



Planning Commission + City Council Meeting
1/13/2026



DESIGNWORKSHOP

Fehr & Peers

 **SPIRIT**
A Montrose Environmental Company

 **DEVELOPMENT STRATEGIES®**

Meeting Purpose

Provide an overview of findings from completed work to date including...

- Focus Group Conversations
- Community Workshop 1
- Surveys (Ongoing)
- Pop Up Events
- Existing Conditions Assessment (Ongoing)



Current Community Outreach includes...

Materials and Online Distribution

- 400 flyers
- 3,000 business cards with survey QR code
- Website and Social Media postings

Community Engagement Events

- City BBQ
- Pop Up Event at Anythink Library
- Festival of Lights
- Civic Academy
- Focus Groups
- Community Workshop

Direct Email Outreach

- HOA and Metro District boards throughout the City
- Apartment complexes
- Churches and community groups
- Boards and commissions

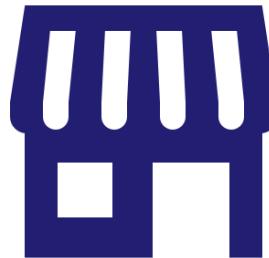


Focus Group
Conversations

Focus Groups Participation



38 Total Participants



Businesses & Residents



Institutions



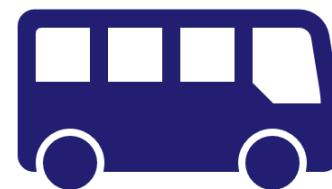
Water Infrastructure



Parks & Agriculture



Housing & Development



Transportation

Six Topic Areas

Major Themes

Smart, Managed Growth

- Compact, connected, coordinated
- Regional alignment with Adams/Weld Counties

Housing Diversity & Affordability

- Need for missing-middle options (ADUs, townhomes)
- Construction cost + review process challenges

Economic Vitality

- Support local businesses
- Diversify job base



Major Themes - Continued

Water & Infrastructure Resilience

- Long-term water planning
- System capacity + maintenance
- Strong preference for collaborative water management



Transportation Connectivity

- Improve east-west mobility
- Support for CO-7 BRT + microtransit
- Safer street design, multimodal options



Parks, Agriculture & Natural Systems

- Protect farmland and wildlife corridors
- Expand agritourism and education
- Preserve the South Platte River corridor

Overall “Big Ideas” from Focus Groups

Encourage smart,
coordinated growth

Expand housing options and
affordability

Support business vitality and
attract employers

Maintain community character

Develop long-term water and
infrastructure strategies

Improve multimodal
transportation

Protect agriculture, open
space, and natural systems

Community Workshop #1



Overview

Date: October 29, 2025

Location: Brighton Recreation Center

Format: Six topical stations + passport activity

Who Participated?

- Mostly long-term residents (15+ years)
- Majority ages 50-69
(older than city median age of 34.4)
- Strong representation of homeowners and property owners



Community Values



Small Town Feel



Family Friendly
Environment



Safe Neighborhoods &
Schools



Good Neighbors



Affordability



Parks, Trails,
and Open Space

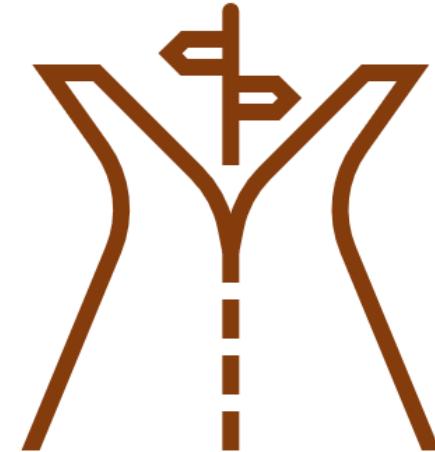
Biggest Concerns



Traffic and Congestion



Pace/Pattern of Growth



Infrastructure Capacity



Housing Affordability



Water Sustainability

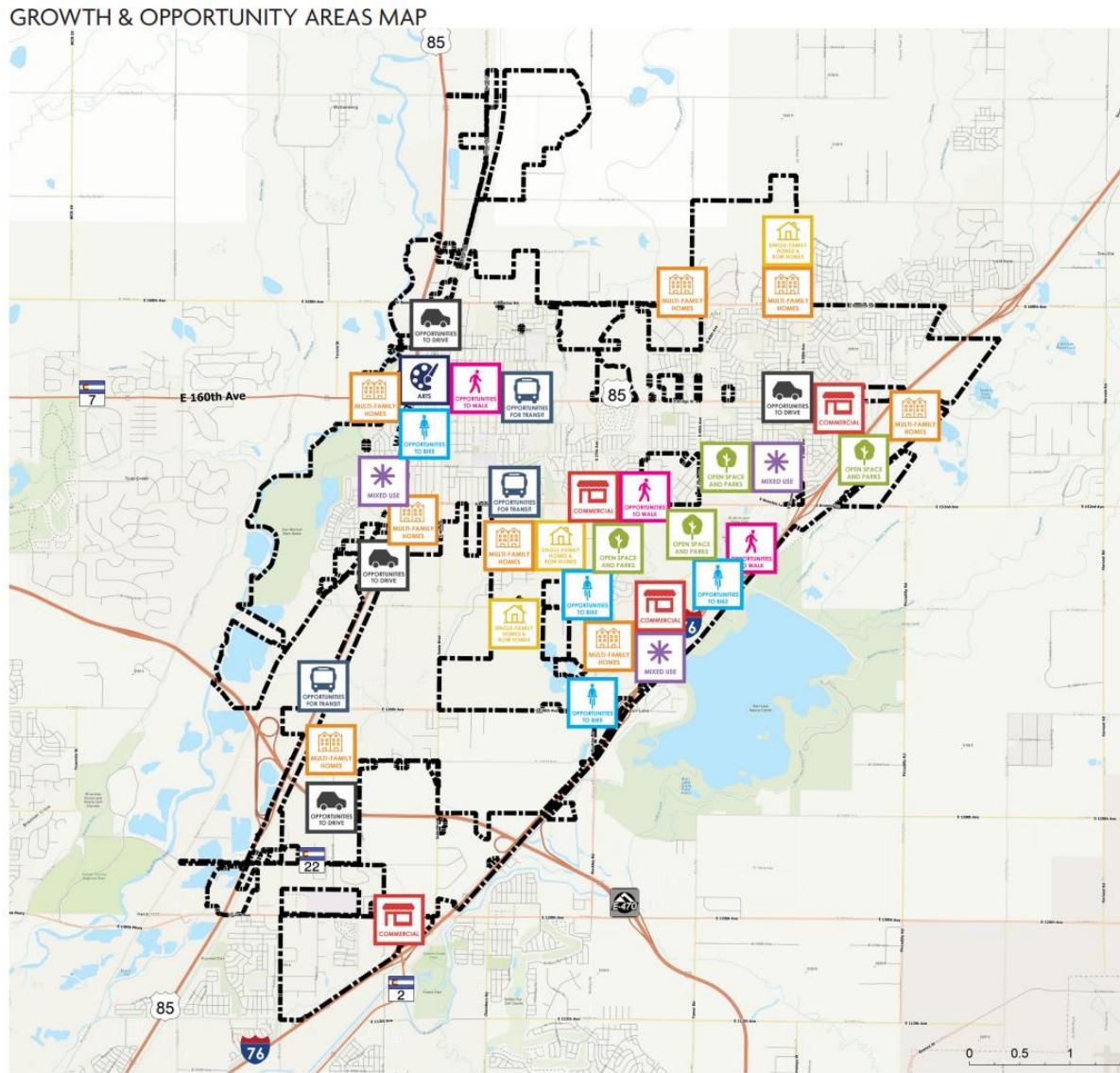


Downtown Vitality

Hopes for the Future

Residents want a Brighton that...

- Maintains small-town character
- Has safer multimodal transportation
- Offers attainable housing for families
- Protects natural areas + agriculture
- Supports a vibrant downtown
- Sustains local jobs + economic opportunities



Overview: Surveys

- Open Community Survey: 296 respondents (as of 12/4/2025)
- Open November - December
- Diverse topics including
 - Land Use
 - Mobility
 - Housing
 - Vision
- Administered through Qualtrics
- *Statistically Valid Survey is also currently being administered*



The screenshot shows the Brighton Community Development website. The header features the Brighton logo with a stylized sun and mountain icon, and navigation links for Permitting, Special Licensing, Planning & Zoning, Historic Preservation, and Development Services. A search bar is also present. The main content area displays a photograph of a residential neighborhood. The page title is "Long Range Planning" under the "Community Development" section. The sub-page title is "City of Brighton Comprehensive Plan". The text explains the purpose of the workshop and encourages input. A call-to-action button "Click here to take the Community Survey!" is visible. The footer contains the Brighton Comprehensive Plan logo and a note about the 2016 plan remaining in effect until the new one is adopted.

Permitting Special Licensing Planning & Zoning Historic Preservation Development Services

Search...

Community Development Home

Boards & Commissions

Development Resources

Fee Regulations

Historic Splendid Valley/District Plan

Housing

Land Use & Development Applications

Land Use & Development Code

Long Range Planning

Metropolitan Districts

Oil & Gas FAQs

Planning & Zoning

Home > Government > Departments > Community Development > Planning & Zoning > Long Range Planning

Long Range Planning

City of Brighton Comprehensive Plan

Thank you to everyone who joined us for Community Workshop 1 as part of the City of Brighton's Comprehensive Plan process! This effort aims to shape the future of our community by identifying priorities, challenges, and opportunities for improvement. If you weren't able to attend, we still want your input!

Please take a few minutes to share your thoughts by completing the questionnaire below.

[Click here to take the Community Survey!](#)

The City of Brighton is excited to launch the creation of a new Comprehensive Plan, a long-range roadmap for how our community grows, prospers, and sustains its quality of life over the coming 10 and 20 planning horizon. Brighton's last major plan was adopted in 2016, and since then, our community has experienced significant change and growth. This update is an opportunity for everyone- including residents, business owners, farmers, community organizations, and City leaders- to come together to reflect on where we are today and shape the Brighton we want for the future.

Once adopted, the Comprehensive Plan will become a guiding document for decision-making, investment, and policy related to land use, infrastructure, housing, transportation, economic development, natural resources, and community services. Comprehensive plans are truly comprehensive, integrating community values and providing a coordinated vision for how Brighton will evolve.

The 2016 Be Brighton Comprehensive Plan remains in effect until the new plan is adopted. [Click here](#)

Brighton
COMPREHENSIVE PLAN



Surveys
Progress



Existing Conditions Assessment

Existing Conditions Overview

Five areas currently being analyzed in the Existing Conditions Assessment include...

- Demographics & Housing
- Land & Environment
- Transportation
- Economy
- Existing Plans & Policy





**Key Takeaways
& Next Steps**

Cross-Cutting Themes

- Preserve small-town character while growing
- Diversify housing types + improve attainability
- Reinvest in Downtown as Brighton's heart
- Protect agriculture, open space, and river corridor
- Expand multimodal transportation + safety
- Plan for long-term water + infrastructure resilience
- Support a resilient, diversified economy



Community Engagement: Next Steps

Engagement Window	What are the deliverables/outcomes?	What are the engagement methods?
Engagement Window 1: Community Vision (COMPLETED)	Existing Conditions Report Public Participation and Communication Plan Engagement Reports	Focus Groups (6) Statistically Valid Survey Community Workshop 1: Community Visioning Pop Up Events Planning Commission + City Council Meeting Advisory Group Meeting
Engagement Window 2: Growth Scenarios	Growth Scenarios Future Land Use Map	Community Workshop 2: Growth Scenarios Community Questionnaire Planning Commission + City Council Meeting Advisory Group Meeting
Engagement Window 3: Community Choices and Priorities	Vision, Values, Goals draft	Community Workshop 3: Community Choices and Priorities Community Questionnaire Planning Commission + City Council Meeting Advisory Group Meeting
Engagement Window 4: Plan Sharing	TOC, 50%, and 80% Draft Plan Implementation Strategy Framework Final Plan	Community Presentation Planning Commission + City Council Meeting Advisory Group Meeting



THANK YOU!