER FLOWS REQUIRE LARGER DIAMETER PIPES TO HANDLE THE PROPOSED FLOW CONDITIONS. ULTIMATELY FLOWS TRAVEL TO AN EXTENDED DETENTION BASIN ON THE NORTHWEST CORNER OF THE SITE WHICH PROVIDES WATER QUALITY TREATMENT AND FLOOD CONTROL FOR THE PROPOSED DEVELOPMENTS.

OFFSITE FLOWS COMING FROM GREENWOOD PLAZA SOUTH AND GREENWOOD PLAZA BOULEVARD THAT WERE TRADITIONALLY CONVEYED OVERLAND THROUGH THE SITE WILL BE PIPED UNDERGROUND IN A NETWORK OF 36" REINFORCED CONCRETE PIPES. THE STREET RUNOFF SHALL BE KEPT SEPARATE FROM THE ONSITE FLOWS THROUGH THE PROPERTY AND WILL NOT ENTER THE EXTENDED DETENTION BASIN. AT THE NORTHWEST CORNER OF THE SITE, OFFSITE "BYPASS FLOWS" WILL RE-ENTER THE STORM DRAIN SYSTEM AT AN EXISTING STORM DRAIN MANHOLE THAT WILL COLLECT AND CONVEY THE OFFSITE FLOWS INTO A 60" HERCP THAT FLOWS NORTHWESTERLY TO GREENWOOD GULCH.

HEAT ISLAND

HEAT ISLANDS ACCOUNT FOR THE NEGATIVE IMPACT OF TEMPERATURE DIFFERENTIAL BETWEEN SURFACES OF INTENSE HEAT AND THE SURROUNDING AREAS OF NORMAL TEMPERATURE. PARKING GARAGES FOR BOTH PLANNING AREAS 1 AND 2 USE USING HIGH ALBEDO PAVING TO MITIGATE THIS IN ADDITION TO HARDSCAPE AREAS AND INCREASING TREE COVER WHERE POSSIBLE ON THE REMAINING SITE.

5.0 ACOUSTICAL CONSIDERATIONS

SOUND PROPAGATION

THE PEAKVIEW PLACE DEVELOPMENT IS ACROSS GREENWOOD PLAZA BOULEVARD FROM FIDDLERS GREEN AMPHITHEATER, AN OUTDOOR VENUE THAT HOSTS CONCERTS DURING THE SUMMER MONTHS. AS SUCH, SOUND PROPAGATING FROM THE AMPHITHEATER COULD IMPACT THE PEAKVIEW PLACE DEVELOPMENT AND IN PARTICULAR, RESIDENTIAL USES ON THE SITE.

ACOUSTICAL ANALYSIS

AN ACOUSTICAL ANALYSIS SHOULD BE CONDUCTED FOR RESIDENTIAL PROJECTS CONTEMPLATED ON THE SITE IN ORDER TO EVALUATE THE PROPER EXTERIOR WALL CONSTRUCTION REQUIRED TO MITIGATE THE SOUND IMPACTS THAT COULD COME FROM FIDDLERS GREEN AMPHITHEATER. THIS ANALYSIS SHOULD INCLUDE AN EVALUATION OF THE SOUND GENERATION FROM THE AMPHITHEATER AND THE PROBABLE NOISE LEVELS AT THE FAÇADE OF ANY PROPOSED RESIDENTIAL PROJECT FACING THE AMPHITHEATER.

RECOMMENDATIONS

THE ACOUSTICAL ANALYSIS SHOULD PROVIDE RECOMMENDATIONS FOR THE PROPOSED CONSTRUCTION OF THE EXTERIOR FAÇADE OF THE RESIDENTIAL PROJECT FAÇADE FACING THE AMPHITHEATER TO ADDRESS APPROPRIATE NOISE MITIGATION INSIDE THE RESIDENTIAL UNITS.

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LANDSCAPE STANDARDS

- A. LANDSCAPE REQUIREMENTS SHALL CONFORM TO ARTICLE 8 OF THE CITY OF CENTENNIAL'S LAND DEVELOPMENT CODE EXCEPT WHERE OTHERWISE SPECIFIED.
- B. TREES, SHRUBS AND OTHER PLANT MATERIALS SHALL BE SELECTED FROM THE MASTER DEVELOPMENT PLAN (MDP) PLANT LIST, ADDITIONAL SPECIES MAY BE SELECTED FROM THE CITY'S LIST OF RECOMMENDED PLANT MATERIALS. THE PROJECT MAY USE ANY LANDSCAPE PLANT MATERIAL THAT IS NOT PROHIBITED BY STATE OR LOCAL LAW. LOCAL SPECIES AND XERIC PLANT MATERIALS SHOULD BE GIVEN PRIORITY. LOW WATER USE SEED/SOD MIXES SHALL BE PURSUED FOR THIS PROJECT.
- C. ALL PLANT BED AREAS AND BASE OF TREE PLANTINGS SHALL RECEIVE MULCH INCLUDING, BUT NOT LIMITED TO, GRAVEL AND/OR SHREDDED BARK MULCH.
- D. ALL LANDSCAPE AREAS SHALL BE MAINTAINED IN A HEALTHY CONDITION INCLUDING WEEKLY MOWING AND TRASH REMOVAL. PERIODIC MULCHING AND REPLACEMENT OF DEAD PLANT MATERIALS SHALL ALSO BE MAINTAINED.
- E. IF MANDATED BY PLANTING TYPES, LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A CENTRAL CONTROL MECHANISM, USING A DRIP SYSTEM WHERE POSSIBLE.
- F. HARDSCAPE PAVING SHALL CONSIST OF CONCRETE PAVEMENT, UNIT PAVERS, DECOMPOSED GRANITE, AND POROUS PAVING MATERIALS BUT NOT BE LIMITED BY THIS LIST.
- G. SITE AMENITIES (BENCHES, TRASH RECEPTACLES, TABLES AND CHAIRS, BICYCLE RACKS, SITE-SIGHTING, BOLLARDS, ETC) SHALL BE CONSISTENT WITH THE REPRESENTATIVE STYLES SHOWN BELOW. ACTUAL MANUFACTURER AND FURNISHING MATERIAL MAY VARY FROM THESE REPRESENTATIVE STYLES AND WILL BE DOCUMENTED IN THE ADMINISTRATIVE SITE PLAN (ASP).
- H. WHERE LANDSCAPE IS PROVIDED ADJACENT TO BUILDING IT SHOULD ACCENT THE BUILDING ENTRIES AND COMPLIMENT THE BUILDING ARCHITECTURE. BUILDING ENTRANCES SHALL BE CONNECTED BY A SYSTEM OF PEDESTRIAN WALKWAYS THAT ALLOWS ACCESS TO DESTINATIONS WITHIN THE SITE AS WELL AS CONNECTIONS TO DESTINATIONS BEYOND THE SITE. ENTRY PLAZA DESIGN INCLUDING DECORATIVE PAVING, SITE FURNISHINGS, PLANTERS AND SITE LIGHTING SHALL BE PROVIDED AT BUILDING ENTRANCES TO PROVIDE A WELCOMING SENSE OF ENTRY TO EACH BUILDING IN THE DEVELOPMENT.
- I. PLANT MATERIAL AND THE ASSOCIATED IRRIGATION SYSTEM SHALL NOT BE LOCATED WITHIN A SPECIFIED DISTANCE OF THE BUILDING FOUNDATION AS STATED IN THE GEO-TECHNICAL REPORT FOR THE PROJECT.
- J. SOD AREAS ARE DISCOURAGED WHERE THEY MEASURE LESS THAN 5' IN WIDTH, MEASURE LESS THAN 50 SF IN TOTAL SIZE. SOD AREAS ALSO SHALL BE SHAPED TO AVOID SEVERE ACUTE ANGLES.

LANDSCAPE DESIGN PRINCIPLES

1. CREATE A MORE WALKABLE URBAN PLACE WHERE STREETS AND PUBLIC SPACES ARE ACTIVATED BY PEDESTRIAN ACTIVITY.
2. DEVELOP STREETSCAPES AND DESIGN CHARACTER FOR BOTH CALEY AVE AND GREENWOOD PLAZA BLVD THAT ARE COMPLIMENTARY TO THE NEIGHBORHOOD STREET CHARACTER.
3. ENGAGE THE BUILDINGS WITH THE STREETSCAPE BY FACING THEM DIRECTLY ON THE PRIMARY STREETS.
4. CREATE A VEHICULAR MOVEMENT SYSTEM THAT IS CONVENIENT AND DIRECTLY RELATED TO THE BUILDING ENTRIES, BUT SECONDARY TO PEDESTRIAN AMENITIES AND CHARACTER.
5. EMPLOY DENSE AND EFFICIENT PARKING STRATEGIES TO ALLOW FOR LARGER EXPANSES OF LANDSCAPE AND PEDESTRIAN AMENITIES.
6. CONNECT SIGNIFICANT INTERIOR PEDESTRIAN MOVEMENT SYSTEMS AND DESTINATIONS TO THE STREET LIFE.

REPRESENTATIVE SITE FURNISHING PACKAGE

THE IMAGES BELOW REPRESENT THE DESIRED STYLE AND AESTHETIC FOR THE PEAKVIEW DEVELOPMENT SITE. FINAL FURNISHING SELECTION SHALL FOLLOW THE CHARACTER OF THE IMAGES BELOW, BUT PRODUCT SPECIFICATIONS MAY VARY FROM THOSE SHOWN BELOW.

BENCHES AND SEATING ELEMENTS



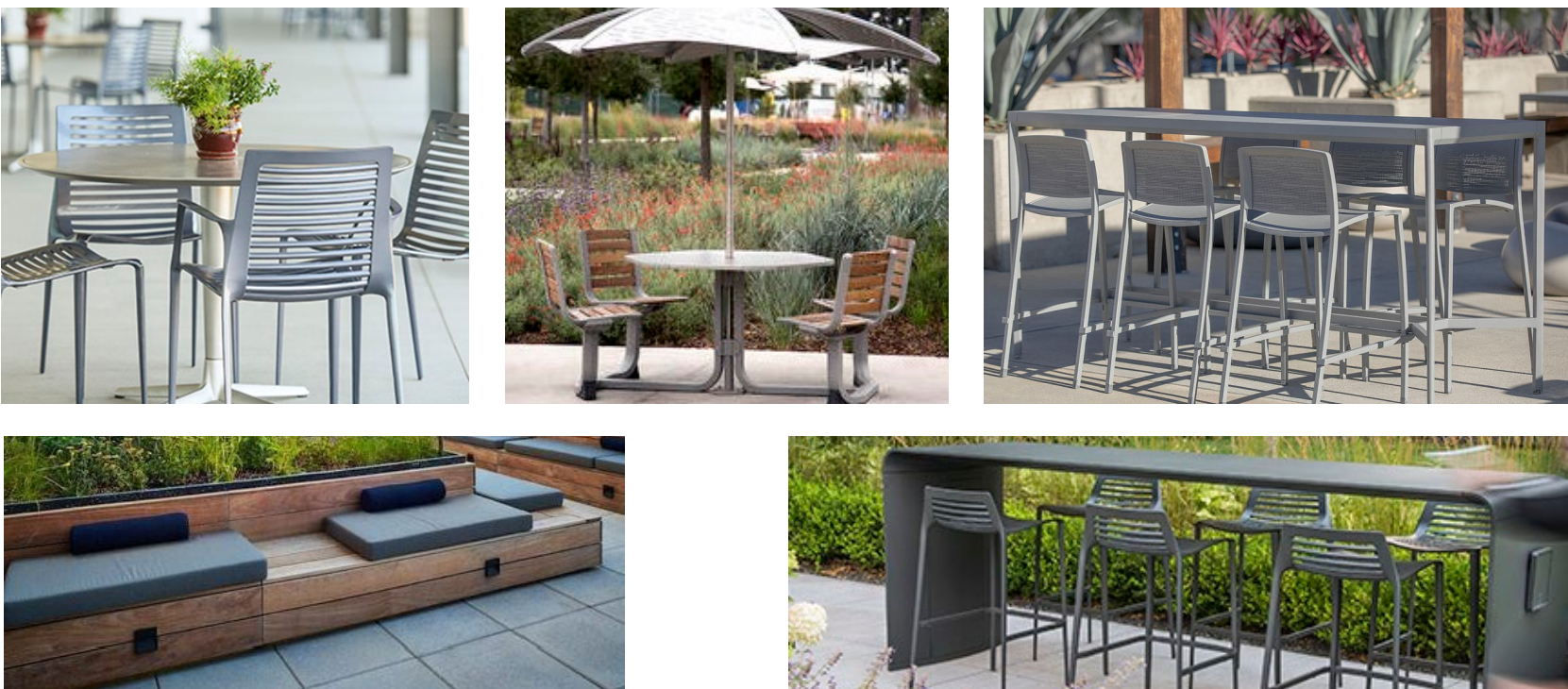
TRASH RECEPTACLE



BOLLARD



TABLES AND CHAIRS



BICYCLE RACK



LANDSCAPE ZONES

EACH OF THE FOLLOWING ZONES CONTRIBUTE TO THE DESIGN PRINCIPLES AND CONNECT TO EACH OTHER IN A WAY THAT FORMS AN URBAN PLACE WITH AN EFFICIENT AND PLEASANT SYSTEM OF PEDESTRIAN AND VEHICULAR MOVEMENT.

A: MAJOR STREET

GREENWOOD PLAZA BOULEVARD SERVES AS THE PRIMARY ADDRESS STREET FOR THE DEVELOPMENT. THE LANDSCAPE ALONG GREENWOOD PLAZA BOULEVARD IS DEFINED BY A GRACIOUS 8 FT WIDE TREE LAWN AND 8 FT WIDE CONCRETE SIDEWALK THAT IS COMFORTABLE AND SAFE FOR PEDESTRIAN USERS. A COOL-SHADY PEDESTRIAN ENVIRONMENT IS CREATED WITH THE USE OF A ROW OF STREET TREES, A COMBINATION OF EVERGREEN AND ORNAMENTAL TREES, AND GROUND PLANE PLANTING THAT PROVIDES A GARDEN EXPERIENCE TO THE STREETSCAPE.

MATERIAL STANDARDS:

THE MATERIAL PALETTE FOR THE MAJOR STREET SHALL BE CONSTRUCTED FROM A SIMPLE AND DURABLE PALETTE OF MATERIALS THAT WILL REINFORCE THE PEDESTRIAN CHARACTER OF THE DEVELOPMENT WHILE EMBRACING THE URBAN CHARACTER OF THE ARCHITECTURE

- SIDEWALK PAVEMENT - CAST IN PLACE CONCRETE PAVING WITH SAW CUT JOINTS AND A LIGHT BROOM FINISH
- LANDSCAPE SURFACE - COMBINATION OF MANICURED TURFGRASS WITH SWATHS OF IRRIGATED NATIVE SEED.
- FIXED FURNISHINGS - METAL AND WOOD BENCHES, OR BOULDER SEATING ELEMENTS WITH TRASH RECEPTACLES

B: MINOR STREET

THE LANDSCAPE ALONG CALEY AVENUE IS CONSTRUCTED FROM SIMPLE AND DURABLE MATERIALS AND EXPANDS ON THE NEIGHBORHOOD STREETSCAPE STANDARDS. THE DETACHED CONCRETE SIDEWALK CONTINUES THE STREET-LINED STREETSCAPE EXPERIENCE AROUND THE NORTH SIDE OF THE PROJECT THAT IS ALSO DEFINED BY A GRACIOUS SLOPED PLANTING AREA THAT GROUNDS THE BUILDING. AN ATTACHED WALK ON THE WEST PORTION OF THE PROJECT BEGINS THE PROCESSION TO THE ADJACENT PROPERTIES WHERE A VARIETY OF SIDEWALK TYPES ARE EXISTING AND MATCHES THE CROSS SECTION ACROSS CALEY AVENUE. A RETAINING WALL RUNNING PARALLEL TO THE SIDEWALK IS CONSTRUCTED OF A GROUT FACE CONCRETE MASONRY UNIT (CMU) AND CAST STONE CAP THAT WILL CLOSELY MATCH THE WALL ACROSS THE STREET, UNIFYING THIS PORTION OF THE STREETSCAPE.

MATERIAL STANDARDS:

THE MATERIAL PALETTE FOR THE MINOR STREET SHALL BE CONSTRUCTED FROM A SIMPLE AND DURABLE PALETTE OF MATERIALS THAT WILL REINFORCE THE PEDESTRIAN CHARACTER OF THE DEVELOPMENT WHILE EMBRACING THE URBAN CHARACTER OF THE ARCHITECTURE

- SIDEWALK PAVEMENT - CAST IN PLACE CONCRETE PAVING WITH SAW CUT JOINTS AND A LIGHT BROOM FINISH
- RETAINING WALL - CONCRETE MASONRY UNIT (CMU) W/ CAST CAP.
- TREE LAWN - IRRIGATED TURFGRASS AND STREET TREES
- BALK OF WALK - IRRIGATED ORNAMENTAL GRASSES, SHRUBS AND EVERGREEN TREES

C: SERVICE STREET / SERVICE AREAS

THE SERVICE STREET AND AREAS ARE CONSTRUCTED FROM SIMPLE AND DURABLE MATERIALS THAT REINFORCES THE STANDARDS OF THE MDP. ALL SERVICE DRIVES ARE CONSTRUCTED FROM A BITUMINOUS PAVING WITH A ROLL-OVER CONCRETE CURBS. PLANT MATERIAL WITHIN THIS ZONE WILL BE A COMBINATION OF IRRIGATED SHRUBS, NATIVE GRASSES, DECIDUOUS AND EVERGREEN TREES PLANTED WITHIN A GRAVEL MULCH PLANTING BEDS.

MATERIAL STANDARDS:

THE MATERIAL PALETTE FOR THE SERVICE STREETS SHALL BE CONSTRUCTED FROM A SIMPLE AND DURABLE PALETTE OF MATERIALS THAT PROVIDES VISUAL CONTINUITY FOR VEHICULAR TRAFFIC, PROMOTE DRAINAGE AND EASE MAINTENANCE.

- SERVICE AREA PAVEMENTS - SCORED CONCRETE
- SERVICE DRIVE PAVING - BITUMINOUS PAVING AND CONCRETE CURB AND GUTTER
- LANDSCAPE EDGES - IRRIGATED PLANTING BEDS W/ ORNAMENTAL GRASSES
- RETAINING WALLS - CAST IN PLACE REINFORCED CONCRETE AND GROUT FACE CMU BLOCK WALLS WITH

D: ENTRY DRIVES

THE ENTRY DRIVE IS THE FORMAL ARRIVAL AND PROVIDES A GRAND FIRST IMPRESSION OF THE PEAKVIEW PLACE DEVELOPMENT. THE PRIMARY FUNCTION FOR THIS ZONE IS TO CREATE A WELCOMING, BEAUTIFUL AND ORGANIZED ARRIVAL SEQUENCE. THE OFFICE TOWER ARRIVAL IS A PROGRESSION FROM A BUSY ARTERIAL STREET TO A NICELY LANDSCAPED ROUNDABOUT IS GUIDED BY A STRONG SERPENTINE ARC PLANTER THAT CONTINUES THROUGH THE PLAZA AND TERMINATES AT THE ENTRY TO THE BUILDING. THE DROP OFF AREA IS CONSTRUCTED FROM INTEGRAL COLORED CONCRETE WITH SAW CUT JOINTS THAT GUIDES THE EYE INTO THE ENTRY PLAZA. STATELY UPRIGHT HABIT TREES PLANTED IN TREE GRATES REINFORCE THE ARC AND ARE FLANKED BY LARGE SEASONAL PLANTING POTS. THE PEDESTRIAN WALKWAY WILL BE CONSTRUCTED FROM HIGH-QUALITY NARROW MODULAR UNIT PAVING WITH A CONCRETE CURB.

THE MULTIFAMILY ENTRIES WILL BE ORIENTED TO SUPPORT THE RETAIL AND RESTAURANT PAD AND REINFORCE THE URBAN NATURE OF THE DEVELOPMENT BY CREATING A HIGH QUALITY 'PUBLIC SPACE' THAT SATISFIES AUTO MOVEMENT WHILE CREATING A SAFE AND CLEAR PEDESTRIAN ENVIRONMENT THAT IS COMFORTABLE AND PLEASANT TO BE IN. THE VISITOR PARKING LOTS WILL FEATURE PEDESTRIAN LIGHTING AND QUALITY PAVING TO MAKE THE ARRIVAL SEQUENCE DISTINCT AND MEMORABLE. THE RETAIL ZONES WILL PROVIDE AMPLE ROOM FOR OUTDOOR DINING AND STROLLING. MATERIALS WITHIN THESE ZONES WILL BE HIGH QUALITY PLACE CONCRETE WITH SAWN JOINTS AND AN EXPOSED AGGREGATE FINISH. PLANTING WILL BE SPECIMEN QUALITY AND WILL HELP DEFINE THE CHARACTER OF THE SPACE

MATERIAL STANDARDS:

THE MATERIAL PALETTE FOR THE ENTRY DRIVES SHALL BE CONSTRUCTED FROM A SIMPLE AND DURABLE PALETTE OF MATERIALS THAT WILL REINFORCE THE PEDESTRIAN CHARACTER OF THE DEVELOPMENT AND ESTABLISH AN IMPRESSIVE ARRIVAL TO THE DEVELOPMENT.

- ENTRY VEHICULAR PAVING - BITUMINOUS PAVING WITH CONCRETE CURB AND GUTTER.
- ENTRY DROP OFF AREA - ARCHITECTURAL CONCRETE WITH AN EXPOSED AGGREGATE FINISH.
- PEDESTRIAN PAVING - CONCRETE PAVING WITH SAW CUT JOINTS. CONCRETE PAVERS SHALL BE UTILIZED WHERE APPROPRIATE.
- LANDSCAPE SURFACE - IRRIGATED PLANT BEDS WITH SPECIMEN TREE SPECIES
- FIXED FURNITURE - METAL AND WOOD BENCHES, OR BOULDER SEATING ELEMENTS WITH TRASH RECEPTACLES

F: ENTRY PLAZA

THE ENTRY PLAZA IS A GRAND SERPENTINE PROMENADE THAT PROVIDES AN INTUITIVE PROGRESSION TO THE MAIN ENTRY LOBBY. ACCENTUATED BY UNIQUE LIGHTING ELEMENTS, IT SERVES TO CREATE A INTUITIVE, COMFORTABLE AND FUNCTIONAL ZONE THAT MARKS THE ENTRY TO THE BUILDING WHILE CREATING A COMFORTABLE PLACE FOR PEOPLE TO WAIT FOR A RIDE, MAKE DELIVERIES AND/OR BE DROPPED OFF. THIS ZONE IS CONSTRUCTED OF HIGH-QUALITY NARROW MODULAR UNIT PAVING AND CONCRETE CURBS WITH A SAND FINISH. SAW-CUT SANDSTONE BOULDERS ARE PROVIDED ALONG THE EDGE OF THE PROMENADE TO DEFINE THE EDGE, PROVIDE FIXED SEATING ELEMENTS AND UNIFY THE ENTRY PLAZA ZONE WITH THE MAJOR STREET ZONE. LIGHTED BOLLARDS ARE PROVIDED ALONG THE PROMENADE TO GUIDE USERS THRU THE SPACE COMBINED WITH AN UP-LIT ALLEE OF TREES THAT DEFINE THE EDGE OF THE ENTRY PLAZA.

MATERIAL STANDARDS:

THE ENTRY PLAZA IS TO BE CONSTRUCTED FROM HIGH QUALITY DETAILED MATERIAL THAT SETS THE STANDARD FOR THE PUBLIC SPACES OF THE DEVELOPMENT.

- PAVING MATERIALS - HIGH QUALITY NARROW MODULAR UNIT PAVING AND/OR ARCHITECTURAL CONCRETE WITH A SAND-FINISH.
- WALLS AND CURBS - HIGH QUALITY CAST STONE, STONE VENEER OR ARCHITECTURAL CONCRETE WITH A SAND-FINISH
- SITE FURNISHINGS - COMBINATION OF FLEXIBLE TABLES AND CHAIRS, SAW CUT SANDSTONE BOULDER AND FLEXIBLE LOUNGE FURNITURE.
- LANDSCAPE SURFACE - IRRIGATED PLANTING BEDS WITH VARYING TEXTURE AND COLOR IN COMBINATION WITH SPECIMEN TREE SPECIES.

F: CIVIC PLAZAS

THE GRAND CIVIC PLAZA ACTS AS THE PRIMARY PEDESTRIAN ARRIVAL AND DESTINATION FOR THE DEVELOPMENT. THE PURPOSE OF THIS PLAZA IS TO GENERATE ACTIVITY AT THE INTERSECTION OF THE GREENWOOD PLAZA BLVD AND EAST CALEY AVE, AND TO CREATE A VISUALLY EXCITING AND ICONIC PUBLIC LANDMARK FOR BOTH THE CITY OF CENTENNIAL AND THE PEAKVIEW DEVELOPMENT. THE PLAZA WILL FEATURE A GRAND WATER ELEMENT AT THE CORNER THAT MITIGATES MINOR GRADE CHANGES WHILE PROVIDING THE SOUND OF MOVING WATER TO THE SEATING AREAS. THE PLAZA WILL BE CONSTRUCTED OF HIGH QUALITY NARROW MODULAR UNIT PAVERS, SAW CUT SANDSTONE SEAT WALLS AND CANTILEVER WOOD BENCHES.

THE WATER FEATURE WILL BE COMPRISED OF WATER SCUPPERS THAT DELIVER FALLING WATER TO A CASCADING POOL, AND EACH WILL BE UP-LIGHT TO PROVIDE 24 HR INTEREST. THE RETAIL PLAZA PROVIDES THE SECOND HALF OF THE BOOK-END PLAZAS FOR THE PROJECT. THIS SPACE WELCOMES TENANTS AND VISITORS TO THE RETAIL SHOPS LOCATED ON THE SOUTH SIDE OF THE MAIN ENTRY. THIS SPACE CAN BE UTILIZED BY THE RETAILERS AS AN EXTENSION OF THEIR SALES FLOOR, AND USED BY VISITORS TO SOCIALIZE. SANDSTONE BOULDERS AND PLANTING PROVIDE SECURITY FROM A BUSY ROADWAY, WHILE UNIQUE SEATING ELEMENTS PROVIDE OPPORTUNITIES TO GATHER UNDER THE SHADE TREES. THIS PLAZA WILL BE CONSTRUCTED OF HIGH QUALITY NARROW MODULAR UNIT PAVERS, SAW CUT SANDSTONE BOULDERS AND LINEAR BENCHES.

MATERIAL STANDARDS:

THE CIVIC PLAZAS ARE TO BE CONSTRUCTED FROM HIGH QUALITY DETAILED MATERIAL THAT SETS THE STANDARD FOR THE PUBLIC SPACES OF THE DEVELOPMENT.

- PAVING MATERIALS - HIGH QUALITY NARROW MODULAR UNIT PAVING AND/OR ARCHITECTURAL CONCRETE WITH A SAND-FINISH.
- WALLS AND CURBS - HIGH QUALITY CAST STONE, STONE VENEER OR ARCHITECTURAL CONCRETE WITH A SAND-FINISH
- SITE FURNISHINGS - COMBINATION OF FLEXIBLE TABLES AND CHAIRS, SAW CUT SANDSTONE BOULDER AND FLEXIBLE LOUNGE FURNITURE.
- LANDSCAPE SURFACE - IRRIGATED PLANTING BEDS WITH VARYING TEXTURE AND COLOR IN COMBINATION WITH SPECIMEN TREE SPECIES.

G: STORM WATER TREATMENT

THE STORM WATER TREATMENT ZONE IS COMPRISED OF GENTLE SLOPES THAT FUNCTIONALLY SUPPORTS THE REQUIRED STORAGE VOLUME FOR BOTH PLANNING AREAS AND FOLLOW GUIDELINES ESTABLISHED BY SEMSWA (SOUTHEAST METRO STORM WATER AUTHORITY). THE SLOPES ABOVE THE E.U.R.V (EXCESS URBAN RUNOFF VOLUME) ELEVATION ARE PLANTED WITH EVERGREEN AND DECIDUOUS TREES AND SEEDED WITH A COMBINATION OF NATIVE AND WETLAND SEED MIXES. THE WATER COURSE STRUCTURE IS A COMBINATION OF GROUTED RIP RAP AND A CONCRETE TRICKLE CHANNEL.

H: GARDEN COURTYARD

THE GARDEN COURTYARD PROVIDES AN OUTDOOR AMENITY TO THE TENANTS OF THE DEVELOPMENT. THE COURTYARD OFFERS PRIVATE PATIOS TO EACH OF THE GROUND-LEVEL APARTMENTS, AS WELL AS AN EXPANSIVE PUBLIC SPACE THAT OFFERS AN OUTDOOR KITCHEN, AND COMMUNAL FIRE PIT. THE COURTYARD WILL BE CONSTRUCTED OF DURABLE CONCRETE PAVING, AND MODULAR BLOCK WALLS WITH CAST STONE CAPS. PLANTING WILL SURROUND THE COURTYARD TO GROUND THE BUILDING WHILE PROVIDING SEASONAL INTEREST.

MATERIAL STANDARDS

THE MATERIAL PALETTE FOR THE GARDEN COURTYARD SHALL BE CONSTRUCTED FROM A SIMPLE AND DURABLE PALETTE OF MATERIALS.

- PEDESTRIAN PAVING - CONCRETE PAVING WITH SAW CUT JOINTS.
- LANDSCAPE SURFACE - IRRIGATED PLANT BEDS WITH SPECIMEN TREE SPECIES
- FIXED FURNITURE - METAL AND WOOD BENCHES, OR BOULDER SEATING ELEMENTS WITH TRASH RECEPTACLES

I: ROOFTOP AMENITY TERRACES

SEVERAL ROOFTOP TERRACES WILL PROVIDE AMPLE AMENITIES TO THE TENANTS OF THE PEAKVIEW DEVELOPMENT. THESE TERRACES SHALL BE DESIGNED TO CREATE INVITING ELEVATED GARDENS THAT OFFER PASSIVE AND ACTIVE AMENITIES. THEY SHALL BE CONSTRUCTED FROM HIGH-QUALITY MATERIALS AND CREATE PRIVATE AND COMMUNAL OUTDOOR SANCTUARIES FOR THE TENANTS.

MATERIAL STANDARDS

THE MATERIAL PALETTE FOR THE ROOFTOP AMENITY TERRACES SHALL BE CONSTRUCTED FROM A SIMPLE AND DURABLE PALETTE OF MATERIALS.

- PEDESTRIAN PAVING - CONCRETE PAVING WITH SAW CUT JOINTS. CONCRETE PAVERS SHALL BE UTILIZED WHEN APPROPRIATE.
- LANDSCAPE SURFACE - IRRIGATED PLANT BEDS WITH SPECIMEN TREE SPECIES
- FIXED FURNITURE - METAL AND WOOD BENCHES, OR BOULDER SEATING ELEMENTS WITH TRASH RECEPTACLES

IRRIGATION

ALL TURF AREAS ARE TO BE IRRIGATED WITH A POP-UP SPRAY IRRIGATION SYSTEMS, AND ALL PLANTING AREAS WILL BE IRRIGATED WITH AN EFFICIENT DRIP IRRIGATION SYSTEM. NATIVE SEED AREAS WILL BE IRRIGATED 'FOR ESTABLISHMENT' WITH A SPRAY AND/OR ROTOR HEAD SYSTEM.

FENTRESS
ARCHITECTS

russell
mills

PEAKVIEW PLACE
Master Development Plan

LANDSCAPE
DESIGN
GUIDELINES

Date: September 30th, 2022

8 of 17

PEAKVIEW PLACE - 4th Amendment

Master Development Plan

Located at South Greenwood Plaza Boulevard and East Caley Avenue

Lots 1 and 2, Block 1, and Tract A, Peakview Place Filing No. 4,
LOCATED IN SECTION 21, TOWNSHIP 5, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, STATE OF COLORADO

GENERAL NOTE:

THE BUILDING CONFIGURATIONS, USES, LANDSCAPING, SITE, LIGHTING, AND OTHER DEPICTIONS SHOWN IN THIS MDP ARE A REPRESENTATION OF THE INTENT, STANDARDS, AND DESIGN GUIDELINES OF THE MDP. ACTUAL BUILDING LAYOUTS, USES, LANDSCAPING, SITE LIGHTING, AND DEVELOPMENT FOR EACH LOT, PARCEL AND TRACT, MAY VARY FROM THE DEPICTIONS IN THE MDP, BUT SHALL BE CONSISTENT WITH THE REQUIREMENTS OF THE MDP.

FENTRESS
ARCHITECTS

russe||+
mills

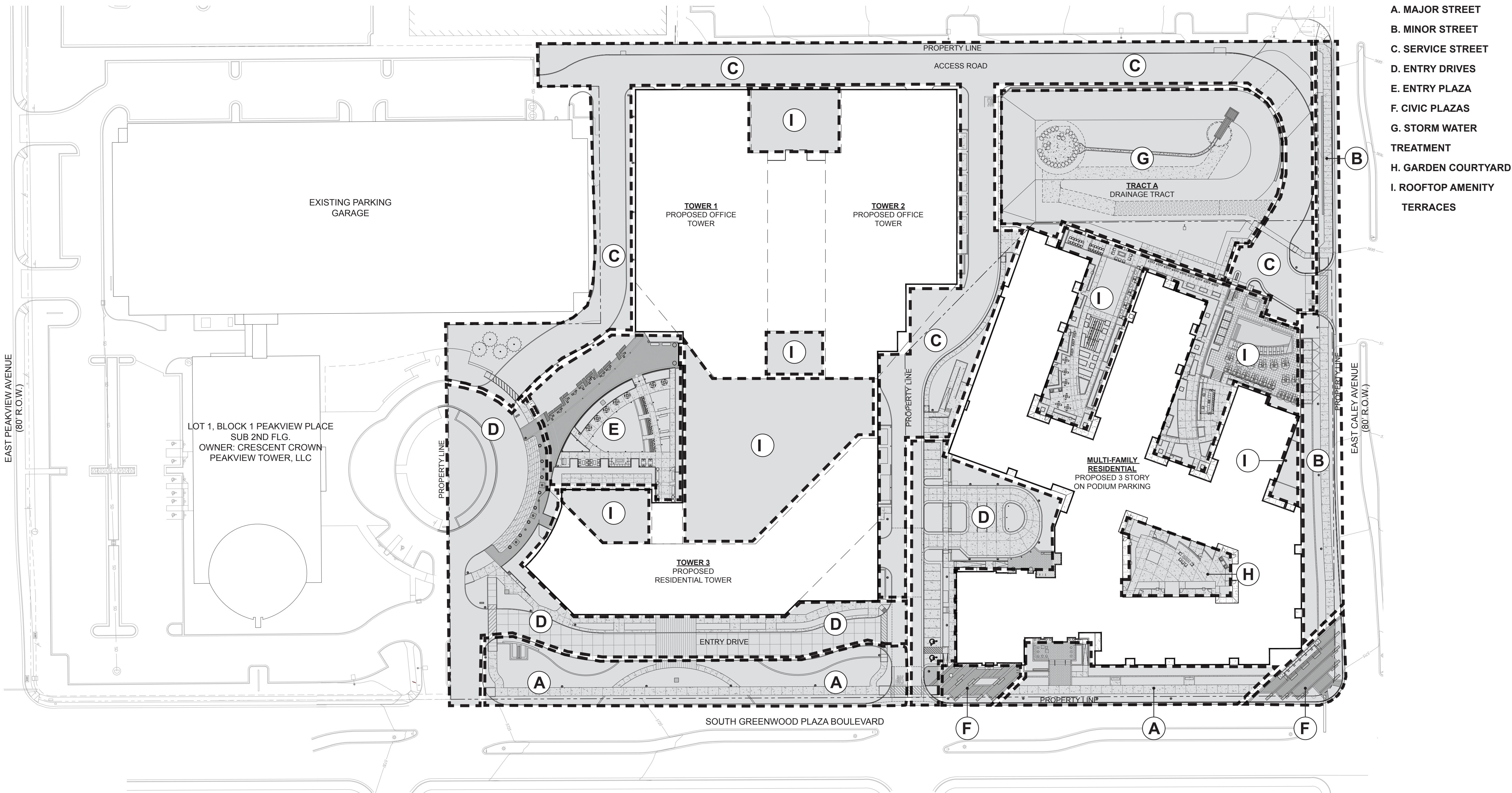
PEAKVIEW PLACE

Master Development Plan

LANDSCAPE
ZONING
DIAGRAM

Date: September 30th, 2022

9 of 17



PEAKVIEW PLACE - 4th Amendment

Master Development Plan

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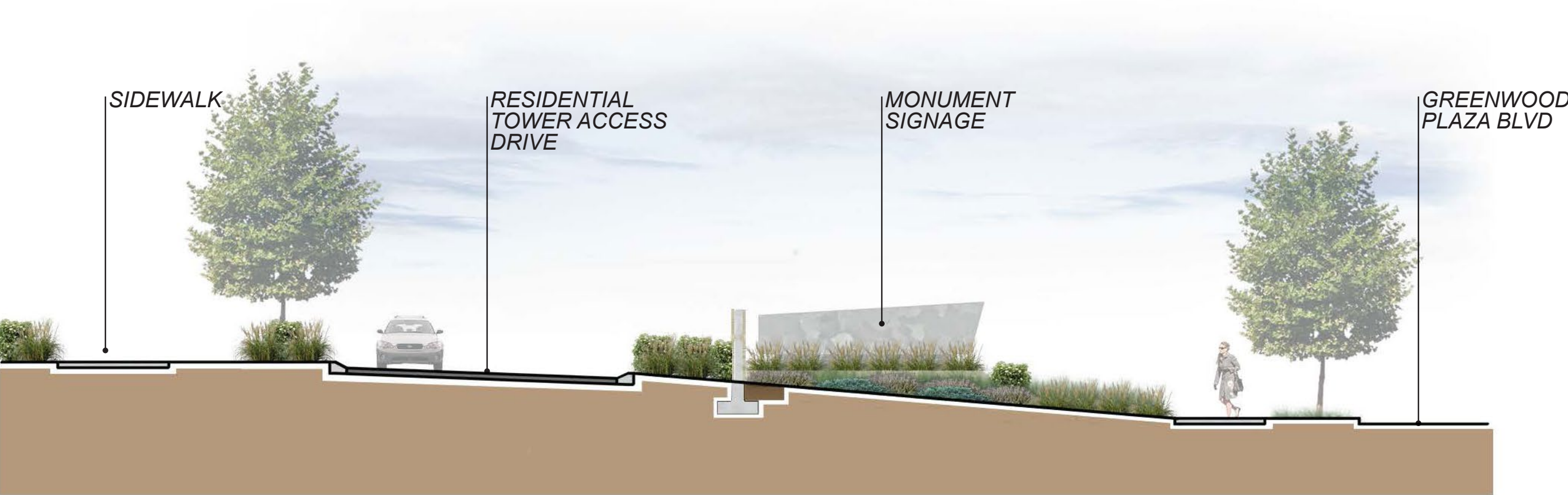
PEAKVIEW PLACE

Master Development Plan

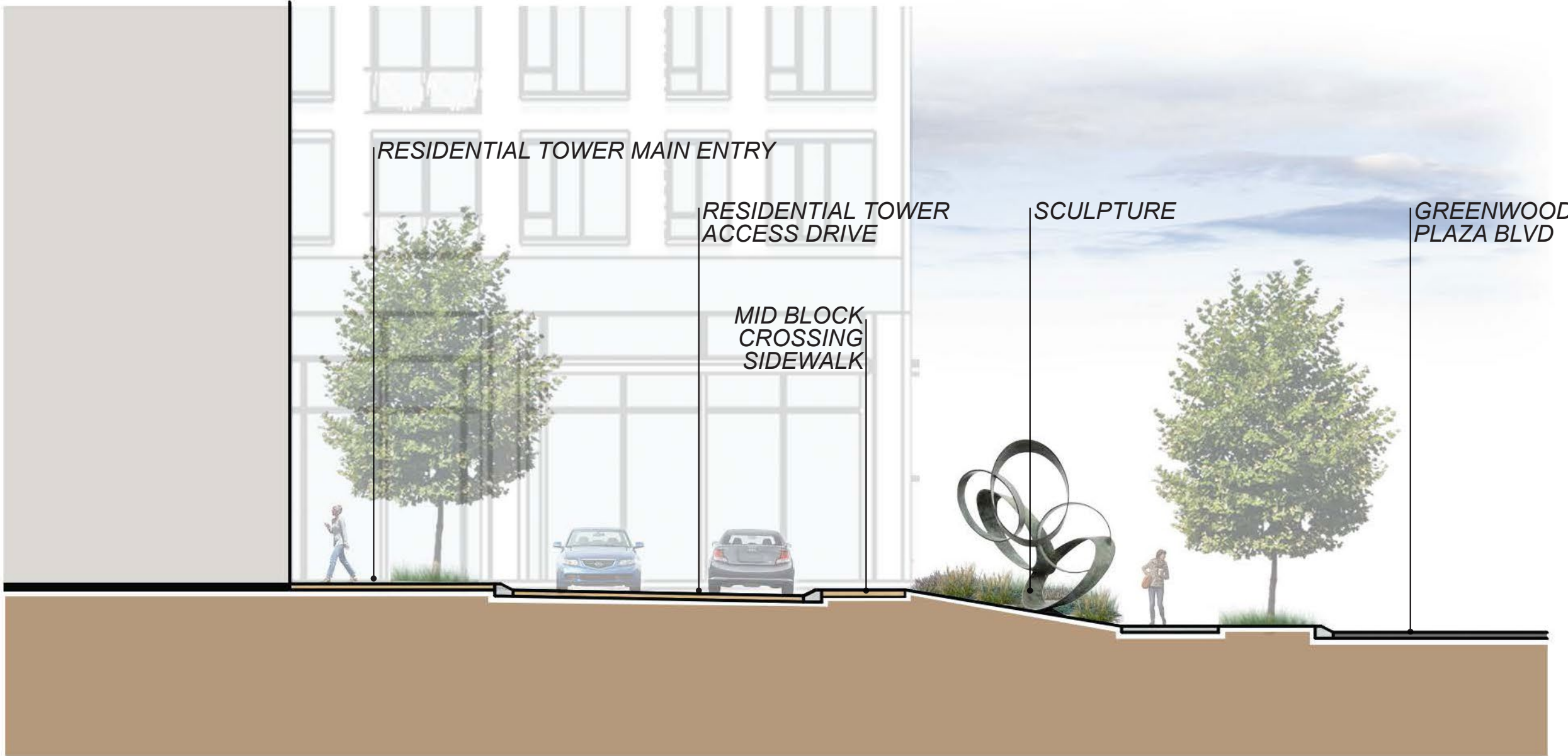
**GUIDELINE
LANDSCAPE ZONE
SECTIONS**

Date: September 30th, 2022

10 of 17



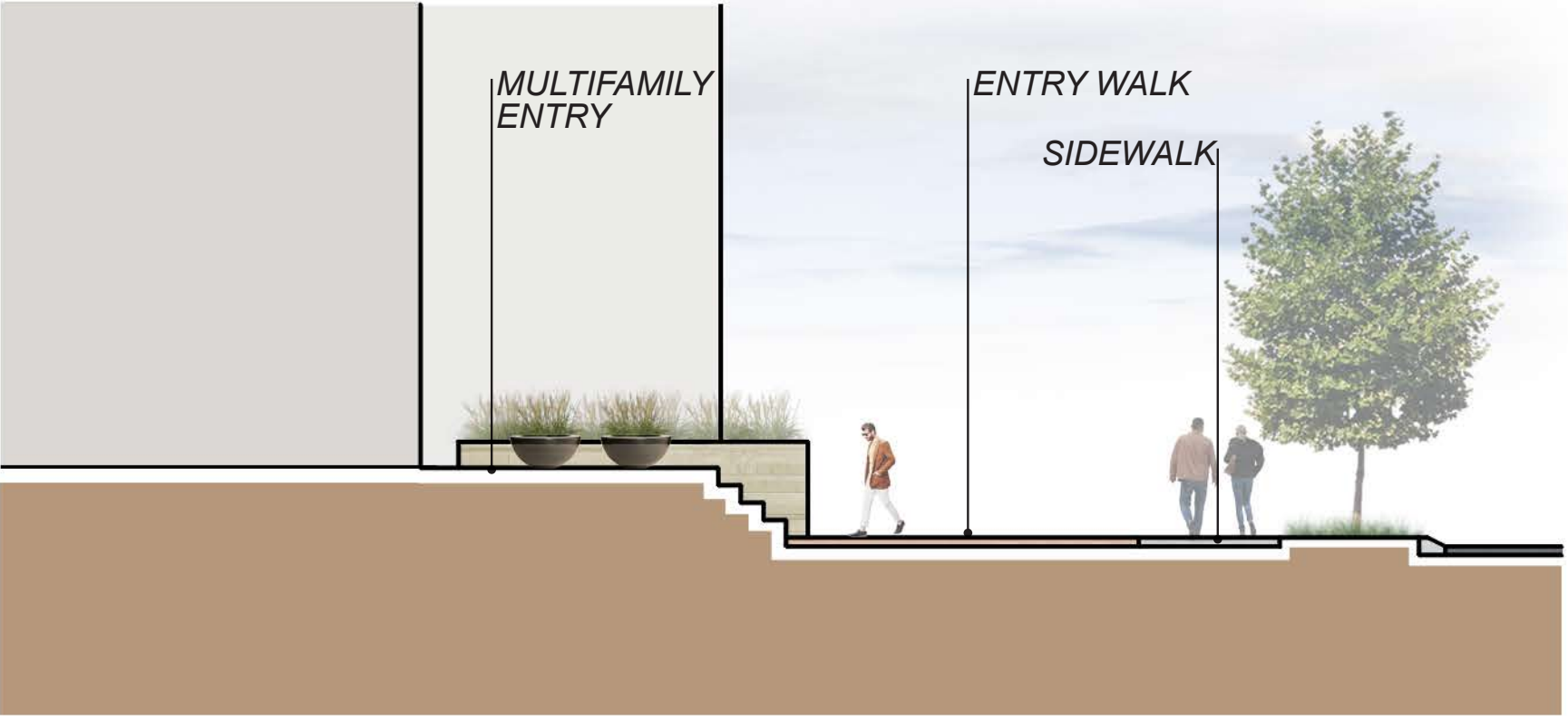
A. MONUMENT SIGNAGE AND GREENWOOD PLAZA BLVD FRONTAGE
SCALE 1" = 10'-0"



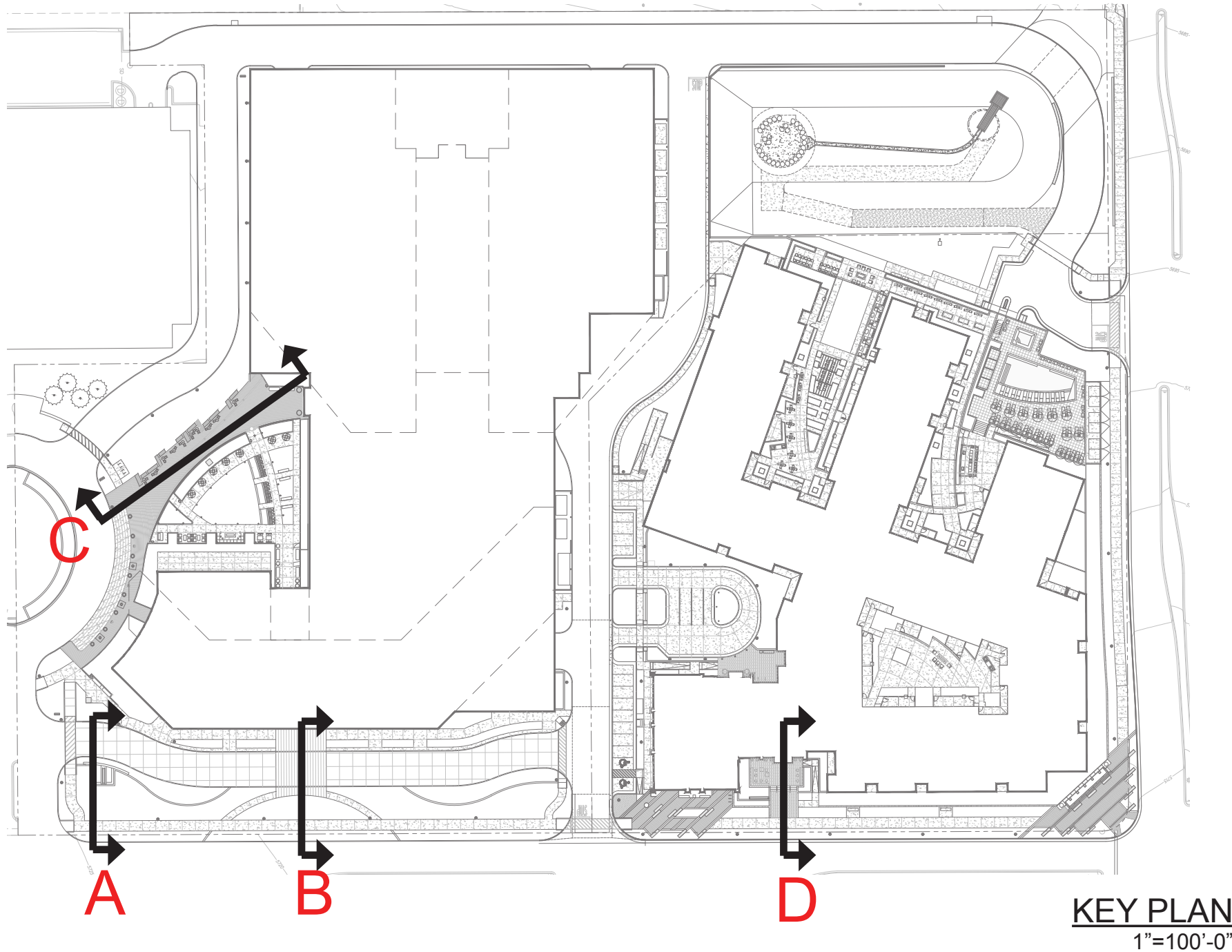
B. MAIN ENTRY TO RESIDENTIAL TOWER
SCALE 1" = 10'-0"



C. OFFICE TOWER ENTRY PLAZA
SCALE 1" = 10'-0"



D. SECONDARY ENTRY TO MULTIFAMILY BUILDING
SCALE 1" = 10'-0"



KEY PLAN
1"=100'-0"

PEAKVIEW PLACE - 4th Amendment

Master Development Plan

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Lots 1 and 2, Block 1, and Tract A, Peakview Place Filing No. 4,
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FENTRESS
ARCHITECTS

russe||+
mills

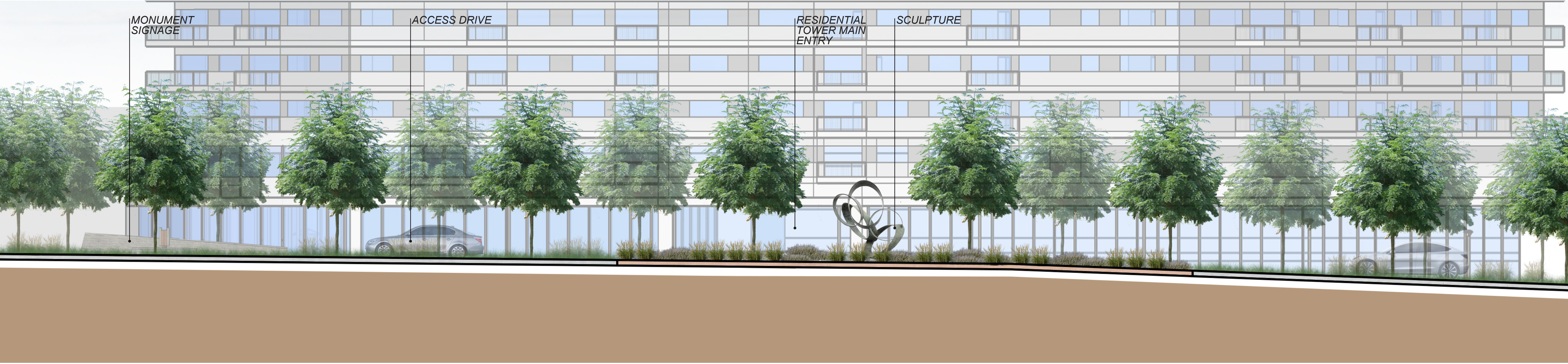
PEAKVIEW PLACE

Master Development Plan

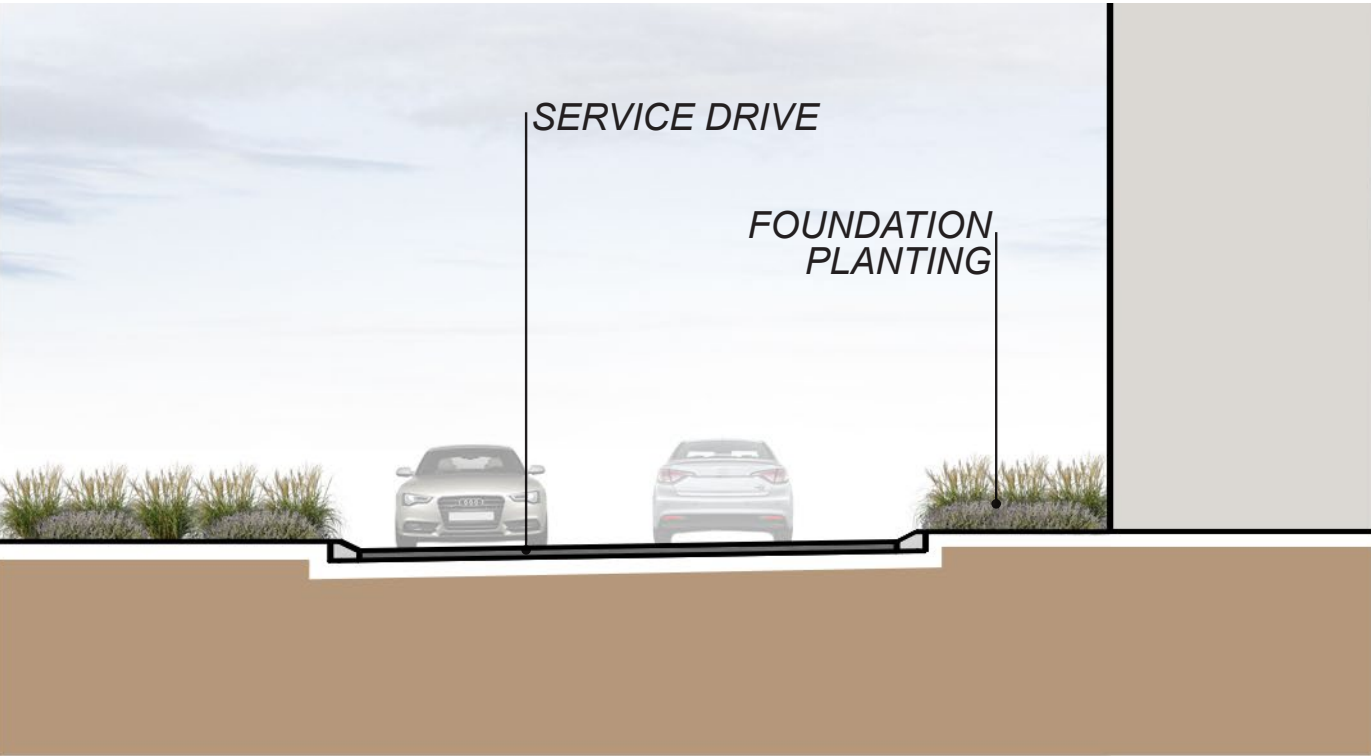
GUIDELINE LANDSCAPE ZONE SECTIONS

Date: September 30th, 2022

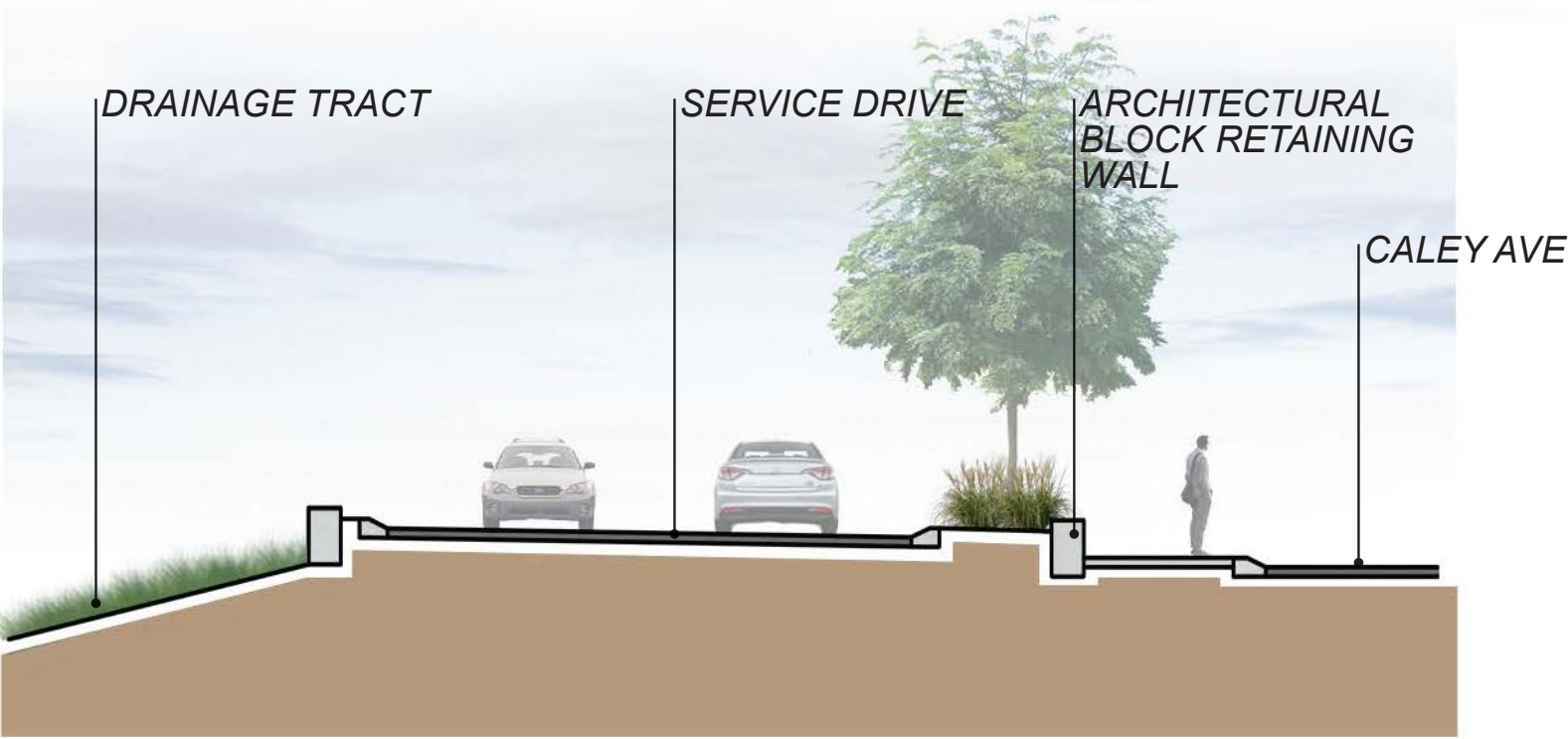
11 of 17



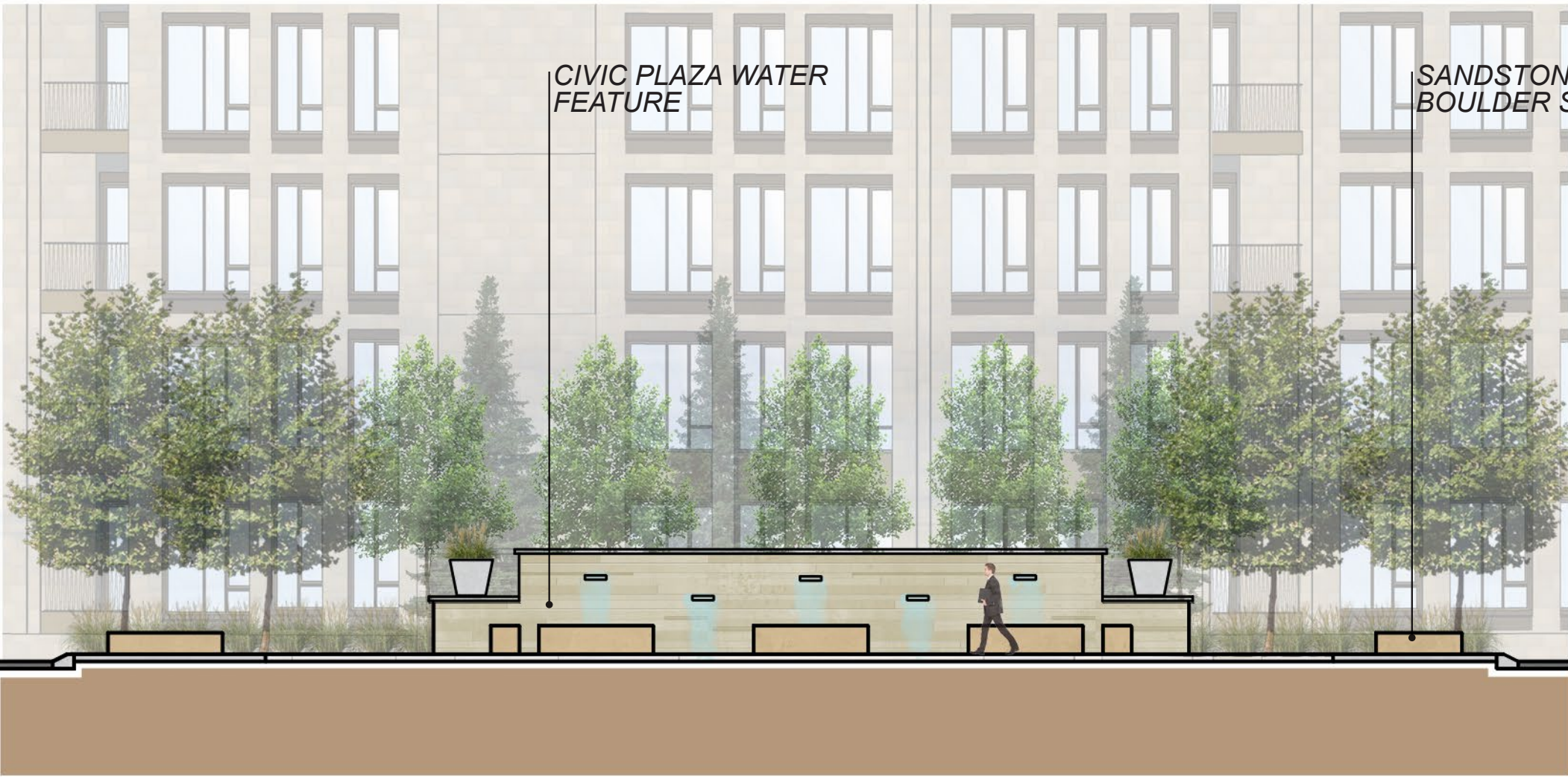
E. GREENWOOD BOULEVARD FRONTAGE
SCALE 1" = 10'-0"



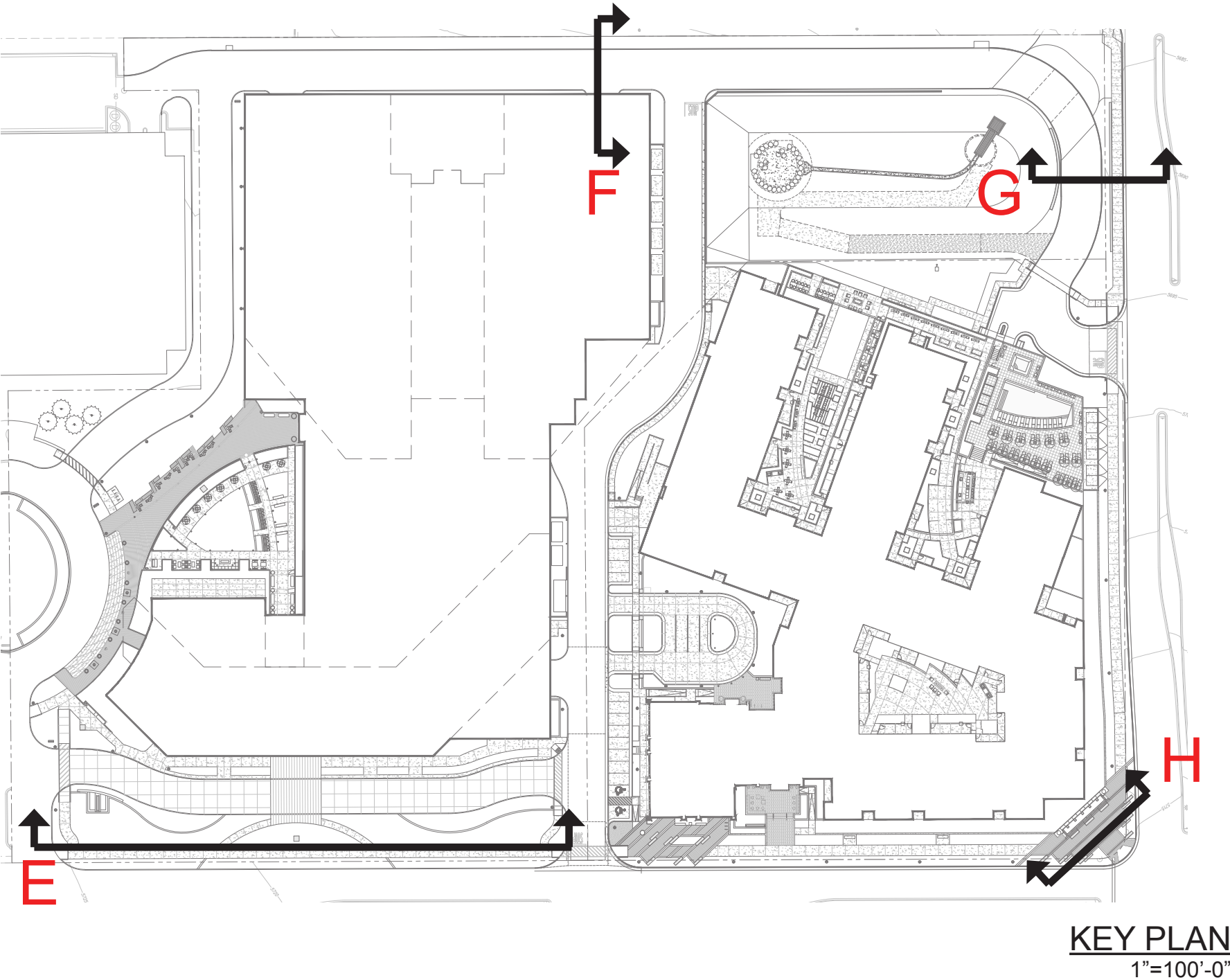
F. OFFICE TOWER WEST SIDE
SCALE 1" = 10'-0"



G. TRACT A LOOKING WEST
SCALE 1" = 10'-0"



H. MULTI FAMILY PLAZA
SCALE 1" = 10'-0"



GENERAL NOTE

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LIGHTING STANDARDS

1. ALL LIGHTING PROPOSED FOR THE INDIVIDUAL LOTS AND BUILDINGS MUST COMPLY WITH CENTENNIAL LAND DEVELOPMENT CODE DIVISION 6-7, EXTERIOR LIGHTING STANDARDS. THIS INCLUDES LIMITATIONS ON HEIGHT OF FIXTURES, LIGHT SOURCES, AND LIGHT AT PROPERTY LINES.
2. INDIVIDUAL LOTS SHALL SUBMIT ADMINISTRATIVE SITE PLANS WITH REQUIRED LIGHTING DOCUMENTATION IN ACCORDANCE WITH CITY OF CENTENNIAL ZONING CODE.
3. THE PEAKVIEW PLACE PROJECT WILL CONSIST OF VARIOUS LIGHTING AREAS, CREATING UNIQUE EXPERIENCES THROUGHOUT THE PARCEL AND ADDING TO THE VISUAL INTEREST TO EACH INDIVIDUAL PROJECT ON THE PARCEL. THESE LIGHTING AREAS ARE DESCRIBED BELOW.
4. FOR THE PURPOSE OF RECOMMENDATIONS FOR EXTERIOR LIGHTING, AND AS NOTED IN CITY OF CENTENNIAL LAND DEVELOPMENT CODE TABLE 12-6-705A, PEAKVIEW PLACE IS VIEWED AS LIGHTING ZONE L22 WHERE RESIDENTIAL DEVELOPMENT OCCURS AND L23 WITH L22 LEVELS WHERE OFFICE AND RETAIL DEVELOPMENT OCCURS. ALL EXTERIOR LIGHTING SHALL COMPLY WITH FOOTCANDLE LEVELS AND UNIFORMITY AS NOTED IN CITY OF CENTENNIAL LAND DEVELOPMENT CODE TABLE 12-6-705B. EACH PROJECT SHALL BE CONSIDERED IN THE CONTEXT OF SECTION 12-6-706, LIGHTING EQUIPMENT RESTRICTIONS.

LIGHTING DESIGN PRINCIPLES

1. DIRECTION: LIGHTING THROUGHOUT THE DEVELOPMENT IS INTENDED TO BE COMPRISED OF LED SOURCES (INTEGRAL OR LAMP-BASED). LIGHTING SHALL BE PRIMARILY DIRECTED DOWNWARD, WITH LIMITED UPLIGHT OR LUMENS ABOVE 90-DEGREES UTILIZED FOR HIGHLIGHTING FACADE ELEMENTS, LANDSCAPE, OR AMENITY AREAS AS DESCRIBED BELOW.
2. AESTHETIC: LUMINAIRES ARE INTENDED TO BE ARCHITECTURAL AND CLEAN IN AESTHETIC, WITH SEVERAL POSSIBLE FIXTURE AESTHETICS SHOWN AS A VISUAL REFERENCE.
3. COLOR TEMPERATURE AND CRI: THROUGH EACH PROJECT ON THE SITE, COLOR TEMPERATURE SHALL BE CONSIDERED FOR UNIFORMITY WITHIN THE PROJECT AS WELL AS ACROSS THE ENTIRE DEVELOPMENT, WITH THE MAJORITY OF SOURCES ANTICIPATED TO BE 3000K-3500K. IN RESIDENTIAL AREAS, 2700K SOURCES ARE ENCOURAGED. FOR LANDSCAPE, TREES AND WATER FEATURES, 4000K MAY BE UTILIZED. CRI FOR ALL EXTERIOR SOURCES SHALL BE A MINIMUM OF 70.
4. LIGHT LEVELS: LIGHT LEVELS COMPLYING WITH CITY OF CENTENNIAL LAND DEVELOPMENT CODE TABLE 12-6-705B. BOTH ILLUMINANCE AND UNIFORMITY ARE ENCOURAGED, WITH UNIFORMITY OF 20:1 MAX:MIN OR BETTER REQUIRED AT DRIVEWAYS AND INTERNAL ROADS.
5. GLARE AND LIGHT TRESPASS: SOURCES SHOULD BE CONSIDERED TO MINIMIZE GLARE AND LIGHT TRESPASS, ESPECIALLY IN PROXIMITY TO VEHICLES OR INTO RESIDENTIAL WINDOWS.

LIGHTING AREAS

1. ENTRY, VISITOR PARKING, VEHICULAR DROP OFF: AS THE FIRST PLACE MANY VISITORS EXPERIENCE THE DEVELOPMENT, THESE AREAS ARE DESIGNED TO FOR WAYFINDING, SAFETY AND CHARACTER. LIGHTING MAY INCLUDE LED PEDESTRIAN POLES <15'H, BOLLARDS AND LIGHTING AT THE BUILDING FACADE THROUGH SCONCES OR ARCHITECTURAL LIGHTING TO SUPPORT WAYFINDING AND PROVIDE HIERARCHICAL EMPHASIS ON IMPORTANT BUILDING AREAS. INCREASED LIGHT LEVELS ARE ANTICIPATED AT DROP OFF AREAS TO PROVIDE GREATER VISIBILITY.

GROUND LEVEL AMENITY AREA:

1. LIGHTING FOR GROUND LEVEL AMENITY AREAS IS CHARACTERIZED BY LOW LEVEL LIGHTING SUCH AS SMALL PATHWAY LIGHTS, STEP LIGHTS, LANDSCAPE ACCENTS, OR BOLLARDS. LIGHTING IS INTENDED TO ACTIVATE AND HIGHLIGHT DESIGN FEATURES SUCH AS LANDSCAPE, WITH MORE CONTRAST INTENDED TO CREATE FOCUS AT SPECIFIC FEATURES WHILE MAINTAINING AN ADEQUATE LEVEL OF ILLUMINATION FOR WAYFINDING. HOURS OF OPERATION AND ACCESS MAY VARY AND LIGHTING CONTROLS FOR REDUCED LEVELS AFTER CURFEW MAY BE CONSIDERED.

UPPER LEVEL AMENITY AREA:

1. RESIDENT / TENANT ACCESSIBLE AMENITY AREAS ABOVE GROUND LEVEL ARE CHARACTERIZED BY LOW LEVEL LIGHTING SUCH AS SMALL PATHWAY LIGHTS, STEP LIGHTS, LANDSCAPE ACCENTS, OR TRELLIS-MOUNTED LIGHTING. THESE ARE INTENDED TO ACTIVATE THE SPACE AND CREATE FOCUS WHILE MAINTAINING AN ADEQUATE LEVEL OF ILLUMINATION FOR WAYFINDING. HOURS OF OPERATION AND ACCESS MAY VARY AND LIGHTING CONTROLS FOR REDUCED LEVELS AFTER CURFEW MAY BE CONSIDERED.

PRIMARY SITE FRONTAGE AT GREENWOOD PLAZA BOULEVARD:

1. FULL CUTOFF LED PED POLES MAX 20'H ARE ANTICIPATED FOR VISUAL CONTINUITY, WAYFINDING AND SAFETY ALONG THIS IMPORTANT AXIS.
2. UPLIGHTING SHOULD BE INCLUDED AT KEY STREETSCAPE TREES OR TREE GROVES ALONG THE BOULEVARD TO HIGHLIGHT THIS VISUAL BUFFER BETWEEN THE BOULEVARD AND THE DEVELOPMENT. PLACEMENT AND SHIELDING MUST BE CONSIDERED TO AVOID LIGHT SOURCES BECOMING A SOURCE OF DISTRACTING GLARE FOR PASSING DRIVERS.

SITE CIRCULATION:

1. INTERNAL SITE CIRCULATION IS INTENDED TO UTILIZE BUILDING-MOUNTED FULL CUTOFF DIRECTIONAL LED FIXTURES OR POLE MOUNTED FULL CUTOFF DIRECTIONAL LED STREET LIGHTING 20'H OR LESS. LIGHTING IS FOCUSED ON UNIFORMITY, SAFETY AND EFFICIENCY.

RETAIL PATIO:

1. BASIC CANOPY AND EGRESS LIGHTING ANTICIPATED WITH POSSIBLE ADDITION OF TENANT-ADDED LIGHTING IN SUPPORT OF SPECIFIC RETAIL ACTIVITIES SUCH AS DINING. LIGHTING FOR SIGNAGE MUST COMPLY WITH REQUIREMENTS DETAILED IN CITY OF CENTENNIAL LAND DEVELOPMENT CODE ARTICLE 6-7.

MONUMENT SIGN OR BUILDING IDENTITY SIGN:

1. SIGNAGE IS ANTICIPATE TO BE BACKLIT, HALO LIT OR FRONTLIT WITH ACCENT LIGHTING. SIGN ILLUMINATION MUST COMPLY WITH CITY OF CENTENNIAL LAND DEVELOPMENT CODE ARTICLE 6 REQUIREMENTS FOR ILLUMINATION OF SIGNS.

WATER FEATURE:

1. LIGHTING INTEGRATED WITH WATER FEATURE AND SURROUNDING LANDSCAPE ANCHORS KEY INTERSECTION ON PROPERTY.









PEAKVIEW PLACE - 4th Amendment

Master Development Plan

Located at South Greenwood Plaza Boulevard and East Caley Avenue

Lots 1 and 2, Block 1, and Tract A, Peakview Place Filing No. 4,
LOCATED IN SECTION 21, TOWNSHIP 5, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, STATE OF COLORADO

LIGHTING AREA LEGEND

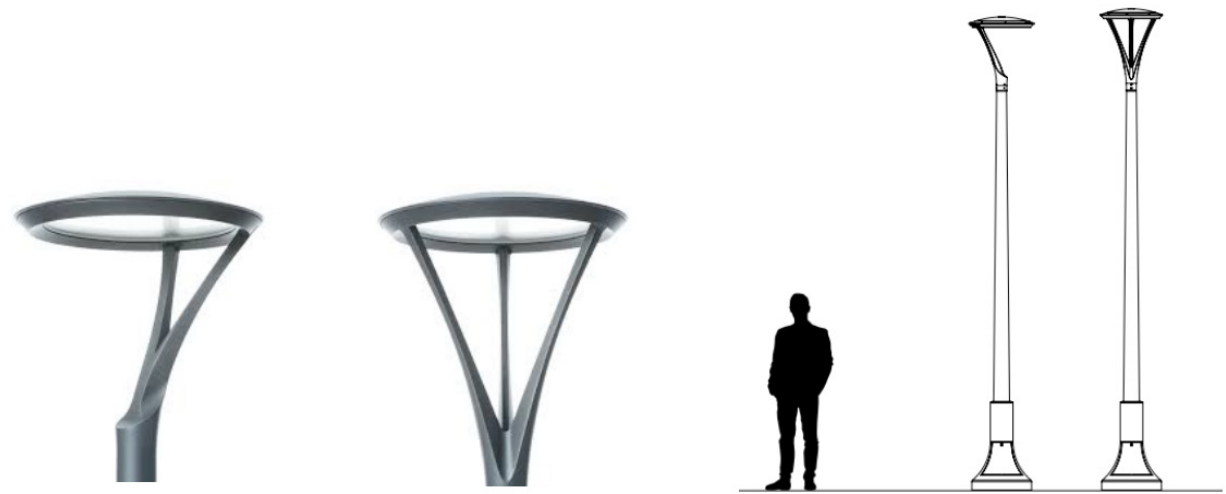
	STREET FRONTAGE / STREET TREES		UPPER LEVEL AMENITY AREA
	WATER FEATURE LIGHTING		ENTRY, VISITOR PARKING, VEHICULAR DROP OFF
	SITE CIRCULATION LIGHTING		RETAIL PATIO
	GROUND LEVEL AMENITY AREA		MONUMENT SIGN OR BUILDING IDENTITY SIGN

GENERAL NOTE:

THE BUILDING CONFIGURATIONS, USES, LANDSCAPING, SITE, LIGHTING, AND OTHER DEPICTIONS SHOWN IN THIS MDP ARE A REPRESENTATION OF THE INTENT, STANDARDS, AND DESIGN GUIDELINES OF THE MDP. ACTUAL BUILDING LAYOUTS, USES, LANDSCAPING, SITE LIGHTING, AND DEVELOPMENT FOR EACH LOT, PARCEL AND TRACT, MAY VARY FROM THE DEPICTIONS IN THE MDP, BUT SHALL BE CONSISTENT WITH THE REQUIREMENTS OF THE MDP.

REPRESENTATIVE FIXTURE AESTHETICS

1. FIXTURES ARE SHOWN AS A VISUAL REFERENCE ONLY. ACTUAL STYLE OF FIXTURES WILL BE DETERMINED AND SUBMITTED FOR EACH INDIVIDUAL PROJECT AS PART OF THE REQUIRED SDP SUBMISSION.

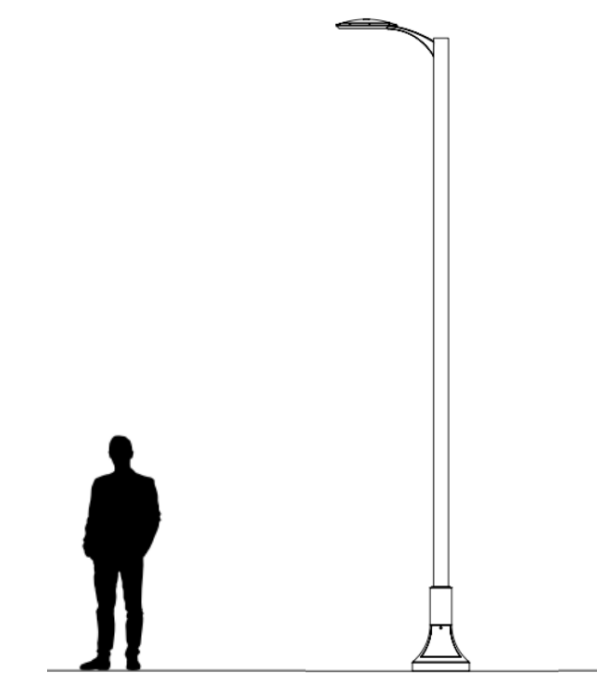


PEDESTRIAN POLE LIGHTING

REPRESENTATIVE SCALE, MAX 15'



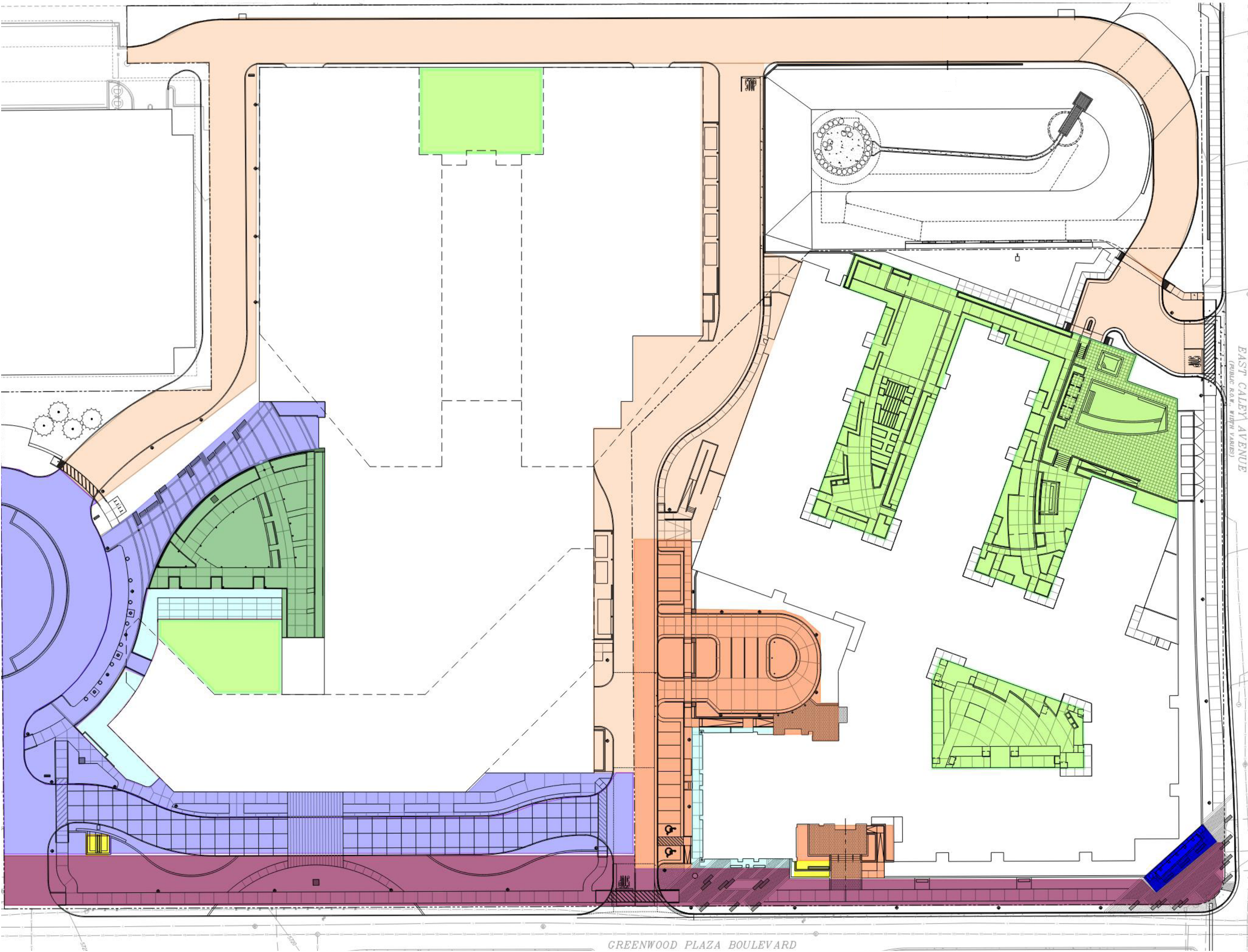
BOLLARD LIGHTING
REPRESENTATIVE SCALE, MAX 4'



REPRESENTATIVE SCALE, MAX 20'



SITE ROADWAY LIGHTING



FENTRESS
ARCHITECTS

akld
Lighting Design

PEAKVIEW PLACE

Master Development Plan

LIGHTING DESIGN GUIDELINES

Date: September 30th, 2022

12 of 17

Located at South Greenwood Plaza Boulevard and East Caley Avenue

37

Lots 1 and 2, Block 1, and Tract A, Peakview Place Filing No. 4,
LOCATED IN SECTION 21, TOWNSHIP 5, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, STATE OF COLORADO

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PEAKVIEW PLACE - 4th Amendment

Master Development Plan

Located at South Greenwood Plaza Boulevard and East Caley Avenue

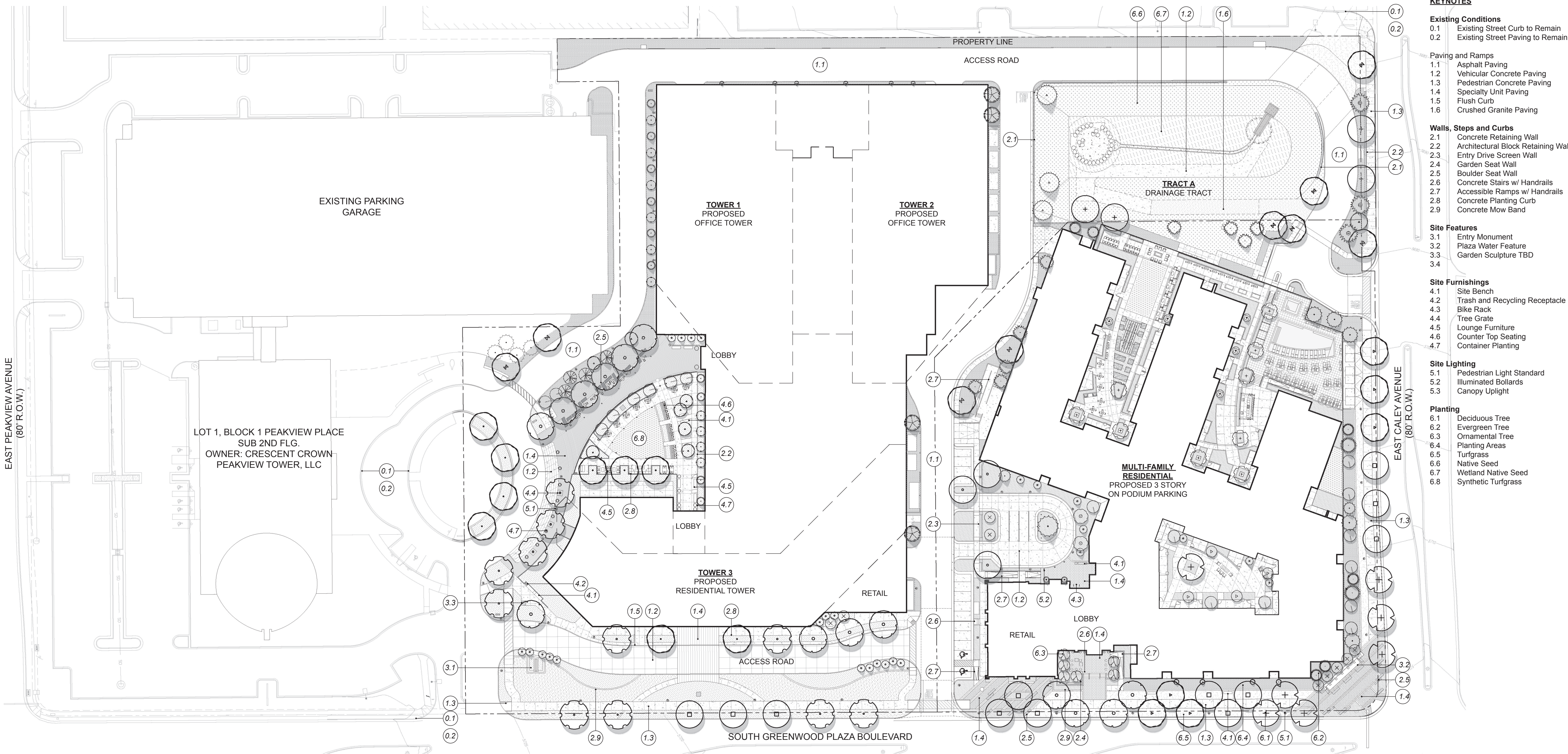
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CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, STATE OF COLORADO

FENTRESS
ARCHITECTS

russe||
mills

PEAKVIEW PLACE

Master Development Plan



KEYNOTES

- Existing Conditions**
- 0.1 Existing Street Curb to Remain
 - 0.2 Existing Street Paving to Remain
- Paving and Ramps**
- 1.1 Asphalt Paving
 - 1.2 Vehicular Concrete Paving
 - 1.3 Pedestrian Concrete Paving
 - 1.4 Specialty Unit Paving
 - 1.5 Flush Curb
 - 1.6 Crushed Granite Paving
- Walls, Steps and Curbs**
- 2.1 Concrete Retaining Wall
 - 2.2 Architectural Block Retaining Wall
 - 2.3 Entry Drive Screen Wall
 - 2.4 Garden Seat Wall
 - 2.5 Boulder Seat Wall
 - 2.6 Concrete Stairs w/ Handrails
 - 2.7 Accessible Ramps w/ Handrails
 - 2.8 Concrete Planting Curb
 - 2.9 Concrete Mow Band
- Site Features**
- 3.1 Entry Monument
 - 3.2 Plaza Water Feature
 - 3.3 Garden Sculpture TBD
 - 3.4
- Site Furnishings**
- 4.1 Site Bench
 - 4.2 Trash and Recycling Receptacle
 - 4.3 Bike Rack
 - 4.4 Tree Grate
 - 4.5 Lounge Furniture
 - 4.6 Counter Top Seating
 - 4.7 Container Planting
- Site Lighting**
- 5.1 Pedestrian Light Standard
 - 5.2 Illuminated Bollards
 - 5.3 Canopy Uplight
- Planting**
- 6.1 Deciduous Tree
 - 6.2 Evergreen Tree
 - 6.3 Ornamental Tree
 - 6.4 Planting Areas
 - 6.5 Turfgrass
 - 6.6 Native Seed
 - 6.7 Wetland Native Seed
 - 6.8 Synthetic Turfgrass

MATERIALS LEGEND

- Concrete Paving
- Unit Paving Type 1
- Unit Paving Type 2
- Unit Paving Type 3
- Unit Paving Type 4
- Water Pool / Water Feature
- PLANTING AREA - GRAVEL MULCH
- SHREDDED WOOD MULCH
- IRRIGATED TURF GRASS
- SYNTHETIC TURF GRASS
- NATIVE SEED
- WETLAND NATIVE SEED

PLANT LEGEND

- DECIDUOUS TREES 2.5" CAL MINIMUM
- EVERGREEN TREES 6FT - 8FT MINIMUM
- ORNAMENTAL TREES 2" CAL MINIMUM OR 6FT - 8FT CLUMP TREES

PLANT SCHEDULE

DECIDUOUS TREES			
ACAF	Acer freemanii 'Celebration'	Celebration Maple	3" cal.
GVDI	Gymnocladus dioica 'Espresso'	Espresso Seedless Coffeetree	3" cal.
PLBL	Platanus x acerifolia 'Exclamation'	Exclamation Planetree	3" cal.
PYJA	Pyrus calleryana 'Javulin'	Javulin Pear	2.5" cal.
QUJP	Quercus x warei 'Nadler'	Kindred Spirit Columnar Oak	2.5" cal.
QUSH	Quercus shumardi	Shumard Oak	3" cal.
TIAM	Tilia americana 'Sentry'	American Sentry Linden	3" cal.
ULVF	Ulmus americana 'Valley Forge'	Valley Forge Elm	2.5" cal.
Category Total: 41			
EVERGREEN TREES			
ABCO	Abies concolor	White Fir	10-12 Ft.
PIIF	Picea pungens 'Fastigiata'	Fastigate Spruce	8-10 ft.
PIED	Pinus edulis	Pinon Pine	8-10 Ft.
PIVP	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf Pyramid Limber Pine	10-12 Ft.
Category Total: 34			
ORNAMENTAL TREES			
AMAB	Amelanchier x 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2.5" cal.
CECA	Cercis canadensis	Eastern Redbud	6-8 ft. Clump
PRCC	Prunus cerasifera 'Cipriziam'	Crimson Point Plum	2.5" cal.
MAMA	Malus 'Jamin'	Manlee Crabapple	2.5" cal.

SHRUBS			
ARBR	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	5 gal
COAF	Cornus sericea 'Arctic Fire'	Arctic Fire Dogwood	5 gal
COKE	Cornus sericea 'Kelsey'	Kelsey Dogwood	5 gal
COTT	Cotoneaster apiculatus 'Tom Thumb'	Tom Thumb Cotoneaster	5 gal
EUCO	Euonymus alatus 'Compactus'	Compact Burning Bush	5 gal
LULO	Ligustrum vulgare 'Lodense'	Lodense Privet	5 gal
MARE	Mahonia repens	Creeping Mahonia	5 gal
ARCO	Arctostaphylos x coloradensis	Colorado Manzanita	5 gal
PHMO	Physocarpus monogynus	Mountain Ninebark	5 gal
PRPB	Prunus besseyi 'Pawnee Buttes'	Creeping Western Sand Cherry	2 gal
PRBE	Prunus besseyi	Western Sand Cherry	2 gal
RIAL	Ribes alpinum	Alpine Currant	5 gal
RHAA	Rhus trilobata 'Autumn Amber'	Autumn Amber Sumac	5 gal
ROWO	Rosa woodsii	Woods Rose	5 gal
SPGO	Spiraea japonica 'Goldflame'	Goldflame Spiraea	5 gal
Category Total 731			
EVERGREEN SHRUBS			
JUEF	Juniperus communis 'Effusa'	Effusa Common Juniper	5 gal
JUWI	Juniperus horizontalis 'Wiltoni'	Wilton Carpet Juniper	5 gal
JUBR	Juniperus sabina 'Broadmoor'	Broadmoor Juniper	5 gal

ORNAMENTAL GRASS			
BOBA	Bouteloua gracilis 'Blonde Ambition'	Blue Grama	5 gal
CAKF	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	5 gal
FEBB	Festuca glauca 'Boulder Blue'	Boulder Blue Blue Fescue	1 gal
HESE	Helictotrichon sempervirens	Blue Avena Grass	5 gal
MIAR	Miscanthus purpurascens 'Autumn Red'	Autumn Red Flame Grass	5 gal
PEHA	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	5 gal
Category Total: 637			
TURFGRASS			
SEED	Bouteloua gracilis	Blue Grama G	SEED
TURF	Irrigated Turfgrass	3 Type Bluegrass Hybrid Blend w/ Sod	Sod

CONCEPTUAL LANDSCAPE DEVELOPMENT PLAN

Date: September 30th, 2022

15 of 17

PEAKVIEW PLACE - 4th Amendment

Master Development Plan

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LOCATED IN SECTION 21, TOWNSHIP 5, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, STATE OF COLORADO

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ARCHITECTS

russe||+
mills

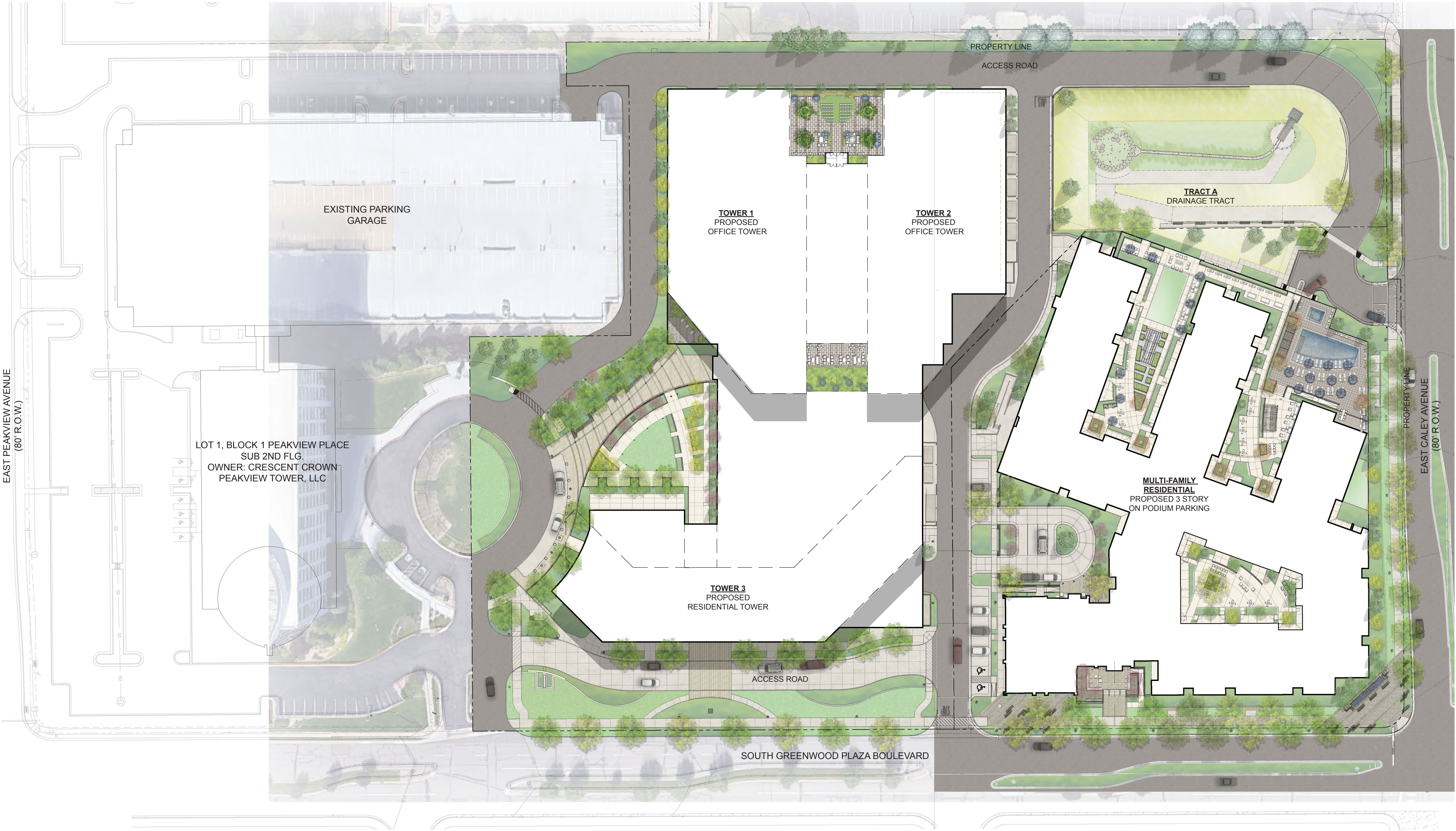
PEAKVIEW PLACE

Master Development Plan

ILLUSTRATIVE
SITE PLAN

Date: September 30th, 2022

16 of 17



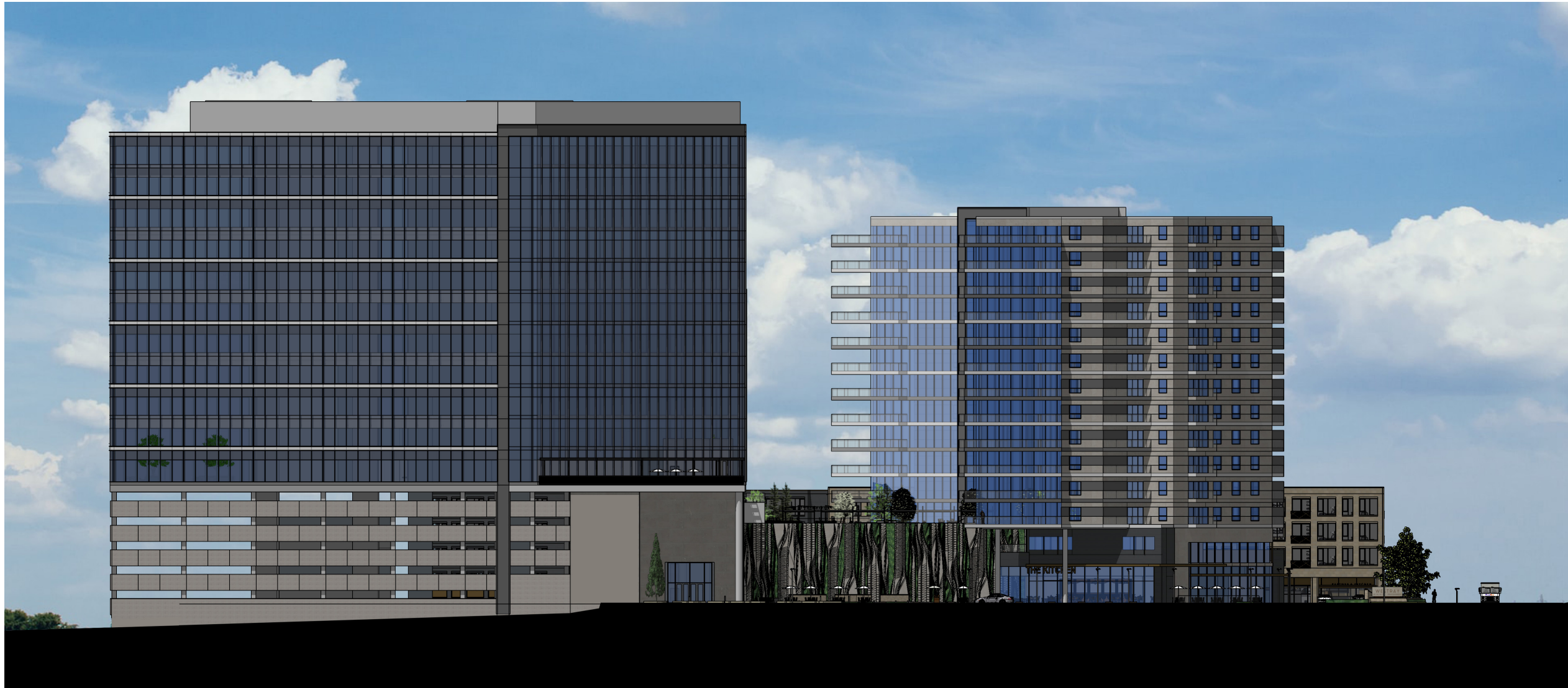
PEAKVIEW PLACE - 4th Amendment

Master Development Plan

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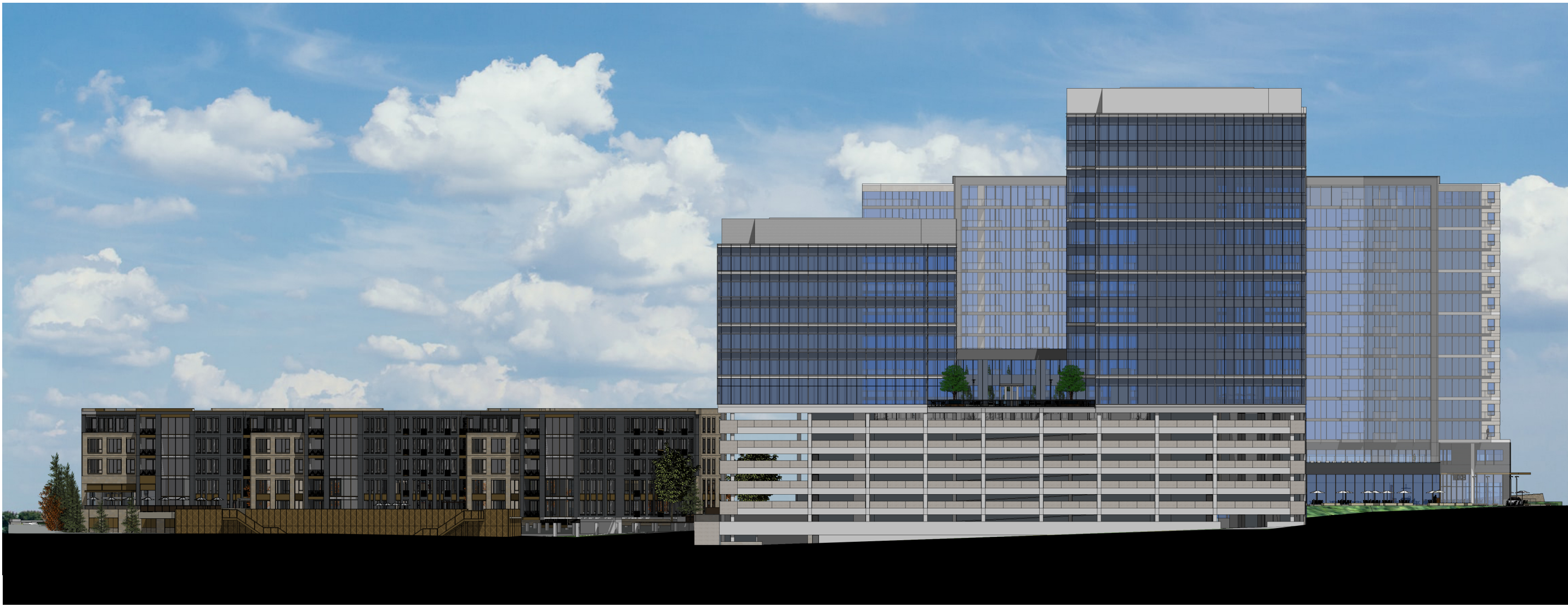
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FENTRESS
ARCHITECTS



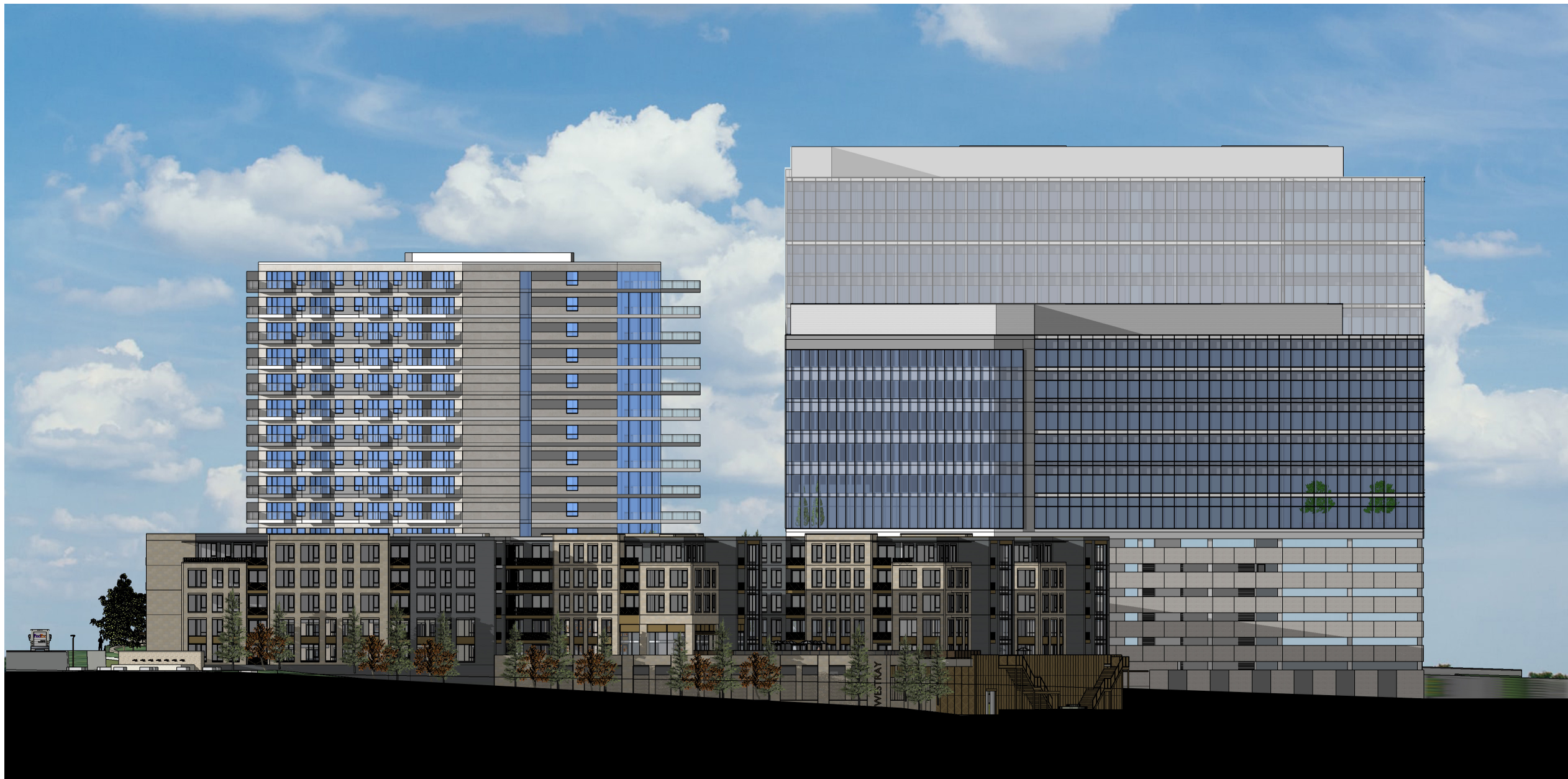
SOUTH ELEVATION

NTS



WEST ELEVATION

NTS



NORTH ELEVATION

NTS



EAST ELEVATION

NTS

PEAKVIEW PLACE
Master Development Plan

CONCEPTUAL
ARCHITECTURAL
ELEVATIONS

Date: September 30th, 2022

17 of 17

September 30, 2022

Ms. Jenna Campbell
City of Centennial
Community Development
13133 East Arapahoe Road
Centennial, CO 80112

Re: Peakview Place Master Development Plan – Amendment 4 (proposed)
Community Participation Report
Project 20180038.007

Dear Ms. Campbell:

1. Dates and Locations of all meetings where residents were invited to discuss the applicant's proposal.

Due to COVID-19 we conducted a Virtual Community Meeting. Presentation slides describing the proposed Master Development Plan amendment were posted online from August 30 – September 13, 2022 with comments being open during that time. During this timeframe we received ten questions from one community member.

2. Copies of the sign-in sheets.

We received ten questions through the duration of the Virtual Community Meeting. These questions were submitted by one participant, Jane Mataich. All responses were provided by Martin Eiss with Fentress Architects.

3. Questions and responses

The questions and corresponding responses were as follow:

Question: *The amendment is to allow high-rise multi-family building in planning area 1, instead of one office building?*

Response: *Yes, the proposed amendment is to allow high rise multi-family residential on Planning Area. It is anticipated that the residential building would replace the proposed third office tower.*

Question: *How many residential units are proposed for planning area 1?*

Response: *Approximately 300 residential units are proposed for Planning Area 1.*

Question: *How many residential units are proposed for planning area 2?*

Response: *337 residential units are proposed for Planning Area 2.*

Question: *What is the anticipated height of the proposed multi-family high-rise in planning area 1?*

Response: *The anticipated height of the proposed multi-family building is 14 stories, 170 feet tall.*

Question: *Will the multi-family be condos or apartments?*

Response: *The multi-family project will be apartments.*

Question: *What are the land uses surrounding the new development?*

Response: *Fiddlers Green Amphitheater is to the east and there are office buildings to the north, west and south.*

Question: *For Planning Area 2, how much retail/restaurant space is proposed? How much retail/restaurant space is required? Is there visibility from the street to the retail/restaurant area?*

Response: *Planning Area 2 has approximately 4,100 sf of retail/restaurant space. There is no zoning requirement on the property for a minimum amount of retail or restaurant space. The retail space fronts onto Greenwood Plaza Blvd and will be highly visible from the street.*

Question: *What is the timeframe for building Planning Area 1 & 2? I'm guessing Planning Area 2, all multi-family, will be built first?*

Response: *Planning Area 2 construction begins within the next 30 days. Anticipated completion is February 2025. Timeframe for the proposed multi-family development on Planning Area 2 is unknown at this time.*

Question: *For the multi-family, are you willing to provide any affordable housing? Are you willing to provide any senior housing?*

Response: *At this time, providing affordable housing is not anticipated. The multi-family development is not planned to be age-restricted. The target demographic includes families and an older, more mature renter. We anticipate that a broad offering of price points will be available due to a variety of unique rental apartment arrangements.*

Question: *I believe Peakview Heights development (360 Degree Apartments, and another apartment building under construction, a total of 650 apartments) is located close to and behind this property. Is there accessibility from Peakview Heights apartments to the retail/restaurant area?*

Response: *Both residential developments that you reference to the south can access the retail planned for both Planning Areas 1 and 2 by traveling east on Peakview Avenue, crossing to the north at the intersection with Greenwood Plaza Blvd. All the retail for both Planning Areas is located along Greenwood Plaza Blvd.*

Sincerely,

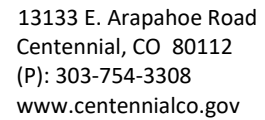
Fentress Architects



Martin Eiss
Associate Principal

Attachment 5: Summary of Agency/Public Comments

ENTITY	COMMENTS			
	Response with Comments	No Comments	No Response	Staff's Response
Heritage Place HOA			X	
Madison Park HOA			X	
Walnut Hills HOA			X	
AGENCIES				
Arapahoe Sheriff Community Resource Unit		X		
Arapahoe Sheriff Public Safety Bureau		X		
Arapahoe County Planning and Public Works			X	
Centennial Airport	Comments regarding requirements for proposed development within or near the Buffer Zone (BZ) of the Airport Influence Area (AIA).			Noted. Applicant required to complete these requirements as part of any future ASP submittal.
Cherry Creek School District No. 5			X	
City of Greenwood Village	<ol style="list-style-type: none"> Comments regarding alternative access options for the Subject Property during events at Fiddler's Green Amphitheatre which would close the primary access points to the Subject Property. Comments regarding the potential for noise impacts to the Subject Property during events at Fiddler's Green Amphitheatre. 			<ol style="list-style-type: none"> The Subject Property will maintain two (2) alternative access options when the primary access points are closed during events. The MDP Amendment contains standards for building design to attenuate potential noise impacts.
Comcast			X	
Denver Water			X	
Lumen Technologies (formerly CenturyLink Communications)			X	
Mile High Flood District			X	
Regional Transportation District (RTD)			X	
South Metro Fire Rescue Authority (SMFRA)	Conditional approval; access and design comments regarding the access road proposed parallel to Greenwood Plaza Blvd.			Noted. SMFRA will be included as a referral on any future ASP.
South Platte Water Renewal Partners			X	
Southgate Water and Sanitation Districts	The proposed MDP Amendment will not affect Southgate's ability to serve the site.			Noted.
Southeast Public Improvement Metropolitan District			X	
Xcel Energy	Comments stating that PSCo has no issues with the amendment; additional utility easements will be required for new facilities.			Noted. Applicant required to complete these requirements as part of any future ASP submittal.



The enclosed case has been submitted to the City of Centennial Community Development Department for review and subsequent consideration by the Planning and Zoning Commission and City Council. Because of the potential impacts of the proposed development to you or to your organization, this case is being referred for comment.

CASE NAME:
CASE NUMBER:
DATE OF REFERRAL:
DATE TO BE RETURNED:

NAME:
EMAIL:
PHONE:

<input type="checkbox"/> I have NO comments to make on the case as submitted.	
<input type="checkbox"/> My comment letter is attached.	
<input type="checkbox"/> I have the following comments to make related to the case:	
NAME:	TITLE:
AGENCY:	PHONE:
DATE:	EMAIL:



CENTENNIAL AIRPORT
ARAPAHOE COUNTY AIRPORT AUTHORITY

7565 South Peoria Street, Unit D9
Englewood, Colorado 80112
main: 303-790-0598 | fax: 303-790-2129
www.centennialairport.com

October 27th, 2022

Jenna Campbell
City of Centennial Community Development Department
13133 E. Arapahoe Road
Centennial, CO 80112

Re: PUD-22-00001; Westray Peakview Place MDP Amendment

Dear Ms. Campbell,

Thank you for the opportunity to review the Westray Peakview Place MDP Amendment. Due to the location of the proposed residential development and its proximity to the Airport, the Arapahoe County Public Airport Authority has the following comments to make on the project:

- The proposed development lies right outside the Buffer Zone (BZ) of the Airport Influence Area (AIA). New residential and other noise sensitive developments are typically not favored near this location by the Airport because the new residences are adjacent the touch & go pattern traffic and therefore will be subjected to numerous aircraft over flights at low altitudes and their associated effects. These effects include, but are not limited to: noise, smoke, dust, fumes, and vibrations. The proposed development lies approximately 2.6 miles from the nearest runway at Centennial Airport, 17R/35L, predominantly used for touch & go training traffic.
- Avigation Easements are required for residential development within the AIA and strongly recommended within close proximity to the AIA. These documents ensure that home buyers/renters understand that they are buying/renting a home that is near an airport. Book and page number of the avigation easement must be included on all plats and plans. Please forward a copy of the executed avigation easement and disclosure statement to our office for our records.
- A residential 7-day noise test is recommended using single noise event levels (SEL). It is highly recommended for this proposed development, if approved, to have verified interior noise attenuation at or below 45 dnl.
- Any objects on the site (including cranes used during construction) that penetrate a 100:1 slope from the nearest point of the nearest runway, penetrates the FAA Part 77 airspace surfaces, impede signals associated with navigational equipment or any other reason the FAA deems necessary will require the filing and approval of FAA Form 7460-1. This form may take 90 days or more for approval. Please visit <https://oeaaa.faa.gov> to utilize the notice criteria tool to confirm filing requirements and to file the FAA Form 7460-1. **Please note that this is a State and Federal regulatory requirement.** Runway endpoint data is available from the Airport for engineering calculations. In addition, please have crane operators advise Airport Operations (303-877-7307) prior to erecting any cranes.



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ARAPAHOE COUNTY AIRPORT AUTHORITY

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Englewood, Colorado 80112
main: 303-790-0598 | fax: 303-790-2129
www.centennialairport.com

-
- Please include the Airport on the vicinity map.

Please feel free to call me if you have any questions.

Sincerely,

Samantha Blymyer

Samantha Blymyer
Noise & Environmental Specialist

STANDARD AVIGATION AND HAZARD EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, _____

_____,
who collectively shall hereinafter be referred to as the "Grantors," all own an interest in a part of that certain tract of land in Section _____, Township _____, Range _____ of the _____, County of _____, State of Colorado, more particularly described in Exhibit A attached hereto.

NOW, THEREFORE, in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantors, for themselves, their heirs, personal representatives, successors and assigns, do hereby grant, bargain, sell and convey unto Arapahoe County Public Airport Authority, its successors and assigns, hereinafter referred to as the "Grantee," for the use and benefit of the public, an easement and right of way, appurtenant to the Centennial Airport, for the unobstructed passage of all aircraft, ("aircraft" being defined for the purposes of this instrument as any contrivance now known or hereafter invented, used or designed for navigation of or flight in the air) by whomsoever owned and operated in the air space above Grantors' property to an infinite height, together with the right to cause, in all air space above the surface of Grantors' property, such noise, vibrations, fumes, dust, fuel particles, and all other effects that may be caused by the operation or aircraft landing at, taking off from, or operating at or on said Centennial Airport.

Grantors do hereby waive, remise and release any right or cause of action which they may now have or which they may have in the future against Grantee, its successors and assigns, with respect to Grantors' property due to such noise, vibrations, fumes, dust, fuel particles, and all other effects that may be caused or may have been caused by the operation or aircraft landing at, taking off from, or operating at or on said Centennial Airport. Nothing stated in the foregoing waiver, grant and release shall release any person from liability for damages or divest the Grantors, their heirs, personal representatives, successors and assigns from any right or cause of action for damages to any person or property resulting from the unlawful or negligent operation of any aircraft at any altitude over and across Grantors' property.

The easement and right-of-way hereby granted includes the continuing right in the Grantee to prevent the erection or growth upon Grantors' property of any building, structure, tree or other object extending into the air space above a mean sea level of _____ feet, and to remove from said air space, or at the sole option of the Grantee, as an alternative, to mark and light as obstructions to air navigation, any such building, structure, tree or other object now upon, or which in the future may be upon Grantors' property, together with the right of reasonable ingress to, egress from, and passage over Grantors' property for the above purposes.

TO HAVE AND TO HOLD said easement and right-of-way, and all rights appertaining thereto unto the Grantee, its successors and assigns, until Arapahoe County Public Airport Authority shall cease to use said Centennial Airport for public airport purposes.

AND for the consideration hereinabove set forth, the Grantors, for themselves, their heirs, personal representatives, successors and assigns, do hereby agree that for and during the life of said easement and right-of-way, they will not hereafter erect, permit the erection or growth of, or permit or suffer to remain upon Grantors' property any building, structure, tree or other object extending into the aforesaid prohibited air space, and that they shall not hereafter use or permit or suffer the use of Grantors' property in such a manner as to create electrical interference with radio communication between any installation upon said airport and aircraft, or as to make it difficult for flyers to distinguish between airport lights and others, or as to impair visibility in the vicinity of the airport, or as otherwise to endanger the landing, taking off or maneuvering of aircraft. It is understood and agreed that the aforesaid covenants and agreements shall run with the land.

This Avigation and Hazard Easement may be signed in counterpart copies each of which shall be fully binding on the party or parties executing same as if all signatories signed a single copy.

IN WITNESS WHEREOF, the Grantors have executed this Avigation and Hazard Easement as of this _____ day of _____, 19____.

(Grantor)

By _____

ATTEST:

Legal Acknowledgment for each Grantor.

Greenwood Village

CITY MANAGER'S OFFICE

6060 SOUTH QUEBEC STREET • GREENWOOD VILLAGE, COLORADO 80111-4591 • MAIN: (303) 773-0252 • FAX: (303) 486-1558

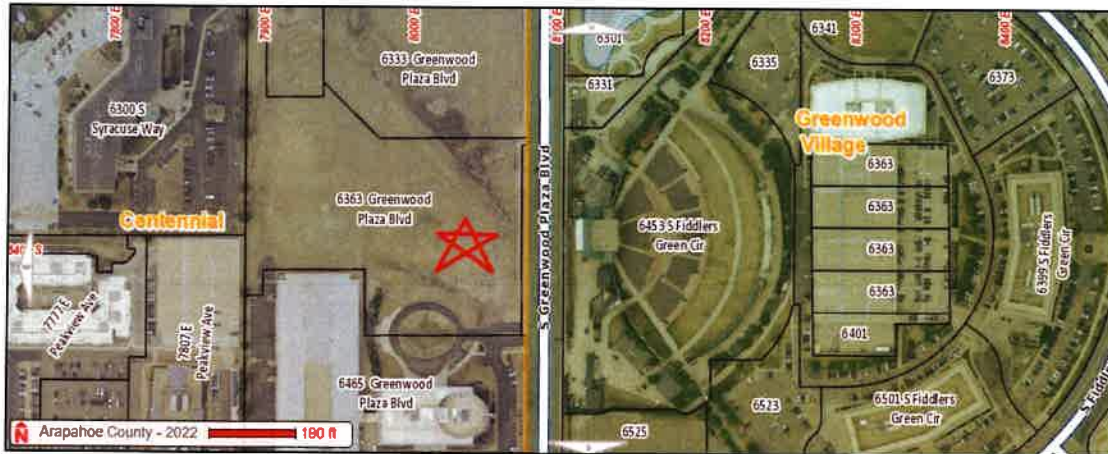
October 18, 2022

Jonny Hendricks
Development Manager
Schnitzer West, LLC
1050 17th Street, Suite 1620
Denver, CO 80265

Re: *Proposed Amendment to Peakview Place Master Development Plan (MDP)*

Dear Mr. Hendrix,

This letter is a follow up to our meeting on October 10, 2022, where you provided the City of Greenwood Village with a courtesy notice of a forthcoming application to the City of Centennial for an amendment to the Peakview Place MDP. Per our discussion, you conveyed that Schnitzer West is seeking an amendment to the MDP to allow for additional residential uses along Greenwood Plaza Blvd where residential uses are not currently permitted by the MDP. This proposed amendment is a concern to the City of Greenwood Village given the proximity to the Fiddler's Green Amphitheater property directly across Greenwood Plaza Blvd, less than 100 feet to the east.



Red star indicates approximate location of proposed new residential use

As we discussed, the City of Greenwood Village closes Greenwood Plaza Blvd for the entire day during concert events, nearly 30 times per year on average, thereby prohibiting access to/from the property on Greenwood Plaza Blvd for nearly 30 days per year. This could represent a significant negative impact to future residents unless alternative access options are provided and clearly communicated to people impacted by the road closure. Such options would need to be provided by and through City of Centennial properties, as there are no alternative access options to/from Greenwood Plaza Blvd during a closure.



Greenwood Village

CITY MANAGER'S OFFICE

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In addition to access issues, the City of Greenwood Village maintains a large concern that placing residential uses immediately adjacent to a major outdoor concert venue will ultimately result in numerous ongoing complaints regarding the noise impacts experienced by future Centennial residents from Fiddler's Green Amphitheater events. The City of Greenwood Village would like to formally convey to Schnitzer West and the City of Centennial that it does not plan to require Fiddler's Green Amphitheater to modify operations to placate future noise complaints. Should the proposed amendment to the MDP be approved, it should be clearly communicated to future residents impacted by operations of Fiddler's Green Amphitheater that any noise complaints received by the City of Greenwood Village will be forwarded to Schnitzer West and/or the City of Centennial for their reply.

Thank you for the opportunity to discuss your proposed application and for seeking input from the City of Greenwood Village. Should you have any questions or wish to provide additional information please do not hesitate to contact me directly.

Most Sincerely,



John Jackson
City Manager

CC: Matt Sturgeon, City Manager, City of Centennial



SOUTH METRO FIRE RESCUE

FIRE MARSHAL'S OFFICE



Jenna Campbell
Case Planner
City of Centennial
13133 E Arapahoe Rd.
Centennial, CO 80111
303-325-8000
720-488-0933 Fax

Project Name: Peakview Place Master Development Plan / 6365 Greenwood Plaza
Project File #: **PUD22-00001**
S Metro Review #: REFOTH22-00206

Review date: 11/9/22

Plan reviewer: Chip Kerkhove
720-989-2247
chip.kerkhove@southmetro.org

Project Summary: Proposed Amendment 4 to Peakview Place Master Development Plan PUD-21-00003.

Code Reference: 2015 Fire Code Edition, 2015 Building Code Edition

South Metro Fire Rescue (SMFR) has reviewed the above project and has **conditionally approved** the plans based on the following comments.

COMMENTS:

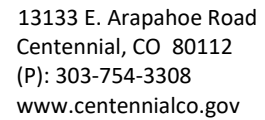
1. Please see the attached plan for comments.

Lots 1 and 2, Block 1, and Tract A, Peakview Place Filing No. 4,
LOCATED IN SECTION 21, TOWNSHIP 5, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, STATE OF COLORADO

[illegible]

13 of 17





The enclosed case has been submitted to the City of Centennial Community Development Department for review and subsequent consideration by the Planning and Zoning Commission and City Council. Because of the potential impacts of the proposed development to you or to your organization, this case is being referred for comment.

CASE NAME:
CASE NUMBER:
DATE OF REFERRAL:
DATE TO BE RETURNED:

NAME:
EMAIL:
PHONE:

<input type="checkbox"/> I have NO comments to make on the case as submitted.	
<input type="checkbox"/> My comment letter is attached.	
<input type="checkbox"/> I have the following comments to make related to the case:	
NAME:	TITLE:
AGENCY:	PHONE:
DATE:	EMAIL:



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

November 18, 2022

City of Centennial Planning Department
13133 East Arapahoe Road
Centennial, CO 80112

Attn: Jenna Campbell

Re: Westray Peakview Place MDP Amendment, Case # PUD-22-00001

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **Westray Peakview Place MDP Amendment**. Please be aware PSCo owns and operates existing underground electric distribution facilities in the area of this proposed project, and has no issues with this amendment, contingent upon its ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements *will* need to be acquired by separate document for new facilities (i.e. transformer) – be sure to contact the Designer and request that they connect with a Right-of-Way Agent.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com



**MINUTES OF THE
PLANNING AND ZONING COMMISSION**

6:00 PM

Wednesday, January 25, 2023

A Planning and Zoning Commission meeting was held on this date in the Council Chambers at 13133 E. Arapahoe Road, Centennial, Colorado. A full and timely notice of this meeting had been posted and a quorum was present.

1 CALL TO ORDER

Chair Hypolite called the meeting to order at 6:02 PM.

2 ROLL CALL

Those present were: Chair Hypolite
Commissioner Beatty
Commissioner Dwiggin
Commissioner French
Commissioner Scales
Commissioner Lee
Commissioner Rewerts

Those absent were: Commissioner Levine

Also present were: Michael Gradis, Principal Planner
Jill Hassman, Senior Assistant City Attorney
Jenna Campbell, Senior Planner
David King, Development Services Specialist
Lisa Gajowski, Recording Secretary
Searra Rambo, Recording Secretary

a Alternate Selection for Voting Purposes

3 CONSENT AGENDA

a Consideration of Resolutions

i Resolution No. 2023-PZ-R-02: Ratification of the Autonation Centennial Parts Warehouse, Collision Center, & Vehicle Service Facility 1st Amendment (Case No. SITE-21-00009) (McKinniss)

b Consideration of Other Items

c Approval of Minutes

i January 11, 2023 Planning and Zoning Commission Meeting Minutes

Commissioner Beatty moved to approve the CONSENT AGENDA as presented. Commissioner Rewerts seconded the motion.

With Commissioners Beatty, Dwiggins, Scales, Rewerts, Lee, French and Chair Hypolite voting AYE and none voting NAY; the motion was approved by a vote of seven (7) AYE and none (0) NAY.

4 LAND USE APPLICATIONS/PUBLIC HEARINGS

a Ordinance No. 2023-O-01: an Ordinance of the City Council of the City of Centennial, Colorado Approving the 4th Amendment to the Peakview Place Master Development Plan (PUD-22-00001) (Campbell)

Jenna Campbell, Senior Planner presented and responded to questions.

Brett Leonhardt, Senior Investment Director for Multifamily and Mixed Use - presented and responded to questions.

Chair Hypolite- Opened the public hearing.

Voice message from resident Jane Mataich, 6958 S Knolls Way was played.

There being no one else present wishing to speak, Chair Hypolite closed the public hearing.

Applicant, Brett Leonhardt, responded to statements made during public comment.

Staff provided clarifying comments to statements made during public comment.

Applicant, Martin Eiss, Associate Principle at Fentress Architects, responded to statements made during public comment.

Commissioner Dwiggins moved to approve Ordinance No. 2023-O-01, approving an ordinance from the Land Development Code as follows:

I move to recommend approval of Ordinance No 2023-O-01, consideration of approval of the 4th amendment of the Peakview Place Master Development Plan (Case No. PUD-22-00001) to City Council for approval based on the Planning and Zoning Commission's finding that the major amendment meets all applicable criteria for approval set forth in sections 12-14-604(E) and 12-14-903(I) of the Land Development Code, as summarized in the staff report and recommendation dated January 25, 2023.

Based on the findings of the Planning and Zoning Commission that the ordinance application meets all of the required approval standards set forth in Section 12-14-604(E) of the Land Development Code.

Commissioner Beatty seconded the motion

With Commissioners Beatty, Dwiggins, Lee, Rewerts, French, Scales and Chair Hypolite voting AYE and none voting NAY; the motion was approved by a vote of seven (7) AYE and none (0) NAY.

5 OTHER BUSINESS

a Arapahoe Urban Center District No. 4 (AUC-4) Update (King)

David King, Development Services Specialist presented and responded to questions.

6 UPDATES

Michael Gradis, Principal Planner- gave the updates.

7 ADJOURNMENT

Chair Hypolite adjourned the meeting at 8:30 PM

Respectfully submitted,

Siearra Rambo, Recording Secretary

**CITY OF CENTENNIAL,
COLORADO**

ORDINANCE NO. 2023-O-01

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CENTENNIAL,
COLORADO APPROVING THE 4th AMENDMENT TO THE PEAKVIEW
PLACE MASTER DEVELOPMENT PLAN (PUD-22-00001)**

WHEREAS, Fentress Architects (the “Applicant”) on behalf of SW Greenwood Plaza, LLC (the “Owner”) proposes a major amendment to the Peakview Place Master Development Plan (MDP), Case No. PUD-22-00001, to permit multifamily residential uses on Planning Area 1, with no limit to the number of dwelling units (the “4th Amendment”); and

WHEREAS, the MDP, originally approved by the City Council in 2010 and subsequently amended three (3) times, governs property located south of East Caley Avenue and west of Greenwood Plaza Boulevard in the City of Centennial (the “Subject Property”); and

WHEREAS, the Subject Property is zoned through the Land Development Code (“LDC”) as Planned Unit Development (“PUD”) and is governed by the MDP as amended; and

WHEREAS, the City of Centennial Planning and Zoning Commission considered the zoning proposal at a duly noticed public hearing conducted on January 25, 2023, and forwarded its favorable recommendation to City Council; and

WHEREAS, public notice has been properly given of the proposed zoning of the Property by publication in *The Centennial Citizen*, a newspaper of general circulation within the City of Centennial, by posting of said Property and by mail notification of adjacent property owners in accordance with the applicable provisions of the LDC; and

WHEREAS, in accordance with the LDC, a public hearing was held before the City Council at which time evidence and testimony were presented to the City Council concerning said zoning proposal; and

WHEREAS, the administrative record for this case includes, but is not limited to, the LDC, the City of Centennial Comprehensive Plan, and all other applicable ordinances, resolutions and regulations, together with all City of Centennial land use application processing policies that relate to the subject matter of the public hearing, reports, studies and all other submittals of the Applicant, the Owner, or the Applicant’s or Owner’s designated representative(s), as applicable, any evidence or correspondence submitted by members of the public at the public hearing, and the staff files and reports of the Community Development Department pertaining to the MDP; and

WHEREAS, the City Council has determined that the 4th Amendment meets the approval standards set forth in LDC Section 12-14-604 (E), *Approval Standards for Rezoning* and Section 12-14-903(I), *Approval Standards for Planned Unit Developments*, and furthers the public health, safety, convenience and welfare of the community; and

WHEREAS, approval of this Ordinance on first reading is intended only to confirm that

the City Council desires to comply with state law and the LDC by setting a public hearing in order to provide the Owner and the public an opportunity to present testimony and evidence regarding the 4th Amendment to the MDP. Approval of this Ordinance on first reading does not constitute a representation that the City Council, or any member of the City Council, supports, approves, rejects, or denies the proposed 4th Amendment.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CENTENNIAL, COLORADO, ORDAINS:

Section 1. Recitals Incorporated. The recitals contained above are incorporated herein by reference and are adopted as findings and determinations of the City Council.

Section 2. 4th Amendment Approved. The City Council hereby approves the 4th Amendment to the Master Development Plan, Case No. PUD-22-00001, subject to the conditions set forth below.

Section 3. Conditions of 4th Amendment Approval. Approval of the 4th Amendment to the MDP shall be and is subject to the following conditions of approval: (a) the Owner shall resolve and correct any technical issues as directed by City Staff prior to recordation and (b) the Owner shall pay all fees and costs incurred by the City and its consultants in review and processing of the application prior to recordation. Upon the Owner's satisfaction of the conditions set forth above, the Mayor shall be authorized to sign the 4th Amendment and the 4th Amendment shall be recorded in the real property records of Arapahoe County, Colorado

Section 4. Severability. Should any one or more sections or provisions of this Ordinance be judicially determined invalid or unenforceable, such judgment shall not affect, impair or invalidate the remaining provisions of this Ordinance, the intention being that the various sections and provisions are severable.

Section 5. Repeal. Any and all ordinances or codes or parts thereof in conflict or inconsistent herewith are, to the extent of such conflict or inconsistency, hereby repealed; provided, however, that the repeal of any such ordinance or code or part thereof shall not revive any other section or part of any ordinance or code heretofore repealed or superseded and this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby repealed prior to the effective date of this Ordinance.

Section 6. Effective Date. Except as otherwise expressly provided herein, the provisions of this Ordinance shall become effective thirty (30) days after publication following final passage.

INTRODUCED, READ, AND ORDERED PUBLISHED BY THE CITY COUNCIL OF THE CITY OF CENTENNIAL, COLORADO, UPON A MOTION DULY MADE, SECONDED AND PASSED AT ITS REGULAR MEETING HELD ON THE ____ DAY OF _____, 2023.

CITY OF CENTENNIAL

By: _____
Stephanie Piko, Mayor

Approved as to Form:

For City Attorney's Office

I hereby certify that the above Ordinance was introduced to the City Council of the City of Centennial at its meeting of _____, 2023 and ordered published one time by title only in *The Centennial Citizen* newspaper on _____, 2023, and in full on the City web site in accordance with Section 2-1-110 of the Municipal Code.

ATTEST:

SEAL

By: _____
City Clerk or Deputy City Clerk

FINALLY ADOPTED, PASSED, APPROVED WITH AMENDMENTS, IF ANY, AND ORDERED PUBLISHED BY TITLE ONLY, IN *THE CENTENNIAL CITIZEN* NEWSPAPER AND IN FULL ON THE CITY WEB SITE IN ACCORDANCE WITH SECTION 2-1-110 OF THE MUNICIPAL CODE BY THE CITY COUNCIL OF THE CITY OF CENTENNIAL, COLORADO, UPON A MOTION DULY MADE, SECONDED AND PASSED AT ITS MEETING HELD ON THE ____ DAY OF _____, 2023, BY A VOTE OF ____ IN FAVOR AND ____ AGAINST.

CITY OF CENTENNIAL

By: _____
Stephanie Piko, Mayor

I hereby certify that the above Ordinance was finally adopted by the City Council of the City of Centennial at its meeting of _____, 2023, and ordered published by title only, one time by *The Centennial Citizen* newspaper on _____, 2023 and in full on the City web site in accordance with Section 2-1-110 of the Municipal Code.

SEAL

ATTEST:

By: _____
City Clerk or Deputy City Clerk

Staff Report

Ordinance on 2nd Reading

TO: Honorable Mayor Piko and Members of City Council

THROUGH: Matt Sturgeon, City Manager
Elisha Thomas, Deputy City Manager

FROM: Neil Marciniak, Director, Community and Economic Development
Jill Hassman, Senior Assistant City Attorney

MEETING DATE: March 21, 2023

SUBJECT: ORDINANCE NO. 2023-O-03, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CENTENNIAL, COLORADO ESTABLISHING A TEMPORARY MORATORIUM ON THE ACCEPTANCE AND ON THE PROCESSING OF APPLICATIONS SEEKING THE APPROVAL OF A PERMIT OR LICENSE, INCLUDING APPLICATIONS FOR OR ISSUANCE OF BUILDING PERMITS AND BUSINESS LICENSES, FOR OUTDOOR PICKLEBALL COURTS LOCATED WITHIN 500 FEET OF RESIDENTIAL ZONED OR RESIDENTIALLY USED LAND AS WELL AS A TEMPORARY MORATORIUM ON THE ESTABLISHMENT OF NEW OUTDOOR PICKLEBALL COURTS LOCATED WITHIN 500 FEET OF RESIDENTIAL ZONED OR RESIDENTIALLY USED LAND AND DECLARING AN EMERGENCY

1. **Executive Summary:**

Proposed Ordinance No. 2023-O-03 establishes a six (6) month moratorium on the acceptance and on the processing of any form of application or request for approval, including applications for or issuance of building permits and business licenses, related to outdoor pickleball courts located within 500 feet of land zoned or used for a residential land use. Additionally, the moratorium established by this ordinance has been updated from the First Reading to include the establishment of new, outdoor pickleball courts, including conversion of existing tennis courts or other recreation courts and surfaces to permanent pickleball courts. If Ordinance No. 2023-O-03 is approved, the use of pickleball courts established prior to the effective date of the ordinance will not be restricted during the moratorium period.

Temporarily suspending the establishment of new pickleball courts along with the acceptance or processing of new applications and the issuance of new approvals, new permits, and new licenses for outdoor pickleball courts located within 500 feet of residential land uses allows the City time

Ordinances on first reading are placed on the Consent Agenda for approval to move the proposed legislation forward for 2nd Reading and set the date of the Public Hearing. Approval on 1st Reading does not constitute a representation that the City Council, or any member of the City Council, supports, approves, rejects, or denies the merits of the Ordinance.

to review, evaluate, and determine whether additional regulations are necessary to address compatibility between outdoor pickleball courts and residential uses.

2. Recommendation:

Staff recommends that the City Council approve Ordinance No. 2023-O-03.

3. Background:

The City is aware of the growing popularity and demand in Centennial and across the nation for pickleball facilities. In addition, the City is cognizant of potential compatibility concerns when outdoor pickleball courts are located in close proximity to residential areas. According to readily available information and research, outdoor pickleball noise is unlike and more impactful than noise created by other forms of outdoor recreational activities. To specifically address noise concerns and complaints from residents, many local governments have researched and enacted distance and noise abatement requirements for outdoor pickleball courts.

Currently, the LDC does not specifically address outdoor pickleball courts and any associated noise mitigation requirements when outdoor courts are located near residential uses. Accordingly, there is a present need to review, evaluate, and consider updates and amendments to ensure that the City's regulations best address compatibility between outdoor pickleball courts and residential uses to best protect the public health, safety, and welfare. City Staff is aware of additional pickleball courts that have been established or are planned to be built within 500 feet of residential areas within the City. Many of these projects are conversions of tennis courts which, due to the limited scope of physical improvements, may not require a building permit or other types of approvals from the City.

Temporary suspensions and moratoria for land uses are judicially approved as a method or means of enabling local governments to plan for, regulate and protect the health, safety, and welfare of the community. The moratorium, as proposed in the attached Ordinance No. 2023-O-03, will suspend the City's acceptance, processing, and issuance of approvals or permits or licenses for outdoor pickleball courts located within 500 feet of residential uses. Additionally, the moratorium established by this ordinance has been updated from the First Reading to include the establishment of new, outdoor pickleball courts, including conversion of existing tennis courts or other recreation courts and surfaces to permanent pickleball courts. The moratorium is reasonable as such suspension is temporary in nature and intended to afford the City the opportunity to consider the impacts of outdoor pickleball courts on residential zoned or residentially used property.

Ordinance No. 2023-O-03 is an "emergency ordinance" which means that it will be effective immediately if the City Council approves it following the public hearing.

4. Alternatives:

Council may choose to amend or deny approval of Ordinance No. 2023-O-03.

5. Fiscal Impact:

Fiscal impact will include City resources required to research, communicate with interested parties and prepare regulations, if deemed necessary.

6. Next Steps:

If approved at the public hearing, Ordinance No. 2023-O-03 will become effective immediately and the moratorium shall automatically terminate at midnight on September 30, 2023, unless terminated earlier by the City Council or extended in its duration by the enactment of another ordinance.

7. Previous Actions:

Ordinance No. 2023-O-03 was approved on first reading at the March 7, 2023, City Council meeting.

8. Suggested Motions:

APPROVAL:

I MOVE TO APPROVE ORDINANCE NO. 2023-O-03, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CENTENNIAL, COLORADO ESTABLISHING A TEMPORARY MORATORIUM ON THE ACCEPTANCE AND ON THE PROCESSING OF APPLICATIONS SEEKING THE APPROVAL OF A PERMIT OR LICENSE, INCLUDING APPLICATIONS FOR OR ISSUANCE OF BUILDING PERMITS AND BUSINESS LICENSES, FOR OUTDOOR PICKLEBALL COURTS LOCATED WITHIN 500 FEET OF RESIDENTIAL ZONED OR RESIDENTIALLY USED LAND AS WELL AS A TEMPORARY MORATORIUM ON THE ESTABLISHMENT OF NEW OUTDOOR PICKLEBALL COURTS LOCATED WITHIN 500 FEET OF RESIDENTIAL ZONED OR RESIDENTIALLY USED LAND AND DECLARING AN EMERGENCY
or

DENIAL:

I MOVE TO DENY ORDINANCE NO. 2023-O-03, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CENTENNIAL, COLORADO ESTABLISHING A TEMPORARY MORATORIUM ON THE ACCEPTANCE AND ON THE PROCESSING OF APPLICATIONS SEEKING THE APPROVAL OF A PERMIT OR LICENSE, INCLUDING APPLICATIONS FOR OR ISSUANCE OF BUILDING PERMITS AND BUSINESS LICENSES, FOR OUTDOOR PICKLEBALL COURTS LOCATED WITHIN 500 FEET OF RESIDENTIAL ZONED OR RESIDENTIALLY USED LAND AS WELL AS A TEMPORARY MORATORIUM ON THE ESTABLISHMENT OF NEW OUTDOOR PICKLEBALL COURTS LOCATED WITHIN 500 FEET OF RESIDENTIAL ZONED OR RESIDENTIALLY USED LAND AND DECLARING AN EMERGENCY

9. Attachments:

Attachment 1: Ordinance No. 2023-O-03

**CITY OF CENTENNIAL,
COLORADO**

ORDINANCE NO. 2023-O-03

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CENTENNIAL,
COLORADO ESTABLISHING A TEMPORARY MORATORIUM ON THE
ACCEPTANCE AND ON THE PROCESSING OF APPLICATIONS SEEKING THE
APPROVAL OF A PERMIT OR LICENSE, INCLUDING APPLICATIONS FOR OR
ISSUANCE OF BUILDING PERMITS AND BUSINESS LICENSES, FOR OUTDOOR
PICKLEBALL COURTS LOCATED WITHIN 500 FEET OF RESIDENTIAL ZONED
OR RESIDENTIALLY USED LAND AS WELL AS A TEMPORARY MORATORIUM
ON THE ESTABLISHMENT OF NEW OUTDOOR PICKLEBALL COURTS LOCATED
WITHIN 500 FEET OF RESIDENTIAL ZONED OR RESIDENTIALLY USED LAND
AND DECLARING AN EMERGENCY**

WHEREAS, the City of Centennial is a home rule municipal corporation created and organized pursuant to Article 20 of the Colorado Constitution and the Charter of the City of Centennial; and

WHEREAS, by virtue of Article 20 of the Colorado Constitution, and as further authorized by state law, including, but not limited to, Sections 31-15-401 and 31-23-301 of the Colorado Revised Statutes, the City of Centennial has broad authority to exercise its police powers to promote and protect the health, safety, and welfare of the community and its citizens; and

WHEREAS, pursuant to Section 31-23-301 of the Colorado Revised Statutes, such police powers include the power to regulate the location of uses and the use of land within the community; and

WHEREAS, temporary suspensions on the acceptance and on the processing of applications and permits (commonly called moratoria) for land uses are judicially approved as a method or means of enabling local governments to plan for, regulate and protect the health, safety, and welfare of the community; and

WHEREAS, the City Council adopted comprehensive zoning and development regulations codified in Chapter 12 of the Centennial Municipal Code, which regulations are known as the City's Land Development Code ("LDC"); and

WHEREAS, the City is aware of both the growing popularity and demand in Centennial and across the nation for outdoor pickleball facilities and the potential for compatibility concerns when such facilities are located in close proximity to residential areas; and

WHEREAS, pursuant to readily available information and research, outdoor pickleball is known to create a notable change in the acoustic environment of the area surrounding pickleball courts that is different in comparison to other forms of outdoor recreational activities; and

WHEREAS, according to some acoustical engineers, the sound produced by pickleball paddle impact with a pickleball is classified as an "impulsive sound" that is near the most sensitive frequency range of human hearing; and

WHEREAS, impulsive sounds are known to create greater annoyance than other forms of sound because they are similar to sounds that contain important information about our environment that alert people to events occurring nearby that may necessitate a response to such as footsteps, a door opening, or speech; and

WHEREAS, research shows that continuous impulsive sound such as the noise produced by a pickleball paddle impact with a pickleball make it difficult to relax, concentrate, or sleep soundly without disturbance as each impact heard draws attention and creates distraction; and

WHEREAS, it is established that high amplitude acoustical pressures may cause hearing impairment as well as other types of injury to the body and that low level noise may have adverse long term psychological effects; and

WHEREAS, low level noise exposure that disturbs sleep and concentration are known to produce a range of diagnosable illnesses and disorders; and

WHEREAS, due to noise concerns and complaints from residents, many local governments have researched and have established distance and noise abatement requirements for outdoor pickleball courts to best address pickleball court compatibility with residential areas, most often where pickleball courts are within 500 feet of residential uses; and

WHEREAS, the City's current regulations do not comprehensively address outdoor pickleball courts and any associated noise mitigation requirements when outdoor courts are located near residential uses; and

WHEREAS, there is a present need to review, evaluate, and consider updates and amendments of the regulations to ensure that the City's regulations best address compatibility between outdoor pickleball courts and residential uses in order to protect the public health, safety, and welfare; and

WHEREAS, temporarily suspending the City's acceptance, processing, and issuance of approvals or permits or licenses for outdoor pickleball courts in close proximity to residential land uses is determined to be prudent, reasonable, and necessary to afford the City the opportunity to study and consider the impacts of pickleball on residential properties, and to reasonably amend its standards and regulations as may be needed; and

WHEREAS, temporarily prohibiting the establishment of new pickleball courts located in close proximity to residential land uses is determined to be prudent, reasonable, and necessary to afford the City the opportunity to study and consider the impacts of pickleball on residential properties, and to reasonably amend its standards and regulations as may be needed; and

WHEREAS, absent reasonable and temporary restrictions on the City's ability to authorize or permit new pickleball courts and on the establishment of new pickleball courts near residential properties, the potential for conflict between noise associated with pickleball courts and residential property is potential due to the popularity and demand for pickleball courts and based on currently available information, studies, and research; and

WHEREAS, the City possesses the power and authority to impose a temporary moratorium on the acceptance or processing of applications for specific land uses and to temporarily limit the issuance of approvals and permits and licenses for specific land uses to review and consider how such land uses may be accommodated and approved to best advance the health, safety, and welfare of the City of Centennial; and

WHEREAS, the City Council hereby legislatively determines that temporarily suspending the acceptance or processing of applications and the issuance of approvals, permits, and licenses for outdoor pickleball courts, and temporarily prohibiting the establishment of new pickleball courts, located within 500 feet of residential land uses is in the best interests of the health, safety and welfare of the community and its citizens.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CENTENNIAL, COLORADO, ORDAINS:

Section 1. Incorporation of Recitals. The foregoing recitals are affirmed and incorporated by this reference as legislative findings of the City Council.

Section 2. Temporary Suspension and Delay Enacted. The City of Centennial hereby imposes a temporary suspension and delay (moratorium) on the acceptance and on the processing of any form of application or request for approval, including applications for or issuance of building permits and business licenses, related to outdoor pickleball courts located within 500 feet of land zoned or used for a residential land use. This temporary suspension and delay shall automatically terminate at midnight on **October 1, 2023**, unless terminated earlier by the City Council or extended in its duration by the enactment of another ordinance. This Ordinance and the temporary suspension and delay imposed hereby shall be self-executing without further action by the City or its City Council.

Section 3. Temporary Suspension and Delay Enacted. The City of Centennial hereby imposes a temporary suspension and delay (moratorium) on the establishment of new outdoor pickleball courts located within 500 feet of land zoned or used for a residential land use, regardless of whether such courts require any City approvals or permits. For purposes of this moratorium, “establishment” of a new pickleball court includes conversion or reuse of outdoor recreation areas previously designated for other purposes such as tennis courts or basketball courts. This temporary suspension and delay shall automatically terminate at midnight on **October 1, 2023**, unless terminated earlier by the City Council or extended in its duration by the enactment of another ordinance. This Ordinance and the temporary suspension and delay imposed hereby shall be self-executing without further action by the City or its City Council.

Section 4. Exclusion from Moratorium. This Ordinance and the temporary suspension and delay imposed by this Ordinance shall not apply to a lawfully recognized vested property right for the construction of a pickleball court pursuant to: (i) Colorado common law (i.e., a property right established by the issuance of a building permit for a pickleball court and reasonable reliance upon such permit as such right is recognized by Colorado law); or (ii) pursuant to a final approved application for vested rights for a pickleball court issued pursuant to the LDC;

or (iii) express authorization to establish a pickleball court granted pursuant to an annexation, development, or other agreement approved by the City.

Section 5. Severability. Should any one or more sections or provisions of this Ordinance be judicially determined invalid or unenforceable, such judgment shall not affect, impair or invalidate the remaining provisions of this Ordinance, the intention being that the various sections and provisions are severable.

Section 6. Emergency Declared; Effective Date. The City Council hereby legislatively declares that the passage of this Ordinance is necessary for the immediate preservation of the public peace, health or safety. Absent passage of this Ordinance as an Emergency Ordinance, the City risks the submission of applications for outdoor pickleball courts located close in proximity to residential land uses and the processing of such proposed uses with the existing LDC regulations which do not address the potential impacts or mitigation related to such uses. Upon passage by a supermajority of City Council members in office, as required by Section 7.6 of the Centennial Home Rule Charter ($\frac{3}{4}$ of all members in office or 7 or more votes of the 9 member Council), this Ordinance shall become effective immediately upon adoption.

Section 7. Safety Clause. The City Council hereby finds, determines, and declares that this Ordinance is promulgated pursuant to the City's home rule authority and under the general police power of the City of Centennial, that it is promulgated for the health, safety, and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The City Council further determines that this Ordinance bears a rational relation to the proper legislative objective sought to be obtained.

INTRODUCED, READ, AND ORDERED PUBLISHED BY THE CITY COUNCIL OF THE CITY OF CENTENNIAL, COLORADO, UPON A MOTION DULY MADE, SECONDED AND PASSED AT ITS REGULAR MEETING HELD ON THE ____ DAY OF _____, 2023.

CITY OF CENTENNIAL

By: _____
Stephanie Piko, Mayor

Approved as to Form:

For City Attorney's Office

I hereby certify that the above Ordinance was introduced to the City Council of the City of Centennial at its meeting of _____, 2023 and ordered published one time by title only in *The Centennial Citizen* newspaper on _____, 2023, and in full on the City web site in accordance with Section 2-1-110 of the Municipal Code.

SEAL

ATTEST:

By: _____
City Clerk or Deputy City Clerk

FINALLY ADOPTED, PASSED, APPROVED WITH AMENDMENTS, IF ANY, AND ORDERED PUBLISHED BY TITLE ONLY, IN *THE CENTENNIAL CITIZEN* NEWSPAPER AND IN FULL ON THE CITY WEB SITE IN ACCORDANCE WITH SECTION 2-1-110 OF THE MUNICIPAL CODE BY THE CITY COUNCIL OF THE CITY OF CENTENNIAL, COLORADO, UPON A MOTION DULY MADE, SECONDED AND PASSED AT ITS MEETING HELD ON THE ____ DAY OF _____, 2023, BY A VOTE OF ____ IN FAVOR AND ____ AGAINST.

CITY OF CENTENNIAL

By: _____
Stephanie Piko, Mayor

I hereby certify that the above Ordinance was finally adopted by the City Council of the City of Centennial at its meeting of _____, 2023, and ordered published by title only, one time by *The Centennial Citizen* newspaper on _____, 2023 and in full on the City web site in accordance with Section 2-1-110 of the Municipal Code.

SEAL

ATTEST:

By: _____
City Clerk or Deputy City Clerk

Staff Report

TO: Honorable Mayor Piko and Members of City Council

THROUGH: Matt Sturgeon, City Manager
Elisha Thomas, Deputy City Manager
Neil Marciniak, Director, Community and Economic Development

FROM: Jenny Houlne, Deputy Community and Economic Development Director
Melanie Ward, Manager, Development Foresight and Infrastructure Readiness
Amy Wiedeman, Planner II

MEETING DATE: March 21, 2023

SUBJECT: Housing Study and Policy Development Update

1. **Executive Summary:**

The Housing Study and Policy Development Project has three updates for City Council:

- A draft of the **Community Housing Strategies Summary Report**, which summarizes 2022 research, feedback, and recommendations about each of the nine strategies initially prioritized by City Council.
- A **Centennial Housing Strategy Policy Development Outline** which identifies the major topics to be considered in the development of four housing policies and Land Development Code updates identified by City Council in January 2023.
- An **updated 2023 Housing calendar** proposing the Housing Project's approach to drafting the four policies and Land Development Code updates identified by City Council in January 2023.

2. **Background:**

Community Housing Strategies Summary Report (Strategy Summary Report)

The Strategy Summary Report serves as a summary of all work undertaken through the Housing Study and Policy Development Project in 2022. This information is not new to Council, but it is summarized and packaged to provide a comprehensive picture of the Housing Project strategy exploration.

It is intended as a reference for the public to describe the research done to date and as a guide for the City if Council wishes to pick up exploration of any strategy at a future date. The report includes a description of the project approach, a summary of the findings from the Housing Needs Assessment, and feedback from community engagement process. For each of the nine strategies explored, the report describes the strategy and the next steps, if the City chooses to re-prioritize the strategy in the future. Links are provided to the study and feedback compiled by the Housing Working Group.

Centennial Housing Strategy Policy Development Outline (30% Drafts)

A 30% “outline” draft is provided for each of the four strategies under consideration for policy development. The 30% draft is intended to outline the key questions and considerations that will need to be incorporated as the policy or Land Development Code updates move toward finalization. For each strategy, the document includes drafting considerations and recommendations, an assessment of where edits would be made to Centennial’s codes, and big picture questions that must still be resolved.

The 30% drafts are being introduced at this Council Meeting, but this is not the only opportunity to provide feedback on these drafts. Gathering of Council feedback, discussions with Staff and continued refinement, will continue throughout the next few months as each strategy is developed.

As a reminder, the four strategies are:

- **Accessory Dwelling Units:** Increase housing options for a range of ages by authorizing Accessory Dwelling Units (ADUs) in some areas. Design and development standards as well as neighborhood suitability will be explored.
- **Expedited Review:** Help reduce the amount of start-up time and cost for affordable housing developments by streamlining the development review process when the project meets specific City design and development standards for affordability.
- **Inclusionary Zoning:** Include affordable units and housing opportunities in a range of locations by requiring some percentage of affordable housing (either for-sale or for-rent) be included in new housing developments of a certain number of units.
- **Land Banking:** Reduce the overall costs of housing development by creating a land donation or land banking program that can help hold land for future affordable housing development.

Updated 2023 Housing Project Calendar

Since Council’s direction to advance four strategies to the policy drafting stage in January 2023, Staff has been working with the consultant team to develop a timeline for drafting, review, and engagement on the strategies. At the meeting, Staff will present two calendar options which differ based on the number of joint meetings between City Council and Planning and Zoning Commission. Both options emphasize public engagement throughout May. Both options include Planning and Zoning Commission and City Council review of Land Development Code updates in Quarter 3, 2023.

3. Next Steps:

Following Council feedback on the two proposed calendar approaches, Staff and the consultant team will continue exploring the questions and recommendations included within the 30% drafts. Staff anticipates bringing 75% “rough” drafts of two of the four strategies to City Council in April and the remaining two strategies in May.

4. Previous Actions:

City Council provided direction to explore four strategies in more detail on January 17, 2023. Previous presentations occurred on November 14, 2022; August 17, 2022; July 11, 2022; and June 6, 2022.

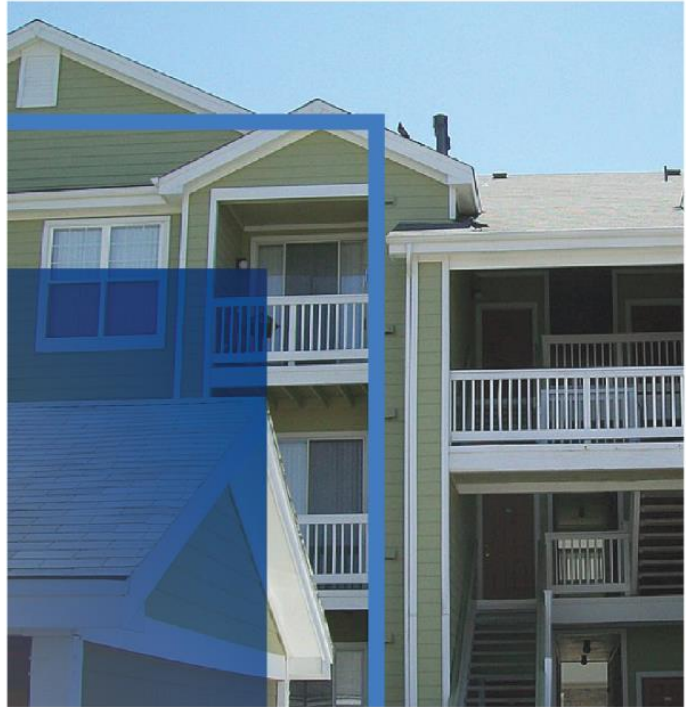
5. Suggested Motions:

Council will not be asked to make a formal motion. Council will be asked for feedback on the two proposed calendar approaches.

6. Attachments:

Attachment 1: Community Housing Strategies Summary Report

Attachment 2: 30% Policy Development Drafts



Community Housing Strategies Summary Report

MARCH 2023

CLARION

This work funded in part by the Colorado Department of Local Affairs.



Community Housing Strategies Summary Report

CONTENTS

Executive Summary	6
Centennial Housing Study and Policy Development Project.....	6
Process.....	6
Priority Strategies	7
Next Steps.....	7
Section 1: Introduction.....	8
About the Process.....	8
Phase I: Research and Discovery	8
Phase II: Housing Study and Policy Development.....	8
Purpose and Organization of this Report	10
Section-by-Section Overview	10
Materials, Reports, and Additional Information	10
Section 2: Housing Needs in Centennial.....	11
Purpose.....	11
Preparation of the Housing Needs Assessment.....	11
Community Engagement Summary.....	12
Community Stakeholders	12
Underrepresented Groups	12

Housing Data and Economics Analysis	13
Future Housing Needs.....	17
Top Housing Needs in Centennial Today	18
What Does “Affordable” Mean in Centennial?	18
Section 3: Strategy Review and Prioritization Process.....	20
Background: The DOLA Strategies	20
State-level Guidance to Colorado Communities.....	20
Strategies Considered for Centennial	20
Centennial Review and Vetting Process.....	22
Housing Working Group	22
General Public	26
Planning & Zoning Commission and City Council Review	28
Fall 2022 Voter Approval of Proposition 123	30
Identifying Priority Strategies	31
Section 4: Explanation of Affordable Housing Strategies	32
Accessory Dwelling Units.....	32
What are Accessory Dwelling Units?	32
Strategy Intent.....	33
Strategy Actions	33
Outcome	34
Inclusionary Zoning	34
What is Inclusionary Zoning?.....	34
Strategy Intent.....	34
Strategy Actions	34
Outcome	35
Bonus Density.....	35
What is Bonus Density?.....	35
Strategy Intent.....	36
Strategy Actions	36
Outcome	37
Expedited Review.....	37
What is Expedited Review?	37
Strategy Intent.....	37
Strategy Actions	38
Outcome	38
Subsidize or Reduce Development Fees for Affordable Housing	38
What is a Fee Reduction?	38

Strategy Intent.....	39
Strategy Actions	39
Outcome	39
Land Donation, Dedication, and Banking	39
What is Land Banking?	39
Strategy Intent.....	40
Strategy Actions	40
Outcome	40
Dedicated Infrastructure Funding Source	40
What is Infrastructure Funding?	40
Strategy Intent.....	40
Strategy Actions	41
Outcome	41
Incentivize Landlords to Lower Current Rents	41
What is Rental Assistance?.....	41
Strategy Intent.....	41
Strategy Actions	41
Outcome	42
Section 5: Next Steps	43
Appendices.....	44
Public Comments	44
Supplemental Information.....	44

Executive Summary

Centennial Housing Study and Policy Development Project

Centennial has been exploring the impact of the state's current affordable housing shortage for the past two years. This important work has included engaging in extensive community-based conversations in 2022 to analyze specific options for regulatory and policy changes focused on encouraging the development of affordable housing. This Community Housing Strategies Summary Report details the work and activities undertaken by the key participants in this conversation - the Housing Working Group, Planning & Zoning Commission, City Council, and community - to determine which affordable housing approaches would be most effective and successful in Centennial.

Process

Working from a Centennial-specific list of affordable housing strategies chosen from a larger group of strategies prepared by the Colorado Department of Local Affairs (DOLA), the project team of City staff and supporting consultants first prepared a Community Housing Needs Assessment (HNA). The HNA is an economic analysis of Centennial's current housing opportunities and needs. The HNA identified a set of rental and ownership housing "gaps" in Centennial, where insufficient housing is currently available for those who need or are able to afford it. The report also provided housing gap projections identifying the future expansion of current gaps.

A Housing Working Group was convened by the Centennial City Council and this group met monthly to research and discuss the list of potential affordable housing strategies identified for the project. The Housing Working Group established a set of review criteria and weighed each of the proposed strategies against the criteria. During a parallel timeframe, community members were asked to study a summary of the Housing Working Group's research data and answer a set of survey questions about each of the affordable housing strategies. Community input and Housing Working Group feedback were summarized in a table for public and elected official review.

Both the Planning & Zoning Commission and City Council met to receive updates and discuss the affordable housing strategies periodically during the Housing Working Group and community input process. Following completion of the Housing Working Group's review, the Planning & Zoning Commission and City Council conducted further discussions about the strategies and established a set of priority strategies for drafting and further consideration.

Priority Strategies

Centennial has chosen to move four strategies into the drafting and formal consideration process:

- Adopting standards allowing and regulating the construction of accessory dwelling units (ADUs);
- Establishing an expedited development application review process for affordable housing and potentially for commercial development conversion to affordable housing;
- Creating an inclusionary zoning program; and
- Authorizing the creation of or participation in a land bank with the authority to acquire, hold, sell, or grant property for affordable housing projects.

Next Steps

During 2023, the project team will convert the four selected strategies into draft policy or regulatory amendments to the Centennial Land Development Code. Each of the drafts will be made available for public review and will be considered by Planning & Zoning Commission and City Council two times prior to the statutory public hearing and adoption process.



Section 1: Introduction

About the Process

Centennial NEXT—the City’s Comprehensive Plan and framework for future growth and development—highlights key opportunities for expanded housing options throughout Centennial. Since the Plan was adopted in 2018, housing cost and availability have become a major focus in Centennial and throughout the region.

Centennial NEXT focuses the City on three key goals promoting housing or supported by housing:

1. Promote social, physical, and economic health by allowing an efficient, diverse, and integrated land use mix;
2. Provide opportunities for new housing options that meet market trends and the evolving needs of current and future residents; and
3. Attract and develop an exceptional workforce equipped to adapt to a changing economy.

Determining how to build toward these goals was the focus of many conversations in the early phases of affordable housing conversations and helped guide the review and prioritization of housing policy and regulatory updates in the Housing Study and Policy Development phase.

Phase I: Research and Discovery

In 2021, City Council set out to explore housing cost and availability in Centennial with the intent to advance the understanding of the entire spectrum of housing issues in the City, define the various needs for housing, and identify priorities to potentially inform future policy. Over the course of a year, the City Council—with support from City staff—conducted research, met with local housing experts, and toured peer communities in the region. These efforts helped provide the City with an understanding of the state and regional trends that are influencing the housing demand and the overall market, and the policy and regulatory strategies communities like Centennial are taking in response.

Phase II: Housing Study and Policy Development

In 2022, the City initiated a more in-depth Housing Study and Policy Development project (‘Housing Project’) to expand research efforts and engage the community in a discussion about possible policy options that Centennial is considering implementing to increase housing options and address affordability concerns. A portion of the funding for the project was provided through an Innovative Housing Strategies Planning Grant from the Colorado Department of Local Affairs (DOLA). The grant was established to help communities understand their housing needs and explore up to 15 different policy and regulatory strategies aimed at promoting the development of affordable housing.

The Housing Project was managed by a project team comprised of City staff from Community and Economic Development, Communications, and the City Manager’s Office with support from a consultant team, led by Colorado-based Clarion Associates, in partnership with Root Policy Research. Additionally, a Housing Working Group comprised of several local officials as well as experts in various aspects of housing(e.g., real estate, affordable housing, development, etc.) and members of the community, was formed to discuss policy options, provide feedback, and help inform public discussion.

Phase II of the process included five tasks. Three tasks were completed in 2022, including the following major milestones:

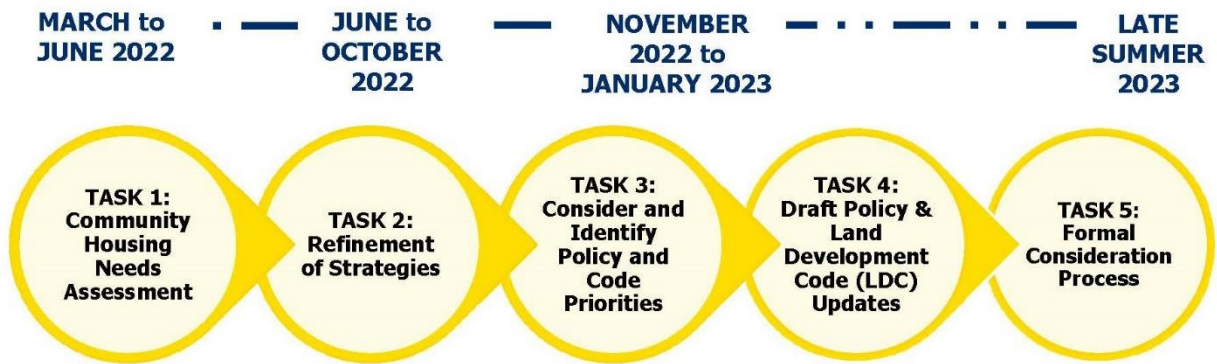


Figure 1. Project Timeline

- Task 1: Preparation of a Community Housing Needs Assessment
- Task 2: Refinement of and public engagement on housing strategies and development of housing policy
- Task 3: Selection of strategies for Centennial Land Development Code modifications and other policy actions

This phase will continue in 2023 with Tasks 4 and 5 that are focused on affordable housing policy and regulatory drafting and consideration for adoption. Four strategies were selected for policy or regulatory drafting through the City review and community discussions as detailed in Section 3, beginning on page 19. The City intends to proceed through a deliberate process of drafting, review, and potential adoption over the course of 2023.

Purpose and Organization of this Report

This report is intended to summarize the significant research, discussion, and public engagement related to housing needs in Centennial and strategies to address housing affordability.

This report explores all nine strategies identified by the City for further analysis, weighs the pros and cons of each, summarizes community input received, describes the ability of each strategy to help the City reach identified planning and housing goals, and provides an overview of the process used to vet all nine strategies to reach a recommendation of the most effective strategies for the City to move forward.

Section-by-Section Overview

This report includes four sections in addition to this introductory section:

- **Section 2—Housing Needs in Centennial.** Provides a summary of key findings from the Community Housing Needs Assessment that were used to inform the vetting of potential strategies. The Community Housing Needs Assessment is available in its entirety on the City's website.
- **Section 3—Strategy Review and Prioritization.** This section describes the rolling review process Centennial established to explore the strategies. This process led to the selection of four strategies for further review, policy or regulatory drafting, and potential adoption.
- **Section 4—Affordable Housing Strategies: Descriptions and Assessment.** Provides a detailed description of each of the nine strategies chosen for further study, including explanation of how the strategy works to promote affordable housing, how the strategy fits with Centennial NEXT, and the review criteria used by the Housing Working Group to explore various aspects and impacts of each strategy to determine the best fit for Centennial.
- **Section 5—Next Steps.** Based on input received on the prioritized strategies contained in this report, the project team will draft four sets of policies and/or land use regulations for community review and potential adoption. The City may choose to advance additional strategies outside of the Housing Project.

Materials, Reports, and Additional Information

The materials, reports, and additional information referenced in this Community Housing Strategies Summary Report are available on the City's website, hyperlinked [here](#) or searched in a web browser at www.centennialco.gov/housing.

Section 2: Housing Needs in Centennial

Purpose

The Community Housing Needs Assessment (HNA) was prepared by Root Policy Research as the first step in the Housing Project process. The HNA provides an update of past housing analyses with new data reflecting current gaps in the housing market and identification of the changing needs of Centennial's residents. The housing needs identified in the report were leveraged by the project team, community members, and decision makers as individual strategies were evaluated.

The HNA is organized into four sections, each of which is summarized in this chapter:

- Existing Conditions
- Current Housing Needs
- Future Housing Needs
- Strategy and Policy Change

Why work to address housing needs?

- Research shows that a constrained housing market negatively impacts economic growth.
- Residents' housing needs change over time, most often due to aging, education and skill development, employment, economic disruption, care for family members, and/or transition to a fixed income.
- Recent trends in market prices, increasing mortgage interest rates, and land constraints are putting the city out of reach for middle income households.
- The existing housing products and price points offered may not be able to accommodate the needs of starter families, the growing workforce, or aging residents who wish to downsize.

Preparation of the Housing Needs Assessment

The Housing Needs Assessment provided a quantitative analysis of historical and current data on local demographics, housing stock, and market dynamics in both the rental and ownership categories, along with an assessment of development, economic, and employment trends. Local data was garnered from feedback received from city staff, elected and appointed officials, and members of the community.

Community Engagement Summary

The Housing Needs Assessment drafting process included housing-specific community outreach that took place separately from and in addition to the multiple community outreach events held for the overall project.

Community Stakeholders

Community stakeholders for the Housing Needs Assessment included both technical experts that are familiar with and use the Land Development Code (LDC) regularly—and those that may be less familiar but may have an interest in the implementation of Centennial NEXT and housing issues that are impacting them directly. Targeted stakeholders and community groups engaged as part of the Housing Needs Assessment included:

- Age-in-place advocates
- Business owners and organizations
- College students
- Families with young children
- Housing organizations, non-profits, and advocacy groups
- Homebuilders, developers, architects, and others with experience in both an infill and greenfield development context
- Neighborhood groups (representing all Districts of Centennial)
- Public sector employees (e.g., teachers, firefighters)
- Traditionally underrepresented groups (e.g., retail, restaurant, and service industries)
- Young professionals

Because housing cost and availability is a regional issue, community engagement efforts as part of the Housing Needs Assessment were not limited to current residents of Centennial.

Underrepresented Groups

Root Policy Research conducted focus groups early in the Housing Project process to help inform the Housing Needs Assessment. Focus groups generally consisted of groups of up to 10 residents, although some were larger. The goal of the resident focus groups was to engage traditionally underrepresented groups in the process and ensure their needs were reflected in the Housing Project recommendations. Based on organizational contacts available and demographics of the City, the following were identified as traditionally underrepresented groups:

- Low-income families



- Hispanic workers
- Seniors
- People with disabilities

Focus group participants were identified through local service providers, faith-based organizations, employers, and others who work directly with traditionally underrepresented groups in the City of Centennial. Participants were paid a modest stipend. A list of focus group participants and summary of input received is included as an appendix in the Housing Needs Assessment report.

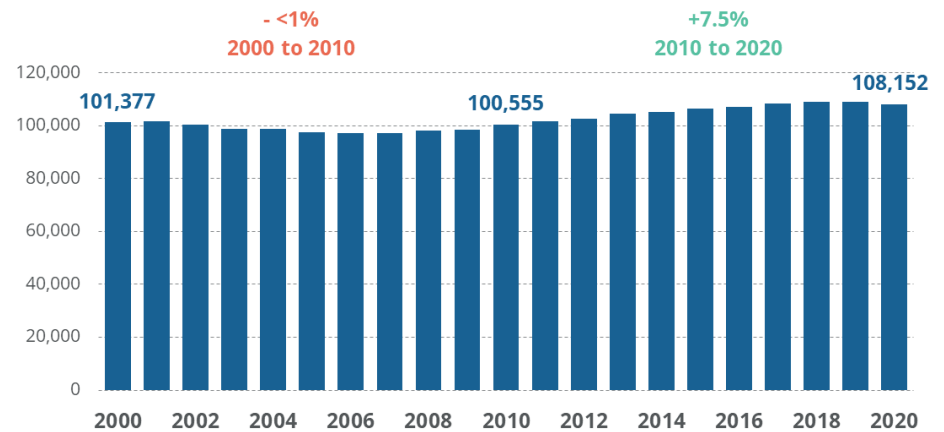
Housing Data and Economics Analysis

The Housing Needs Assessment Executive Summary is provided on the following pages.

Existing Conditions

- Centennial experienced modest population growth from 2010 to 2020 compared to the State of Colorado and Denver Metropolitan Statistical Area (MSA). From 2010 to 2020, the city's population grew by 7.5% compared to 14% in the Denver MSA and 33% statewide (ES-1).
- Centennial is an older community compared to the rest of the state with a median age of 41.3 in the city compared to 36.9 statewide. The senior population in the city is growing as residents age in place (ES-2).
- Centennial is a relatively high income community in the Denver MSA with a very low poverty rate (3% poverty).
- Family households with children and school-aged children have declined. The share of nonfamily households has increased (ES-2).
- Employment increases in the city—primarily in low wage jobs in arts, entertainment, and recreation—have driven up in-commuting for workers who work in the city but cannot afford housing prices or prefer to live elsewhere (ES-3).
- Racial and ethnic diversity in the city increased from 2010 to 2020, particularly within school aged children.

Figure ES-1. Total Population, 2000-2020



Source: DOLA and Root Policy Research.

Figure ES-2. Share of Population by Age, 2010- 2020

Source:

2010, 2017, and 2020 5-year ACS and Root Policy Research.

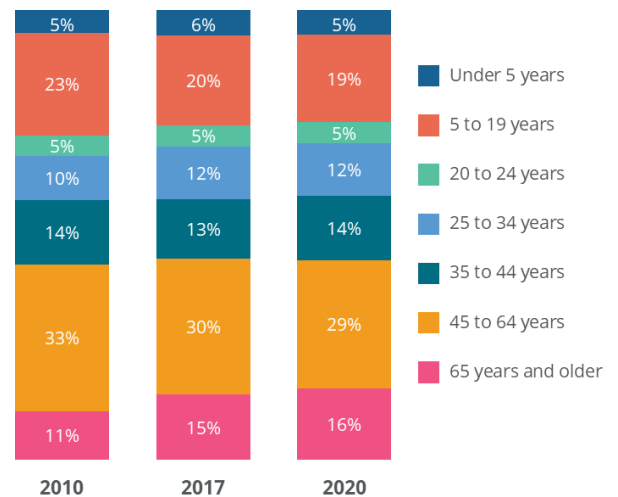
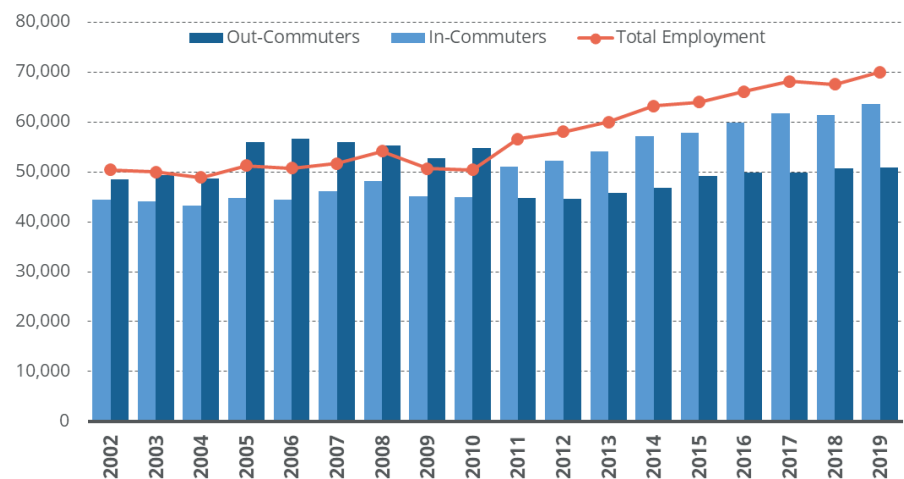


Figure ES-3. Commute Patterns and Total Employment, 2002-2019



Source: LEHD and Root Policy Research.

Housing Market

Housing Stock

- Around three-fourths of homes in Centennial are single-family detached homes. However, much of the development in recent years has been multifamily units (ES-4).

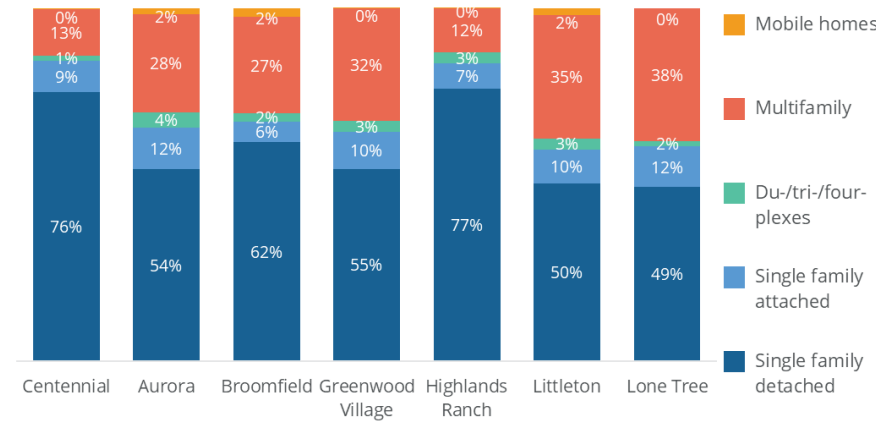
Rental Market

- Overall, the median gross rent in Centennial increased from \$1,554 in 2017 to \$1,728 in 2020 (11% increase).
- Over the past year (Q2 2021-Q1 2022) rents in the City of Centennial have increased dramatically, particularly in west Centennial (ES-5).

Ownership Market

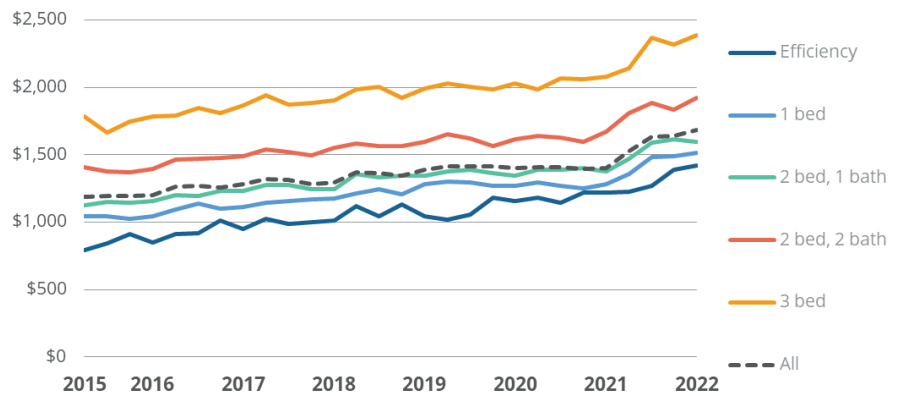
- Centennial has an above average homeownership rate. In Centennial 82% of all households own their home compared to 60% statewide.
- The average price of single family detached units sold in 2022 was \$233,990 higher than attached units and \$301,766 higher than condos. However, from 2012 to 2022 79% of all sales were single family detached (ES-6).
- Barriers to homeownership in Centennial include difficulty making a downpayment, households debt to income ratio, credit history, and increasing interest rates.

Figure ES-4. Housing Type, Centennial and Peer Communities, 2020



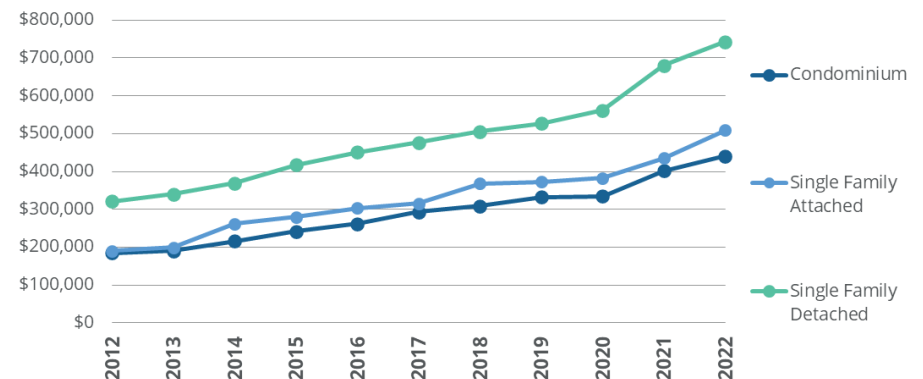
Source: 2020 5-year ACS and Root Policy Research.

Figure ES-5. Median Rent by Type, Arapahoe County, 2015-2022



Source: Denver Metro Vacancy and Rent Survey Q1 2022 and Root Policy Research.

Figure ES-6. Average Sale Price by Housing Type, 2012-2022



Source: MLS and Root Policy Research.

Current Housing Needs

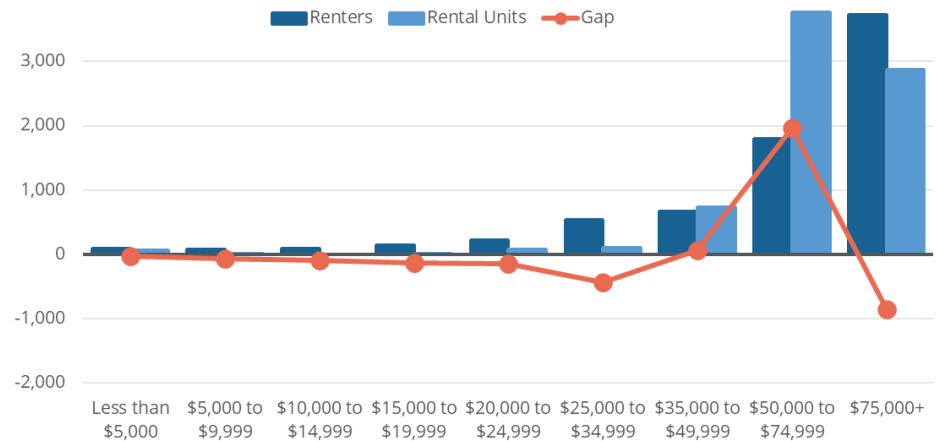
Rental Market

- The city has a gap of 896 units for renter households earning less than \$35,000. Sixteen percent of renter households have incomes less than \$35,000. These residents are not homeless, rather they are renting-up into units they cannot afford and are housing cost burdened—spending more than 30% of their income on housing (ES-7).

Ownership Market

- Units for sale in the City of Centennial are predominantly three- to four-bedroom units (67%). Conversely, most households are one or two person households (57%). There is a mismatch between the current inventory of for sale housing and the types of households living in Centennial (ES-8).
- With a 5.25% interest rate, households need to earn \$100,000 or more to be competitive in the market. Increased interest rates have decreased the purchasing power for households based on their income (ES-9).

Figure ES-7. Rental Gaps, Centennial, 2020



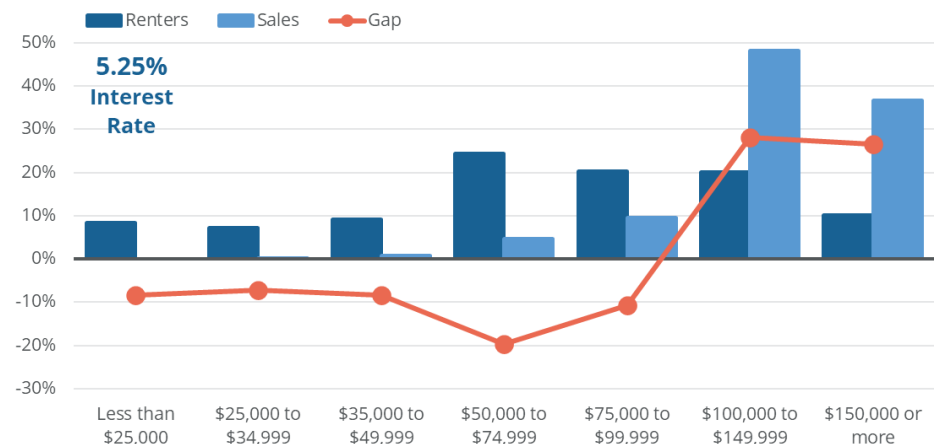
Source: 2020 5-year ACS and Root Policy Research.

Figure ES-8. Households by Number of People in Household vs. Sales by Number of Bedrooms

Number of Bedrooms or People in Household	Households		Sales in Centennial (2020-2022)	
	# of Households	% of Households	# of Sales	% of Sales
Centennial				
1 or less	8,637	21%	97	2%
2	14,560	36%	480	11%
3	7,428	18%	1,311	29%
4	6,388	16%	1,724	38%
5 or more	3,684	9%	935	21%

Source: MLS, 2020 5-year ACS, and Root Policy Research.

Figure ES-9. Renter Purchase Gaps, 5.25% Interest Rate, Centennial, 2020

















Source: 2020 5-year ACS, MLS, and Root Policy Research.

Future Housing Needs

One of the key issues addressed in the HNA was the identification of future housing needs in Centennial. Figure ES-10 shows the outcomes of a scenario where all new worker households who can afford to rent or purchase in Centennial are housed and those who cannot afford Centennial become in-commuters.

By 2025, an estimated 4,948 new worker households will work in the city and 519 households would be able to afford the median priced detached single-family home in 2025 (\$823,688); 1,453 households could afford to purchase a condo or attached home (\$780,000); and 2,189 households could afford the median rent (\$2,063). Out of the 8,321 new workers in the city, 1,324 could not afford to live in the city and would be forced to in-commute to work. Without an increase in ownership affordability in the next five years, the homeownership rate is estimated to decrease from 82% in 2020 to 77% in 2025.

Figure ES-10. Industry Workers can Afford, 2035

	 New Workers	 New Households	Housing Types Households Can Afford		Impact
2025	+8,321 Workers	+4,948 Households	 Detached	Households 519	In-Commuters  +1,324
			 Attached & Condos	1,453	Homeownership Rate 82% to 77%
			 Rent	2,189	
2030	+13,447 Workers	+7,996 Households	 Detached	Households 383	In-Commuters  +2,138
			 Attached & Condos	2,688	Homeownership Rate 82% to 75%
			 Rent	3,654	
2035	+17,791 Workers	+10,590 Households	 Detached	Households 17	In-Commuters  +2,826
			 Attached & Condos	1,154	Homeownership Rate 82% to 67%
			 Rent	7,728	

Note: Affordability based on 1.68 wage earners in with the average weekly wage for each industry per household and 30% of monthly income on housing. Mortgage assumptions include 5.25% interest rate, 20% monthly payment to ownership costs (e.g., property taxes, utilities, and insurance), and 10% downpayment.

Source: QCEW, MLS, 2020 5-year ACS, and Root Policy Research.

Top Housing Needs in Centennial Today

Based on the analysis and outreach undertaken for the Housing Needs Assessment, the project team identified the following top housing needs in Centennial:

- To accommodate projected household and employment growth, the City of Centennial would need to **increase production of housing**—including market rate rental units and for sale housing. Over the past 10 years, the city has approved an average of 241 units per year. To keep up with household projections the city needs to produce 561 to 706 new units per year.
- To address the existing gap for low-income renters with annual incomes less than \$35,000 in the city, **896 rental units and/or subsidies** priced under \$875 per month (including utilities) are needed.
- To allow for a wider variety of households to purchase homes in Centennial and for seniors to downsize, the city needs to **accommodate more missing middle housing types**—single family attached and condos. Increasing smaller-scale ownership opportunities would alleviate some of the barriers to homeownership and provide housing for smaller household sizes—specifically, **two-bedroom ownership opportunities**.
- To accommodate growing employment industries in the city, Centennial should **target affordable homeownership and rental strategies** toward price points that **Centennial workers can afford**. If the city's workers cannot be housed in the city, in-commuting will increase, and homeownership will decline.

What Does “Affordable” Mean in Centennial?

One of the many important discussions that came out of the Housing Needs Assessment is the identification of what “affordable” means in Centennial. Some of the priority strategies are specifically applicable to the creation of affordable housing or affordable units. The Centennial City Council and Planning & Zoning Commission engaged in a shared discussion about defining “affordable.” Typically, affordable housing is defined as residential units that are affordable to households making 80% or less of the area median income (AMI). In 2022, the 80% AMI for a four-person household in Arapahoe County was about \$94,000.

Rental. In 2022, a household at this income level could afford the average monthly rent for a three-bedroom unit, which is around \$2,500 in Centennial, but rent increases over the previous year were between 10 and 20%, depending on location.

For Sale. In 2022, the maximum affordable home price for a household at this income was between \$400,000 and \$500,000, depending on interest rates, which had started rising. The average sale price for a three-bedroom home in Centennial between 2020 and 2022 was \$510,000 and the average sale price for a four-bedroom home was \$620,610. Centennial did not have enough housing available in this price range to meet estimated resident demand. The

following tables provide a more detailed overview housing pricing and current availability in Centennial. These tables are designed to be read down each column, for example, a household earning \$58,600 can afford a maximum rent of \$1,465.00, a maximum home price of \$240,000.00 and would typically live in publicly subsidized multifamily housing. Currently, only about 10% of Centennial's multifamily housing can supply housing at this price. Supply shortages, identified in the Housing Assessment Study, exist for (1) lower-rent multifamily apartments, (2) mid-price condominiums, and (3) single-family attached units.

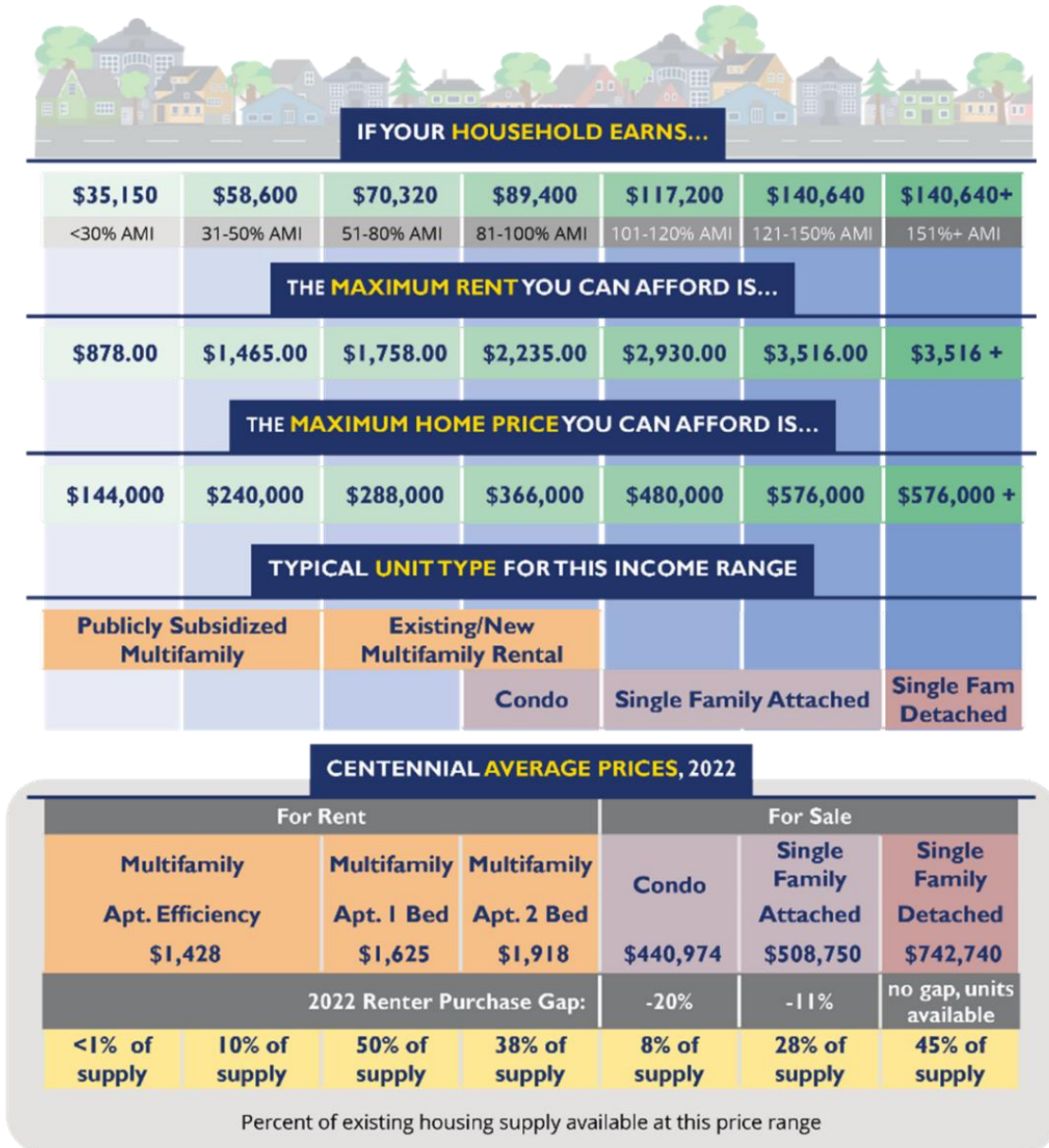


Figure 2: Relationship Between Household Earnings and Unit Availability

City Council planned on continuing its discussion about local affordability levels into 2023.

Section 3: Strategy Review and Prioritization Process

Background: The DOLA Strategies

State-level Guidance to Colorado Communities

In 2021, through [House Bill 21-1271](#), the Colorado Legislature, working through the Department of Local Affairs (DOLA) encouraged cities to look at fourteen strategies intended to promote affordable housing development (DOLA Strategies).

1. Use of vacant publicly owned property
2. Subsidize or reduce local development review or fees
3. Expedited development review process for AMI below 120% and/or commercial development
4. Density bonus program
5. Promote the use of sub-metering of utility charges
6. Dedicated funding source to subsidize infrastructure costs and associated fees
7. Multi-family housing options as a use by right in single family residential zoning
8. The classification of a proposed affordable housing development as a use by right
9. Authorizing Accessory Dwelling Units as a use by right
10. Allowing Planned Unit Developments with integrated affordable housing units
11. Allowing small square footage residential unit sizes
12. Lessened minimum parking requirements for new housing developments
13. The creation of a land donation, land acquisition, or land banking program
14. An inclusionary zoning ordinance (per CRS 29-20-104(s))

A fifteenth strategy allows cities to propose other innovative strategies that are not included in the bill.

Strategies Considered for Centennial

Through a series of discussions, the City Council identified eight DOLA Strategies and one Council-initiated strategy for Centennial to explore further. These included strategies that the community frequently asks about (such as potentially allowing accessory dwelling units or requiring developers to include affordable housing) and some that are less commonly in the public view (such as development fees).

To help group the strategies by impact, they were organized as shown in the following table, based on where or how the strategy would need to be incorporated into current City functions. The strategies were considered on an individual basis and not in comparison to other strategies in the same category.

Table 1: Selected Innovative Housing Strategies

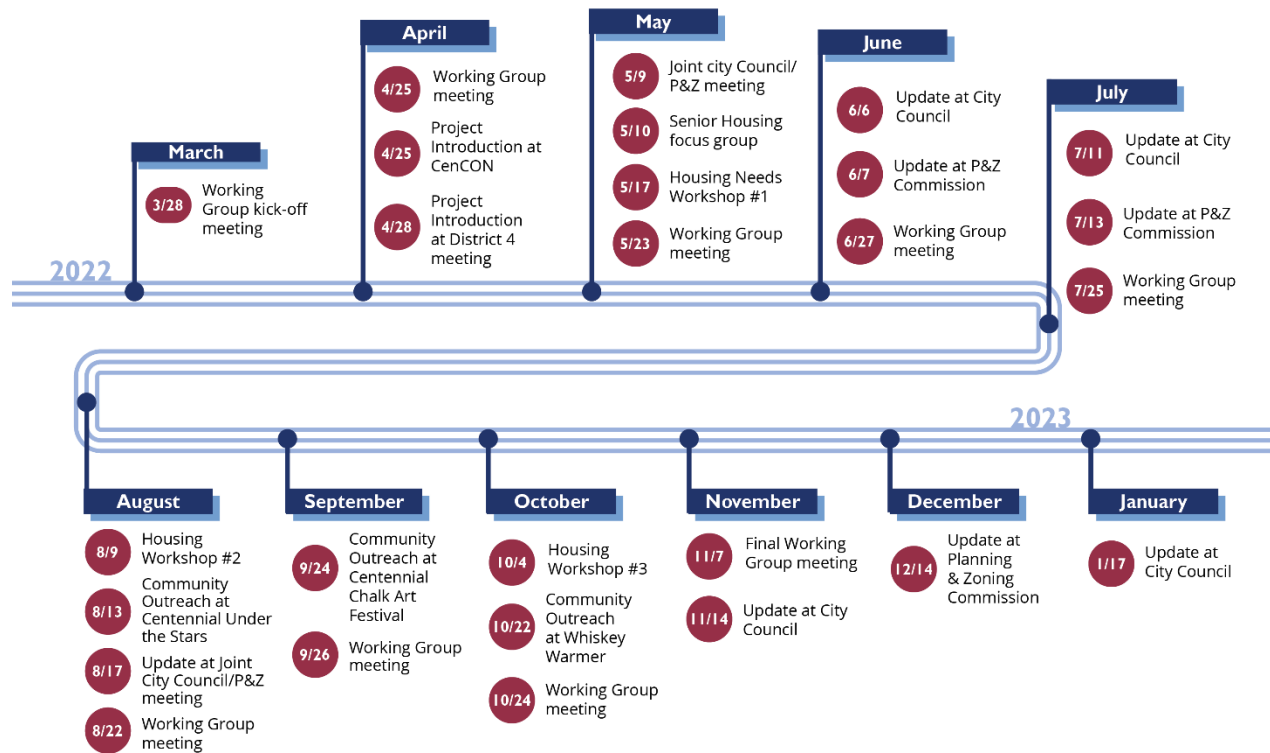
Category	Strategies	
Remove Procedural Barriers and Reduce Costs Current City Function: Land Development Code Administration	Expedited development review for affordable housing	Expedited development review for converting underutilized commercial/office property to housing
	Subsidize or reduce development fees for affordable housing	
New Allowances and Requirements Current City Function: Land Development Code Regulations	Establish a density bonus program	Authorize Accessory Dwelling Units (ADUs)
	Implement an inclusionary zoning policy	
Funding Mechanisms Current City Functions: City Budget, Partner Agencies, Potential New Function	Create a land donation or land banking program	Establish a dedicated funding source to subsidize infrastructure costs
	Incentivize current landlords to lower prices of existing units	

Each of the selected strategies are described in more detail in Section 4 of this Report.

Centennial Review and Vetting Process

Between April 2022 and November 2022, each strategy was vetted by community members, stakeholders, the Housing Working Group, and decision makers. Following that process, the Planning & Zoning Commission and City Council participated in a series of conversations from November 2022 through January 2023, that identified priority strategies to move into drafting and potential adoption. This section provides an overview of how each group undertook their tasks.

HOUSING STUDY & POLICY DEVELOPMENT TIMELINE



Housing Working Group

A 10-person Housing Working Group was appointed by the City to represent a balance of technical and community-oriented interests and serve as a sounding board for the project team throughout the Housing Project. The Housing Working Group was tasked with:

- Reviewing and assisting in vetting major policy options (based on the results of the Community Housing Needs Assessment) before they are rolled out to the broader public;

- Serving as a liaison to representative interest groups—promoting awareness and understanding of proposals that emerge from the process;
- Communicating the importance of the Housing Project process to stakeholders; and
- Reviewing and providing feedback on strategies that could result in proposed revisions to City policy and/or the Land Development Code.

Committee members did not vote or have veto power over proposed revisions recommended by the project team; however, the Housing Working Group’s feedback was shared with Centennial elected and appointed officials throughout the process.

Meeting and Review

The Housing Working Group met monthly from April 2022 to November 2022, along with the project team. A set of strategies were presented and discussed at each meeting. In preparation for Housing Working Group meetings, members were provided with an information packet that included background information about each strategy and an overview of (then) current community input about the strategy. The Housing Working Group also reviewed the creation of and responses to a developer survey that was undertaken on behalf of the Housing Working Group to ask key questions about which strategies may have been found to be helpful by both affordable housing developers and market-rate housing developers. As a follow-up, the Housing Working Group invited a smaller group of developers to join the October meeting to participate in a more free-ranging discussion about the creation of affordable housing in Centennial.

Working with the Planning & Zoning Commission and City Council, the Housing Working Group established a set of eight review criteria against which the individual strategies were compared and discussed.

Housing Working Group Members

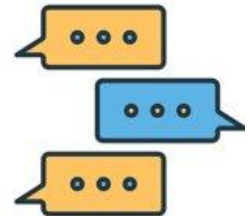
- Tom Brook, Denver South
- Liana Escott, Arapahoe County Housing and Community Development, Arapahoe/Douglas Works!
- Shelby Foster, South Metro Denver Realtors Association
- Corey Reitz, South Metro Housing Options
- John Scales, Planning & Zoning Commission Member
- Don Sheehan, Senior Commission City Council Liaison
- Andrew Spaulding, Centennial Resident
- Christine Sweetland, City Council Member

Table 2: Housing Working Group Strategy Review Criteria

Criteria		Key Questions
1	Centennial NEXT Implementation	Does this strategy support the implementation of the City's Comprehensive Plan?
2	Technical Feasibility	Can the City administer this strategy within existing processes, or will a specialized process be needed?
3	Administrative Feasibility	Can the City administer this strategy with existing staff or will specialized staff be needed?
4	Diversity and Equity Considerations	How will this strategy help implement Centennial's diversity and equity goals as identified in Centennial NEXT?
5	Impact	<ul style="list-style-type: none"> What are the circumstances where implementing this strategy will make a difference? How does the affordable housing development community view this approach?
6	Cost	<p>What are the anticipated "extraordinary" costs of implementing the strategy?</p> <p><i>*extraordinary is defined as in addition to the regular costs associated with new development or redevelopment as normally processed by the City</i></p>
7	Benefits	What are the benefits of implementing this strategy?

Summary Feedback

Following discussion and exploration of each of the strategies, the Housing Working Group grouped their feedback to the review criteria in three categories:



- The strategy meets the criteria or will have a positive impact on the creation of affordable housing
- The strategy does not meet the criteria or may have an impact that does not benefit the City or creation of affordable housing
- The relationship between the strategy and the criteria is neutral

The Housing Working Group feedback is summarized in the following table.





































































Centennial HSPD Working Group DOLA Strategy Review Criteria									
	Expedited Review Commercial Conversion	Expedited Review for Affordable Housing	Subsidize/Reduce Application Fees	Density Bonus Program	Inclusionary Zoning	Accessory Dwelling Units	Land Donation, Acquisition, Banking	Dedicated Funding for Infrastructure	Landlord Subsidies to Lower Rents
Options with Inclusionary Zoning									
Key: Positive or Yes  Caution or No  Neutral 									
POLICY CONSIDERATIONS									
Implements Centennial NEXT?									
Furthers Centennial NEXT Diversity and Equity Considerations?									
FEASIBILITY									
Technically Feasible with Current Programs?									
Administratively Feasible with Current Staff?									
COST TO CITY									
Cost Burden to City - No Costs Beyond Standard Development Costs?									
IMPACT									
Can Impact the Development of Affordable Housing in Centennial?									
Will Likely be Effective in Creating Affordable Housing?									
Is There a Potential Benefit to Implementing This Strategy?									

Figure 3. Working Group DOLA Strategy Review Criteria Summary

Based on the Housing Working Group's survey and discussion with local housing developers (both market rate and affordable), the table to the right reflects a preliminary discussion about whether implementation of each of the strategies would provide a level of incentive sufficient to promote the creation of an affordable development project, and what types of units may be included.






























DOLA STRATEGY IMPACT ON NEW CONSTRUCTION/ PRESERVATION OF EXISTING AFFORDABLE HOUSING			
Key: Positive  Neutral 			
	Multifamily	SF Attached + Condo	SF Detached
1. Expedited review for commercial conversion			
2. Expedited review for affordable housing			
3. Subsidize/reduce application fees			
4. Establish density bonus program			
5. Implement inclusionary zoning			
6. Authorize accessory dwelling units			
7. Create land donation, acquisition, or banking program			
8. Establish dedicated funding source for infrastructure			
9. Subsidies to landlords to lower rents			

Figure 4. DOLA Strategy Impact on New and Existing Affordable Housing Summary

General Public

Engagement opportunities for the community-at-large were offered both online and in-person throughout the Housing Project to help educate the public about Centennial's Housing Needs, build awareness about potential strategies to address the community's needs, and seek input on the potential suitability of individual strategies in different areas of Centennial. Participation in these events and online activities is summarized below.

Table 3: Summary of Public Engagement

Engagement Type	Responses
In-Person Engagement 8 Summer/Fall event booths and 3 Housing Needs Workshops	846 votes and comments at events
Online Engagement 14 Online Questions of the Week (April through October 2022)	471 total responses
Facebook	30 Facebook Posts reached over 8,034 followers* <i>*Reach is the total number of people who saw the content.</i>
NextDoor	30 NextDoor posts totaled 60,688 impressions with neighbors* <i>*Impressions are the number of times your content is displayed.</i>
Housing Project Webpage	1,574 unique page views
Developer Surveys	Clarion reached out to 21 affordable and market rate housing developers and interviewed 10

A preliminary summary table of both Housing Working Group and community input was created at this stage of the process, showing support for further consideration of a number of strategies along with mixed support for a few of the strategies. Two strategies were recommended for deprioritization: Infrastructure Funding and Landlord Subsidies.



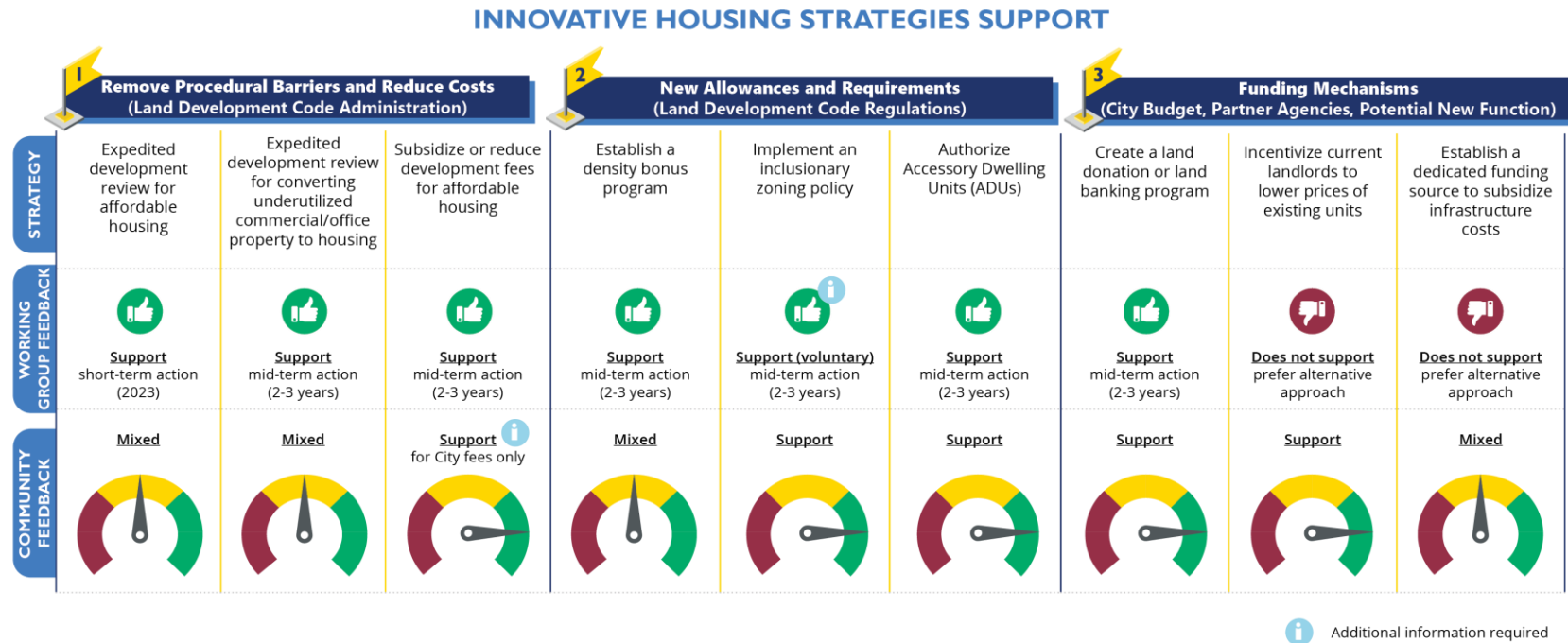


Figure 5. DOLA Strategies Working Group and Community Feedback Summary

Planning & Zoning Commission and City Council Review

The project team provided updates to the City Council and Planning & Zoning Commission at key points during the process to keep elected and appointed officials informed about potential changes, to seek input on potential strategies, and explore housing goals. Joint work sessions were held on May 9, August 17, and October 26. City staff also provided brief updates on the Housing Project to both bodies at regular work sessions.



























Joint work sessions were structured to provide a summary of the Housing Working Group's process and the community input to elected and appointed officials and allow them an opportunity to identify topics about which they would like more information and provide guidance about questions that could be directed back to the Housing Working Group and community at large. Many elected and appointed officials also attended public outreach meetings to both talk to community members and observe the give-and-take between the project team and project participants.

A summary table of the feedback from these meetings is provided below. The first row of the table lists each of the strategies initially chosen by City Council for further exploration, the second row indicates whether the Housing Working Group supported moving the strategy forward, and the third row summarizes the community's feedback about each strategy. Two strategies were deprioritized after discussion at the November 14 Work Session, shown in grey shade below. The final row of the table captures the feedback received from Planning & Zoning Commission at the December 14, 2022, Meeting. The audio from the meeting is available [here](#) (item begins at 17:45).¹



¹ <https://onbase.centennialco.gov/OnBaseAgendaOnline/Meetings/ViewMeeting?id=2143&doctype=1>

INNOVATIVE HOUSING STRATEGIES SUPPORT

	1 Remove Procedural Barriers and Reduce Costs (Land Development Code Administration)			2 New Allowances and Requirements (Land Development Code Regulations)			3 Funding Mechanisms (City Budget, Partner Agencies, Potential New Function)		
STRATEGY	Expedited development review for affordable housing	Expedited development review for converting underutilized commercial/office property to housing	Subsidize or reduce development fees for affordable housing	Establish a density bonus program	Implement an inclusionary zoning policy	Authorize Accessory Dwelling Units (ADUs)	Create a land donation or land banking program	Incentivize current landlords to lower prices of existing units	Establish a dedicated funding source to subsidize infrastructure costs
WORKING GROUP FEEDBACK	 Support short-term action (2023)	 Support mid-term action (2-3 years)	 Support mid-term action (2-3 years)	 Support mid-term action (2-3 years)	 Support (voluntary) mid-term action (2-3 years)	 Support mid-term action (2-3 years)	 Support mid-term action (2-3 years)	 Does not support prefer alternative approach	 Does not support prefer alternative approach
COMMUNITY FEEDBACK	Mixed 	Mixed 	Support  for City fees only 	Mixed 	Support 	Support 	Support 	Support 	Mixed 
P&Z FEEDBACK	 Support short-term action (2023)	 Support short-term action (2023)	 Does not support prefer alternative approach	 Support short-term action (2023)	 Support short-term action (2023)	 Support short-term action (2023)	 Support short-term action (2023)	--	--

 Additional information required

Figure 6. DOLA Strategies Working Group, Community, and Planning & Zoning Commission Feedback Summary

Fall 2022 Voter Approval of Proposition 123

State Funding for Affordable Housing

Colorado voters passed Proposition 123 in the November 2022 election. This vote supported creating the State Affordable Housing Fund and dedicating one-tenth of one percent (0.1%) of state income tax revenue to fund housing programs, including:

- Providing grants to local governments and loans to nonprofit organizations to acquire and maintain land for the development of affordable housing (land banking);
- Creating an affordable housing equity program to make equity investments in multi-family rental units to ensure that rent is no more than 30% of a household's income;
- Creating a concessionary debt program to provide debt financing for low- and middle-income multi-family rental developments and existing affordable housing projects;
- Creating an affordable home ownership program providing down-payment assistance for homebuyers meeting certain income requirements;
- Creating a grant program for local governments to increase capacity to process land use, permitting, and zoning applications for housing projects (expedited review); and
- Creating a program to provide rental assistance, housing vouchers, and other case management for persons experiencing homelessness.

At the time of voter approval, initial program funding was estimated to be about \$300 million per year, but that number was tied to state finances and could change. The affordable housing program created to access the Prop. 123 funds is structured as an “opt-in” program, meaning that local governments will need to determine whether or not they want to participate.

As of the drafting of this Summary Report, Centennial is still considering whether to participate. If Centennial chooses to participate, a decision that it will need to make by November 2023, the City will eventually need to meet two baseline requirements:

1. Agree to increase local affordable housing supply by 3% over the current baseline each year for three years (and possibly longer if the program continues), and
2. Agree to establish (likely by 2026) an expedited review program so that complete affordable housing project applications can be processed by the City in 90 days.²

² The Metro Mayors Caucus notes that per March 2023 conversations with Colorado DOH, OEDIT, and CHFA, “a city DOES NOT have to have its 90-day Fast-Track approval process in place to opt in in 2023. The 90-day process will be required at opt-in in 2026. As an interested local government works to package its commitment and file it with DOH by November 1, 2023, it does not have to include verification of a “fast-track approval process” in this initial commitment.”

Impact on Strategy Consideration

If Centennial decides to opt-in to Prop. 123 funding, implementing some form of expedited review will be a mandatory prerequisite to participation. The adoption of an inclusionary zoning program may help the City meet the 3% growth goal in a more predictable manner.

While not mandatory, Prop. 123 would provide grant funding for land banking which may be helpful to reduce land costs for affordable housing projects. The map below shows the Centennial voter results on Prop. 123. Prop. 123 was supported by 51% of voters in Centennial.

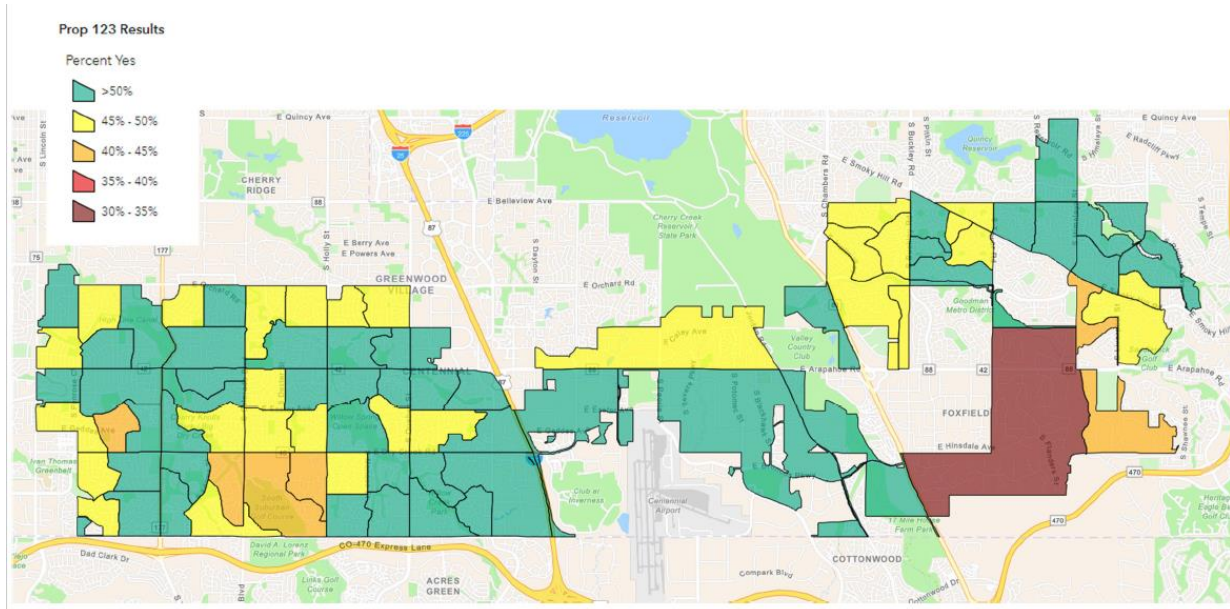


Figure 7. Proposition 123 Voting Results in Centennial

Identifying Priority Strategies

The City Council held a final priority-setting meeting on January 17, 2023, and instructed the project team to proceed with the process of drafting policy or regulatory updates for the following strategies:

- Expedited review for affordable housing and for the conversion of underutilized commercial/office property;
- Inclusionary zoning, potentially incorporating a bonus density program;
- Authorizing accessory dwelling units (ADUs); and
- Creating a land donation or land banking program.

Audio from the meeting is available [here](https://onbase.centennialco.gov/OnBaseAgendaOnline/Meetings/ViewMeeting?id=2207&doctype=1).³

³ <https://onbase.centennialco.gov/OnBaseAgendaOnline/Meetings/ViewMeeting?id=2207&doctype=1>

Section 4: Explanation of Affordable Housing Strategies

One of the purposes of Task 2: Refinement of Strategies, was to provide the community with an explanation of how each of the strategies would be intended to work to help provide affordable housing in Centennial. This section includes the information shared during that task.

Accessory Dwelling Units

What are Accessory Dwelling Units?

Accessory Dwelling Units (ADUs) are small secondary residential structures located behind the primary house or within an existing house. They are commonly known as “granny flats,” “mother-in-law apartments,” “alley houses,” “secondary dwellings,” or “carriage houses.” While size allowances for ADUs vary, they are typically between 500 and 750 square feet, and include a kitchen/kitchenette, sleeping area, bathroom, and dedicated parking. Common regulations for ADUs include maximum height limitations, maximum size limitations, minimum private open space, minimum off-street parking requirements, separate entrance requirements, and maximum occupancy limitations. ADUs can be configured in multiple ways, as described below.

Detached ADUs

Detached ADUs are often configured as a unit above a detached garage. This configuration is most common in neighborhoods where garages are located at the rear of the lot and are accessed from an alley. On larger lots, detached ADUs may be configured as one-story units that are part of a detached garage, or as a freestanding structure that is not attached to a garage.



Figure 8. Detached Accessory Dwelling Units

Attached ADUs: Interior Conversion

In an existing home, attached ADUs can be created by converting an existing basement, garage, or floor into a small “lock-off” unit. Depending on the configuration of the existing home and the location of the ADU, these units may also have a separate outside entrance.



Figure 9. Internal Conversion Accessory Dwelling Units

Attached ADUs: Addition to Primary Home/New Construction

ADUs can also be incorporated as an addition to an existing home. Whether an ADU is constructed as an addition above an existing attached garage, or as an extension of the main level of the primary dwelling will in part depend on the size of the lot and lot coverage limitations. In a new construction context, a variety of configurations are possible, but most are located on the ground floor and offer two access points—one that connects to the primary dwelling, and one that connects to outside, as in this [NextGen option](#) from Lennar Homes, a national production home builder.

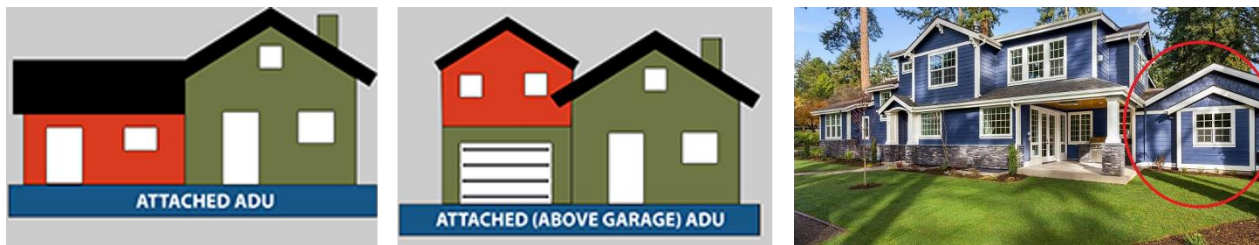


Figure 10. Attached Accessory Dwelling Units

Strategy Intent

This strategy is intended to add housing to the community, allow “gentle” infill that can maintain neighborhood character, and create a housing option for immediate family or a small household.

Strategy Actions

ADUs could be authorized through changes to the Land Development Code that allow ADUs as an accessory use on a lot.

Pursuing this strategy would include the following actions:

- Consider the availability of water and the cost of water tap fees;
- Identify the zoning districts, sub-areas, neighborhoods, or other geographically defined locations where ADUs would be appropriate through additional discussions with Planning & Zoning Commission, City Council, and Centennial residents;
- Review the current Land Development Code to determine potential opportunities or barriers to implement different types of ADUs including dimensional standards (e.g.,

minimum lot size, maximum lot coverage, or setbacks) in existing residential zoning districts;

- Determine how existing HOA covenants will impact the construction of ADUs generally;
- Based on initial feedback during the Housing Project, draft development standards for ADUs that address dimensions and design, owner-occupancy requirements, off-street parking requirements, and other standards that ensure neighborhood compatibility; and
- Update the Land Development Code with the preferred allowances and development standards informed by Planning & Zoning Commission, City Council, and the public.

Outcome

This strategy was prioritized for drafting and formal consideration during Task 4: Draft Policy and Land Development Code Updates

Inclusionary Zoning

What is Inclusionary Zoning?

Inclusionary zoning is a program that expands the locations and availability of affordable housing by establishing a requirement that new housing developments include a percentage of affordable housing as part of the project. Inclusionary zoning can include incentives to developers to help offset the costs of providing affordable housing. Affordable housing is defined by income restrictions that are typically established through a Housing Needs Assessment.

Inclusionary zoning encourages the creation of mixed-income neighborhoods, providing workforce housing options as recommended by Centennial NEXT. Inclusionary zoning also brings private-sector development into partnership with the City to provide affordable housing, reducing the amount of public money invested in the creation of housing. As part of an affordable housing strategy, it can help close the affordable housing gap by helping provide housing for households earning less than \$75,000 a year.

Strategy Intent

This strategy is intended to create mixed-income communities, increase the amount of affordable housing, and leverage private-sector development to include some affordable units.

Strategy Actions

Inclusionary zoning is authorized through changes to the Land Development Code that require the provision of a specified percentage of affordable housing as a part of any residential development or mixed-use project of a certain size.

An inclusionary zoning program usually includes some regulatory flexibility designed to help offset the costs of the affordable units, including:

- Fee waivers
- Bonus density
- Expedited review
- Parking reductions (not included in strategy list)

Pursuing this strategy would include the following actions:

- Determine whether the inclusionary zoning program will be voluntary or mandatory;
- Establish the incentives, if any, that will be paired with the inclusionary zoning program using the Feasibility Analysis prepared by Root Policy Research as a starting point for discussion;
- Draft the inclusionary zoning program, including revisions to the Land Development Code, and present the details to Planning & Zoning Commission, City Council, and the general public to gather feedback and refine details including potential incentives and the total percentage or number of units to be provided along with income level targets; and
- In conjunction with or aside from the expedited review strategy (Strategy 1), draft a new development procedure/application for residential projects required or incentivized (mandatory vs. voluntary) to include affordable units.

Outcome

This strategy was prioritized for drafting and formal consideration during Task 4: Draft Policy and Land Development Code Updates

Bonus Density

What is Bonus Density?

Bonus density allows more housing units to be built on a specific site than would otherwise be allowed by the applicable zone district. Bonus density is implemented through changes to required zoning standards that allow the construction of more building area. Bonuses could include:

- Relaxing dimensional standards such as minimum lot size, lot coverage, or setbacks;
- Permitting a larger number of dwelling units in a building or development site;
- Providing a bonus height allowance or exemption from height restrictions that allows for construction of additional stories;
- Reducing the amount of open space required on a development site; and/or
- Reducing the required number of parking spaces.

Bonus density can work as a stand-alone regulatory approach or as part of an inclusionary zoning ordinance. Bonus density is often used in conjunction with inclusionary zoning to provide additional square footage in the project to help offset the cost of providing affordable units.

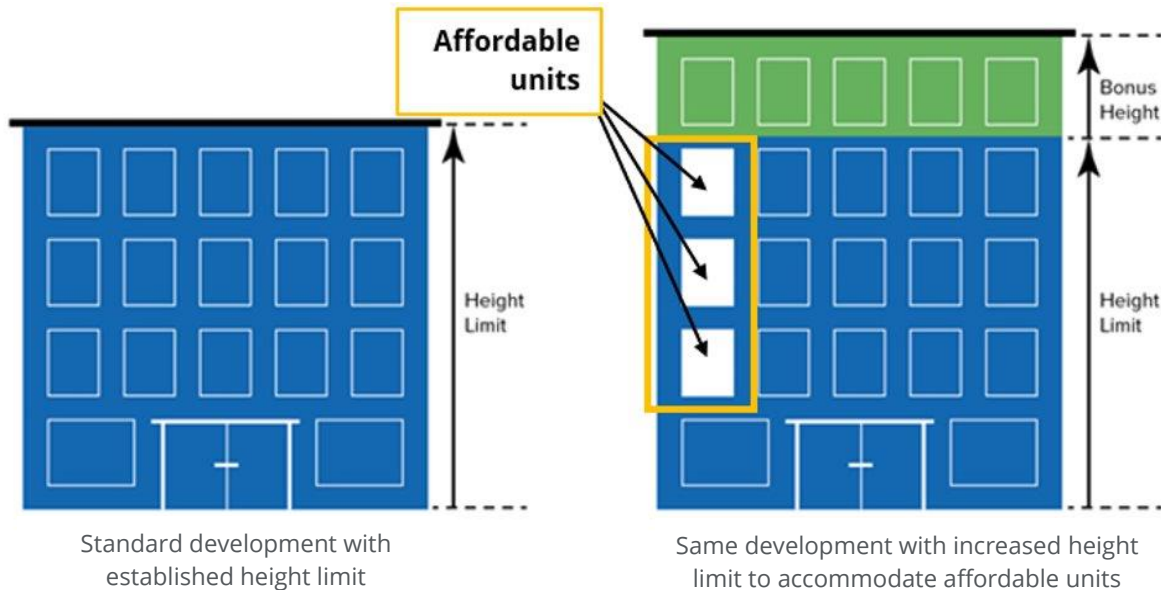


Figure 11. Bonus Density Example

Strategy Intent

This strategy is intended to allow more housing on a lot that would be allowed by the current regulations, with a goal of incorporating affordable units by offsetting their cost with the creation of additional market rate units.

Strategy Actions

Bonus density is authorized by changes to required standards in the Land Development Code in a manner that allows the construction of more building area. Pursuing this strategy would include the following actions:

- Determine the parameters of a density bonus (i.e., which development standards will be adjusted – dwelling units per acre, height, or parking, etc.) and whether that bonus is applied only to affordable housing projects or other projects that respond to special populations (e.g., the inclusion of universal design or location within walking distance to employment areas);
- Identify those zoning districts, sub-areas, or other distinct geographical locations where a bonus density allowance is appropriate and if there should be a scaled approach to the bonus (e.g., a larger percentage of affordable housing units provided increases the overall reduction to maximum density limitations);

- Further discussion with the development community about how bonus density that is paired with an affordable unit requirement affects the overall cost of a residential project, especially the impact, if any, on the cost of the non-affordable units; and
- Work with staff and revise the Land Development Code to confirm and/or establish the base allowances for the applicable development standards in the identified zoning districts or areas and draft the bonus provisions. Note: the current LDC allows a customizable approach to building residential units where standard base zone district requirements are not applied and requirements (e.g., setbacks, parking, or density) are tailored to the project. This will need to be converted to more specific standards in order for a density bonus to work.

Outcome

This strategy was prioritized for consideration as an inclusionary zoning incentive during Task 4: Draft Policy and Land Development Code Updates.

Expedited Review

What is Expedited Review?

This strategy would allow affordable housing projects, including the acquisition or repurposing of underutilized commercial properties that can be rezoned to include affordable housing units, including the preservation of existing affordable housing units, to be processed faster to help minimize project delays and unexpected costs. This might include:

- Reorganizing hearing and neighborhood meeting requirements to an early stage in the process to allow affordable housing projects that meet the City Land Development Code and design standards to be approved administratively,
- Fast-tracking affordable housing project applications through the review process, and/or
- Assigning a City staff member as a project advocate/expediter to help resolve any issues that come up during project review.

Expedited development review is often used in conjunction with application/project fee waivers, such as permit processing fees and impact/infrastructure fees.

Strategy Intent

This strategy is intended to allow affordable housing development applications to be processed faster to help minimize project delays and costs. The amount of time it takes to review and approve an affordable housing project has cost impacts outside of the actual application fees, including interest on loans and the price of “holding” the project site until development can start.

Strategy Actions

Expedited review is authorized by changes to the City's development application review process that ensure projects including affordable housing with a total unit count or percentage of units required by the City are processed to completion in a specific period of time.

Pursuing this strategy for affordable housing would include the following actions:

- Further discussion with staff, Planning & Zoning Commission, and City Council, to determine the decision-making body and public process, including community meetings, public hearings, and general noticing requirements, for affordable housing development projects;
- Additional public outreach to Centennial residents to clarify the strategy and its implications on development application processing time, the ability to submit public input through notification or meetings/hearings and the impact of that input;
- Draft a new development procedure, or adding new details to an existing procedure (e.g., Site Plan) in Article 14 of the Land Development Code; and
- Work with staff to determine if one or two staff members should be designated as a project advocate/expediter for affordable housing applications.

Pursuing this strategy for adaptive reuse of commercial space would also include:

- Further discussion with local experts on the topic (e.g., developers and architects) to confirm the feasibility and overall cost of the conversion of commercial buildings to residential buildings;
- Identify those commercial zoning districts or existing sites (e.g., the I-25 corridor) that would benefit from and be appropriate for residential conversion; and
- Communicate major barriers and feasibility issues with the general public and present alternatives such as allowing multifamily dwellings with limitations (e.g., building height and design) to certain commercial zoning districts or areas.

Outcome

This strategy was prioritized for drafting and formal consideration by the City.

Subsidize or Reduce Development Fees for Affordable Housing

What is a Fee Reduction?

This strategy would involve the creation of a program to subsidize or otherwise reduce local development review or fees paid as part of the application fees, including but not limited to building permit fees, planning waivers, and water and sewer tap fees, for affordable housing development. This would typically be a funding program that allows funds from other City sources to replace the fees that would otherwise be paid at application.

Strategy Intent

This strategy is intended to reduce some of the application costs associated with an affordable housing project. Fee reductions are commonly used in conjunction with expedited reviews to help reduce initial project costs and speed up project review to help manage the early costs of bringing an affordable housing development through the review process.

Strategy Actions

Fee waivers are enacted by identifying the required fees across the various review points in a development application (e.g., rezoning approvals, building permit, construction drawings) and determining how to reduce or eliminate some of those fees from the application process while establishing an alternative funding source.

Pursuing this strategy would include the following actions:

- Analyzing the Community Development Fee Schedule to identify which fees may be appropriate for waivers or reductions;
- Determining the overall impact development fee reductions would have on the overall City budget;
- Determining the overall impact development fee reductions would have on the overall cost of an affordable housing development and if it is significant enough to act as an incentive; and
- Further discussion with external agencies to determine if the City could cover a portion of the fees applied to development (e.g., water districts and South Metro Fire).

Outcome

This strategy was deprioritized late in the review process because the City's low fees would not be anticipated to have significant impact on the cost of an affordable housing development. The larger application fees, including water tap fees, are not controlled by the City of Centennial.

Land Donation, Dedication, and Banking

What is Land Banking?

A land banking program is a tool used by local governments to buy, acquire, and hold land for later development of affordable housing. In a strong housing market, communities tend to make strategic acquisitions in areas that are redeveloping to hold room for future affordable housing development. In a softer housing market, communities tend to focus on purchase of vacant and abandoned properties for clean-up and beneficial reuse. Land banking programs work by:

- Acquiring, assembling, and holding land to be used for affordable housing;
- Reducing land ownership holding costs for affordable housing developers;
- Maintaining the property owned by the bank; and/or

- Negotiating the sale or donation of the property.

Strategy Intent

This strategy is intended to establish a local government program that can buy, acquire, and hold land for later development of affordable housing. Land costs are one of the most significant development expenditures. Where “banked” land can be donated or sold at a reduced cost to an affordable housing project, the overall project costs can be reduced. Land banking can support a variety of other housing strategies.

Strategy Actions

This action is implemented through the creation of a local land bank. This can be an entity within Centennial or through a partnership in a more county-wide or regional approach.

Pursuing this strategy would include the following actions:

- Determine and draft the guidelines and operating procedures for the land bank including the type of properties the land bank has the authority to pursue (e.g., existing vacant or abandoned properties that are tax delinquent or any property);
- Determine if land purchased by the land bank should be limited to certain areas of the city (e.g., areas that are zoned primarily for multifamily), or commercial properties;
- If preferred, identifying a partner organization to establish and administer a land bank; and
- Coordinate the use and distribution of the funds available through Proposition 123 (if opted in, see discussion on page 40).

Outcome

This strategy was prioritized for drafting and formal consideration by the City.

Dedicated Infrastructure Funding Source

What is Infrastructure Funding?

New development and redevelopment in Centennial are typically required to install or rebuild any roads that are needed on the site. This strategy is intended to offset or defray some of the infrastructure costs associated with an affordable housing project by identifying a non-applicant funding source for infrastructure. This could be through the adoption of a local tax or fee or allocation of state or federal funding sources.

Strategy Intent

This strategy is intended to offset or defray some of the infrastructure costs associated with an affordable housing project. It can work in conjunction with other fee/cost reduction strategies including reducing development fees and land acquisition/banking.

Strategy Actions

Infrastructure funding works by identifying a non-applicant funding source for infrastructure. This could be through the adoption of a local tax or fee or allocation of state or federal funding sources.

Outcome

This strategy was deprioritized early in the review process because of the potential impact on the City's budget.

Incentivize Landlords to Lower Current Rents

What is Rental Assistance?

There are a number of public and private organizations that help cover housing costs through rental assistance programs. It may be challenging for residents who need this help to locate these resources, so the goal of a rental assistance information program would be to consolidate the information and make it easily available.

Sometimes community members need short-term help with housing costs rather than long-term help through the construction of new housing. The Housing Working Group explored the creation of a Centennial-based rental assistance program but believes that the cost and effort involved in creating the program would not be as potentially beneficial as helping residents connect with existing rental assistance sources from more established providers, such as the state and federal governments.

Landlord incentives could make some rental units affordable for current residents. This may be able to produce short-term impacts for families in need, as many strategies being considered have long lead-times.

Strategy Intent

This strategy is intended to encourage landlords to lower rents on existing units through payments made directly to the landlord. This strategy is a stand-alone action. Landlord incentives could make some rental units affordable for current residents. This approach may be able to produce short-term impacts for families in need, as many strategies being considered have long lead-times.

Strategy Actions

Pursuing this strategy would include the following actions:

- Research and evaluate examples of communities that have created a successful local subsidy program; and
- Community discussion about this use of public funds.

Outcome

This strategy was deprioritized early in the review process because of the difficulty in implementation and overlap with existing state and federal programs that provide similar services.

Section 5: Next Steps

The next phase of Centennial's exploration of affordable housing policy and regulatory updates is the drafting of proposed changes for community and City consideration. This will take place across 2023 and key information and dates will be posted on the [City's Housing Project webpage](https://www.centennialco.gov/Housing).⁴

This work funded in part by the Colorado Department of Local Affairs.

⁴ <https://www.centennialco.gov/Housing>

Appendices

Public Comments

The Phase II outreach feedback summary is available [here](#)⁵ and the full comments are available [here](#).⁶

Supplemental Information

The following table summarizes the answers to Housing Working Group’s strategy review criteria of “Does this strategy support the implementation of the City’s [Comprehensive Plan](#)?”⁷ organized by applicable Centennial NEXT policies. It is supplemental to Table 2: Housing Working Group Strategy Review Criteria.

⁵ www.centennialco.gov/files/sharedassets/public/documents/housing/housing-study-public-feedback-summary.pdf

⁶ www.centennialco.gov/files/sharedassets/public/documents/housing/housing-study-feedback-full-comments.pdf

⁷ www.centennialco.gov/files/sharedassets/public/documents/community-development/centennialnext-plan.pdf

Table 4: Centennial NEXT Policy Implementation by Strategy

Policy	Expedite Review Comm. Convert	Expedite Review Afford Housing	Subsidize/ Reduce App Fees	Density Bonus Program	Inclusion Zoning	ADUs	Land Banking	Dedicated Funding Infrastruc. [1]	Landlord Subsidies to Lower Rents [2]
Places – 2c.i. (pg. 3-6)							X		
Places – 2e. (pg. 3-6)							X		
Places 4. (pg. 3-7)						X			
Places 4a. (pg. 3-7)				X	X				
Places 4b. (pg. 3-7)				X	X				
Places 4d. (pg. 3-7)				X	X				
Places – 4e. (pg. 3-7)						X			
Places – 5a. (pg. 3-8)							X		
Places – 5c. (pg. 3-8)							X		
Places – 5d. (pg. 3-8)							X		
Economy 1.b (pg. 3-12)				X	X			X	
Economy 1.c (pg. 3-12)				X	X				
Economy 1d. (pg. 3-12)	X	X	X		X			X	
Economy 1e. (pg. 3-12)	X	X	X		X			X	
Economy 4a. (pg. 3-13)				X	X				

Table 4: Centennial NEXT Policy Implementation by Strategy

Policy	Expedite Review Comm. Convert	Expedite Review Afford Housing	Subsidize/ Reduce App Fees	Density Bonus Program	Inclusion Zoning	ADUs	Land Banking	Dedicated Funding Infrastruc. [1]	Landlord Subsidies to Lower Rents [2]
Economy 4b. (pg. 3-13)	X	X			X				
Economy 4c. (pg. 3-13)	X	X			X				
Economy 5c. (pg. 3-13)	X	X			X		X		
Economy 6a. (pg. 3-14)			X		X			X	
Economy 6b. (pg. 3-14)			X		X				
Community 4a.i (pg. 3-23)	X	X			X				

Notes:

[1] This strategy can help indirectly implement the identified policies.

[2] Landlord incentives could make some rental units affordable for current residents. This may be able to produce short-term impacts for families in need, as many strategies being considered have long lead-times. This strategy does not, however, appear to be a long-term solution and may not help implement Centennial NEXT.



Centennial Housing Strategy Policy Development

MARCH 2023

CONTENTS

Section 1: Introduction.....	2
Project Overview	2
Priority Strategies	2
Purpose and Organization of the Annotated Outline	2
Section 2: Priority Strategies Outline Drafts	3
Accessory Dwelling Units.....	3
Overview	3
Land Development Code Update Outline	3
Big Picture Questions	7
Expedited Review	8
Overview	8
Land Development Code Update Outline	8
Big Picture Questions	11
Inclusionary Zoning.....	12
Overview	12
Land Development Code Update Outline	13
Big Picture Questions	18
Land Donation, Dedication, and Banking	19
Overview	19
Land Development Code Updates	19
Big Picture Questions	24
Appendices.....	25

Section 1: Introduction

Project Overview

This report, the Community Housing Strategies Outline, is the start of the third report in the Centennial Housing Study and Policy Development project (Housing Project). Background on this project is provided on the Housing Cost and Availability in Centennial [website](#), and includes two prior studies, Centennial Housing Needs Assessment [\[HNA\]](#) and Centennial Housing Strategies Report, included in this packet, which serve as the basis for this work.

Priority Strategies

In early 2023, based on the process described in the Centennial Housing Strategies Report, the City Council advanced four affordable housing strategies for policy or regulatory drafting and community consideration. Summarized briefly, the four strategies are:

1. **Accessory Dwelling Units:** Allow homeowners to add smaller scale, on-site housing options by authorizing Accessory Dwelling Units (ADUs) in some areas of the City.
2. **Expedited Review:** Reduce the amount of start-up time and cost for affordable housing developments by streamlining the development review process when the project meets specific City design and development standards.
3. **Inclusionary Zoning:** Include affordable units and housing opportunities in a range of locations by requiring some percentage of affordable housing (either for-sale or for-rent) be included in new housing developments of a certain size, such as 10 units or more.
4. **Land Banking:** Plan for longer-term community housing needs by establishing a land donation or land banking program that can buy, acquire, and hold land to help make future housing development more affordable.

All of these strategies are described in greater detail in the Centennial Housing Strategies Report included in this packet.

Purpose and Organization of the Annotated Outline

This outline is intended as a starting point for further discussion about each of the chosen affordable housing strategies. Each strategy includes the following sections:

- **Overview**
- **Land Development Code Updates**
- **Drafting Considerations**
- **Big Picture Questions**

Section 2: Priority Strategies Outline Drafts

Accessory Dwelling Units

Overview

Accessory Dwelling Units (ADUs) are small, secondary (“accessory”) residential structures located on a lot with an existing primary home. ADUs can be created separate from the primary house or within the house, such as in an attic, basement, or addition. They are commonly known as “granny flats,” “mother-in-law apartments,” “alley houses,” “secondary dwellings,” or “carriage houses.”.

More information about the DOLA ADU Strategy and ADUs in general can be found in the Centennial Housing Strategies Report.

Land Development Code Update Outline

The outline identifies the high-level content topics and organization, along with preliminary descriptions of standards that can be reviewed and discussed prior to the creation of a full draft.

Edits to LDC locations: Sec. 12-3-603 – Accessory Buildings and Structures, and Table 12-2-302 Residential, Home, and Institutional Uses (create A = Accessory Use category). Review the zone districts and use-standards to identify barriers to construct different types of ADUs including dimensional standards (e.g., minimum lot size, maximum lot coverage, or setbacks) in existing residential zoning districts.

- 1. Intent.** Identify the local intent of the ADU regulations, such as:
 - a. Permanent residential use to supply affordable housing units;
 - b. Promote the efficient use of land;
 - c. Ensure the adequacy of infrastructure required to support accessory dwelling units; and,
 - d. Preserve the general character of established neighborhoods in Centennial.
- 2. Applicability.** Identify where ADUs are allowed, such as:
 - a. Primary dwelling unit type (e.g., single-family detached and duplex units)
 - b. Location in the City

Drafting Consideration: Applicability

Most of the community members participating in this project have expressed enthusiastic support for ADU regulations, frequently asking when the City will allow this use. Almost immediately, the conversation moves to how the LDC can be amended to allow the ADUs that would be considered appropriate in Centennial's many neighborhoods. Early ADU discussions will need to identify the zoning districts or other geographically defined locations where ADUs would be appropriate.

Recommendation

We recommend making ADUs broadly available. Current limitations, such as HOA restrictions, can change over time and should not be the guiding factor in drafting the standards.

3. **Units Allowed.** Identify the maximum number of units allowed and baseline conditions for construction, such as:
 - a. Number of ADUs permitted per lot.
 - b. An ADU shall not be permitted on a lot unless a primary dwelling currently exists or is under construction.
 - c. An ADU is considered accessory and shall not be included in any density calculations.
 - d. Define those units that are not allowed to be used as ADUs, such as mobile homes and sheds.
4. **Definitions (move to Article 16 following adoption).** Define all terms associated with accessory dwelling units, including:
 - a. *Accessory Dwelling Unit:* an additional independent living area separate from the primary dwelling unit. An ADU may be located within or detached from the primary dwelling unit.
 - b. *Attached ADU.* An ADU that is located within the principal dwelling such as in a finished basement or attic, in an attached addition, or in an attached garage.
 - c. *Detached ADU.* An ADU that is separated from the principal dwelling typically at ground level or above a detached garage or other similar structure.
5. **Dimensional Standards.** Incorporate preferred dimensional requirements, Typically between 500 and 900 square feet, or a maximum percentage of the primary dwelling unit (e.g., no more than 40 or 50% of the sf of the primary dwelling) These standards can be varied based on location. (Examples include the following, which can also be tailored for attached ADUs and detached ADUs):

- a. Maximum size for the unit
 - b. Applicable setbacks
 - c. Maximum height for detached units or additions
 - d. Building coverage ratios, potentially with bonus coverage for ADUs
- 6. Design.** Design standards typically apply to detached units and additions to the primary structure to ensure neighborhood compatibility, regulating topics such as:
- a. Architectural Style,
 - b. Windows ,
 - c. Access (including a requirement for separate access to both the primary unit and ADU),
 - d. Exterior Stairs, and/or
 - e. Lighting.

Drafting Consideration: ADU Design Requirements

Neighborhood fit is an important consideration for ADU regulations. The LDC update conversation will explore what aspects of ADU design are important to fit within the neighborhood. The most important regulations identified during public outreach are maximum occupancy limitations, limitations on the maximum height and size, and setbacks from neighboring properties.

Recommendation

We recommend simple design requirements that address key local concerns, such as height, size, and location on the lot. Public comments highlighted the importance of allowing creativity and flexibility by not placing too many regulations on ADU styles.

- 7. Additional Requirements.** This section regulates other site features and can be used to place limitations on the use of the ADU, including:
- a. Parking (identified as an important issue during community outreach): amount and location.
 - b. Outdoor Areas: private open space for the ADU.
 - c. Home-Based Business: whether the occupant of an ADU can operate a home-based business and sometimes whether a sign is allowed.

- 8. Utilities.** This section provides instructions about complying with the design requirements of utility service providers to the principal dwelling, particularly for water and sewer connections to the ADU.

Drafting Consideration: Impact on Infrastructure and Utilities

Because ADUs exist in the same space as accessory uses, different communities have different views on how ADUs should be counted as density and different infrastructure and utility providers have different requirements and costs for connecting ADUs to their systems. These requirements can impact both the cost of construction and potentially the number of ADUs that can be built in a service area. While it is typically not a part of the regulatory drafting process to account for fees or requirements imposed by other jurisdictions or service providers, concerns about utility impacts were raised during public input. One of the drafting considerations will be to consider the availability of water and the cost of water tap fees and determine whether those considerations require any changes in the City's draft regulations.

Recommendation

We will need to proceed into conversations with local providers before making a recommendation in this category.

- 9. Impact Fees.** This section describes what circumstances, such as new construction, will trigger the application of an impact fee.

- 10. Occupancy.** occupancy requirements are included in this section.

- a. Maximum occupancy, typically linked to the unit size and building code requirements.
- b. Owner occupancy

Drafting Consideration: Occupancy Requirements (and Short-Term Rentals)

Almost all community-based conversations about ADUs also include a conversation about occupancy requirements. Some also include a conversation about short-term rentals, which are currently prohibited in ADUs in Centennial. This conversation will be guided by community feedback and preferences. New rental income based federal ADU funding opportunities may also impact occupancy requirements and will be described in greater detail in the next draft.

Recommendation

Occupancy requirements are incorporated in regulations for a variety of reasons, but enforcement of an occupancy requirement can be both challenging and, ultimately, not a beneficial use of City resources. We recommend drafting the ADU regulations without an occupancy requirement.

11. Deed Restriction. Some communities require the recordation of a deed restriction that prevents the ADU from being subdivided or sold separately from the primary home.

12. Review and Approval. ADUs can be approved administratively, like most other accessory uses. Some communities require an additional level of review, such as a Conditional Use Permit, which adds time and cost to the process.

Drafting Consideration: Review and Approval

Most communities review and approve accessory uses administratively. ADUs, however, are sometimes sent through a higher level of review by the local governing body to allow for neighborhood comment. The review process established will determine how challenging it is to get an ADU approved.

Recommendation

We recommend administrative approval of ADUs based on compliance with the standards established in the LDC. Community feedback can be gathered through a written comment process that can be used to inform the administrative approval.

Big Picture Questions

- Is it possible to start simple with the ADU regulations and not create standards that are too detailed or complex? What would that process look like?
- What metrics should be established to determine whether the ADU regulations are successful or should be tweaked?
- What are the impacts of HOA restrictions on ADUs or secondary dwelling units on a single property and how should the City consider these restrictions when making regulatory choices?

Expedited Review

Overview

Expedited review is designed to allow affordable housing projects, including the conversion of some underused commercial properties into affordable housing (adaptive reuse), to be processed in an expedited manner to help minimize project timelines and unexpected processing costs that can have significant impacts on the final cost of housing construction.

More information about the DOLA Expedited Review Strategies and expedited review in general can be found in the Centennial Housing Strategies Report.

Land Development Code Update Outline

Recommendation: Create an Affordable Housing Administrative Review Process

Currently, the Community and Economic Development Department processes all applications in a timely and consistent manner following established review periods. Most residential projects require a development review process in which staff reviews an application, Planning and Zoning Commission makes a recommendation, and City Council makes the final decision. The scheduling, preparation, and noticing of each Public Hearing must be done weeks to months in advance, which typically extends project decision dates by one to three months. To further expedite this process, the City should consider allowing residential projects that provide affordable units and that meet specific, pre-approved standards supported by the community to follow the Site Plan process that allows the Director to make the decision to reduce the number of steps and public hearings required for affordable housing projects. View a summary of the City's current Land Development Process [here](#). Community Meetings would still be required based on the criteria in this process.

Centennial can create an administrative review process for affordable housing development through the following changes across multiple LDC sections:

Section 12-14-304, Threshold Review (determining whether a community meeting is required)

New Affordable Housing Thresholds. Add thresholds for residential development that provides affordable housing, considering:

- a. Amount of affordable housing included in the project (either by total number of units or percentage of overall project)
- b. Anticipated unit prices or rents
- c. Project location

Section 12-14-401 Amendment of Development Orders

Changes to Existing Approvals that Include Affordable Housing. Specify how existing projects that add affordable housing qualify for the administrative approval process, including:

- a. Site Plan
- b. Pattern Book

Section 12-14-203, Administrative Development Orders (generally identifying plans and permits that are approved administratively) **and**

Section 12-14-504.B., Administrative Approval (Site Plans and Plats) (identifying site plans that can be approved administratively)

1. **Include Affordable Housing.** Add residential development that provides affordable housing, addressing the following objective criteria:
 - a. Amount of affordable housing included in the project (either by total number of units or percentage of overall project)
 - b. Anticipated unit prices or rents
 - c. Project location
2. **Ratification.** Eliminate P&Z ratification requirement.

Drafting Consideration: Identify Priority Commercial Sites for Conversion to Residential

Centennial's expedited review strategy includes two types of projects: development of affordable housing and conversion of underused commercial sites for affordable housing. Due to the variety of locations and surrounding scales of neighborhood of commercial development sites in Centennial, the City might consider identifying specific zone districts or types of parcels or shopping centers that could be "affordable housing ready" where residential units may be supported and/or appropriate.

Recommendation

As part of the LDC update process, the project team should choose a real or hypothetical commercial conversion site and illustrate how expedited review would impact the creation of affordable housing.

Section 12-14-603, Pattern Book

Add Affordable Housing. Revise applicability provision in Pattern Book to reflect the administrative option for affordable housing projects.

Administrative Pattern Book

There is a potential for expediting the review and approval of affordable housing projects using an administrative version of the Pattern Book process in Section 12-14-603. An affordable housing project would be reviewed by staff using affordable housing-specific standards with Director decision. The affordable housing standards would be limited to ensure the Director's ability to make object determinations about the proposed project. If needed, a send-up/call-up provision could be added that would allow either the Director or the Planning and Zoning Commission to elevate the application review to the next level when specific criteria are met.

Recommendation

Objective criteria for the review of affordable housing will need to be created as part of the LDC update process. The creation of an Affordable Housing Pattern Book can be done as the first step in this process and then the project team can make a further recommendation about whether to incorporate the pattern book or take a different approach to including the standards in the LDC.

Section 12-14-203, Administrative Development Orders and Section 12-13-204, Public Hearing Development Orders

Add Affordable Housing Administrative Pattern Book to Section 12-14-203, Administrative Development Orders, and remove from Section 12-14-204, Public Hearing Development Orders.

Drafting Consideration: Impact on All Development Applications

During the strategy review process, there was consistent community feedback that moving affordable housing projects to the "front" of the review process should not negatively impact all other development applications. Application review does not actually work in a linear process; different applications move at different speeds based on location, complexity, and an applicant's responsiveness. The goal of Centennial's expedited review update will not be to allow housing development to jump the line. Instead, this drafting process will be focused on finding barriers in the LDC and application process that can be addressed in ways that shorten the path of bringing a housing application to completion and moving it into City review.

Recommendation

As part of creating the expedited review process, prepare an amended review process timeline to help illustrate the impact of expedited review for affordable housing versus standard application review.

Drafting Consideration: Affordable Housing Project Expediter

As a supplemental element to or a stand-alone approach to further expediting applications, the City may designate a specific planner or group of planners to be responsible for reviewing and processing affordable housing applications. Affordable housing is a relatively new form of development for Centennial and providing a dedicated and knowledgeable resource for assistance with processing applications can decrease the amount of additional pre-submittal or mid-process meetings with the applicant. This would potentially allow for the creation of a shorter standard review period for affordable housing applications.

Big Picture Questions

- Should Centennial offer different review processes for market-rate and affordable units? Why or why not?
- What are the metrics for expedited review so the community can gauge the success of this approach?
- If Affordable Housing design and review criteria are established as part of this process, what aspects of a development would trigger additional community input for specific projects? Centennial NEXT, size of the project, location of the parcel, something else?

Inclusionary Zoning

Overview

Inclusionary zoning is a program that expands the locations and availability of affordable housing by establishing a requirement that new housing developments include a percentage of affordable housing as part of the project. Inclusionary zoning can also include incentives to developers to help offset the costs of providing affordable housing. Based on an analysis of existing market conditions in Centennial, Root Policy concluded that it is feasible and recommended to pursue an inclusionary zoning program paired with incentives (See Feasibility Analysis in Appendices).

More information about the DOLA Inclusionary Zoning Strategy and inclusionary zoning in general can be found in the Centennial Housing Strategies Report.

Preliminary Drafting Consideration: Voluntary or Mandatory Program

Inclusionary zoning policies can be mandatory (required for all residential development) voluntary, relying on incentives to encourage developer participation, or sometimes a combination of mandatory and voluntary. The following table summarizes the benefits, challenges, and legislative requirements of each policy option. The table also provides a description of the program ("basics") and whether application of incentives and options is common.

	Mandatory	Voluntary
The Basics	Residential developers are required to include affordable units in their development or pay a fee in lieu of building affordable units. Can be combined with incentives or offsets, but program participation is not optional.	Residential developers are offered zoning or land use incentives in exchange for including affordable units in their development. Participation is optional.
Incentives and Options	Can be paired with incentives and offsets but program is not reliant on incentives. Typical compliance options are fee in lieu and/or off-site build. Fees can be set low if a city desires to minimize impact on developers.	Must have incentives in order to encourage participation in the program. Developers typically have a menu of incentive options but programs do not usually offer alternative compliance pathways (e.g., fee in lieu or off-site build)
Benefits	Mandatory programs are one of the most effective ways to generate affordable units without public subsidy (in markets that are actively developing new housing). Flexibility in program design allows communities to tailor programs to their specific needs/priorities.	Easier political alternative to mandatory inclusionary because does not receive industry opposition. Can be structured to benefit City partners such as housing authorities and other affordable housing specialists, even if it does not attract private-sector developer participation.
Challenges	Generally faces opposition from development community (though academic research shows minimal impact to actual market metrics). Outcomes vary based on policy priorities and	Program must be well-calibrated to entice developers to participate. Voluntary programs typically result in fewer units than mandatory programs. They do not typically offer a vehicle for

	Mandatory	Voluntary
	program design (e.g., production vs revenue generation) so clear direction up front is important to program success.	revenue generation (fee in lieu is not typically a part of voluntary programs).
Legislative Requirements in Colorado	Must offer a compliance “option” (such as fees in lieu) and demonstrate past or current actions that increase density or promote affordable housing (see HB21-1117 for details)	No legal requirements or challenges.

Currently, inclusionary zoning is not prohibited in Centennial and is effectively voluntary (but without incentives) for residential developers to provide affordable, or income-restricted units in Centennial. With no current incentives, the City has not seen residential developers voluntarily elect to provide affordable units within their projects.

Recommendation

Because the City has not seen residential developers elect to provide affordable units in their projects voluntarily, adopting a mandatory inclusionary zoning program is recommended.

Land Development Code Update Outline

The inclusionary zoning program requirements would be established in and administered through both an Affordable Housing Policy and the LDC. The new regulations could be located either within Division 3-6, Supplemental Residential Development Standards or in a new Division 3-10 at the end of Article 3. For the purpose of this outline, a new Division 3-10 and associated section/paragraph numbering are provided with basic headings and brief descriptions of the content that will appear in that portion of the regulations. When the new standards have been drafted, the rest of the LDC will be reviewed to address potential conflicts or barriers to implementation, as well as to adjust existing modifications, such as Section 12-9-301(d), Modification of Building Coverage.

Affordable Housing Policy

Affordable Housing Thresholds. This policy will establish the City’s thresholds for identifying a unit as affordable housing.

Division 3-1 – Purpose and Application of Article

Affordable Housing. Review and amend this section to incorporate affordable housing purposes and clarify application of article as needed.

Division 3-10 – Inclusionary Zoning

Sec. 12-3-1001 Findings

Describes generally why inclusionary zoning is important to the City, the relationship to HB21-1117, and can include alignment with adopted affordable housing goals, if applicable.

Sec. 12-3-1002 Applicability

New Development. Establishes when the inclusionary zoning requirements apply to proposed development (e.g., size of development, location(?), etc.).

Amendments to Existing Development Approvals and Redevelopment. Establishes when amendments to existing development approvals (such as PUDs, A&D agreements, and regulating plans) will trigger the applicability of the inclusionary zoning standards.

Drafting Consideration: Applicability

For those communities that have adopted an inclusionary zoning program, there are a variety of approaches to determining the type and size of residential projects subject to the inclusionary requirements as well as which projects are exempt. A common approach is to set a basic threshold determined by the number of proposed dwelling units in a project that exempts small-scale and/or infill development (e.g., 4 or fewer units).

Recommendation

Apply the inclusionary zoning requirement to new residential developments of five or more units, regardless of whether the units are to be for sale or for rent. This will ensure consistent application of the standards in a manner that meets community expectations.

Sec. 12-3-1003 Requirements by Unit Type

Includes the required set-aside, income targets, and associated incentives for residential development based on housing type.

Drafting Consideration: Income Targets

Affordability requirements include both a set-aside (the number or proportion of units designated affordable) and an affordability level, generally defined by an Area Median Income (AMI) target. Considerations for AMI targets in inclusionary policies include alignment with local housing needs, as well as consistency with existing housing program and funding definitions. For example, the Low-Income Housing Tax Credit (LIHTC) program (the largest contributor to affordable rental housing nationwide) targets 60 percent AMI households or less. State funding sources, including Private Activity Bonds (PAB) target 60 percent AMI or less for rental and 115 percent AMI or less for owners. Habitat for Humanity's ownership units target households

earning 55% to 80% of AMI. The Centennial Housing Needs Assessment identified an affordability gap for renter households earning approximately 40% AMI and ownership households earning approximately 90% AMI.

Recommendation

The recommended AMI targets for Centennial based on the Feasibility Analysis are 60 percent AMI for rental units and 80 percent AMI for ownership units. This sets housing developments in Centennial up for the greatest amount of federal funding while addressing the bulk of local needs.

Sec. 12-3-1004 **Quality, Size, and Amenities of Affordable Units**

Ensures that income-restricted units are constructed with the same quality, size, and access to amenities as those units that are being sold or rented at the market rate.

Sec. 12-3-1005 **Incentives and Options to Satisfy Requirements**

Describes the various ways in which an applicant may comply with the inclusionary zoning requirements.

Drafting Consideration: Incentives

In the Feasibility Analysis, Root Policy tested the following incentives in conjunction with either a five or ten percent set-aside requirement for affordable units.

Fee waivers: Fee waivers or reductions can be applied to City development fees (e.g., planning application and building permit fees) and potentially other development fees for affordable housing applications such as water and sewer tap fees. This requires both identifying the particular fees that could be waived or reduced as well as which funds from other City sources would replace the fees that would otherwise be paid at application. *NOTE: during the strategy review process, the Planning and Zoning Commission deprioritized fee reductions because the amount of reduction was not considered meaningful. This recommendation may need to be revisited as part of inclusionary zoning.*

Expedited review: Expedited review is discussed in the previous section of this document. In order to offer expedited review, the City must have clear regulations that are simple to apply and calculate. This includes any policies and incentives offered along with Inclusionary Zoning.

Density Adjustments: Density is a measurement of the number of units in a specified area. Bonus density allows the creation of a specified number of additional units, so the sale price or rental return of the “additional” units can offset the cost of constructing affordable units. For density bonus to work, base density for all zone districts must be established: Bonus = Base + Something More. Currently, the LDC maintains maximum density standards for the AG, RS, RA,

RU, CG, and AC districts, but otherwise residential density is effectively limited by other lot and building requirements (e.g., maximum lot coverage and minimum setbacks).

Establishing a density bonus will require adjustments to these standards or to some other regulatory limitation on the lot, such as height or parking, described below. Because of the very flexible nature of the LDC, residential projects often include variations to the base standards using the Pattern Book process, making a “bonus” hard to standardize.

Percentage Density and Setback Adjustments: Rather than making site-by-site density determinations followed by dimensional standard adjustments, a percentage density increase could be allowed for affordable housing development that meets the City’s applicability standards. Using a method similar to Pattern Book adjustment, dimensional standards such as setbacks could be administratively adjusted on a per project basis.

Height bonus: A height bonus would allow for a developer to build additional units in a multifamily development to offset the cost of constructing affordable units. Allowing a height bonus may require the City to establish transitional height standards to avoid adverse impacts to adjacent low-density residential neighborhoods (e.g., buildings close to property lines would need to step down to 35 feet for a certain distance).

Parking reductions: Off-street parking requirements significantly increase the cost of development as well as limit the number of dwelling units that can be built on a site. Reducing the current off-street parking requirements for multifamily (1.5 spaces per studio or 1 bedroom dwelling unit + 2 spaces per 2- or 3-bedroom dwelling unit + 2.5 spaces per 4 bedroom dwelling unit + 1 guest space per 4 dwelling units) to 1.5 spaces per unit, regardless of type (as recommended by local affordable housing developers), would increase the amount of space and therefore the total number of dwelling units on the site. Though the Feasibility Analysis only tested a parking reduction for multifamily housing types, the City may also consider reducing the parking requirement for single-family housing types to one parking space per dwelling unit, instead of the two currently required.

Recommendation: Incentives

We recommend drafting an inclusionary zoning program that includes:

- An expedited review process;
- A fee rebate (up to \$2,500 per affordable unit);
- A 25% increase in the allowed dwelling units per acre on single-family and townhome developments;
- Parking reductions (down to 1.5 spaces per unit) for multifamily rental developments; and
- Height bonus up to x stories or y feet within certain distance of I-25 corridor (appropriate amount to be determined).

Drafting Considerations: Options for Alternative Compliance

HB21-1117, the Colorado legislation that allows communities to implement inclusionary zoning, specifies that communities must provide a choice of options to the developer and creates one or more alternatives to the construction of new affordable housing units on the site. Common options include:

Fee-in-lieu: A fee-in-lieu is a sum of money paid to the City in exchange for not providing the required percentage of affordable units in a residential development. In lieu-fees are generally paid into a housing trust or other dedicated fund and used (often along with other local funding sources) to finance affordable housing developed off site. If the City pursues a fee-in-lieu option, establishing the associated formula (nexus study) for calculating the fee will need to be explored in more detail.

Off-site location: This option allows developers to build required affordable units on another site separate from their market-rate projects. This option would be challenging in Centennial given the limited availability of developable land.

Land dedication: This option allows developers to donate land for affordable housing development to the City or to a nonprofit agency approved by the City. This option is particularly challenging to implement because the proposed dedication site cannot be entirely up to the private developer; the City must carefully assess the site before accepting it in lieu of on-site units.

Nonprofit partnerships: Encouraging off-site production through partnerships with nonprofit housing developers facilitates implementation and may produce more affordable housing. Nonprofit developers often have considerable expertise in both building and managing affordable housing.

Recommendation

Due to difficulty administering off-site locations and land dedication, we recommend drafting an inclusionary zoning program that includes:

- On-site Units; and
- Fee-in-lieu buyout option.

Sec. 12-3-1006 Sale or Lease of Restricted Units

Ensures affordable units are sold and/or leased to qualified residents (those that meet the targeted AMI) and describes requirements for verifying the eligibility of residents.

Sec. 12-3-1007 Violation and Penalty

Describes the penalties and remedies for projects that do not comply with inclusionary zoning requirements (e.g., leasing affordable units to residents that do not meet the eligibility requirements).

Big Picture Questions

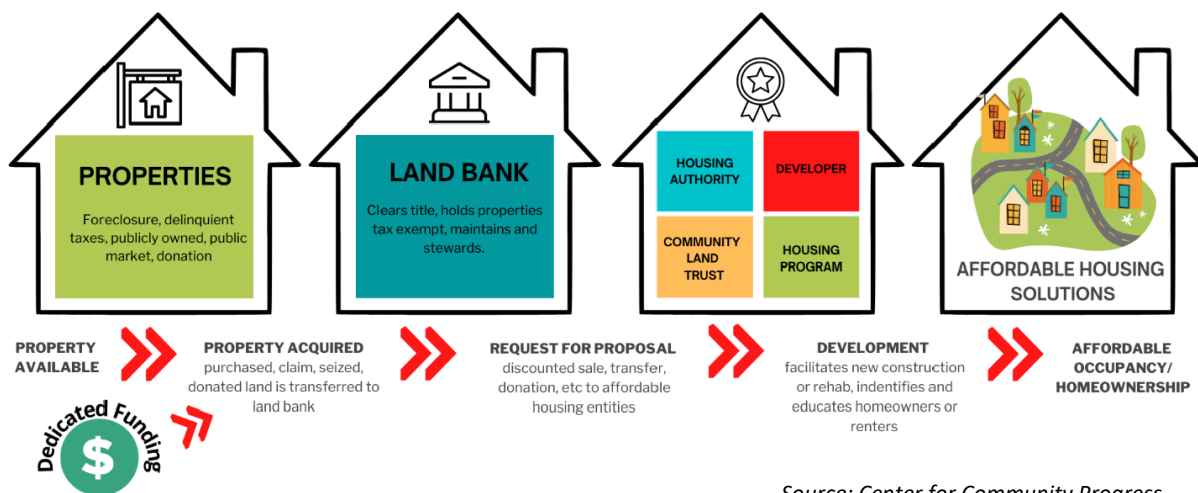
- The community is generally in favor of inclusionary zoning. What concerns should this drafting process address to keep the community educated about inclusionary zoning? What community priorities, such as locational preferences, do the Planning and Zoning Commission and City Council want to explore further for better understanding of the reasons for community support?
- Are there recommendations or details in this analysis that are unclear?
- If a fee waiver is offered at the level recommended, which fees would/could the City apply the \$2,500 waiver to and should that waiver be supported by the fee in-lieu applied to market rate housing projects?
- Are there other incentives or options that should be presented/explored?
- What metrics should be established to determine whether an inclusionary zoning program is successful or should be adjusted?

Land Donation, Dedication, and Banking

Overview

A land banking program is a tool used by local governments to lower the land costs of developing affordable housing. In a strong housing market, communities tend to make strategic land acquisitions in areas that are redeveloping to hold room for future affordable housing development. In a softer housing market, communities tend to focus on purchase of vacant and abandoned properties for clean-up and beneficial reuse. Land banking programs work by:

- Acquiring, assembling, and holding land to be used for affordable housing;
- Reducing land ownership holding costs for affordable housing developers;
- Maintaining the property owned by the bank; and/or
- Negotiating the sale or donation of the property.



Source: Center for Community Progress

More information about the DOLA Land Banking Strategy and land banking in general can be found in the Centennial Housing Strategies Report.

Land Development Code Updates

Preliminary Drafting Consideration: Land Bank Governance

There are several options for establishing and operating a land bank, split between options for a program managed by the City or by a separate entity(ies), or jointly managed. Options in which the land bank is managed by City staff with the direction of City Council include:

Buy and Sell: This form of land bank would allow the City to acquire property and then sell the property for specific purposes under established criteria. Property could be sold or donated to an organization or developer when the City wants to dispose of the property, or the property could be held for a period of time until a specific project is identified that meets specific criteria – such as through a direct request or a Request For Proposals (RFP) process .

Buy for Specific Land: This form of land bank would allow the City to purchase property on a specific project-by-project basis to enable another organization/developer to build affordable housing. The City would not take the title of the property but would purchase property on behalf of another organization or entity. This option can be effective for clearly identified projects but less effective for acquiring land for taking advantage of market fluctuation impacting the cost of land over a longer time period.

Buy and Lease: This form of land bank would allow the City to utilize existing City-owned land, or purchase land in the future, for the specific purpose of housing, but the City would not be able to sell the land without each property going to the vote of the people. The land would be available for lease to affordable housing entities and the City would establish a limit on the term of the lease (entities such as the Colorado Housing and Finance Authority (CHFA) typically look for a minimum of 35 years, but more commonly up to 99 years).

Combined Approach: A land bank may use a combination of the above, either buying to sell or buying to lease.

Alternatively, the land bank may be managed by a separate entity. This is typically a non-profit entity. This option may allow for purchasing, holding, leasing, selling, or distribution of resources with the highest degree of flexibility, since the land bank could operate on its own terms without many governmental restrictions. This type of land bank also allows for property rental, development, and operation of the property if the entity so chooses.

Recommendation

We recommend three preliminary steps to start framing this conversation: (1) continue this drafting process as if the City were going to manage the land bank to identify key decision-points, (2) explore partnering opportunities with existing land banks and detail advantages and disadvantages of a partnership, and (3) explore land banking resources to identify baseline thresholds for operation, such as recommended amount of property owned, period of time for ownership, and outside funding opportunities.

Centennial-Managed Land Bank

If the City moves forward with a land banking option in which the City manages the acquisition and selling of properties, an ordinance establishing the land bank would be required. Typically, such ordinances appear in the section or chapter of the Municipal Code where regulations for public property are described (Title 11 of the Centennial Municipal Code). An ordinance establishing a land bank commonly includes the following provisions:

1. **Purpose:** Establishes the intent of the land bank and relationship to any affordable housing goals set by the City (whether as a separate stated goal or within the Comprehensive Plan).
2. **Authority:** Establishes the City's authority to acquire land that meets the purpose and criteria set forth in the ordinance. The Center for Community Progress lists five core powers that should be granted to land banks in order for them to be effective:
 - a. Obtain property at low or no cost through the property tax foreclosure process;
 - b. Clear title and/or extinguish back taxes on properties;
 - c. Hold land tax-free;
 - d. Lease properties for temporary uses; and
 - e. Negotiate property sales based on community needs without seeking additional approvals from other levels of local government.
3. **Criteria:** Limits the type of property able to be acquired for a land bank based on considerations including, but not limited to: cost of land, location of land and access to services/adequate public facilities, and other geographic or physical requirements (e.g., areas zoned primarily for multifamily or commercial properties).

Drafting Consideration: Property Acquisition

There are a variety of approaches to determining the type of properties the land bank has the authority to pursue based on existing land inventory, goals and priorities related to housing, and existing land development limitations (e.g., zoning regulations). Properties most commonly included in land banks include:

- Tax-delinquent or abandoned properties for redevelopment;
- Existing City-owned properties;
- Vacant properties; and/or
- Valuable properties that should be strategically held until they can develop as affordable housing.

Some land banks also receive properties through voluntary donations from private owners, non-profit entities, or via transfers from other municipal governments. Additionally, some communities place additional limits on the type or location of land that can be purchased by the land bank. For example, the City of Fort Collins limits purchase of land to within the designated Growth Management Area and the land must be within ½ mile of at least 3 identified public amenities (e.g., park, school, or commercial center) within 10 years. In public comments, underused commercial properties and land near transit were the most supported locations for land bank investment.

Recommendation

We recommend creating a list of preferred acquisition criteria and exploring what types of purchase or transfer opportunities that would create.

4. **Funding:** Describes how the land bank is funded (e.g., General Fund or dedicated Affordable Housing Fund). The City of Centennial does not currently maintain a dedicated Affordable Housing Fund, but if an inclusionary zoning policy is adopted, the City may consider establishing such a fund where fees in lieu may then be used to buy property.

Drafting Consideration: Funding

Similar to property acquisition, there are many options for how to fund a land bank. Some communities already have an Affordable Housing Fund in place to cover initial operating costs, but if such fund does not exist (as in Centennial), the City may also pursue the following:

- Appropriating funds from the annual budget (e.g., General Fund);
- Bonds or loans;
- HOME Investment Partnership Program (HOME) and Community Development Block Grant (CDBG) funding for certain activities if there is a plan in place for the property which includes a CDBG/HOME eligible end use (e.g., demolition and rehabilitation in target neighborhoods) within the time frame permitted by those programs;
- Philanthropic foundation grants and private sector donations from organizations interested in affordable housing;
- If an inclusionary zoning policy is adopted, the City may consider dedicating all or a portion of collected fees in lieu to a land bank;
- A delinquent tax revolving fund (DTRF) that can enable a land bank to borrow funds to pay off delinquent property taxes owed to the City and in exchange the land bank receives the right to enforce the tax liens, and receive the interest and penalties on such liens if paid back.

A DTRF allows a land bank to either acquire properties by foreclosing on their tax liens or receive the revenue from interest and penalties to pay off the initial loan and fund other land bank operations; and/or

- Proposition 123 funds (see discussion below).

Once a land bank has acquired a sizeable inventory of properties, the land bank can generate its own revenue by selling or leasing properties, and receiving a portion of the tax revenue for land bank properties that are conveyed (sold or given) to new owners.

Recommendation

We recommend a next step of exploring the requirements of each of these funding types and creating a list of those sources that will be appropriate for a land bank in Centennial.

Drafting Consideration: Proposition 123

Colorado voters passed Proposition 123 in the November 2022 election. Fifty-one percent of Centennial voters voted “yes” on Proposition 123. This “yes” vote supported creating the State Affordable Housing Fund and dedicating one-tenth of one percent (0.1%) of state income tax revenue to fund housing programs, including providing grants to local governments and loans to nonprofit organizations to acquire and maintain land for the development of affordable housing (land banking).

If the City chooses to participate and opt-in to the Proposition 123 funding, establishing a land bank would allow the City to receive and use those funds to acquire land. Such funds would not require the distribution of money from a different City revenue source which is particularly important if the City does not pursue an inclusionary zoning program where fees in lieu would provide supplementary funding.

Recommendation

If Centennial chooses to opt-in to Prop. 123 funding and has decided to establish or participate in a land bank, it should explore additional funding options provided by the State.

- 5. Disposition of Property:** Establishes the terms by which the City can sell and/or convey property acquired by the land bank. Depending on whether the City establishes a formal definition of affordable housing, this section would either reference that definition or clarify the parameters of “affordable housing” related to the land being sold to ensure it is meeting the purpose of the land bank (e.g., homeownership units must be sold at or below 80% AMI).

Big Picture Questions

- Would the City have adequate capacity to administer a land banking program at current staffing levels? Would additional staff with specific expertise be needed?
- Are there any existing organizations to partner with to administer and manage a land bank (e.g., Arapahoe County Housing Authority)?
- Should a land banking program be managed by the City or by a separate board?

Appendix

Inclusionary Zoning Feasibility Analysis (following page)



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Inclusionary Housing Feasibility Analysis

PREPARED FOR:

City of Centennial, Colorado

CREATED

10/12/2022

This memo furthers the discussion set forth in the June 13, 2022 Inclusionary Housing Policy Considerations memo. The 6/13 memo highlighted key considerations of inclusionary housing policy options and outlined key decision points for policy direction.

This memo provides additional context for those decision points by conducting a feasibility analysis of potential inclusionary structure and paired incentives/offsets.

Overview of Inclusionary Policy Considerations (6/13 Memo)

Inclusionary housing—also called inclusionary zoning—policies rely on a jurisdiction’s zoning authority to require or encourage new residential development to set aside a portion of units as income-restricted (affordable). Such policies can be mandatory (required for all residential development) or voluntary, relying on incentives to encourage developer participation.

It is important to note that inclusionary housing policies are just one tool in the suite of strategies available to help address housing needs. This specific tool applies only to new housing development and typically focuses on low to moderate income affordability. On its own, an inclusionary or incentive policy does not typically supply housing that meets the needs of very low or extremely low income households (households earning less than 50% Area Median Income, or AMI) unless paired with other subsidies or programs.

Inclusionary housing in Colorado. In May 2021, the Colorado state legislature opened the door for mandatory Inclusionary Housing (also called Inclusionary Zoning or IZ) policies to apply to both rental and for-sale development in Colorado. Prior to the passage of HB21-1117, mandatory inclusionary was considered to be “rent control” and therefore was limited to for-sale development application.

Municipalities that wish to enact mandatory inclusionary housing policies (under HB21-1117) are required to:

- 1) Offer a compliance alternative to on-site construction of the required affordable units (e.g., a fee in lieu); and
- 2) Demonstrate current or previous actions intended to increase density or promote affordable housing (e.g., zoning changes that increase density or support affordable housing; or fee reductions or other variances or regulatory adjustments for affordable housing).

Currently there are five municipalities with active mandatory inclusionary or linkage policies in the Denver Metro including the City and County of Denver, the City and County of Broomfield, and the Cities of Boulder, Longmont, and Superior. Many more communities offer development incentives for affordable housing, though very few refer to these policies as “voluntary inclusionary” programs—in part due to the historic legal challenges with mandatory inclusionary housing in Colorado. In addition, a recent DRCOG survey indicates that at least 10 Denver metro municipalities are currently considering implementation of inclusionary housing programs in response to the state legislative changes in 2021 (HB21-1117).

Market conditions and feasibility—Will inclusionary work in Centennial? The hallmark of inclusionary policies in general is that they leverage

private sector residential development to create affordable housing. As such, existing market conditions (and the feasibility of specific policy components) are critical factors in whether an inclusionary policy is likely to be effective. As discussed in detail in the 6/13 memo, **the market conditions in Centennial are favorable for an effective inclusionary policy. Based on current development trends, a 5% inclusionary policy could return 11 units per year, and a 10% policy could return 22 units per year** if residential permitting trends stay the same. Most units would be in multifamily or mixed use developments.

Market responses to inclusionary policies. Though every development operates under unique circumstances, affordability requirements and/or incentives most commonly impact developments by imposing constraints on revenue—either ongoing operating revenue for rentals or sales revenue of for-sale products. Fees—including inclusionary in-lieu fees—have no impact on revenue but do impact up-front costs. Specific development proforma impacts are described below:

- When affordable unit construction is required in rental developments, the income restricted units reduce the potential net operating income (though the per-unit cost of constructing affordable units and operating them is typically the same as market-rate units). In a for-sale context, affordable units reduce the expected sale revenue.
- When developers pay a fee-in-lieu, initial development costs (and therefore ongoing debt service) increase due to the fee, but revenue continues to reflect market-rate potential.
- Incentives that impact the development scale (e.g., height, density, parking, open space), when offered in exchange for construction of affordable units, serve to increase the number of market-rate units in order to offset the lower operating income of affordable units.

As with all regulatory and market-driven changes, local development economics would likely need to adjust should an affordability requirement be imposed via mandatory inclusionary housing. These adjustments commonly include shifts in land values. Additionally, construction labor costs, development amenities or finish level, unit size/configuration, market-rate rents, and/or investor expectations may also shift in response to new requirements. Some developers may also seek alternative sites in lower cost jurisdictions. Academic research on the impact of inclusionary requirements is mixed but generally shows no impact on housing supply and little to no impact on housing market pricing. In other words, **in most cases, inclusionary does not slow development but it could result in marginal increases to market rate rents** (0%-3%, less than a typical annual increase).¹

¹ Economics of Inclusionary Housing Policies: Effects on Housing Prices, Grounded Solutions Network, 2016. Available online at: https://inclusionaryhousing.org/wp-content/uploads/2016/09/Economics-of-Inclusionary-Housing-Policies-Effects-on-Housing-Prices_a.pdf

Setting affordability targets for inclusionary policies. Area Median Income, or AMI, is the typical metric by which households qualify for various housing programs. HUD sets AMI annually by market area and household size; Centennial is included in the broader Denver Metro AMI (which includes Adams, Arapahoe, Broomfield, Clear Creek, Denver, Douglas, Elbert, Gilpin, Jefferson, and Park counties.)

Figure 1 shows the 2022 Denver Metro AMI income limits which guide housing program qualification in Centennial. Affordable home prices and affordable rents are each AMI are also included for reference.

Figure 1.
HUD AMI, Denver
Metro, 2022

Note:

Affordable home price calculation assumes 10% down on a 30-year fixed rate mortgage with 5.0% interest; assumes 20% of monthly costs are non-mortgage.

Source:

HUD, CHFA rent and income limits, and Root Policy Research.

	Persons in Family				
	1	2	3	4	5
Income Limit					
30% AMI	\$24,650	\$28,150	\$31,650	\$35,150	\$38,000
50% AMI	\$41,050	\$46,900	\$52,750	\$58,600	\$63,300
60% AMI	\$49,260	\$56,280	\$63,300	\$70,320	\$75,960
80% AMI	\$62,600	\$71,550	\$80,500	\$89,400	\$96,600
100% AMI	\$82,100	\$93,800	\$105,500	\$117,200	\$126,600
120% AMI	\$98,520	\$112,560	\$126,600	\$140,640	\$151,920
Affordable Home Price					
30% AMI	\$101,021	\$115,364	\$129,708	\$144,052	\$155,731
50% AMI	\$168,231	\$192,205	\$216,180	\$240,154	\$259,416
60% AMI	\$201,877	\$230,646	\$259,416	\$288,185	\$311,299
80% AMI	\$256,547	\$293,226	\$329,905	\$366,379	\$395,886
100% AMI	\$336,462	\$384,411	\$432,360	\$480,309	\$518,832
120% AMI	\$403,754	\$461,293	\$518,832	\$576,370	\$622,598
Affordable Rent					
	Studio	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm
30% AMI	\$615	\$659	\$791	\$914	\$1,020
50% AMI	\$1,026	\$1,099	\$1,318	\$1,523	\$1,700
60% AMI	\$1,231	\$1,319	\$1,582	\$1,828	\$2,040
80% AMI	\$1,642	\$1,759	\$2,110	\$2,438	\$2,720
100% AMI	\$2,052	\$2,198	\$2,637	\$3,047	\$3,400
120% AMI	\$2,463	\$2,638	\$3,165	\$3,657	\$4,080

Considerations for AMI targets in inclusionary policies include alignment with local housing needs, as well as consistency with existing housing program and funding definitions. For example, the LIHTC program (the largest contributor to affordable rental housing nationwide) targets 60% AMI households or less. State funding sources, including Private Activity Bonds (PAB) target 60% AMI or less for rental and 115% AMI or less for owners. Habitat for Humanity's ownership units target households earning 55% to 80% of AMI. For the subsequent feasibility analysis, **Root assumes inclusionary AMI targets would focus on 60% AMI for rentals and 80% AMI for ownership units.**

Feasibility Analysis

Feasibility analyses are designed to calibrate inclusionary requirements to specific markets and evaluate the cost of affordable unit set-asides alongside the financial benefits of incentives or offsets (if offered).

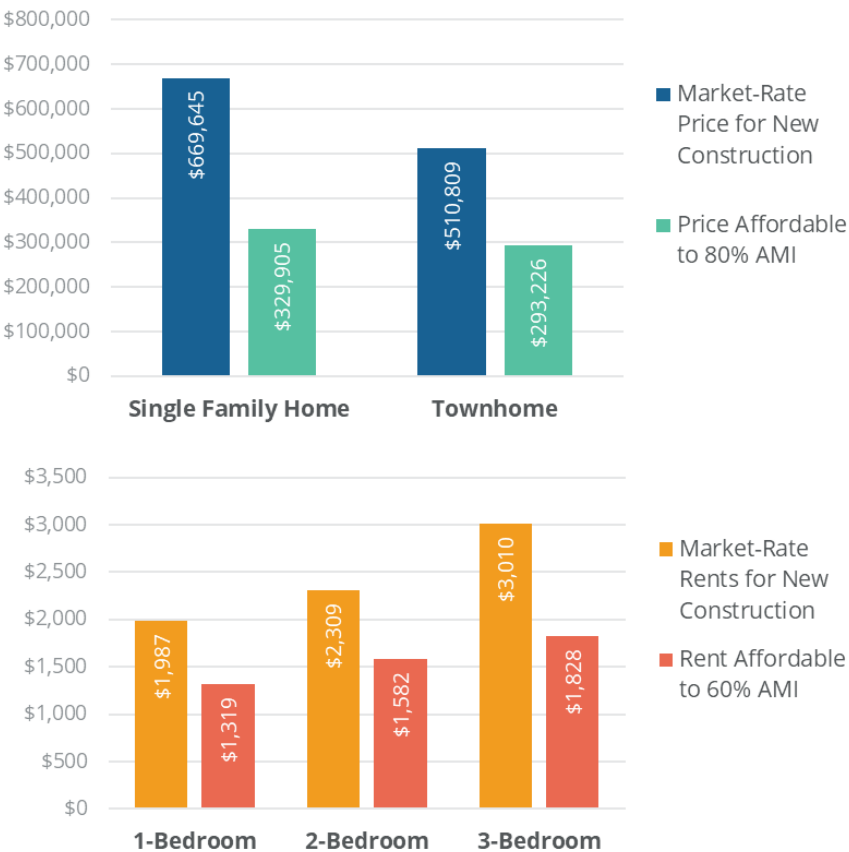
Financial feasibility models are based on development proformas typically used in the real estate industry to determine whether a project is financially feasible. A proforma is comprised of a development budget (i.e., construction and other costs associated with building development); an estimate of income as units are sold or rented; and an estimate of project value based on project income at stabilization and the estimated value of the entire development at sale.

Home prices and rents. As noted previously, inclusion of affordable units (either as a result of incentive programs or inclusionary programs) lower the expected revenue of a project by restricting sale prices or rental monthly rents of a small proportion of the units. Figure 2 shows the differential between market-rate and affordable home prices and rents in the Denver Metro at 80% AMI and 60% AMI, respectively. (Since AMI is a regional standard, the affordable rents/home prices below would apply to income restricted, affordable units in Centennial).

Figure 2.
Market-Rate and Affordable Price/Rent Comparison, Denver Metro

Note:
Affordable home price for single family assumes 3-person household while townhome assumes 2-person household.

Source:
CHFA Income and Rent Limits, Denver Metro Rental Vacancy Survey, ZONDA, and Root Policy Research.



Value of development incentives. Development incentives are inherently part of voluntary incentive programs, and it is common for mandatory inclusionary housing policies to include development incentives that help offset costs of the affordability requirements. Financial benefits of common incentives are described below.

- **Parking reduction**—Parking costs vary from about \$5,000 per space for surface lots to \$45,000 per space for structured parking (and more for underground garages). **Reducing parking ratios from 2.0 to 1.5 spaces per unit would save \$22,500 in development costs for structured parking and \$2,500 per unit for surface parking.** This analysis assumes the parking reduction would apply across the entire development, not just to affordable units. In addition to the direct savings, reduced parking may also allow a developer to include additional residential units with the saved space.
- **Fee rebates**—typical fee rebates range from \$5,000 to \$15,000 per affordable unit and are often capped at a certain threshold. These incentives are usually extended only to the affordable units within a development. A \$5,000 per affordable unit fee rebate in association with a 10% affordability set-aside would effectively **lower the per-unit cost of the entire development by \$500 per unit.**
- **Density bonus and open space reduction**—Both density bonuses and open space reductions serve to increase the number of units that can be constructed as part of an overall development. As long as the increase in unit capacity does not change the construction type (e.g., from lumber to steel) then the cost per unit does not change significantly. The developer may realize **some overall cost savings in per unit land costs, but the bigger benefit is in increased total revenue for the project.**
- **Fast-track or administrative approvals**—Process-oriented incentives are **highly valued by developers but are not quantifiable** in the same way as other incentives. Even so, these types of incentives are often a key driver in success of incentive programs.

Existing development conditions. The feasibility model starts with base case scenarios that reflect current development conditions in Centennial. It is important to note that under Centennial's current zoning code, **multifamily developers often opt for a PD to negotiate specific standards as a work-around for the complexity and rigidity of Centennial's code.** The base case prototypes below reflect by right options (without a PD):

- Single-household unit with a 4,000 square foot lot size and a maximum density of 4.9 units/acre;
- For-Sale townhome with a with a 2,600 square foot lot size and a maximum density of 11.6 units/acre; and
- 3-story multifamily rental with surface parking (max building coverage ratio of 25% and a parking ratio around 2.25 spaces per unit).

It should be noted that the height limits in Centennial's multifamily zones (50 ft) technically allow for a 4-story residential building but the limits on dwelling units per acre (30 du/a), lot size (1,800 SF per unit), and lot coverage (25%) make these prototypes financially infeasible. As such, these types of developments require a variance of one or more of the standards listed above in order to pencil and are therefore indirectly required to use a PD process.

Figure 3 shows the base case proformas under current development conditions and by-right zoning standards. Both the single family and townhome prototypes assume 20 units in the development. Key financial feasibility metrics are summarized under valuation detail.

**Figure 5.
Base Case
Development
Conditions**

Note:

Proforma assumptions are based on Marshall & Swift Commercial Cost Estimating software and supplemented with interviews with developers, architects, and contractors active in the local market. Revenue and operating cost data include input from developers as well as market data.

Source:

Marshall and Swift Estimator, Developer Interviews, and Root Policy Research.

	Single Family	Townhome	3-Story Multifamily
Base Zoning Standards			
Minimum lot size (per unit)	4,000	2,600	1,800
DU/Acre	4.9	11.6	30.0
Max height	30 ft	35 ft	50 ft
Max building coverage ratio	50%	60%	25%
Parking per unit	2.00	2.25	2.25
Site and Prototype Characteristics			
Parcel Size (acres)	4.20	1.75	3.00
Lot size per unit (SF)	9,148	3,812	1,815
Total Units	20	20	72
Avg SF per unit	2,450	1,800	1,050
DU/Acre calculation from lot size	4.76	11.43	24.00
Parking type	2-car garage	1-car garage	surface
Parking ratio	2	2.5	2.25
Development Costs			
Land Costs	\$2,900,000	\$1,900,000	\$3,960,000
Hard Costs	\$7,900,000	\$6,500,000	\$15,570,000
Soft Costs	\$1,422,000	\$1,170,000	\$2,736,000
Total Development Cost	\$12,222,000	\$9,570,000	\$22,266,000
<i>Total Development Cost per Unit</i>	<i>\$611,100</i>	<i>\$478,500</i>	<i>\$309,250</i>
Revenues and Operating Expenses			
Sales Revenue	\$14,100,000	\$10,900,000	
Sale Price Market Rate (per unit)	\$705,000	\$545,000	
Annual Rental Revenue			\$1,887,840
Market-Rate Rent (per unit /mo)			\$2,300
Vacancy Rate			5%
Operating/Sales Expenses			
Cost of sale/marketing (2% of revenue)	\$282,000	\$218,000	
Annual operating cost			\$576,000
Valuation Detail			
Net Sale Value or Net Op Income (NOI)	\$13,818,000	\$10,682,000	\$1,311,840
Return on Cost	13.1%	11.6%	5.89%

Inclusionary feasibility results. Root then adjusted the base case scenarios to include affordability requirements (with and without incentives) and compared the returns to developers/investors on the *base case* to returns on *inclusionary* developments.

- Modest declines in returns can generally be absorbed by a project and still maintain financial feasibility; however substantial declines in returns could result in the relocation of a proposed project to a different jurisdiction.
- Improved returns suggest the benefit of the incentive package outweighs the cost of the affordability set-aside.

Root tested two different inclusionary requirements: one with a 5% set-aside and one with a 10% set-aside. In both cases, Root used 60% AMI as the max affordable rental target and 80% AMI as the max affordable for-sale target.

The feasibility analysis also accounts for the value of potential incentives of an inclusionary program that could be used to help offset the cost of affordable unit set asides. Specific incentives tested include:

- A fee rebate (up to \$2,500 per affordable unit);
- A 25% density bonus on single-family and townhome prototypes, measured as an increase in the allowed dwelling units per acre;
- Parking reductions (down to 1.5 spaces per unit) for multifamily rental developments; and
- Height bonus applied to the 3-story multifamily rental, resulting in a 5-story prototype and a 7-story prototype. It is important to note that these height bonuses result in different construction approaches, including structured parking and, for the 7-story, a change from wood to steel construction.

As discussed previously, process-oriented incentives are highly valued by developers but are not quantifiable in the same way as other incentives and are therefore not included in the feasibility analysis.

For-sale prototype results. Figures 6 and 7 show both a 5% and 10% inclusionary policy applied to the single family and townhome projects. As expected, an inclusionary program with no incentives results in marginal declines in the return metrics (net sale value and return on cost), compared to the base case scenarios. However, **when incentives are paired with the potential inclusionary requirements, they fully offset the cost of the affordable units under the 10% set-aside and improve net returns under the 5% set-aside.**

Figure 6.
For-Sale Prototypes with 5% Inclusionary at 80% AMI

	Single Family		Townhome	
	No Incentives	Density Bonus & Fee Rebate	No Incentives	Density Bonus & Fee Rebate
Base Zoning Standards				
Minimum lot size (per unit)	4,000	4,000	2,600	2,600
DU/Acre	4.9	6.0	11.6	14.3
Max height	30 ft	30 ft	35 ft	35 ft
Max building coverage ratio	50%	50%	60%	60%
Parking per unit	2.00	2.00	2.25	2.25
Site and Prototype Characteristics				
Parcel Size (acres)	4.20	4.20	1.75	1.75
Lot size per unit (SF)	9,148	7,318	3,812	3,049
Total Units	20	25	20	25
Affordable Units	1.00	1.25	1.00	1.25
Avg SF per unit	2,450	2,450	1,800	1,800
Parking type	2-car garage	2-car garage	1-car garage	1-car garage
Parking ratio	2	2	2.5	2
Development Costs				
Land Costs	\$ 2,900,000	\$ 2,900,000	\$ 1,900,000	\$ 1,900,000
Hard Costs	\$ 7,900,000	\$ 9,875,000	\$ 6,500,000	\$ 8,125,000
Soft Costs	\$ 1,422,000	\$ 1,774,375	\$ 1,170,000	\$ 1,459,375
Total Development Cost	\$ 12,222,000	\$ 14,549,375	\$ 9,570,000	\$ 11,484,375
<i>Total Development Cost per Unit</i>	<i>\$611,100</i>	<i>\$581,975</i>	<i>\$478,500</i>	<i>\$459,375</i>
Revenues and Operating Expenses				
Sales Revenue	\$13,761,379	\$17,201,723	\$10,684,905	\$13,356,131
Sale Price Market Rate (per unit)	\$705,000	\$705,000	\$545,000	\$545,000
Income Restricted Sale Price (per unit)	\$366,379	\$366,379	\$329,905	\$329,905
Operating/Sales Expenses				
Cost of sale/marketing (2% of revenue)	\$ 275,228	\$ 344,034	\$ 213,698	\$ 267,123
Valuation Detail				
Net Sale Value	\$13,486,151	\$16,857,689	\$10,471,207	\$13,089,008
Return on Cost	10.3%	15.9%	9.4%	14.0%

Source: Root Policy Research.

Figure 7. For-Sale Prototypes with 10% Inclusionary at 80% AMI

	Single Family		Townhome	
	No Incentives	Density Bonus & Fee Rebate	No Incentives	Density Bonus & Fee Rebate
Base Zoning Standards				
Minimum lot size (per unit)	4,000	4,000	2,600	2,600
DU/Acre	4.9	6.0	11.6	14.3
Max height	30 ft	30 ft	35 ft	35 ft
Max building coverage ratio	50%	50%	60%	60%
Parking per unit	2.00	2.00	2.25	2.25
Site and Prototype Characteristics				
Parcel Size (acres)	4.20	4.20	1.75	1.75
Lot size per unit (SF)	9,148	7,318	3,812	3,049
Total Units	20	25	20	25
Affordable Units	2.00	2.50	2.00	2.50
Avg SF per unit	2,450	2,450	1,800	1,800
Parking type	2-car garage	2-car garage	1-car garage	1-car garage
Parking ratio	2	2	2.5	1
Development Costs				
Land Costs	\$ 2,900,000	\$ 2,900,000	\$ 1,900,000	\$ 1,900,000
Hard Costs	\$ 7,900,000	\$ 9,875,000	\$ 6,500,000	\$ 8,125,000
Soft Costs	\$ 1,422,000	\$ 1,771,250	\$ 1,170,000	\$ 1,456,250
Total Development Cost	\$ 12,222,000	\$ 14,546,250	\$ 9,570,000	\$ 11,481,250
<i>Total Development Cost per Unit</i>	<i>\$611,100</i>	<i>\$581,850</i>	<i>\$478,500</i>	<i>\$459,250</i>
Revenues and Operating Expenses				
Sales Revenue	\$13,422,757	\$16,778,447	\$10,469,809	\$13,087,262
Sale Price Market Rate (per unit)	\$705,000	\$705,000	\$545,000	\$545,000
Income Restricted Sale Price (per unit)	\$366,379	\$366,379	\$329,905	\$329,905
Operating/Sales Expenses				
Cost of sale/marketing (2% of revenue)	\$ 268,455	\$ 335,569	\$ 209,396	\$ 261,745
Valuation Detail				
Net Sale Value	\$13,154,302	\$16,442,878	\$10,260,413	\$12,825,517
Return on Cost	7.6%	13.0%	7.2%	11.7%

Source: Root Policy Research.

Rental prototype results. Figures 8 and 9 show both a 5% and 10% inclusionary policy applied to the multifamily prototype. As expected, an inclusionary program with no incentives results in marginal declines in the return metrics (NOI and return on cost). **The parking reduction and fee rebate help offset the costs under the 3-story prototype, but still result in slight decreases to return on cost. The height bonuses result in substantial increases in nominal NOI, but percentage returns are lower than the 3-story scenario.** This is driven by the change in parking (to structured from surface) and the change in building code and construction type.

Figure 8. Rental Prototypes with 5% Inclusionary at 80% AMI

	3-Story Base Height		Up to 5-Story Bonus Height		Up to 7-Story Bonus Height	
	No Incentives	Parking Reduction & Fee Rebate	Height Bonus Only (to 5 Stories)	Height Bonus, Parking Reduction, & Fee Rebate	Height Bonus Only (to 7 Stories)	Height Bonus, Parking Reduction, & Fee Rebate
Base Zoning Standards						
Minimum lot size (per unit)	1,800	1,800	512	792	402	792
DU/Acre	30	30	85	55	108	55
Max height	50 ft	50 ft	70 ft	70 ft	112 ft	112 ft
Max building coverage ratio	25%	47%	67%	39%	50%	23%
Parking per unit	2.25	1.50	2.00	1.50	2.00	1.50
Site and Prototype Characteristics						
Parcel Size (acres)	3.00	3	3.00	3	3.00	3
Lot size per unit (SF)	1,815	1,815	512	792	402	792
Total Units	72	72	255	165	325	165
Affordable Units	3.60	3.60	12.75	8.25	16.25	8.25
Avg SF per unit	1,050	1,050	950	950	875	875
Parking type	surface	surface	structure	structure	structure	structure
Parking ratio	2.25	1.50	2.00	1.50	2.00	1.50
Development Costs						
Land Costs	\$ 3,960,000	\$ 3,960,000	\$ 4,356,000	\$ 4,356,000	\$ 4,791,600	\$ 4,791,600
Hard Costs	\$ 15,570,000	\$ 15,300,027	\$ 76,500,000	\$ 45,787,500	\$ 105,007,500	\$ 49,599,000
Soft Costs	\$ 2,736,000	\$ 2,727,000	\$ 10,200,000	\$ 6,579,375	\$ 13,000,000	\$ 6,579,375
Total Development Cost	\$ 22,266,000	\$ 21,987,027	\$ 91,056,000	\$ 56,722,875	\$ 122,799,100	\$ 60,969,975
<i>Total Development Cost per Unit</i>	<i>\$309,250</i>	<i>\$305,375</i>	<i>\$357,082</i>	<i>\$343,775</i>	<i>\$377,843</i>	<i>\$369,515</i>
Revenues and Operating Expenses						
Annual Rental Revenue	\$ 1,858,373	\$ 1,858,373	\$ 6,926,945	\$ 4,482,141	\$ 9,127,198	\$ 4,633,808
Market-Rate Rent (per unit /mo)	\$ 2,300	\$ 2,300	\$ 2,425	\$ 2,425	\$ 2,510	\$ 2,510
Income Restricted Rent (per unit /mo)	\$ 1,582	\$ 1,582	\$ 1,582	\$ 1,582	\$ 1,582	\$ 1,582
Vacancy Rate	5%	5%	5%	5%	5%	5%
Annual operating cost	\$ 576,000	\$ 576,000	\$ 2,167,500	\$ 1,402,500	\$ 2,762,500	\$ 1,402,500
Valuation Detail						
Net Operating Income	\$1,282,373	\$1,282,373	\$4,759,445	\$3,079,641	\$6,364,698	\$3,231,308
Return on Cost	5.76%	5.83%	5.23%	5.43%	5.18%	5.30%

Source: Root Policy Research.

Figure 9. Rental Prototypes with 10% Inclusionary at 80% AMI

	3-Story Base Height		Up to 5-Story Bonus Height		Up to 7-Story Bonus Height	
	No Incentives	Parking Reduction & Fee Rebate	Height Bonus Only (to 5 Stories)	Height Bonus, Parking Reduction, & Fee Rebate	Height Bonus Only (to 7 Stories)	Height Bonus, Parking Reduction, & Fee Rebate
Base Zoning Standards			Requires PD or variance		Requires PD or variance	
Minimum lot size (per unit)	1,800	1,800	512	792	402	792
DU/Acre	30	30	85	55	108	55
Max height	50 ft	50 ft	70 ft	70 ft	112 ft	112 ft
Max building coverage ratio	25%	47%	67%	39%	50%	23%
Parking per unit	2.25	1.50	2.00	1.50	2.00	1.50
Site and Prototype Characteristics						
Parcel Size (acres)	3.00	3	3.00	3	3.00	3
Lot size per unit (SF)	1,815	1,815	512	792	402	792
Total Units	72	72	255	165	325	165
Affordable Units	7.20	7.20	25.50	16.50	32.50	16.50
Avg SF per unit	1,050	1,050	950	950	875	875
Parking type	surface	surface	structure	structure	structure	structure
Parking ratio	2.25	1.50	2.00	1.50	2.00	1.50
Development Costs						
Land Costs	\$ 3,960,000	\$ 3,960,000	\$ 4,356,000	\$ 4,356,000	\$ 4,791,600	\$ 4,791,600
Hard Costs	\$ 15,570,000	\$ 15,300,027	\$ 76,500,000	\$ 45,787,500	\$ 105,007,500	\$ 49,599,000
Soft Costs	\$ 2,736,000	\$ 2,718,000	\$ 10,200,000	\$ 6,558,750	\$ 13,000,000	\$ 6,558,750
Total Development Cost	\$ 22,266,000	\$ 21,978,027	\$ 91,056,000	\$ 56,702,250	\$ 122,799,100	\$ 60,949,350
<i>Total Development Cost per Unit</i>	<i>\$309,250</i>	<i>\$305,250</i>	<i>\$357,082</i>	<i>\$343,650</i>	<i>\$377,843</i>	<i>\$369,390</i>
Revenues and Operating Expenses						
Annual Rental Revenue	\$ 1,828,907	\$ 1,828,907	\$ 6,804,415	\$ 4,402,857	\$ 8,955,309	\$ 4,546,542
Market-Rate Rent (per unit /mo)	\$ 2,300	\$ 2,300	\$ 2,425	\$ 2,425	\$ 2,510	\$ 2,510
Income Restricted Rent (per unit /mo)	\$ 1,582	\$ 1,582	\$ 1,582	\$ 1,582	\$ 1,582	\$ 1,582
Vacancy Rate	5%	5%	5%	5%	5%	5%
Annual operating cost	\$ 576,000	\$ 576,000	\$ 2,167,500	\$ 1,402,500	\$ 2,762,500	\$ 1,402,500
Valuation Detail						
Net Operating Income	\$1,252,907	\$1,252,907	\$4,636,915	\$3,000,357	\$6,192,809	\$3,144,042
Return on Cost	5.63%	5.70%	5.09%	5.29%	5.04%	5.16%

Source: Root Policy Research.

Summary of project returns on all prototypes. Figure 10 summarizes the feasibility analysis return metrics under base case and inclusionary scenarios (with and without incentives).

Figure 10.
Summary of
Project
Returns for all
Prototypes
Under Varying
IZ and
Incentive
Scenarios

Source:
Root Policy Research.

	Net Sale Value or NOI	Return on Cost
Single Family		
Base Case (no IZ)	\$13,818,000	13.06%
Inclusionary: 5% of units at 80% AMI		
No Incentives	\$13,486,151	10.34%
Density Bonus & Fee Rebate	\$16,857,689	15.87%
Inclusionary: 10% of units at 80% AMI		
No Incentives	\$13,154,302	7.63%
Density Bonus & Fee Rebate	\$16,442,878	13.04%
Townhome		
Base Case (no IZ)	\$10,682,000	11.62%
Inclusionary: 5% of units at 80% AMI		
No Incentives	\$10,471,207	9.42%
Density Bonus & Fee Rebate	\$13,089,008	13.97%
Inclusionary: 10% of units at 80% AMI		
No Incentives	\$10,260,413	7.21%
Density Bonus & Fee Rebate	\$12,825,517	11.71%
3-Story Multifamily		
Base Case (no IZ)	\$1,311,840	5.89%
Inclusionary: 5% of units at 60% AMI		
No Incentives	\$1,282,373	5.76%
Parking Reduction & Fee Rebate	\$1,282,373	5.83%
5-Story Height Bonus (no other incentives)	\$4,759,445	5.23%
5-Story Height Bonus, Parking Reduction, & Fee Rebate	\$3,079,641	5.43%
7-Story Height Bonus (no other incentives)	\$6,364,698	5.18%
7-Story Height Bonus, Parking Reduction, & Fee Rebate	\$3,231,308	5.30%
Inclusionary: 10% of units at 60% AMI		
No Incentives	\$1,252,907	5.63%
Parking Reduction & Fee Rebate	\$1,252,907	5.70%
5-Story Height Bonus (no other incentives)	\$4,636,915	5.09%
5-Story Height Bonus, Parking Reduction, & Fee Rebate	\$3,000,357	5.29%
7-Story Height Bonus (no other incentives)	\$6,192,809	5.04%
7-Story Height Bonus, Parking Reduction, & Fee Rebate	\$3,144,042	5.16%

Summary of Findings

- A 5% inclusionary set-aside is almost fully offset by the proposed incentives under all prototypes. Without incentives, a 5% set-aside has only a modest impact on returns.
- A 10% set-aside is offset by incentives only on the for-sale prototypes and has a more substantive impact on returns than the 5% set-aside when imposed without incentives.
- Though multifamily height bonuses do improve NOI, the diminishing return on cost means these incentives will be attractive to some developers but may not entice all developers to build at higher heights.
- Since most multifamily developers use PDs as opposed to by-right zoning, any inclusionary policy should automatically apply to all PD developments as a matter of course.

Based on the results of the analysis, Root does recommend the City consider an inclusionary housing policy paired with incentives. Determination of a **potential inclusionary structure should balance the feasibility results with the City's housing goals and other strategies being considered by the City**—it is not a “silver bullet” to addressing all needs but does have the potential to create new affordable units while also clarifying incentives for developers.

If the City decides to pursue an inclusionary policy, Root also recommends that the City engage the City of Littleton in a regional discussion about potential policy alignment. The City of Littleton is pursuing an inclusionary policy with a 5% set-aside paired with incentives and regional policy alignment could improve transparency for developers and minimize development competition between the jurisdictions.