

BRIGHTON DOWNTOWN DEVELOPMENT AUTHORITY (DDA)

City Council Work Session

February 10, 2026



A BRIGHTER
DOWNTOWN BRIGHTON



AGENDA

1. DDA Overview
2. Brighton DDA Formation Process
3. DDA Next Steps

DDA OVERVIEW

- + Quasi-public steward for downtown
- + Focus on economic vitality and attractiveness
- + District stakeholders vote on DDA creation and funding
- + District stakeholders serve on board
- + Initial 30-year lifespan, can be extended in 20-year increments
- + Unlike a URA, DDAs 1) do not need to establish or address conditions of blight and 2) have no power of eminent domain

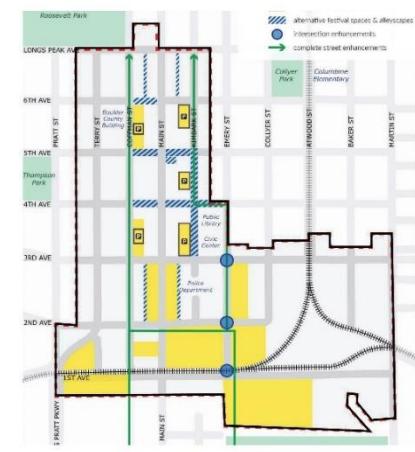
WHAT COLORADO COMMUNITIES HAVE DDAS?



DENVER



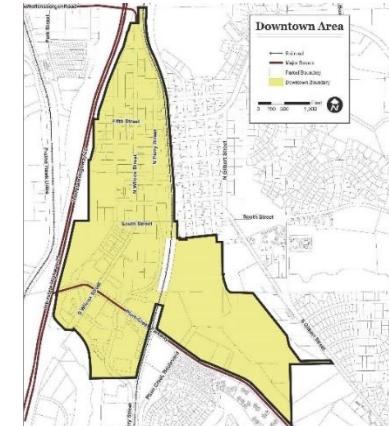
COLORADO SPRINGS



LONGMONT



FORT COLLINS



BRIGHTON DDA FORMATION PROCESS

	Phase I Orientation and Priorities	Phase II Plan of Development	Phase III Legal Process to Form DDA
Q4 2024	<div style="width: 100%; background-color: #005a99; height: 10px;"></div>	<div style="width: 0%; background-color: #c0c0c0; height: 10px;"></div>	<div style="width: 0%; background-color: #c0c0c0; height: 10px;"></div>
Q1 2025	<div style="width: 0%; background-color: #c0c0c0; height: 10px;"></div>	<div style="width: 100%; background-color: #ff8c00; height: 10px;"></div>	<div style="width: 0%; background-color: #c0c0c0; height: 10px;"></div>
Q2 2025	<div style="width: 0%; background-color: #c0c0c0; height: 10px;"></div>	<div style="width: 100%; background-color: #ff8c00; height: 10px;"></div>	<div style="width: 100%; background-color: #82e0AA; height: 10px;"></div>
Q3 2025	<div style="width: 0%; background-color: #c0c0c0; height: 10px;"></div>	<div style="width: 0%; background-color: #c0c0c0; height: 10px;"></div>	<div style="width: 100%; background-color: #82e0AA; height: 10px;"></div>
Q4 2025	<div style="width: 0%; background-color: #c0c0c0; height: 10px;"></div>	<div style="width: 0%; background-color: #c0c0c0; height: 10px;"></div>	<div style="width: 100%; background-color: #82e0AA; height: 10px;"></div>
	<ul style="list-style-type: none">• Review past plans/studies• Define a study area for DDA• Conduct Steering Committee workshops• Develop educational materials• Conduct interviews/group meetings• Tour comparable DDAs• Study session with elected officials• Develop recommendation on moving DDA forward	<ul style="list-style-type: none">• Conduct Steering Committee workshops• Broaden outreach efforts• Finalize DDA boundaries• Evaluate revenue options• Draft Plan of Development document• Review POD concepts with stakeholders• Study session with elected officials	<ul style="list-style-type: none">• Develop and refine database• Design and draft educational materials• Create graphic summary of POD• Complete legal work to advance DDA• Ordinance to put DDA on ballot• Deadlines for ballot• Manage TABOR election• Coach district proponents

COMMUNITY ENGAGEMENT SUMMARY

- + Over 800 inputs, including:
 - Steering Committee Meetings (approx. 15 inputs)
 - Interviews with Key Stakeholders (approx. 40 inputs)
 - Downtown Partnership
 - Brighton Housing Authority
 - Brighton Chamber of Commerce
 - Brighton Economic Development Corp.
 - BURA Commission
 - City Council
 - Pop-up Events (approx. 575 inputs)
 - Online Survey (197 responses)
 - Community Open House (approx. 60 inputs)



PLAN OF DEVELOPMENT OVERVIEW

- + DDA enabling document required by state statute
- + Establishes boundaries, parameters, categories to guide investment

DOWNTOWN VISION

Downtown Brighton is a vibrant, inclusive, and resilient neighborhood that celebrates its historic character, agricultural roots, and multicultural identity—offering welcoming public spaces, diverse housing and businesses, and opportunities for all who live, work, and visit to thrive.

GUIDING PRINCIPLES & PHYSICAL FRAMEWORK

Safe

Cohesive

Sustainable

Appealing

DDA ACTION PLAN

Economic
Development

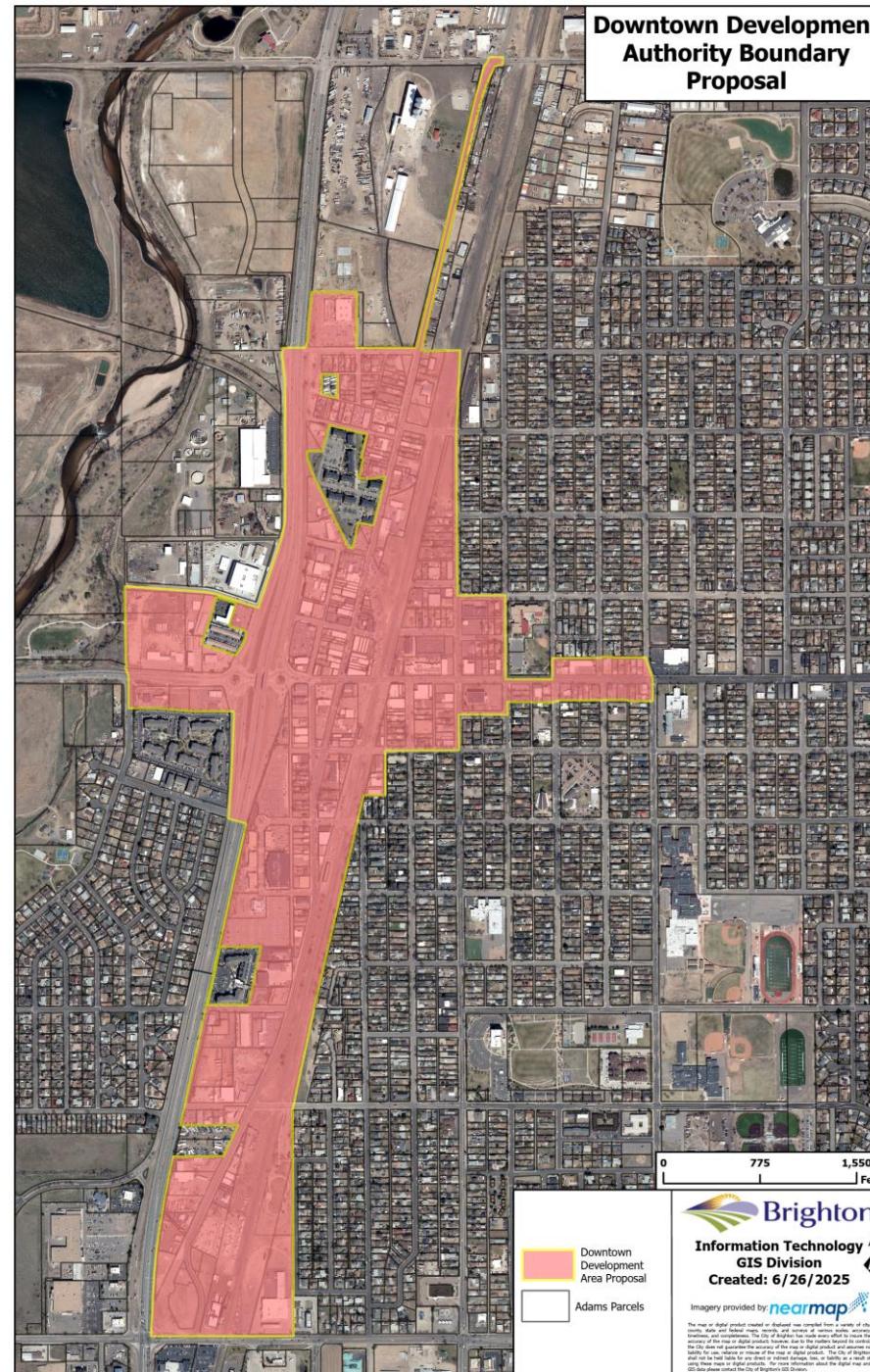
Mobility &
Connectivity

Downtown
Experience

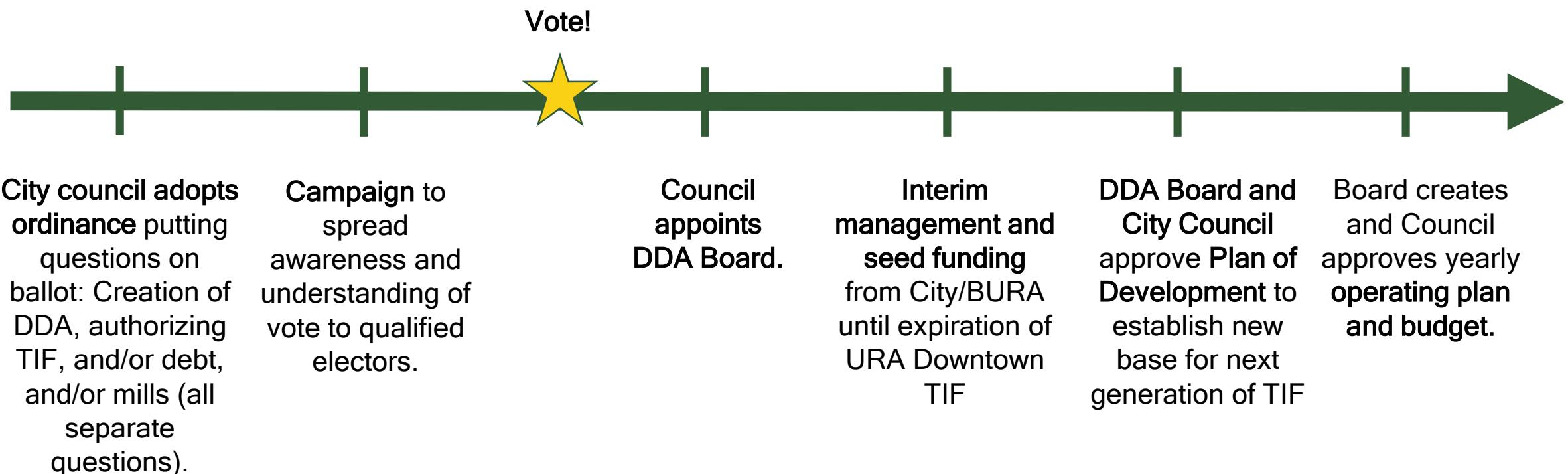
Arts &
Culture

Downtown as a
Neighborhood

DDA BOUNDARIES



ESTABLISHING THE DDA



NEXT STEPS

- + Appoint the DDA board
 - + 7 members, including one City Council member
 - + Must be residents, business and/or property owners within the DDA
 - + Board appointed by City Council
- + Draft and approve IGAs with City and BURA
- + Interim staff support and funding from BURA through 2027
- + Consider implementing “quick win” projects
- + Approve DDA Plan of Development before Downtown URA expires

EXAMPLES OF “QUICK WIN” PROJECTS

- + Provide support to existing Downtown businesses by helping with day-to-day operational challenges, including bilingual assistance
- + Serve as a clear point of coordination on clean, safe, and well-maintained fundamentals (lighting, cleanliness, maintenance, etc.)
- + Create a simple Downtown Brighton business and parking map that clearly shows where to park and how to access Main Street, Founders Plaza, and key cultural destinations
- + Support and enhance existing Downtown events and programming through coordination, promotion, and small-scale improvements

Ordinance to Establish and Appoint the DDA Board

- Seven members
- Six who are qualified (landowner, resident, leaseholder, manager or employee of a business within the DDA)
- One Council member
- DDA Board will adopt bylaws
- DDA will submit a budget each year for review to City Council