



Planning Commission + City Council Meeting
1/13/2026

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

Six Topic Areas



Businesses & Residents



Water Infrastructure



Housing & Development



Institutions



Parks & Agriculture



Transportation

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**

**Develop long-term water and
infrastructure strategies**

**Support business vitality and
attract employers**

**Improve multimodal
transportation**

Maintain community character

**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



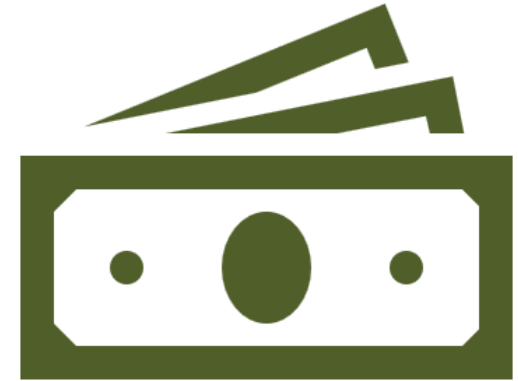
Community Values



Small Town Feel



Family Friendly
Environment



Affordability



Safe Neighborhoods &
Schools



Good Neighbors



Parks, Trails,
and Open Space

Biggest Concerns



Traffic and Congestion



Pace/Pattern of Growth



Infrastructure Capacity



Housing Affordability



Water Sustainability



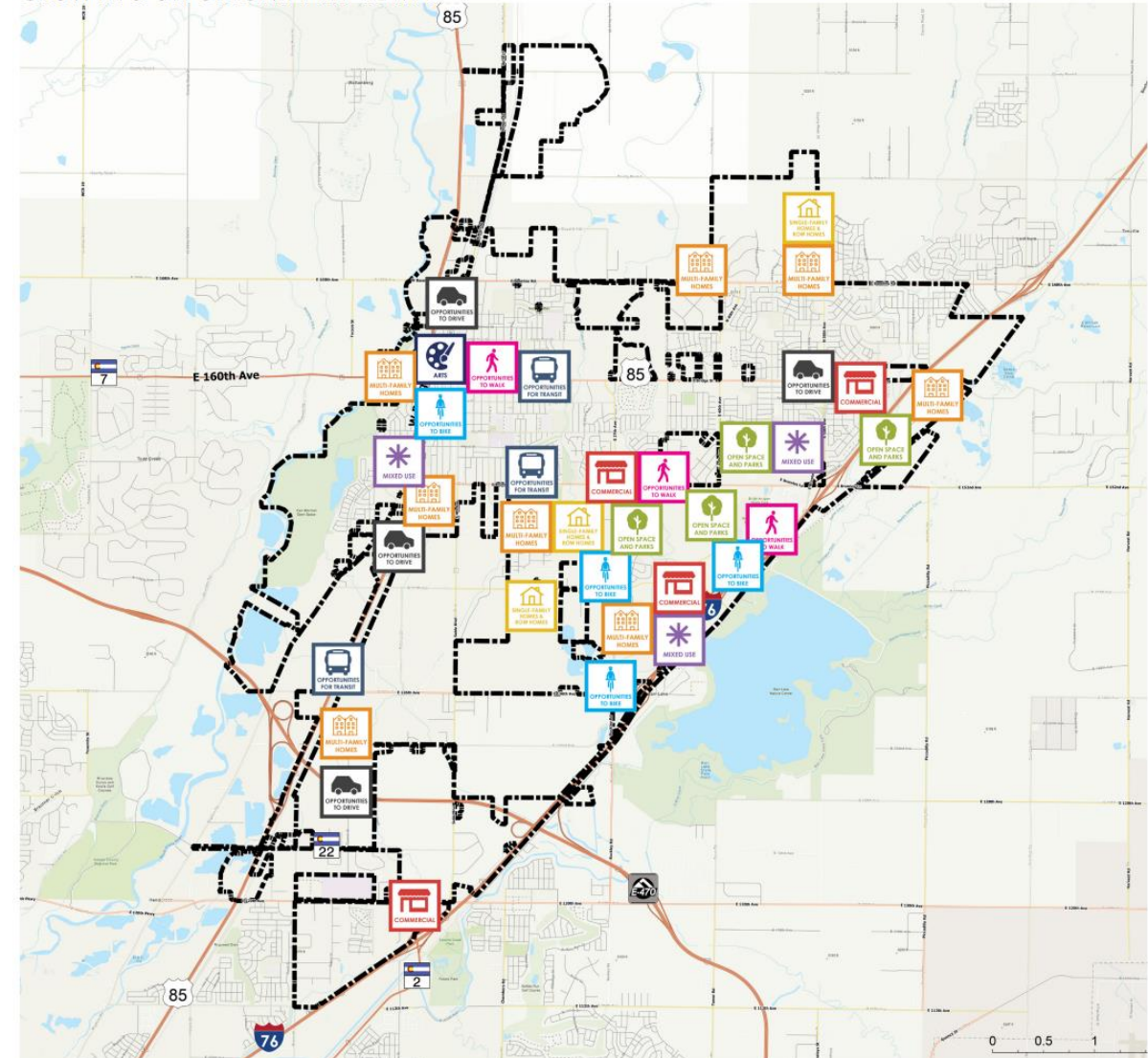
Downtown Vitality

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

GROWTH & OPPORTUNITY AREAS MAP



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*





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!