

City Council

July 21, 2026

Centennial Valley General Development Plan Amendment to
Allow Multifamily Affordable Housing and Establish
Maximum Building Heights and Residential Density

Summary of Request

Centennial Valley General Development Plan (GDP) amendment on 2.8 acre site to:

- Allow multifamily, permanently affordable housing
- Up to 37 dwelling units per acre
- Up to 45 feet tall buildings



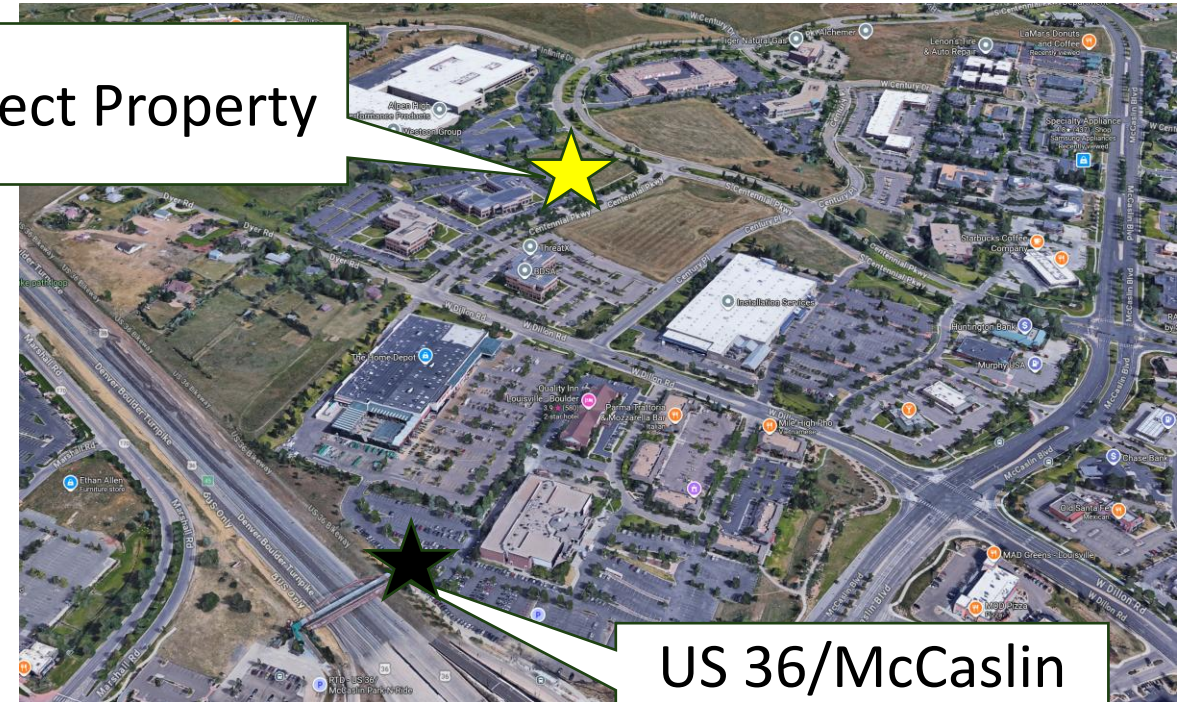
Summary of Request

- GDP amendment only addresses allowed land use, building height, and residential density
- Separate, future public processes address specific proposals
- City is applicant to support affordable housing goals

Background

- Site is governed by Centennial Valley General Development Plan (GDP) that establishes zoning
- Only commercial uses allowed on subject property
- Surrounded by vacant land and commercial uses
- Well served by transportation infrastructure

Subject Property

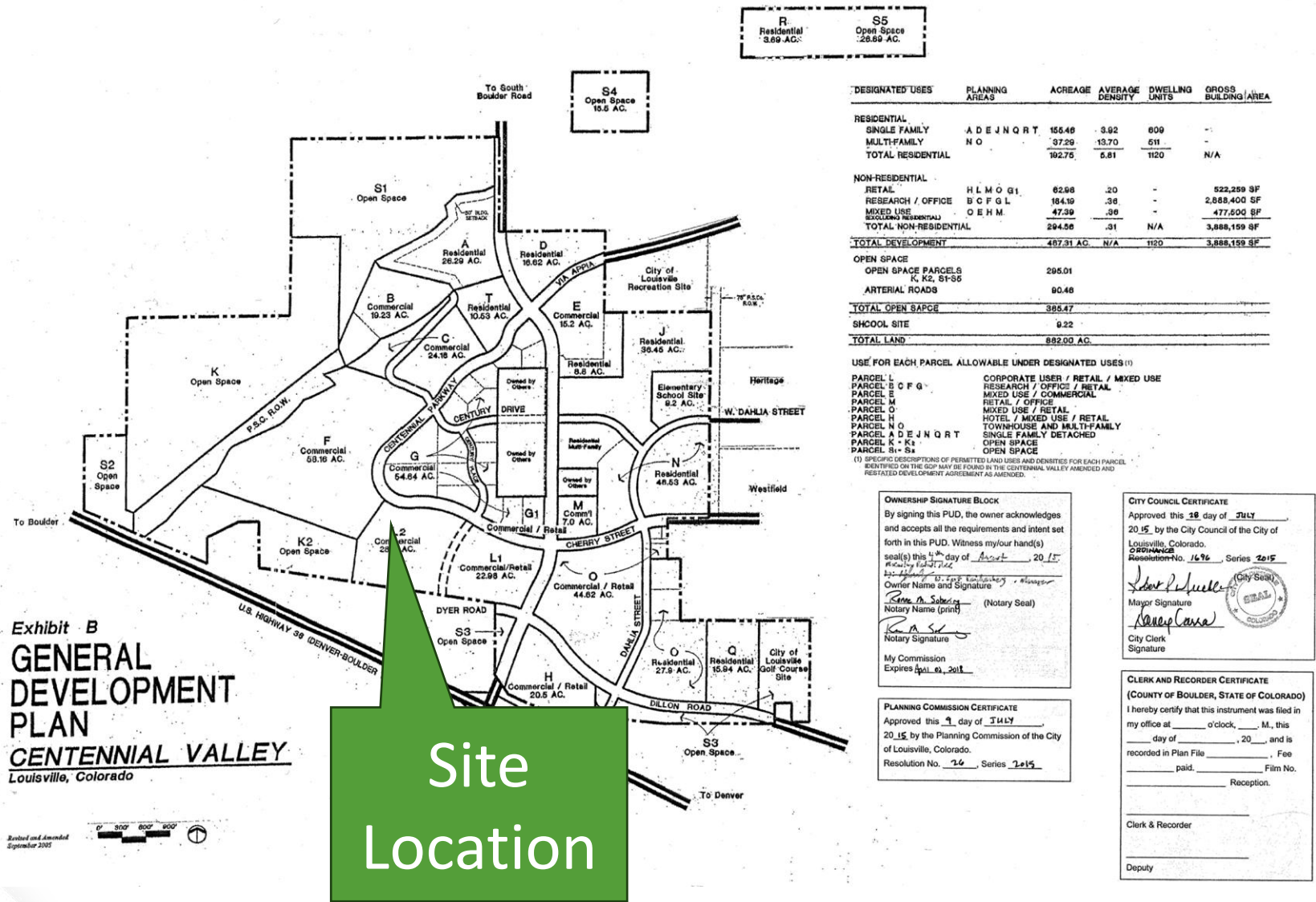


US 36/McCaslin
Park n' Ride



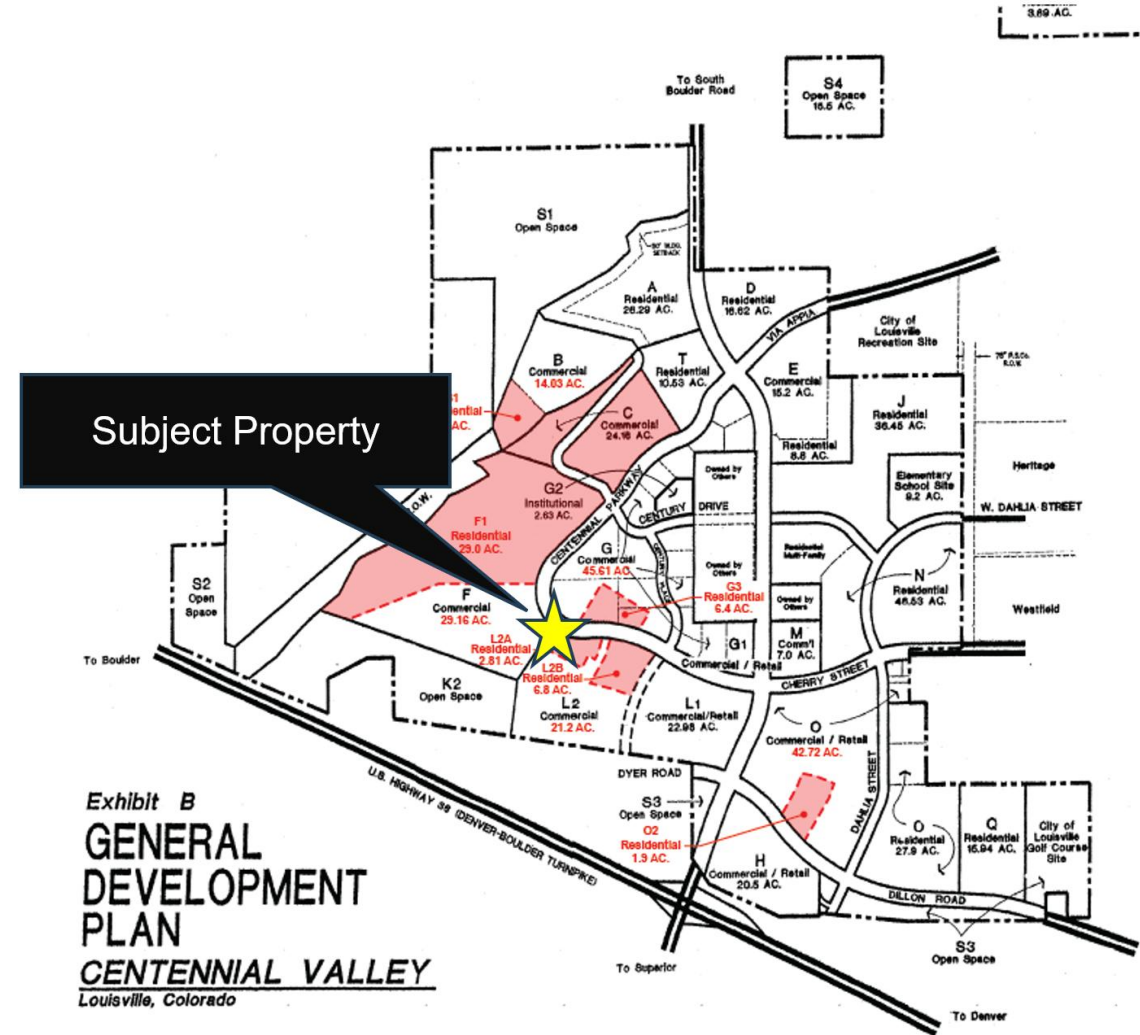
Subject property looking south from Centennial Pkwy

Centennial Valley GDP



Background

- Potential separate, future GDP amendment to allow residential on other sites in Centennial Valley under consideration
- Densities and heights consistent with Comprehensive Plan being contemplated on those sites



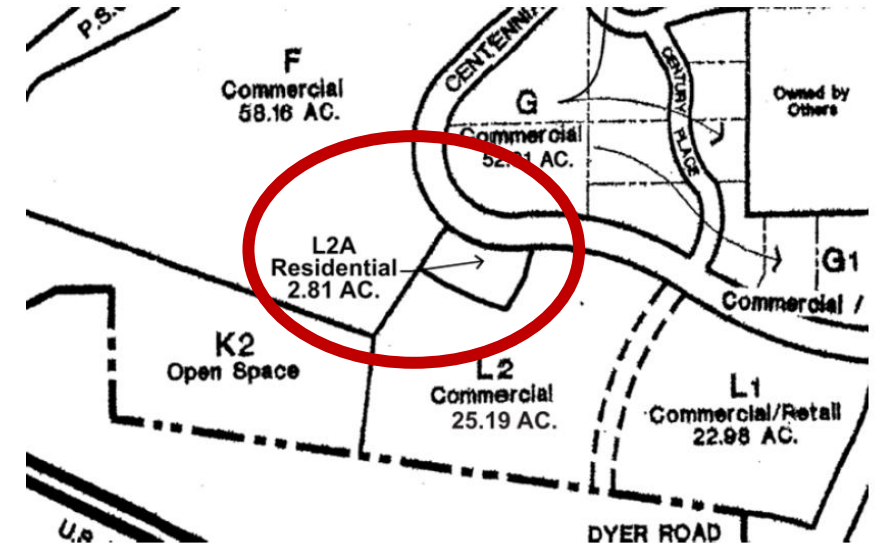
Prior City Council and Planning Commission Meetings

- City Council provided nonbinding feedback on the subject concept plan on June 2 - support for the project to move forward, no major issues identified
- Planning Commission recommended approval with no conditions on June 11

GDP Amendment Proposal

Amend the Centennial Valley GDP to allow:

- Permanently affordable multifamily housing
- A maximum of 37 DU/acre
- Buildings up to 45 in height to accommodate a four-story building



(1) SPECIFIC DESCRIPTIONS OF PERMITTED LAND USES AND DENSITIES FOR EACH PARCEL IDENTIFIED ON THE GDP MAY BE FOUND IN THE CENTENNIAL VALLEY AMENDED AND RESTATED DEVELOPMENT AGREEMENT AS AMENDED.
(2) PARCEL L2A IS DESIGNATED FOR 100% AFFORDABLE MULTI-FAMILY RESIDENTIAL. ALL DWELLING UNITS WITHIN L2A SHALL BE DEED-RESTRICTED AFFORDABLE HOUSING UNITS. DEVELOPMENT OF PARCEL L2A IS SUBJECT TO AN AFFORDABLE HOUSING AGREEMENT BETWEEN THE CITY OF LOUISVILLE AND THE PROPERTY OWNER, AS MAY BE AMENDED. REFER TO THE CENTENNIAL VALLEY AMENDED AND RESTATED DEVELOPMENT AGREEMENT, AS AMENDED, FOR ADDITIONAL REQUIREMENTS. AFFORDABLE HOUSING UNITS DEVELOPED WITHIN CENTENNIAL VALLEY SHALL BE CREDITED TOWARD THE CITY'S INCLUSIONARY HOUSING ORDINANCE REQUIREMENTS, AS APPLICABLE. REFER TO THE TABLE BELOW FOR ADDITIONAL DEVELOPMENT STANDARDS ASSOCIATED WITH PARCEL L2A.

Specific (Future) Proposal

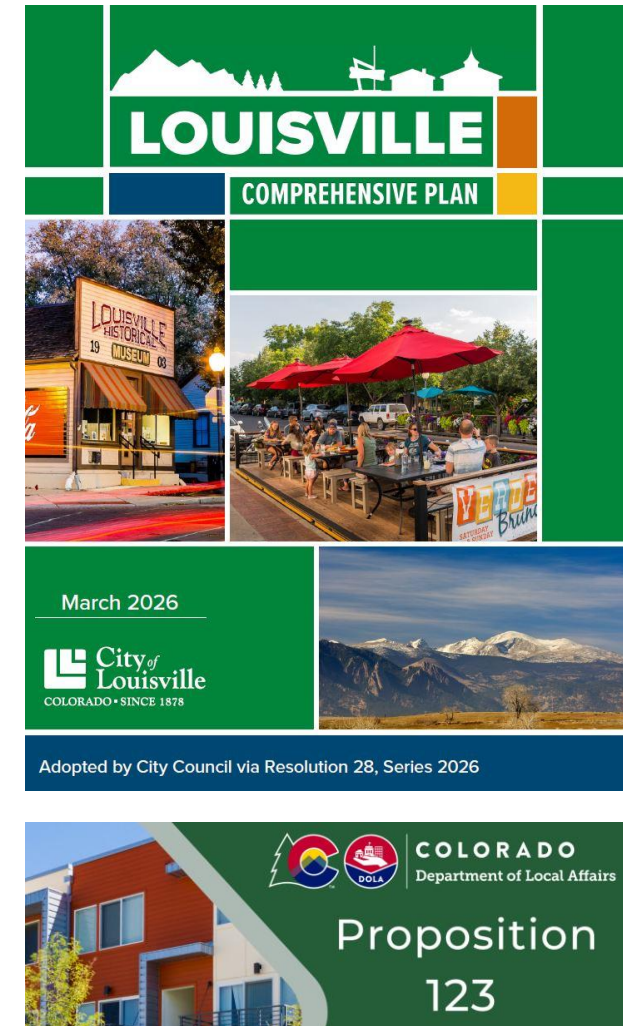
This GDP amendment would support a project with:

- 100 permanently affordable units
- Mix of 1-3 bedroom rental units
- AMI: for households between 30-80% Area Median Income (AMI); with average of 60% AMI
- 1 parking space per unit



GDP Amendment Proposal

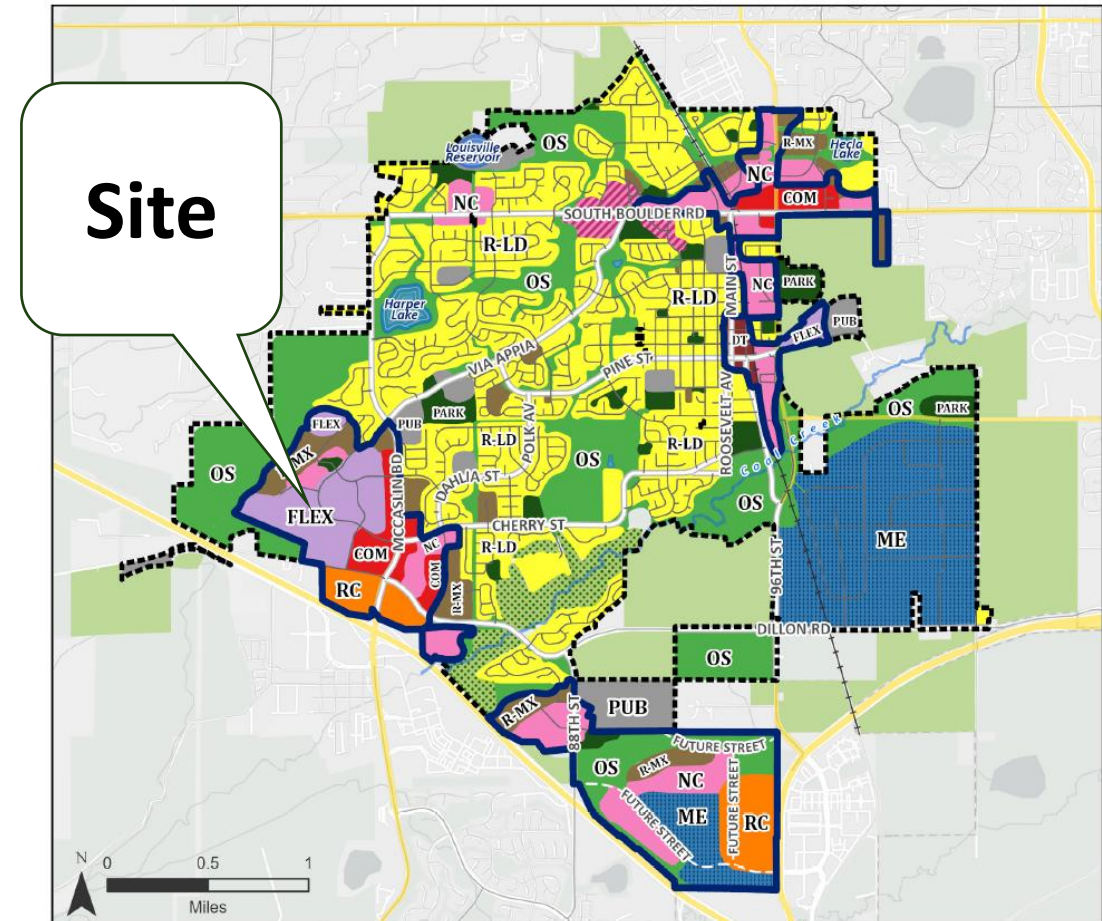
- City as applicant because the request:
 - Closely aligns with numerous City adopted policy goals
 - Addresses the City's Proposition 123 Commitment
 - Supports a City land banking grant in partnership with Koelbel and Company, LIHTC tax credit application (August)
- Reminder that site planning, etc. evaluation happens at future public hearings



Analysis – Comprehensive Plan, Housing Plan

- Proposal is in Centennial Valley Housing Opportunity Area
- Policies supporting:
 - Affordable housing, housing diversity
 - Redevelopment of underutilized commercial land
 - Locating density near transit
 - Residential to support nearby commercial

FUTURE LAND USE FRAMEWORK



Analysis – Building Heights

- A four story building exceeds the Comprehensive Plan building height guidance for this area (3 stories)
- The Comprehensive Plan also states there should be flexibility based on community benefits provided (affordable housing)



LOUISVILLE
COMPREHENSIVE PLAN

Integrated Development (FLEX)

Community Character
Description: The Integrated Development/ FLEX placetype supports a mix of residential, employment, and commercial uses in a coordinated, adaptable environment. These areas allow different uses to coexist and evolve over time, creating opportunities for housing choice, job growth, and neighborhood-serving retail. The intent is to foster a vibrant, walkable setting where uses complement each other and support daily needs.
Location: Primarily located in the Centennial Valley area, with additional sites elsewhere in the city where flexible land use is appropriate. These locations typically have access to major arterial roads and are near existing commercial areas.

Land Use and Scale
Primary Land Uses:

- Retail, Restaurant, Entertainment, and Office
- Light Industrial
- Multifamily Residential

Supporting Land Uses:

- Parks and Recreation
- Open Space, Trails, and Conservation
- Community Places (places of worship, schools, public spaces, community centers, etc.)

Density and Scale:

- Residential Density: 18-30 DU/acre
- Building Heights: 3 stories

Transportation Connectivity

- Areas with existing transportation connections and road systems that can accommodate additional traffic, such as Centennial Parkway; the Centennial Valley area is also close to high-frequency transit.
- Support breaking up large blocks by providing additional transportation connections - particularly bicycle and pedestrian connections - that link open space areas and other activity areas.
- Support trail connections to nearby open space areas.
- Enhance corridors with landscaping, seating, pedestrian-scale lighting, and public art to improve comfort and visual character.

Development Considerations

- Buffer development where commercial and residential uses meet to address noise, lighting, and privacy, using treatments like landscaping and fencing appropriate to the context.
- Provide inviting, well-designed public spaces—especially in larger developments—that are visible from the street and include amenities such as seating, informal play or activity areas, and landscaping.
- Orient buildings toward the street and promote ground-floor activation through design or land uses that create an engaging, neighborhood-scale frontage and contribute to a cohesive public realm.
- Incorporate parks and open spaces to enhance workplace wellness and provide opportunities for outdoor activity.
- Ensure building heights transition appropriately when adjacent to established single-family neighborhoods, typically limiting to two stories at the edge.

March 2026
City of Louisville
COLORADO • SINCE 1878

Adopted by City Council via Resolution 28, Series 2026-001

Existing Centennial Valley Office (Left), Boulder Junction Mixed Use (Right); Source: Google Street View

Analysis: Building Heights



BEFORE

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AFTER

		Louisville Affordable Housing Louisville, Colorado May 7th, 2026	MULTIFAMILY TEST FIT 3 levels Type V / 1 Garden level	View From Centennial Pkwy 4 OF 6
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City of
Louisville



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View from Centennial Parkway
and Century Place

Analysis: Building Heights

Existing: 35', 2 stories

Existing: 46', 3 stories

Subject Property
Proposed: 45', 3-4
stories

Existing: 46', 3 stories



Analysis

- City's Proposition 123 Commitment is 77 units by end of 2026
- Broader Traffic Impact Study underway including subject property
 - Undergoing final review
 - Preliminary findings that residential generates fewer AM and PM peak hour trips than office

Recommendation

Approval of Resolution No. 7, Series 2026, approving a Centennial Valley General Development Plan amendment for Lot A of the Centennial Valley Business Park Filing No. 8 Final Plat to allow multifamily, permanently affordable residential development with a maximum building height of 45 feet and a maximum residential density of 37 dwelling units per acre.