



Brighton

COMPREHENSIVE PLAN

AUGUST 2026



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High-fives after a pickle ball game in the Recreation Center
Source: City of Brighton

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Executive Summary

- Why this Plan Matters
- Vision Statement
- Growth Strategy Snapshot + Future Land Use
- Implementation Highlights

Why This Plan Matters

Once a small agricultural town defined by rural character, Brighton has experienced significant growth, bringing new opportunities and new challenges. The City looks to address housing shortages, transportation gaps, and the need to strengthen businesses so more jobs remain in the community. As Brighton evolves, its surrounding farms, agricultural lands, and historic downtown continue to define the small-town character that residents value. This Comprehensive Plan charts a path forward that honors what makes Brighton special while preparing for continued growth. It establishes a shared vision for land use, transportation, housing, economic development, infrastructure, parks, and environmental stewardship. Through workshops, open houses, community events, surveys, and online engagement, the voices of the community shaped this Plan.

How to use this Plan

The City of Brighton Comprehensive Plan serves as a guide for future decision-making and investment. The Plan should be used to:

- Guide City Council and Planning Commission on policy and land use decisions
- Describe the long-term community vision to residents and developers
- Review development proposals and infrastructure priorities

A Comprehensive Plan is...

- A strategic guidebook for City policy decisions and priorities;
- A reflection of the community's vision and values; and
- Required by Colorado law.

A Comprehensive Plan is NOT...

- Zoning or regulations;
- A budget document; or
- A prescriptive list of all the City's policies and action items to undertake over the life of the Plan.



VISION

The long-term aspiration for Brighton's future



CORE VALUES

The principles that guide our decisions and actions



GOALS

The desired outcomes we want to achieve for Brighton



STRATEGIES

Policy directions that help us achieve our goals



ACTIONS

The steps we take to make progress and create change

Vision Statement

The City of Brighton **welcomes growth while maintaining a strong sense of place and preserving its small-town character.** Brighton is rooted in its historic downtown and the farms and agricultural land that surround the community.



Several priorities drawn from extensive engagement with the community shape this Comprehensive Plan’s vision. The Plan’s Community Vision further refines these priorities.



Celebrate the City’s Community



Preserve the City’s Small Town Feel



Improve Transportation and Multimodal Options



Expand Parks, Recreation, Open Spaces, Trails, and Protect Natural Resources



Support Local Businesses and Employment Opportunities, both Locally and Regionally



Create Walkable, Mixed-Use Destinations for Everyone to Enjoy

Growth Strategy Snapshot + Future Land Use

The Comprehensive Plan establishes strategies to direct growth to places that can support infrastructure improvements, protect existing neighborhoods, and create new opportunities for homes and employment. The City should encourage mixed-use and transit-oriented development to create more walkable and connected destinations.

The City should also create more opportunities to grow employment and industrial uses that strengthen its economic vitality. Future development should also improve connections between neighborhoods, parks, jobs, and community areas to create a more connected and efficient City of Brighton.

The Future Land Use Map (FLUM) identifies appropriate land uses throughout the City and the established three-mile area. The FLUM provides a long-term vision for how land use and development will unfold in the City of Brighton. The Plan balances growth with the preservation of agricultural lands, open spaces, and the community character that residents value. The FLUM incorporates thoughtful transitions between neighborhoods, employment centers, and community activity centers to ensure that future development patterns are cohesive, connected, and balanced.

Land use categories in the FLUM include:

- Public/Quasi-Public
- Open Space
- Agriculture
- Neighborhood Residential
- Rural Estate
- Commercial
- Mixed Use
- Industrial

In addition to these land use categories, four opportunity areas and two special planning areas will contribute to the City’s future:

- Downtown Brighton
- Bridge Street
- Bridge Street TOD
- North Brighton Industrial Area
- South Brighton
- North and East Special Study Areas



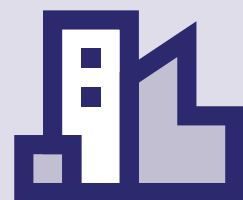
Implementation Highlights

Implementation is a community-wide effort led by the City and will occur through partnerships, policy and code updates, capital investments, and development decisions. Key strategies include:



Update Policies and Regulations

- Align Land Use and Development Code the FLUM
- Update development standards to reflect desired land use and development typologies



Invest in Infrastructure

- Expand multimodal transportation options and facilities
- Improve roadways and utility systems
- Coordinate growth with infrastructure capacity



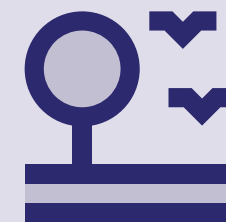
Promote Different Housing Options

- Support housing diversity and mixed-use development



Strengthen Economic Development

- Support local businesses and employment growth
- Encourage reinvestment and redevelopment
- Build on the City's regional transportation connections
- Leverage industrial zones to attract new employers and expand Brighton's primary job base
- Continue to work with the Prairie Center developers to attract regional and national retail and restaurant companies that expand local options and cement the center as a regional attraction/draw
- Use incentives, such as Tax Increment Financing (TIF), Community Improvement District (CID), and Transportation Development District (TDD), strategically to attract retailers and employers that enhance Brighton's position as a regional center and add primary jobs



Expand Parks, Recreation and Open Space

- Enhance park, trail, and recreation access throughout the community
- Protect natural and environmental resources
- Support long-term sustainability initiatives

CHAPTER 1

Introduction and Community Context

- About the Comprehensive Plan
- Relationship to Other Plans
- Community Engagement Overview
- The City of Brighton Today: Community Snapshot

About the Comprehensive Plan

The Comprehensive Plan provides a cohesive framework to serve current and future residents. Shaped by collaborative public engagement, it establishes measurable implementation strategies that offer a clear roadmap for the City of Brighton's future. The Plan serves as a tool for leadership and local pride; it guides investment, decisions, and community identity.

The City of Brighton's planning foundation reflects a community working to balance growth with the preservation of the characteristics that make it distinct. Existing plans suggest a community that accepts growth without loss of its agricultural roots, small-town character, or cultural identity, all themes the new Comprehensive Plan carries forward as it sets policy for the next 20 to 30 years.

The plans also addresses the systems that must support growth: housing, mobility, and recreation. These planning efforts are integrated into and referenced throughout this Plan to bring forward key policy ideas.

Relationship to Other Plans

This Comprehensive Plan builds on a strong foundation of past and ongoing planning efforts in the City of Brighton. Ten plans were reviewed to identify relevant policies, strategies, and visions that inform this update. The following plans provide context and establish a baseline to understand the City's future direction:

- Be Brighton Comprehensive Plan, 2016
- District Plan, 2016
- Downtown Public Realm Study, 2025
- Cultural Strategic Plan for Creative Brighton, 2015
- Historic Resources Survey Plan, 2012
- Brighton Housing Needs and Incentives Strategies Assessment, 2023
- Brighton Housing Authority Strategic Plan, 2026
- Transportation Master Plan, 2026
- Bicycle, Pedestrian, and Multimodal Plan, 2023
- Parks Master Plan, 2021



Summer in the City Concert
Source: City of Brighton

Community Engagement Overview

The Comprehensive Plan is shaped by a community-driven effort that includes voices, priorities, and experiences of residents, businesses, stakeholders, and community partners. More than 2,000 residents were engaged through surveys, open houses, focus groups, workshops, and pop-up events. Additional insights were gathered through conversations with advisory committees, elected officials, partner organizations, and

stakeholders. This input shaped every phase of the Plan, from what makes Brighton unique, to informed policies and recommendations on land use, housing, transportation, economic development, open space, and community character. Appendix B provides a comprehensive record of the engagement process, including survey questions, open house materials, summary tables, and written comments.



Engagement Window 3 Open House
Source: Design Workshop

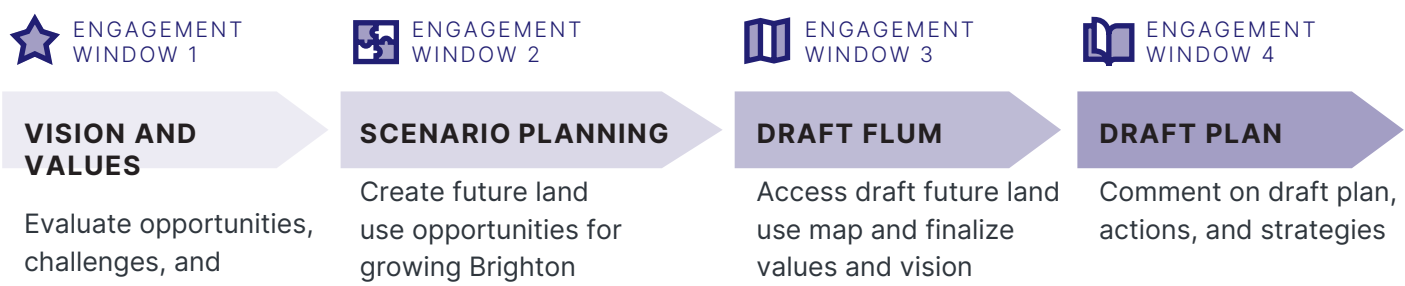


Figure 1: Community Engagement Timeline

The City of Brighton Today: Community Snapshot

History and Identity

The City of Brighton’s identity is deeply rooted in its agricultural heritage, small-town character, and status as a stand-alone community within the north Denver metropolitan region. Originally established in the 1870s as a railroad and stage depot named Hughes Station, the City was incorporated in 1887 and was shaped by agriculture and its access to irrigation and railway systems.

As the seat of Adams County, the City developed as both an agricultural and civic center for northeastern Colorado. Over the past several decades, strategic annexations and development have expanded the City’s municipal boundaries beyond Adams County and into portions of Weld County. This growth within the City has allowed it to accommodate housing, commercial centers, transportation corridors, and industrial development. Over time, the City’s economy expanded beyond farming to include retail, industrial, healthcare, logistics, and

manufacturing sectors, while still maintaining strong ties to its agricultural roots.

Today, Brighton continues to define itself as a freestanding city - a community that is regionally connected but distinct from the broader Denver metropolitan area.

Demographic Profile

Brighton is one of the fastest-growing communities in the Denver metropolitan region and has experienced steady population growth over the past several decades. The city grew from just over 33,000 residents in 2010 to more than 40,000 in the 2020 Census , with more recent estimates placing Brighton above 45,000 residents. This sustained growth reflects Brighton’s regional attractiveness, housing availability, transportation access, and expanding economic opportunities. Brighton’s population trends relatively young compared to surrounding communities; however, it is also experiencing growth among older adults and retirees.

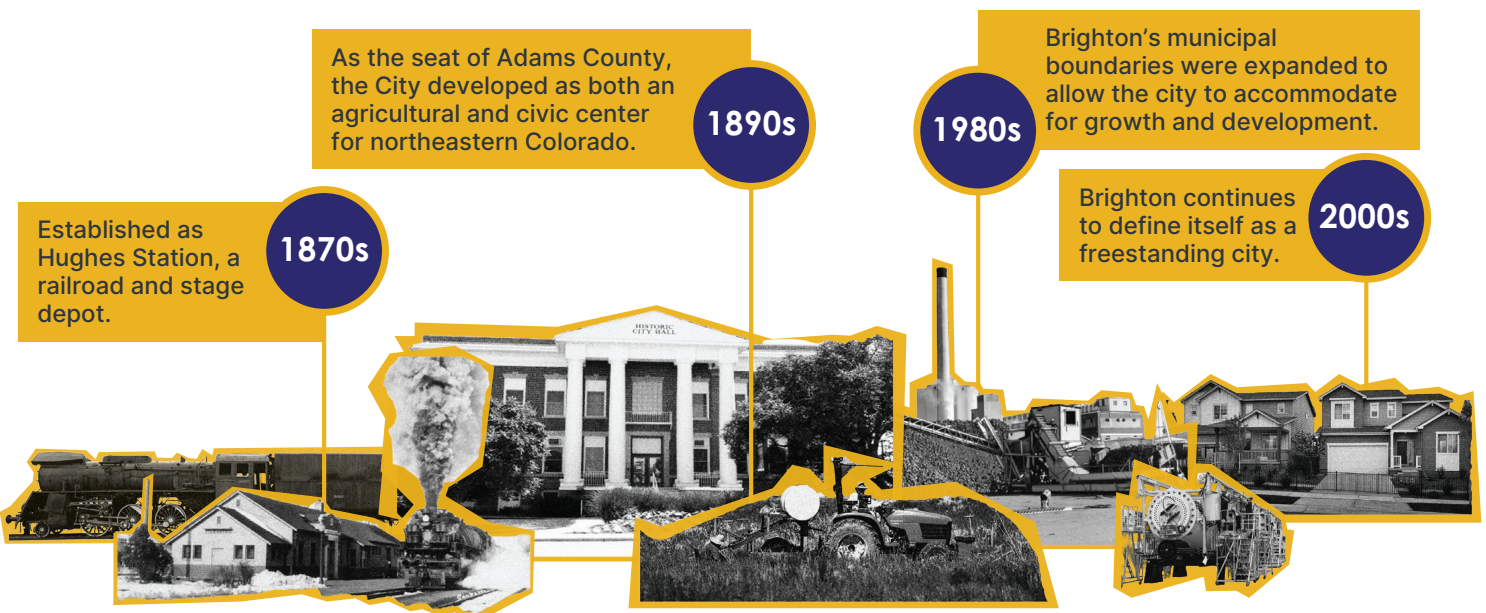


Figure 2: Brighton History Timeline
Brighton Train Station, Brighton City Hall, Brighton Tractor, Brighton Beets, Vestas Blade
Source: Denver Post

CHAPTER 2

Trends and Factors Shaping the City of Brighton's Future

- Key Challenges and Opportunities



Fastest Growing
Front-Range



Young, Family-
Oriented Population



Agriculture
Heritage City

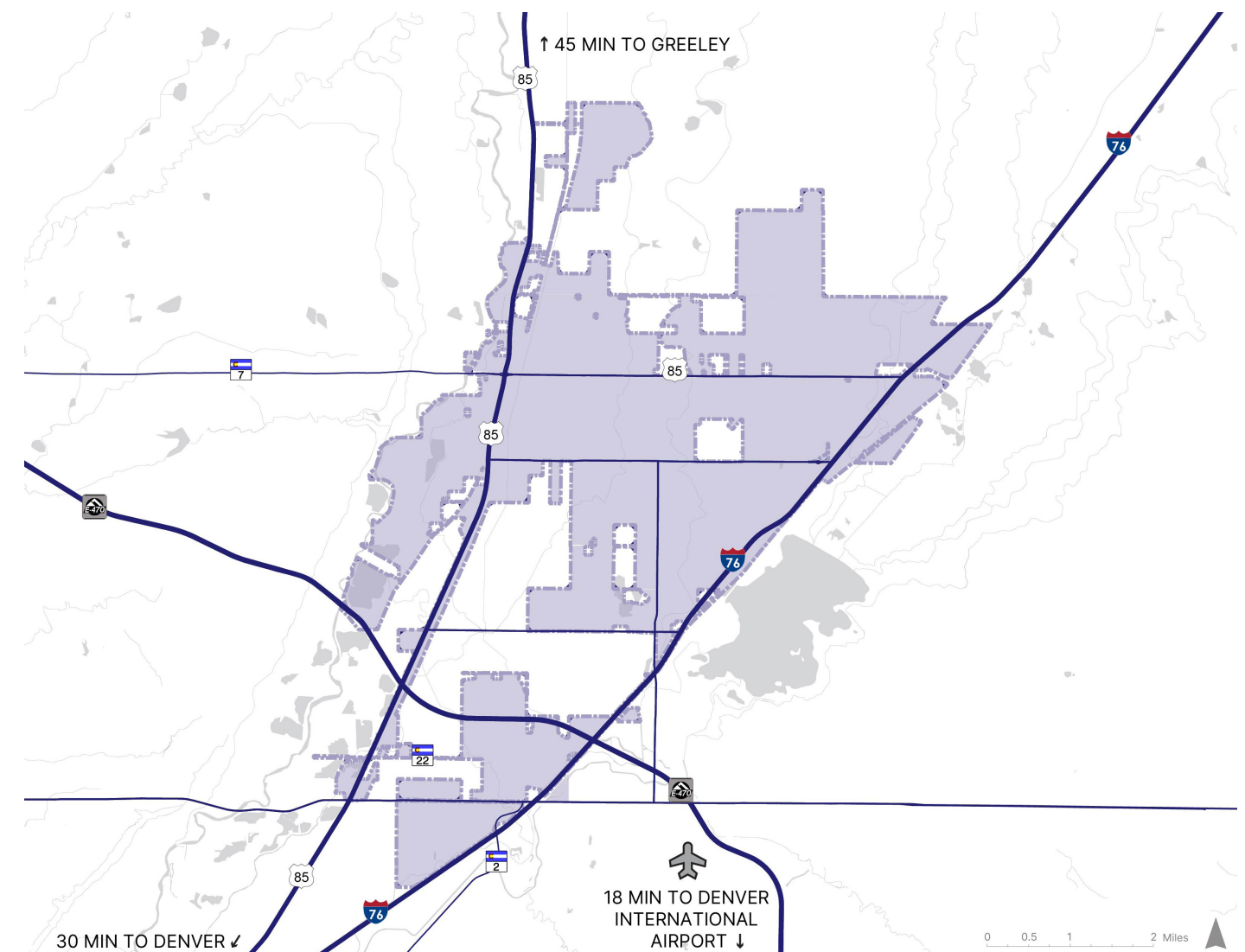


Figure 3: Context Map of Brighton

Key Challenges and Opportunities

The City of Brighton continues to grow quickly. It has become more demographically diverse, faces rising pressure for housing affordability, and must balance agricultural heritage, environmental resources, infrastructure capacity, transportation investment, and regional economic opportunities. This Comprehensive Plan groups the City's trends into key challenges and opportunities that it seeks to address.



CHAPTER 3

Community Vision and Core Values

- Community Vision
- The City of Brighton's Core Values

A community's Comprehensive Plan is only meaningful if it reflects the voices, experiences, and priorities of the people who live, work, and spend time within its boundaries. Community engagement served as the foundation of the planning process, creating opportunities for the community to help shape the City's future. Recurring ideas, priorities, and themes emerged throughout the process and became the basis for the Community Vision and Core Values. Together, these elements establish a community-driven foundation that will guide future decisions, investments, and implementation efforts throughout the City.

Community Vision

The City of Brighton is a connected, welcoming, and inclusive community that embraces its agricultural heritage, historic character, small-town feel, and regional opportunities. The City will continue to grow thoughtfully and responsibly in ways that support safe and vibrant neighborhoods, thriving businesses, high-quality parks and open spaces, and community gathering places for residents of all ages and backgrounds. Future growth will strengthen the City's identity, enhance connections throughout the community, protect environmental resources, and preserve the qualities that make Brighton a desirable place to be.



Family enjoying the boardwalk
Source: City of Brighton



CORE VALUES

PRESERVE AND
ENHANCE COMMUNITY
CHARACTER

AGRICULTURAL
HERITAGE

RESOURCE
MANAGEMENT

CONNECTIVITY

A THRIVING
COMMUNITY

The City of Brighton’s Core Values

Throughout the planning process, community members consistently identified values that shape how the City should plan, preserve, grow, and evolve. These values establish a foundation for future decision-making. Community members identified the following core values:

Preserve and Enhance Community Character

The City of Brighton values its welcoming neighborhoods, small-town character and strong sense of community.

WHAT WE HEARD FROM THE COMMUNITY

Residents consistently expressed the importance of preserving the qualities that create a sense of place, including local traditions, community pride, historic assets, and relationships among neighbors. At the same time, the community recognizes that the City will continue to grow and want that growth to occur thoughtfully and strategically.

HOW THIS IS IMPLEMENTED IN THE PLAN

As the City of Brighton continues to grow, future development should create places that feel distinctly Brighton, rather than being interchangeable with those of surrounding communities. Future development should reinforce existing neighborhoods and align with infrastructure investments and community needs. Growth should balance redevelopment and expansion while preserving and supporting long-term quality of life. Investments in public spaces, Downtown, neighborhood gathering places, and community amenities should continue to strengthen social connections, celebrate local history and heritage, and maintain a sense of place throughout the community.

Preserve Small-Town Character

The City of Brighton values its welcoming neighborhoods and strong sense of community.



Agricultural Heritage

WHAT WE HEARD FROM THE COMMUNITY

Residents expressed the importance of preserving agricultural heritage as it is central to Brighton’s small-town character while recognizing opportunities for thoughtful growth and change.

HOW THIS IS IMPLEMENTED IN THE PLAN

Working lands, rural landscapes, irrigated fields, and connections to the community’s agricultural roots continue to shape the City of Brighton’s identity and distinguish it within the region. Future efforts should follow the District Plan and celebrate the City’s agricultural legacy through land preservation, strategic expansion, community design, educational opportunities, agritourism, and policies that maintain visible connections to the landscapes and traditions that define the community.

Protect Open Space and Farmland

Open space, agriculture, and natural resources remain important parts of Brighton’s identity.



Connectivity

WHAT WE HEARD FROM THE COMMUNITY

Community members consistently identified connectivity as a priority and emphasized the need to improve transportation options and access throughout Brighton. Emphasis was placed on the importance of improving mobility options, reducing barriers between destinations, and creating stronger connections through sidewalks, trails, and roadway improvements.

HOW THIS IS IMPLEMENTED IN THE PLAN

Future investments should support a more connected city that improves transportation access for people of all ages and abilities, strengthens regional connections, and improves overall quality of life. These investments should strengthen connections between neighborhoods, employment areas, parks, schools, Downtown, and regional destinations. Expanding sidewalks, trails, and multimodal transportation opportunities can help create a more connected and accessible community while strengthening social connections between people and places. Connectivity also extends beyond transportation infrastructure to encompass how people interact with places and with each other throughout the community.

Improve Transportation and Connectivity

Residents want safer roads, better connections, and more opportunities to walk and bike.



A Thriving Community

WHAT WE HEARD FROM THE COMMUNITY

Residents expressed the importance of creating opportunities for people to live and work within the City.

HOW THIS IS IMPLEMENTED IN THE PLAN

The City’s location within the north Denver region and proximity to major transportation corridors create opportunities to strengthen regional connections and attract new businesses, industries, and jobs. Future growth should build on these regional advantages by supporting local businesses, expanding access to quality jobs, supporting economic mobility, encouraging a broader range of housing and recreation opportunities, and providing convenient and efficient local and regional connectivity.

Expand Housing Choices & Economic Opportunity

Support a wider range of housing choices while expanding access to jobs, local businesses, and economic opportunities.



Resource Management

WHAT WE HEARD FROM THE COMMUNITY

Community members consistently identified parks, open spaces, and environmental resources as essential components of the City of Brighton’s future. Residents expressed the importance of ensuring future growth occurs responsibly.

HOW THIS IS IMPLEMENTED IN THE PLAN

Future decisions should consider long-term responsible investments that maintain the City’s resources and quality of life for future generations. Future growth should protect the City’s natural resources, expand access to parks and trails, and ensure development occurs in ways that support long-term sustainability and stewardship.

Focus Growth in Strategic Areas Support Growth but Manage It Thoughtfully

Residents generally support growth but want it coordinated with infrastructure, services, and community priorities.

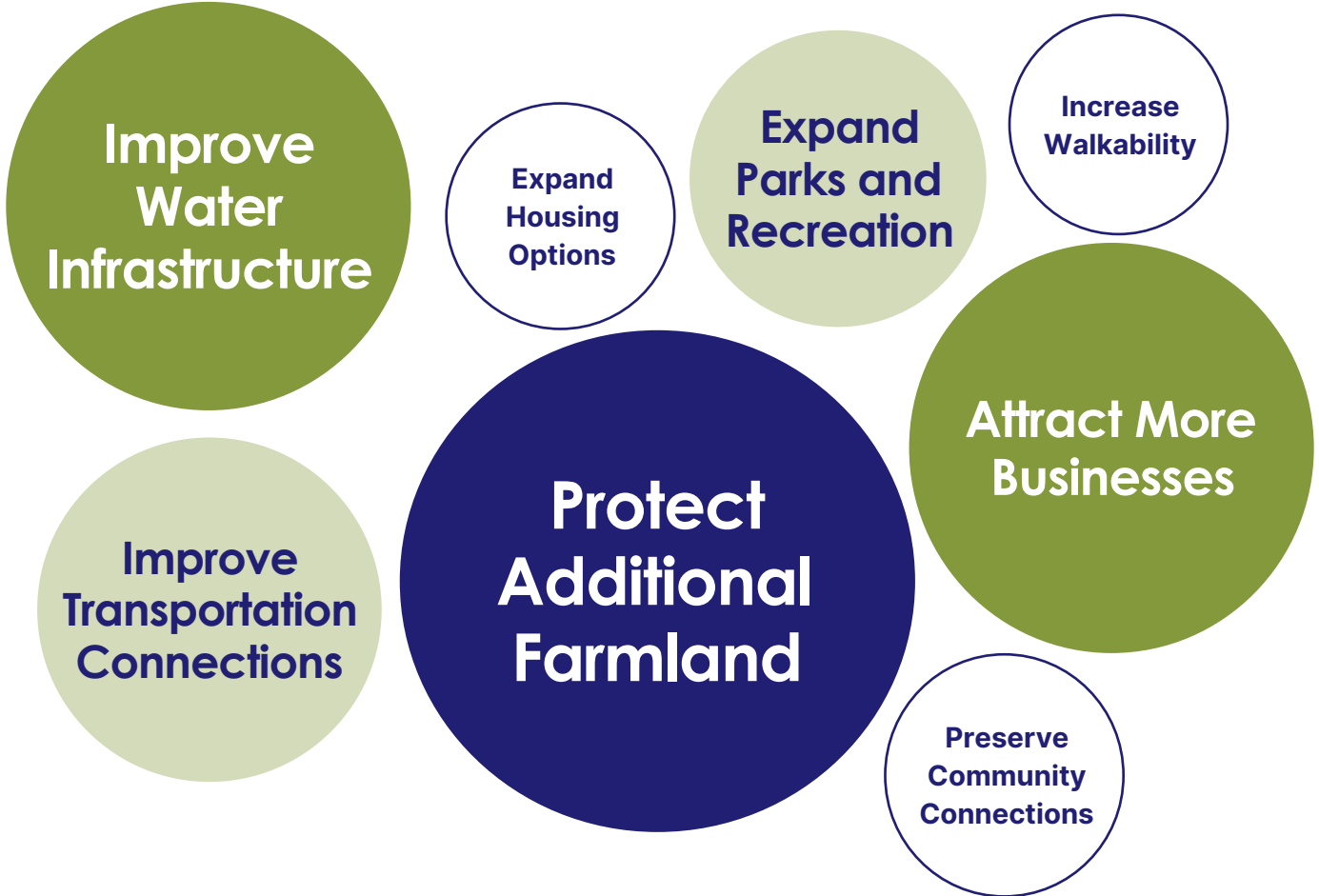


Figure 4: Brighton Community Values



Something Brewery, Downtown Brighton
Source: City of Brighton

CHAPTER 4

Strategic Growth and Future Land Use

- Growth Strategy
- Annexation Strategy
- Future Land Use Map
- Areas of Stability vs Change
- Development Focuses
- Desired Future Character
- Future Land Use Framework
- Opportunity Areas

The Strategic Growth Strategy and Future Land Use framework support the implementation of community priorities, guide land-use decisions, prioritize key opportunity areas, and establish a coordinated approach that aligns future development with available infrastructure and community resources. Appendix C provides more detailed analysis and data.

Growth Strategy

The City of Brighton's preferred growth pattern supports coordinated development, encourages infill, and creates opportunities for development while preserving community character. The City directs growth to established areas with existing or planned infrastructure, key transportation corridors, and targeted opportunity areas. The City limits boundary expansion into areas without infrastructure unless a development opportunity can fund the necessary infrastructure without placing an undue financial burden on existing residents and businesses. New development will provide thoughtful transitions to adjacent agricultural lands and open spaces.



Baseball Fields
Source: City of Brighton

Annexation Strategy

Annexation will continue to serve as an important tool for shaping the City of Brighton's long-term growth pattern.

The City will coordinate future annexations to promote efficient service delivery, fiscal responsibility, and connected development. Areas outside the City often lack adequate parks, transportation connections, and municipal infrastructure. As part of each annexation petition, the City must evaluate the availability and timing of water, wastewater, storm drainage, transportation, parks, and other public facilities necessary to support future development. Development associated with annexation must contribute its proportionate share toward infrastructure improvements needed to serve the area.

The City's Three-Mile Planning Area identifies lands that may be considered for future annexation and provides a framework for coordinating development in these areas. Inclusion within the Three-Mile Planning Area does not guarantee annexation but supports orderly growth and coordinated infrastructure planning.

Annexation decisions prioritize areas that:

- Support efficient and cost-effective extension of public infrastructure and municipal services.
- Strengthen connections to existing neighborhoods, employment areas, and activity centers.
- Advance the City's housing, economic development, and employment objectives.
- Support coordinated transportation investments and multimodal connectivity.
- Avoid fragmented growth patterns, leapfrog development, and isolated service areas.
- Align with the Future Land Use Map and applicable Intergovernmental Agreements.
- Have adequate capacity for water, wastewater, stormwater, parks, public safety, and other municipal services.



Downtown Brighton
Source: City of Brighton

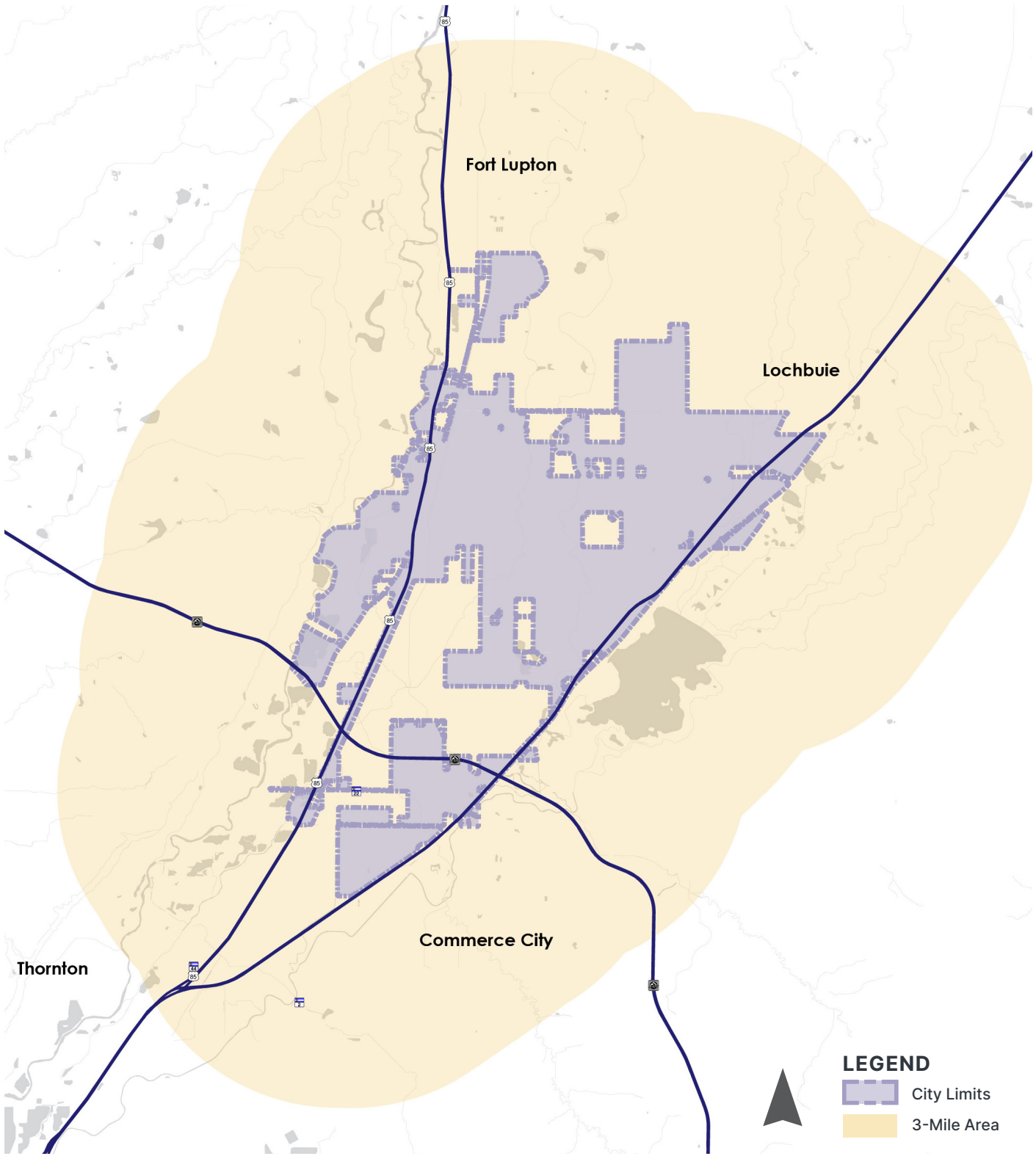


Figure 5: Three-Mile Planning Area

The shaded area represents Brighton's three-mile planning area, as established by Colorado statute. While the City considers long-range planning issues within this area, the Future Land Use Map does not apply to the entire three-mile planning area. Planning boundaries are coordinated through municipal limits and adopted intergovernmental agreements (IGAs) with Fort Lupton, Lochbuie, Commerce City, and Thornton, which establish where future land use planning and growth are anticipated.

Future Land Use Map

The Future Land Use Map establishes a long-term vision for how development patterns should evolve throughout the City. The map focuses on redevelopment and growth in strategic locations while preserving established community assets. Although the map provides long-term policy direction, it is not intended to establish zoning or guarantee future development rights.

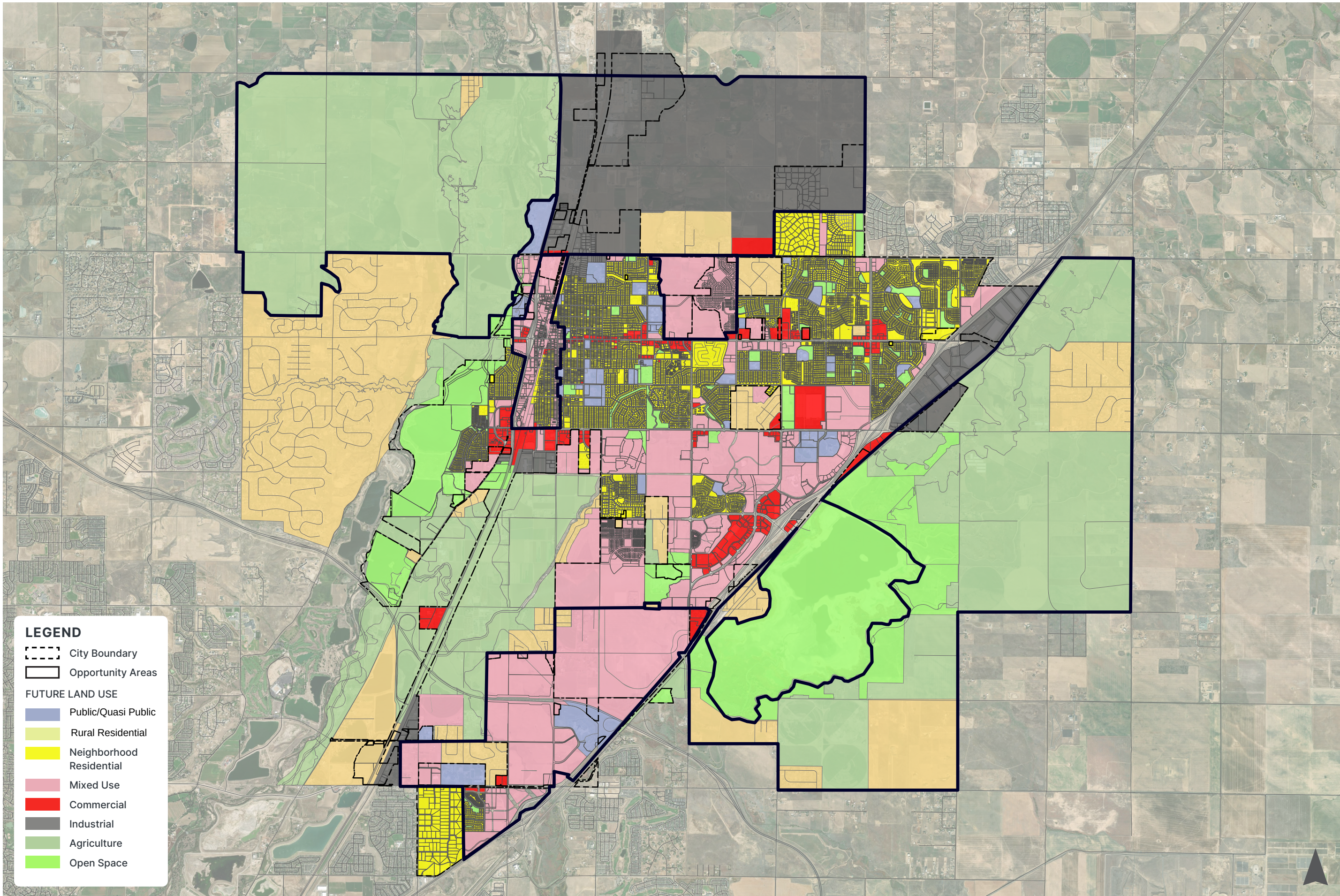


Figure 6: Future Land Use Map

Areas of Stability vs Change

Within the City of Brighton, various areas will grow at different paces. Identifying areas that will remain relatively stable and areas that are expected to experience change helps to direct future planning, infrastructure investment, and redevelopment efforts.

Areas of Stability

Established residential neighborhoods will remain largely stable. Future efforts should maintain neighborhood character, preserve existing housing, support compatible infill and accessory housing opportunities, and upgrade aging infrastructure.

Agricultural lands, the South Platte River corridor, and areas surrounding Barr Lake State Park will also remain stable. Future planning should protect working lands, natural resources, wildlife habitat, recreation, and the rural character that defines the City of Brighton's identity.

Areas of Change

Several areas will experience more substantial change over time. Downtown will continue its transition into a walkable, mixed-use district through public investment and redevelopment. The South Brighton District will accommodate residential, commercial, employment, and mixed-use growth. Major corridors like Bridge Street, Bromley Lane, and 120th Avenue (South Brighton) will transition through targeted redevelopment and infill that support more connected, mixed-use environments, particularly near activity centers and future transit opportunities.

North Brighton Industrial will strengthen its role as the City's primary employment center through modern industrial, flex, research and development, and other employment-generating

uses. Future efforts should also address older industrial areas in North Brighton where land use changes and reinvestment can improve compatibility with surrounding neighborhoods.



Residential Neighborhoods in Brighton
Source: City of Brighton



Downtown Brighton
Source: City of Brighton

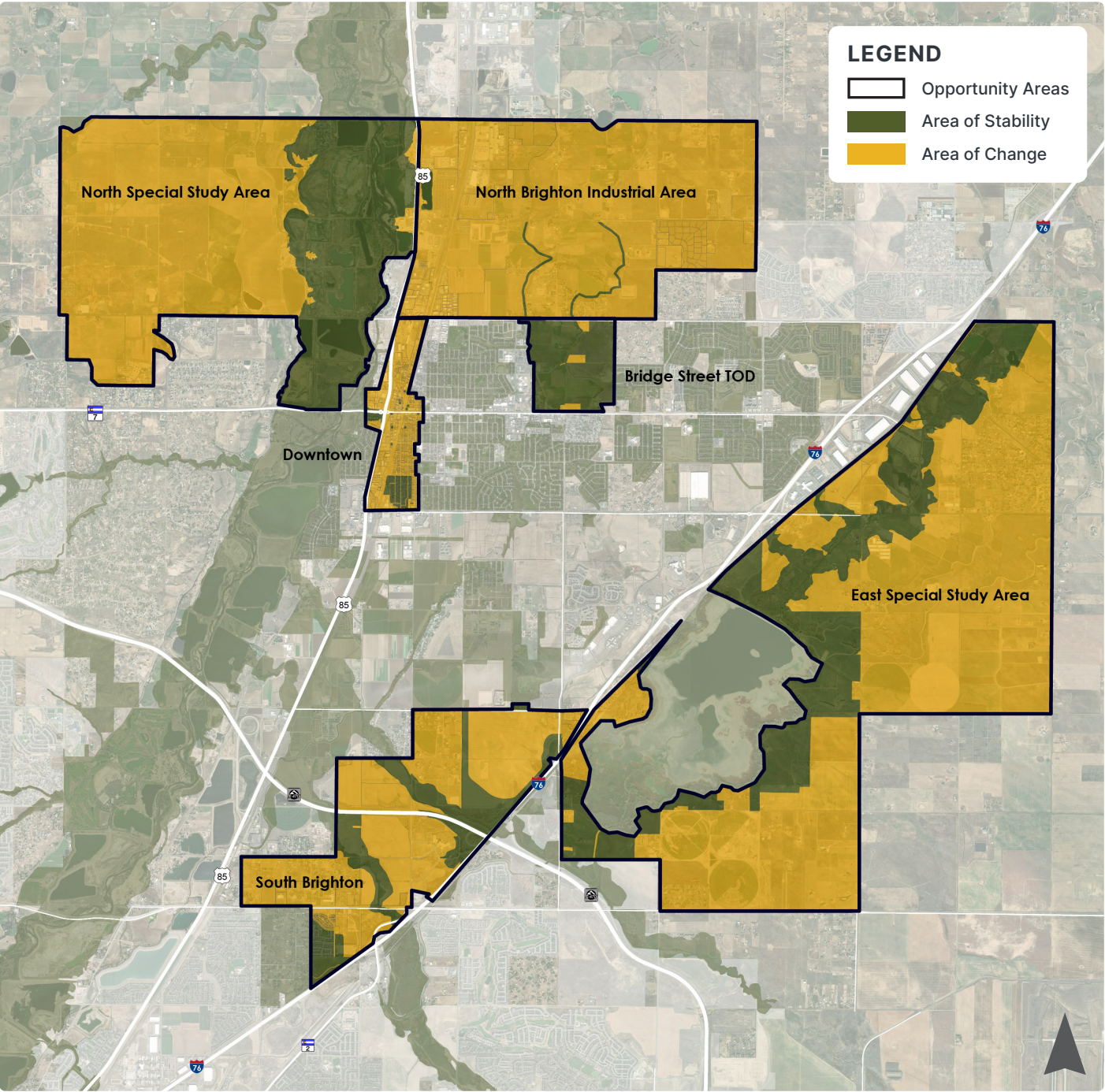


Figure 7: Areas of Stability and Change

Areas of Stability and Areas of Change are identified only within the Opportunity Areas shown on this map. These designations are intended to guide future planning and investment within these focus areas and do not apply to areas outside the Opportunity Area boundaries.

Development Focuses

Development focuses identify where future growth, redevelopment, and public investment can best support the City of Brighton's long-term vision. Opportunity Areas identified in the FLUM build upon these focuses to guide land use, infrastructure, transportation, and economic development decisions throughout the community.

Strategic Corridors

Major corridors shape the City of Brighton's identity and future development pattern. Corridors provide transportation access, support economic activity, create gateways into the community, and connect neighborhoods.

Bridge Street serves as a key commercial corridor and regional gateway between Interstate 76 and Downtown Brighton. Future development should support retail, services, mixed-use activity, and improved pedestrian environments that become increasingly walkable as they approach Downtown. Corridor improvements should support multimodal transportation, coordinated access, and stronger community connections. Highway 85, Bromley Lane, Sable Boulevard, and E-470-related corridors should continue to support regional mobility and economic development opportunities.

Transportation and Infrastructure

Transportation and infrastructure investments will play a critical role in supporting the City of Brighton's future growth pattern and help ensure future development remains connected, accessible, and efficient. Future land-use decisions should align with the transportation and infrastructure goals established by the Brighton Transportation Master Plan (TMP), Bicycle and Pedestrian Master Plan (BPMP) Water Supply Element, and other adopted

infrastructure plans. Coordination between transportation, infrastructure and land-use planning will be essential to ensure future growth occurs in locations that can support it while providing residents and businesses the same level of service.

Multimodal Access and Land Use Intensity

Future land use intensity should align with transportation access and multimodal mobility options. Higher-intensity mixed-use and employment areas generate increased travel demand and require transportation systems that support a range of mobility choices.

Bridge Street and future transit corridors create opportunities for transit-supportive development patterns, including future Transit-Oriented Development (TOD) areas associated with the planned CO-7 BRT corridor. Over time, strategic increases in land use intensity near transit corridors may support expanded transit service, strengthen multimodal access, and reinforce more walkable mixed-use environments.

Another opportunity to grow transit access in Brighton exists near the I-76 and Bridge Street interchange as it is a viable area for a regional bus maintenance facility that could bring more end of line trips to Brighton. Currently, zoning in this area would support a regional bus maintenance facility that could serve both urban and rural populations.

Desired Future Character

The City of Brighton's future character reflects a community that grows responsibly while preserving the qualities residents value most. Established neighborhoods continue to provide stability and identity, Downtown remains the civic and cultural heart of the city, and new development strengthens community connections through housing, employment, parks, open space, and multimodal transportation. Agricultural lands and rural landscapes continue to reinforce the City's heritage, while strategic growth areas support investment and new opportunities. Together, these elements create a community that is connected, welcoming, and distinctly Brighton.



Single-unit Homes
Source: Zillow



Neighborhood Corridor
Source: Salt Lake Tribune



Downtown Streetscape
Source: Design Workshop



Community Center
Source: Opsis Architecture



Festival Park
Source: Design Workshop

Future Land Use Framework

The Future Land Use Framework emphasizes flexibility by focusing on character and development outcomes rather than prescribing a single development type for every property.

Land Use Category Descriptions

The following land use classifications define the land use categories shown on the Future Land Use Map (FLUM). These categories are intentionally broad and flexible to allow the City to respond to changing market conditions, impacts from state legislation, emerging technologies, and evolving community needs without requiring frequent updates to the Comprehensive Plan. Each classification includes a description of the intended land uses and development considerations. Through these considerations, the City provides guidance on development intensity, locational preferences, and development priorities while maintaining flexibility to evaluate projects based on site-specific conditions.

Regional Planning

The City of Brighton’s future growth occurs within a broader regional context where transportation systems, housing markets, environmental resources, and economic activity extend beyond jurisdictional boundaries. Continued collaboration with DRCOG, Adams County, and neighboring communities will support coordinated infrastructure investments, transportation planning efforts, and long-term growth management.

Adjacent Jurisdictions and Service Providers

The City of Brighton will continue coordinating with key partners including Adams County, Weld County, Commerce City, Fort Lupton, Lochbuie, Thornton, RTD, CDOT, South Beebe Draw Metropolitan District (stormwater provider), Metro Water Recovery and Mile High Flood District. Strong partnerships will support coordinated development patterns, strengthen regional connections, and ensure efficient service delivery.

Land Use Classifications	Planning Framework
Public/Quasi-Public (P/QP)  Library Source: Berkeley Public Library	Description: Public/Quasi-Public areas serve as community anchors that provide governmental, utility, institutional, educational, cultural, recreational, and social facilities. Development Considerations: Support reinvestment and adaptive reuse of Public and Quasi-Public facilities to meet changing needs.
Open Space (OS)  Daybreak Community Park Space Source: Design Workshop	Description: Open Space areas include parks, trails, natural corridors, and conservation lands that preserve natural resources and enhance Brighton’s quality of life. Development Considerations: Expand recreational opportunities and strengthen the network of parks and trails through implementation of the Brighton Parks and Recreation Master Plan. Continue coordination with regional partners to enhance the broader open space system and preserve environmental resources.
Agriculture (AG)  Agriculture Space Source: City of Brighton	Description: Agricultural areas are intended to accommodate farming, ranching, agricultural businesses and related activities. These areas help maintain separation between Brighton and adjacent communities by serving as a natural buffer. Development Priorities: Maintain working agricultural lands and scenic landscapes that define Brighton’s agricultural character and continue to implement the District Plan’s objectives in Historic Splendid Valley. Annexation is generally not anticipated but may be considered where City services are available, and infrastructure capacity is sufficient to support additional development. Where development does occur, encourage clustered development patterns that preserve productive farmland and contiguous open space. Roadway improvements should minimize conflicts with agricultural operations

Land Use Classifications	Planning Framework
Rural Residential (RR)  Single-unit House Source: Redfin	Description: Rural Residential areas consist of unincorporated large-lot residential development distinct from active agricultural operations. Development Considerations: Annexation is generally not anticipated but may be considered where City services are available, and infrastructure capacity is sufficient to support additional development.
Neighborhood Residential (NR)  Neighborhood Corridor Source: Salt Lake Tribune	Description: Neighborhood Residential areas include both established neighborhoods and existing subdivisions with remaining development opportunities. These areas provide a variety of housing types and densities while integrating parks, open space, and neighborhood amenities. Development Considerations: Support reinvestment, infill development, and redevelopment that is contextually appropriate with surrounding development patterns. Encourage the addition of accessory dwelling units to expand housing supply.
Commercial (C)  Commercial Mall Source: City of Brighton	Description: Commercial areas are designated centers for business activity, employment, retail, dining, entertainment, and other uses that support Brighton's economic vitality and daily needs. Development Considerations: Encourage development and reinvestment that increases commercial opportunities. Transitions between commercial and residential areas should minimize land use conflicts through appropriate site design and buffering.

Land Use Classifications	Planning Framework
Mixed Use (MU)  Mixed-use Development Source: CSHQA	Description: Mixed Use areas are intended to accommodate entirely residential projects that provide a mix of housing types or a combination of residential and commercial uses. These areas support a full range of housing types, densities, and commercial uses in either a horizontal or vertical development pattern. Development Considerations: Prioritize commercial development and high-intensity residential along major corridors and at highly visible intersections. Encourage residential development that includes a mix of housing types and affordability levels. A mix of uses may be incorporated within an individual project or achieved through integration with surrounding development, depending on the site's size, location, and context. Ensure appropriate transitions between adjacent land uses through integrated site design, open space, and buffering.
Industrial (I)  Industrial Campus Source: City of Brighton	Description: Industrial areas are intended to accommodate a range of industrial uses, including manufacturing, logistics, research, flex-industrial, and other business operations that contribute to the economy and job market. Development Considerations: Locate industrial uses that generate excessive noise, emissions, fumes, or traffic along the railroad corridor and major roadways to minimize impacts on surrounding development. Ensure appropriate transitions between adjacent land uses through integrated site design, open space, and buffering. Support the evolution of industrial areas to accommodate changing technologies, business models, and economic opportunities.

Opportunity Areas

Downtown

Downtown is the City of Brighton’s historic and civic heart. As the City’s traditional Main Street, it provides the greatest opportunity to reinforce community character, support local businesses, introduce additional housing, and create a vibrant destination for residents and visitors. Strategic reinvestment in Downtown will strengthen its role as Brighton’s most walkable and active mixed-use district.

The Future of Downtown

Downtown will continue evolving as the City’s primary mixed-use destination where historic character, local businesses, housing, civic institutions, and public spaces come together to create a vibrant, walkable, and memorable center for the community.



Why Downtown?

Downtown is the City’s only traditional mixed-use district and civic core. Strategic investment here will reinforce the City’s identity, support economy vitality, provide housing choices, and create a more connected and active community destination.



(L) Downtown Brighton, (R) Louisville Downtown
Source: City of Brighton, Design Workshop

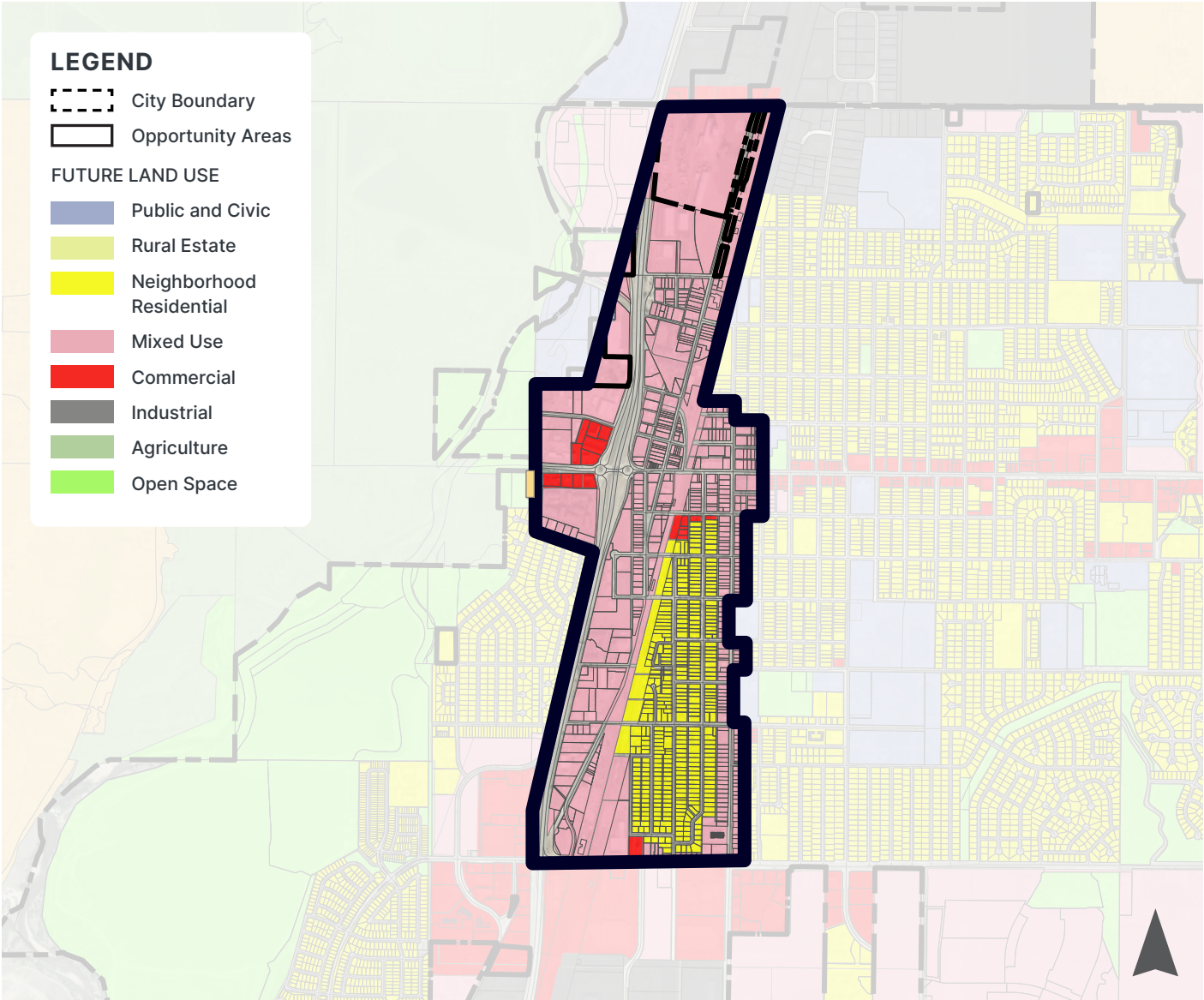


Figure 8: Future Land Use Map of Downtown

Strategies

1. Future development should strengthen Downtown’s mixed-use character.
2. Enhance connections between surrounding neighborhoods and key destinations.
3. Transportation and public realm investments should prioritize pedestrian comfort, bicycle connectivity, placemaking, and multimodal accessibility.
4. Streetscape improvements, enhanced crossings, trail connections, and traffic calming measures should continue reinforcing Downtown as Brighton’s most walkable, connected, and vibrant destination.
5. Improve safe and convenient pedestrian and bicycle connections across the railroad corridor to strengthen connectivity between Downtown, adjacent neighborhoods, parks, and community destinations.
6. Implement streetscape, public realm, placemaking, and mobility improvements identified in the Downtown Development Authority (DDA) Plan and Public Realm Study to create a more vibrant, accessible, and economically competitive Downtown.
7. Improving safety and accessibility for residents and visitors.

Opportunity Areas

Bridge Street TOD

Bridge Street TOD is proposed as a key commercial corridor, serving as a critical gateway and main artery that will connect the I-76 interchange to the heart of downtown. The corridor is proposed to accommodate a mix of retail, dining, professional services, and commercial uses that will evolve in character as it progresses through the city, beginning with more regional commerce and transitioning to increasingly pedestrian-friendly, mixed-use development as it approaches downtown.

The Future of Bridge Street TOD

Bridge Street TOD will continue evolving as the City's primary commercial gateway, where regional retail near the interchange gradually gives way to active, walkable mixed-use development closer to downtown, supported by stronger transportation connections and multimodal improvements.



Why Bridge Street?

Bridge Street is the City's primary commercial corridor and connective spine between the I-76 interchange and Downtown. Strategic investment here will strengthen the City's commercial base, improve gateway experience for visitors, and create a more walkable, gateway experience into the historic core.



(L) Bike Lane, (R) Mixed-Use Town Center
Source: Design Workshop, Redfin

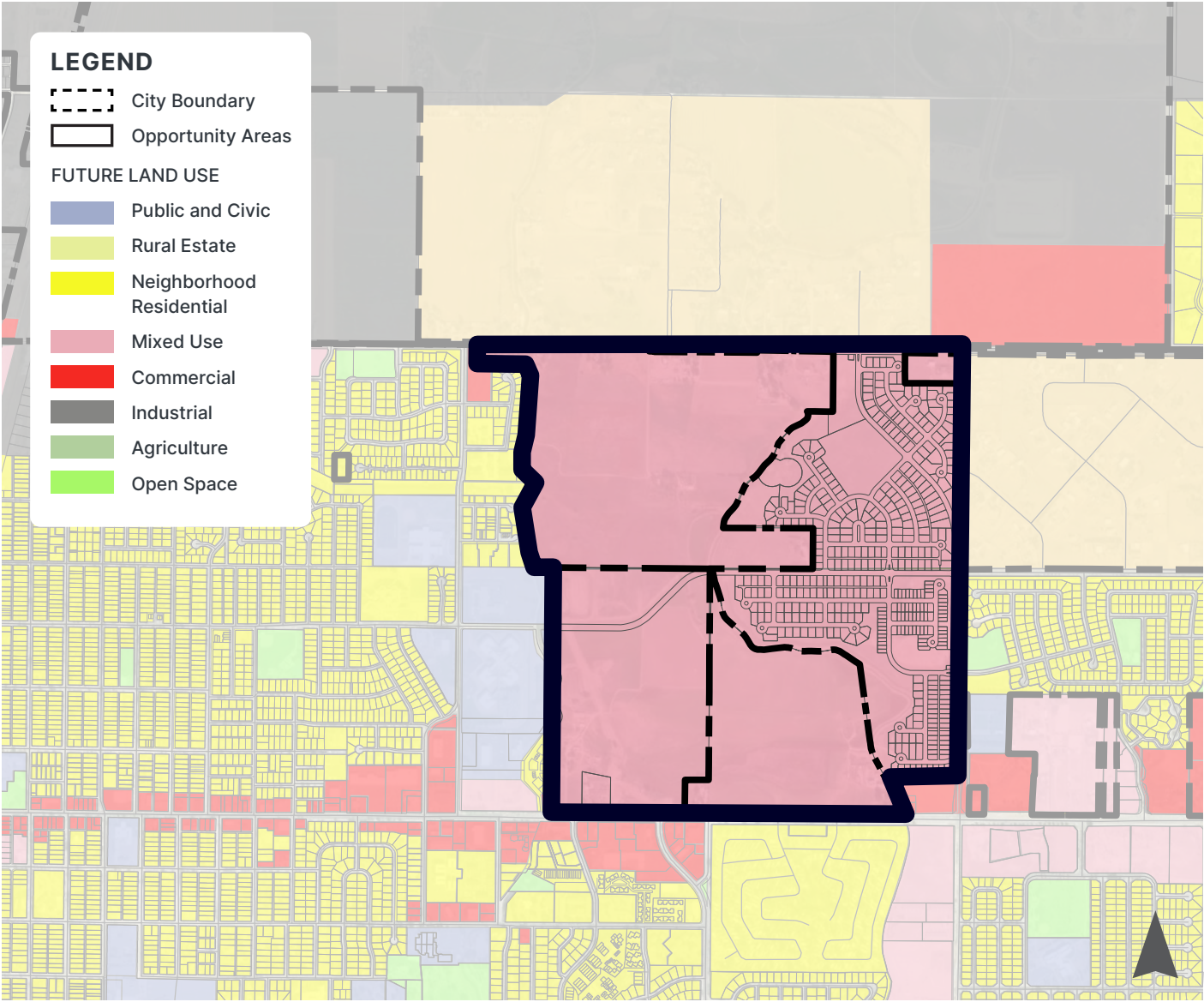


Figure 9: Future Land Use Map of Bridge Street

Strategies

1. Redevelopment should improve connections between Downtown and surrounding neighborhoods, enhance community character, and create a more active public realm.
2. Future transportation improvements should emphasize multimodal connectivity through improved pedestrian and bicycle facilities, enhanced streetscapes, safer crossings, and roadway designs that support both local circulation and future transit opportunities.
3. Advance the City's Transit-Oriented Development (TOD) vision by marketing City-owned properties for catalytic mixed-use redevelopment that incorporates higher-density housing, employment, commercial uses, and high-quality public spaces. Development should support future transit service and create a highly connected multimodal district that links Downtown, surrounding neighborhoods, and regional destinations.

Opportunity Areas

North Brighton Industrial Area

This area is primarily reserved for future industrial land uses, building off strong regional transportation access and existing development patterns. All undeveloped land north of Baseline Road is designated for industrial uses to support long-term employment growth, emerging industries, and match anticipated utility availability.

The Future of North Brighton Industrial Area

North Brighton will continue evolving as the City's primary industrial and employment area, leveraging strong regional transportation access to support long-term growth while incorporating flexible, adaptive industrial typologies, and regional trail connections.



Why North Brighton?

North Brighton offers strong regional transportation access and existing development patterns well-suited to industrial growth. Strategic designation here supports long-term employment opportunities, accommodates emerging industries, and aligns land use with anticipated utility availability.



Industrial Campuses
Source: City of Brighton

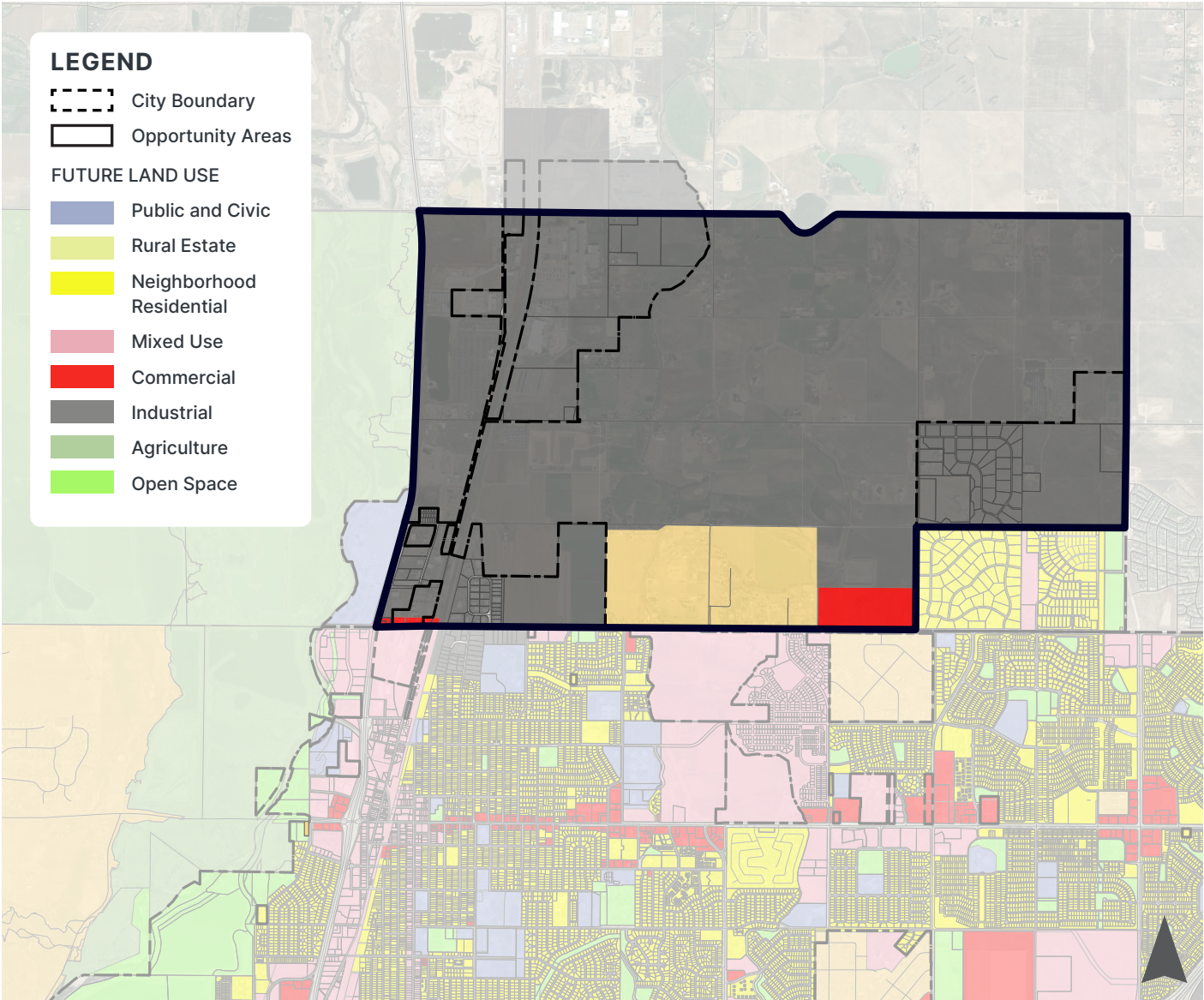


Figure 10: Future Land Use Map of North Brighton Industrial

Strategies

1. Future development should support industrial, logistics, manufacturing, research, flex employment, and production-related uses that capitalize on regional transportation access while minimizing conflicts with adjacent residential areas.
2. Emerging industrial building types and adaptive reuse opportunities should provide flexibility as employment needs evolve.
3. Transportation and infrastructure investments should prioritize roadway capacity, freight mobility, truck circulation, utility expansion, and other infrastructure improvements necessary to support long-term economic competitiveness and employment growth.

Opportunity Areas

South Brighton

Given the proximity to E-470, this area is well positioned for additional development. Commercial and Mixed-Use land uses are anticipated at the new E-470 interchange, capitalizing on regional accessibility and visibility to support a mix of employment, commercial, and residential uses.

The Future of South Brighton

South Brighton will continue evolving into a regionally accessible mixed-use destination, anchored by the new E-470 interchange and supported by a mix of commercial, employment, and higher-density residential uses, integrated with a broader parks and trails network.



Why South Brighton?

South Brighton's proximity to E-470 and the new interchange gives it strong regional visibility and accessibility. Strategic investment here will support economic development, diversify housing options, and strengthen connections to surrounding open spaces and neighborhoods.



(L) Prairie Center, (R) Multi-family Living Community
Source: City of Brighton, Scott Edwards Architecture

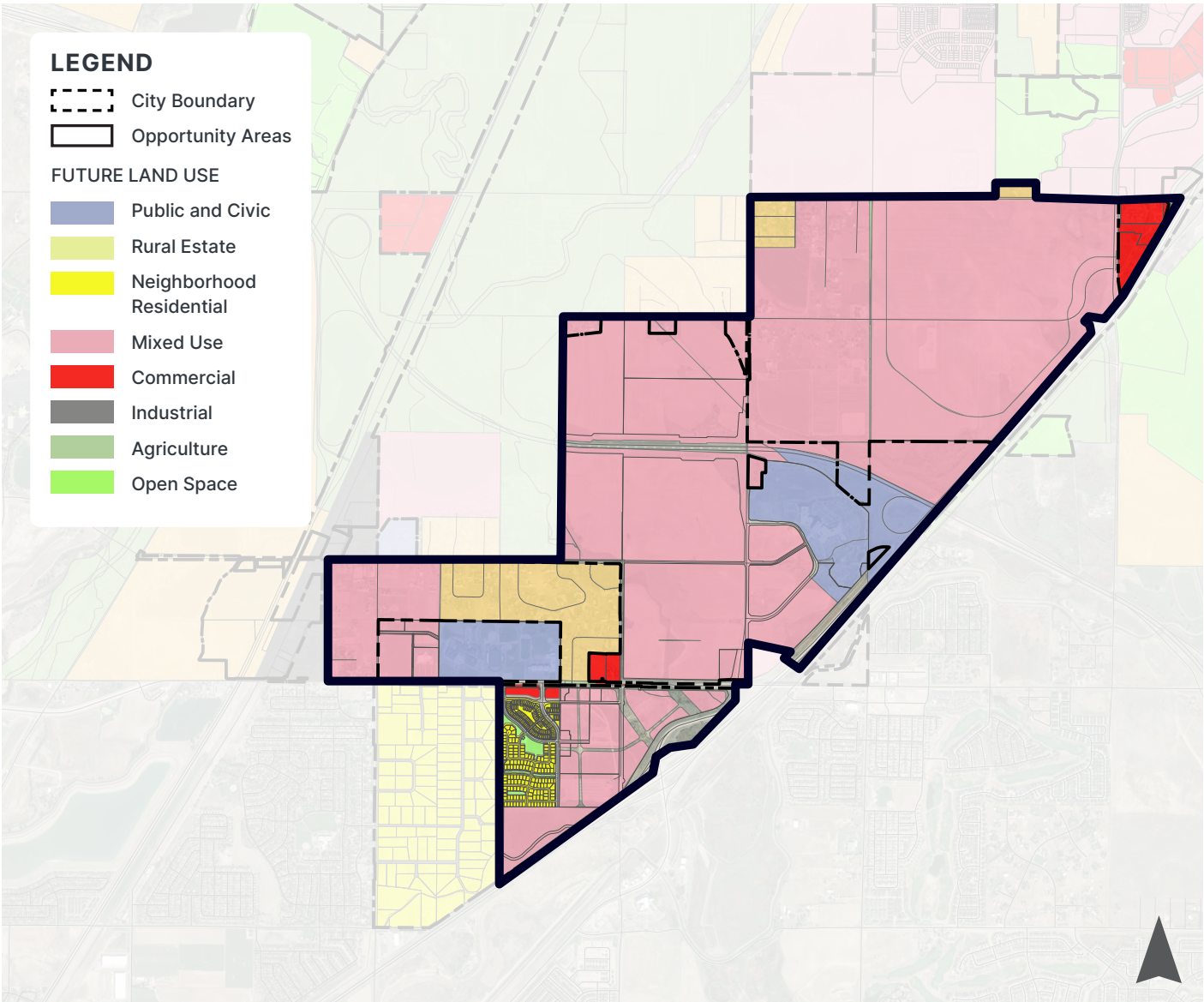


Figure 11: Future Land Use Map of South Brighton

Strategies

1. Future growth should include a balanced mix of residential neighborhoods, employment opportunities, commercial services, parks, and open space that create complete communities
2. Additional employment opportunities should be concentrated within South Brighton and along major transportation corridors where regional accessibility supports future economic development and job creation.
3. As development occurs, roadway improvements should provide efficient regional access while supporting local circulation between neighborhoods, employment centers, commercial districts, parks, and open spaces.
4. Transportation investments should incorporate complete streets, multimodal facilities, and an interconnected trail network that supports both regional mobility and neighborhood connectivity.
5. Encourage mixed-use development in strategic locations within South Brighton, particularly along major transportation corridors and activity centers, to integrate housing, employment, retail, and services in a walkable environment.

Opportunity Areas

North and East Special Study Areas

Special Study Areas represent long-term growth opportunities, and future development should be considered only after additional planning, environmental analysis, and demonstration of adequate infrastructure capacity and municipal services. Barr Lake is state-owned, but is an unique opportunity for the City. The North Special Study Area acts as a buffer between the City and adjoining jurisdictions. Both these areas

The Future of Special Study Areas

Special Study Areas will continue to be recognized as an area of limited development potential, where any future proposals must first undergo further study. Until feasibility has been demonstrated, these areas are expected to generally remain consistent with existing uses.



Why these Special Areas?

These areas are characterized by agricultural uses and natural systems. Future development patterns and character should be established through detailed planning and feasibility analysis specific to each Special Study Area.



(L) Farmland, (R) Barr Lake
Source: City of Brighton

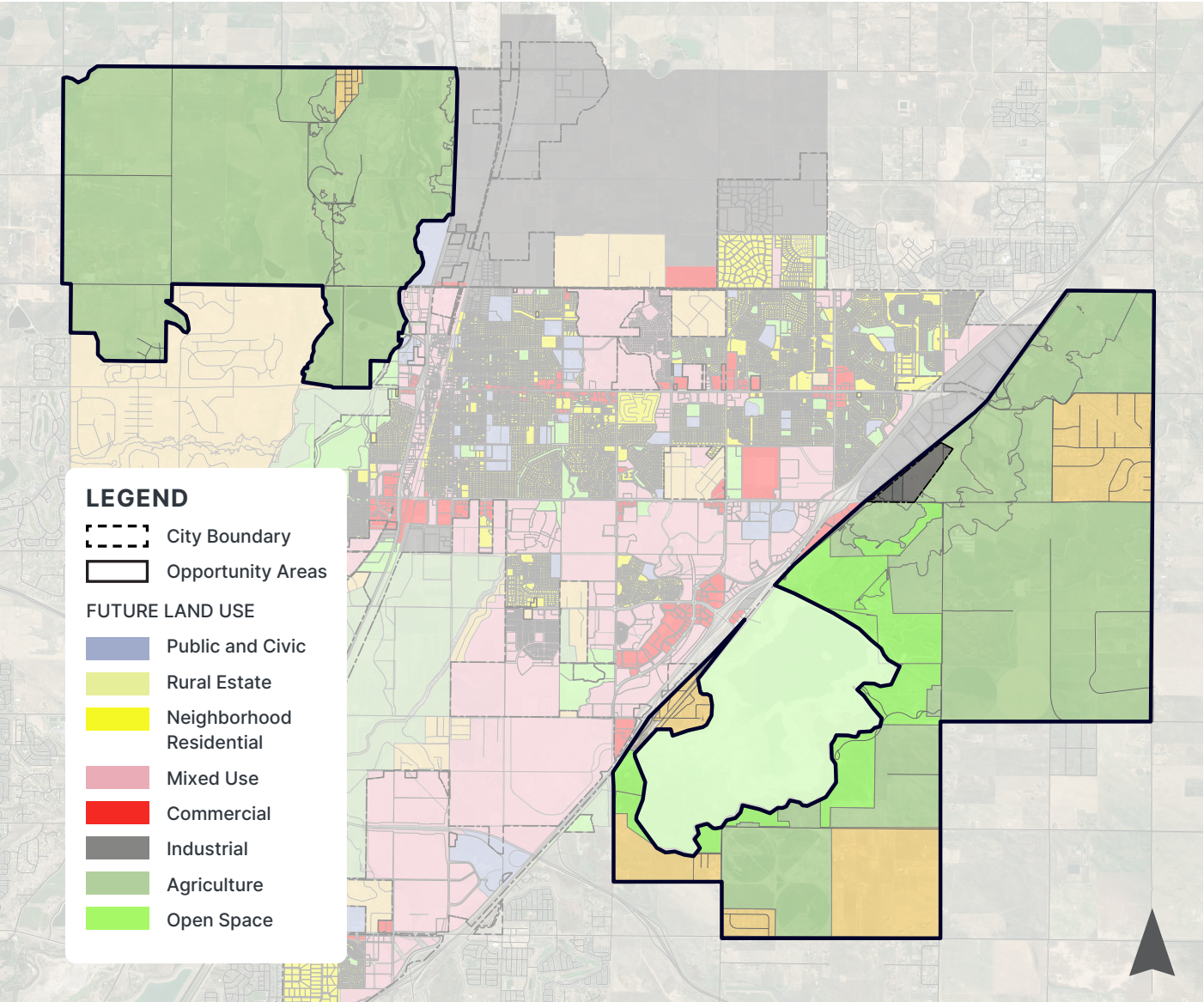


Figure 12: Future Land Use Map of Special Study Areas

Strategies

1. While limited development is anticipated in the Barr Lake area, substantial opportunities exist to strengthen regional trail and open-space connections among surrounding neighborhoods, Barr Lake, the South Platte River corridor, and other recreational destinations.
2. Planned trail investments identified through the Transportation Master Plan and Bicycle and Pedestrian Master Plan should improve east-west and north-south connectivity
3. Similar opportunities exist to improve connections throughout the South Platte corridor, creating a more cohesive community-wide trail and open-space network.

CHAPTER 5

Housing and Neighborhoods

- Housing Needs and Affordability
- Neighborhood Preservation and Character
- Neighborhood Connectivity
- Housing Diversity and Choice
- Housing Stability
- Housing Strategies

The City of Brighton's continued growth presents an opportunity to expand housing choices, strengthen neighborhoods, and improve affordability while maintaining the qualities that make existing neighborhoods successful. This chapter establishes policies to guide future housing and neighborhood decisions. Appendix D provides more detailed analysis and data.

Housing Needs and Affordability

The City's continued population growth will generate demand for additional housing over the next 20 years. Current projections estimate the city could add between 10,000 and 18,800 residents, and create demand for approximately 3,500 to 6,500 additional housing units. Housing affordability remains a significant challenge for many residents, with 53 percent of renter households and 31 percent of homeowner households considered cost-burdened. Rising rents and home prices continue to place pressure on households across a range of income levels.

Future housing strategies should support a greater variety of housing options that respond to changing community needs and market conditions. Housing needs vary across income levels, household sizes, life stages, and housing preferences. The City should continue to coordinate future housing planning with transportation access, infrastructure capacity, schools, parks, and community services to ensure future growth remains connected and sustainable.

The Housing Needs Assessment identifies a need for approximately 3,285 additional housing units by 2033, with the greatest unmet demand occurring among households earning between 30 and 120 percent of Area Median Income (AMI). A 2026 addendum to the assessment identifies a need for supportive housing, deeply affordable housing, accessible and

visitable housing, and continued market-rate homeownership opportunities. Future housing policies and implementation actions should align with the Housing Needs Assessment and Housing Action Plan by reducing barriers to housing production, supporting a broader range of housing types, promoting accessory dwelling units (ADUs), expanding incentives for affordable and workforce housing, increasing homeownership opportunities, and preserving existing affordable housing while helping residents remain in their homes. Additional detail is provided in the Housing Needs Assessment.

Over The Next 20 Years...



10,000-18,800
predicted
increase in
residents



Demand for
3,500-6,500
additional
housing units

Neighborhood Preservation and Character

The City of Brighton’s neighborhoods contribute significantly to the community’s identity, character, and quality of life. Residents consistently emphasized the importance of maintaining safe, connected, and well-maintained neighborhoods while accommodating future growth and reinvestment.

Neighborhood preservation efforts should support reinvestment in existing neighborhoods, maintain housing quality, and improve connectivity. Future redevelopment should remain compatible with surrounding residential

areas through thoughtful site planning and transitions between land uses.

The City should continue to support infrastructure investments, neighborhood amenities, and community facilities that strengthen existing neighborhoods and improve long-term livability.



What Makes a Strong Neighborhood?



Source: City of Brighton

Neighborhood Connectivity

The biggest opportunity to improve neighborhood connectivity is to fill sidewalk and trail gaps within neighborhoods to create uninterrupted routes, especially where sidewalks abruptly end or force pedestrians into the street. This will create a reliable network where pedestrians can travel safely and comfortably.

The City should implement street crossing improvements near parks, schools, and community destinations, as these are places that generate significant pedestrian activity. The City should also explore development of a Safe Routes to School Program.

Transportation improvements can positively influence neighborhood character and livability:

- Wide, accessible sidewalks improve mobility for people of all ages and abilities, encourage walking and create more active, connected neighborhoods.
- Street trees, landscaping, and pedestrian-scale design enhance comfort, provide shade, and strengthen neighborhood identity.
- Thoughtful street design through traffic-calming measures such as chicanes, speed humps, and narrowed streets, can reduce vehicle speeds and improve safety for all users.

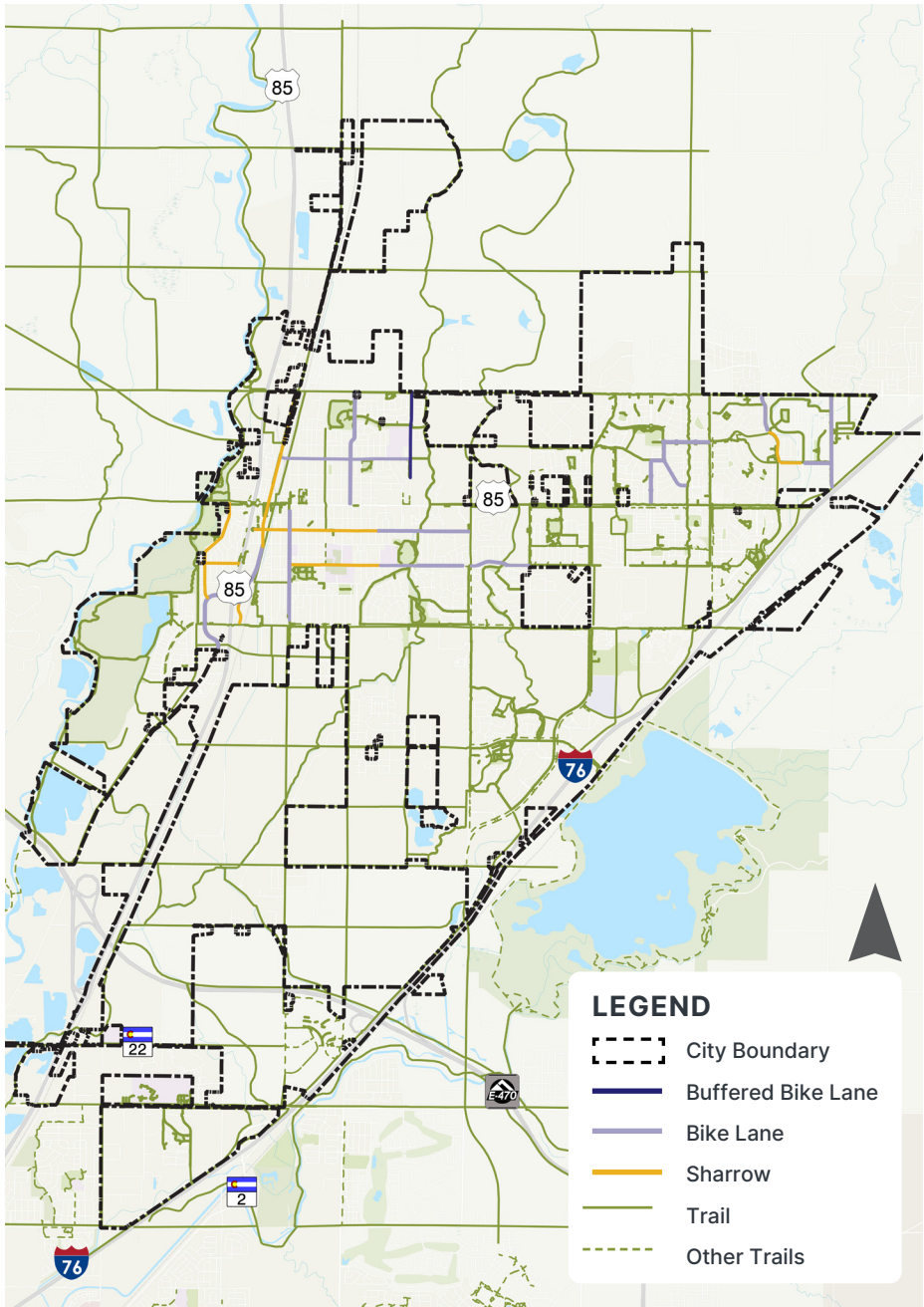


Figure 13: Bicycle Network Map

Housing Diversity and Choice

Future housing strategies should expand the range of housing types and price points available throughout the community while maintaining compatibility with surrounding neighborhoods. Opportunities include smaller-lot single-household homes, townhomes, multi-unit housing, accessible housing units, and missing-middle housing products where appropriate.

The City should refine land use regulations, planned development tools, and zoning to reduce barriers to housing diversity and encourage housing in areas served by infrastructure and transportation. Housing diversity should also align with walkable mixed-use districts, transit-supportive corridors, and opportunity areas identified through the Future Land Use Map.

Housing Stability

As housing costs continue to rise, the City of Brighton should work to ensure residents can remain in their neighborhoods. Housing policies and investment strategies should consider the needs of lower-income households, seniors, workforce households, and residents experiencing housing insecurity.

Demographic changes will continue to shape future housing needs throughout the City. As the City’s median age rises and the population ages, demand for accessible and age-friendly housing will increase. At the same time, young families, workforce households, and young professionals will continue to need attainable housing options near jobs, schools, and services. Future housing policies should:

- Support aging in place
- Expand workforce housing
- Reduce displacement

Neighborhood strategies should support access to housing, transportation, parks, services, and employment opportunities while minimizing displacement pressures. The City should continue evaluating policies and partnerships that support housing stability and long-term community resilience.

Housing Types
Source: (Top to Down) Zillow, HLine Homes, Johnston Architects, Charles Cuniffe Architects, Overland Property, San Dimas, Pioneer Press

Housing Typologies



DETACHED SINGLE-FAMILY
Traditional single-family detached homes on standard lots.



SMALL-LOT SINGLE FAMILY
Smaller lots increase affordability and keep neighborhood character.



ACCESSORY DWELLING UNITS
ADUs add flexibility for homeowners and create density.



TOWNHOMES AND DUPLEXES
Attached homes provide attainable options in compatible neighborhoods.



MISSING-MIDDLE HOUSING
Triplexes and courtyard homes that fill the gap between single- and multi-family.



MULTI-UNIT APARTMENTS
Multi-family to serve a wide range of household types.



MIXED-USE RESIDENTIAL
Housing above retail, offices, and services to promote walkable neighborhoods.

Figure 14: Housing Spectrum

Housing Strategies

Providing housing that is affordable to a wide range of incomes will require coordinated policies, strategic partnerships, and long-term investment. The City must balance housing supply with market demand by expanding housing opportunities and preserving existing affordable housing. The City should continue to implement the recommendations in the Housing Action Plan to support affordability with land use decisions, infrastructure investments, incentives, and redevelopment strategies support long-term housing goals.

Housing strategies should:

- Expand allowable housing types in appropriate locations
- Encourage infill and redevelopment where infrastructure and services already exist
- Support public-private partnerships and development incentives for affordable housing
- Leverage local, state, and federal funding opportunities
- Preserve existing affordable housing to help maintain housing options for current and future residents
- Protect and expand lower-cost market-rate housing and increase the overall supply of affordable housing
- Coordinate housing opportunities with transportation access, employment centers, and community services



ADU
Source: Berkeley



Courtyard Housing Typology
Source: Strong Towns



Duplex Housing Typology
Source: Redfin



Housing Neighborhood
Source: Zillow

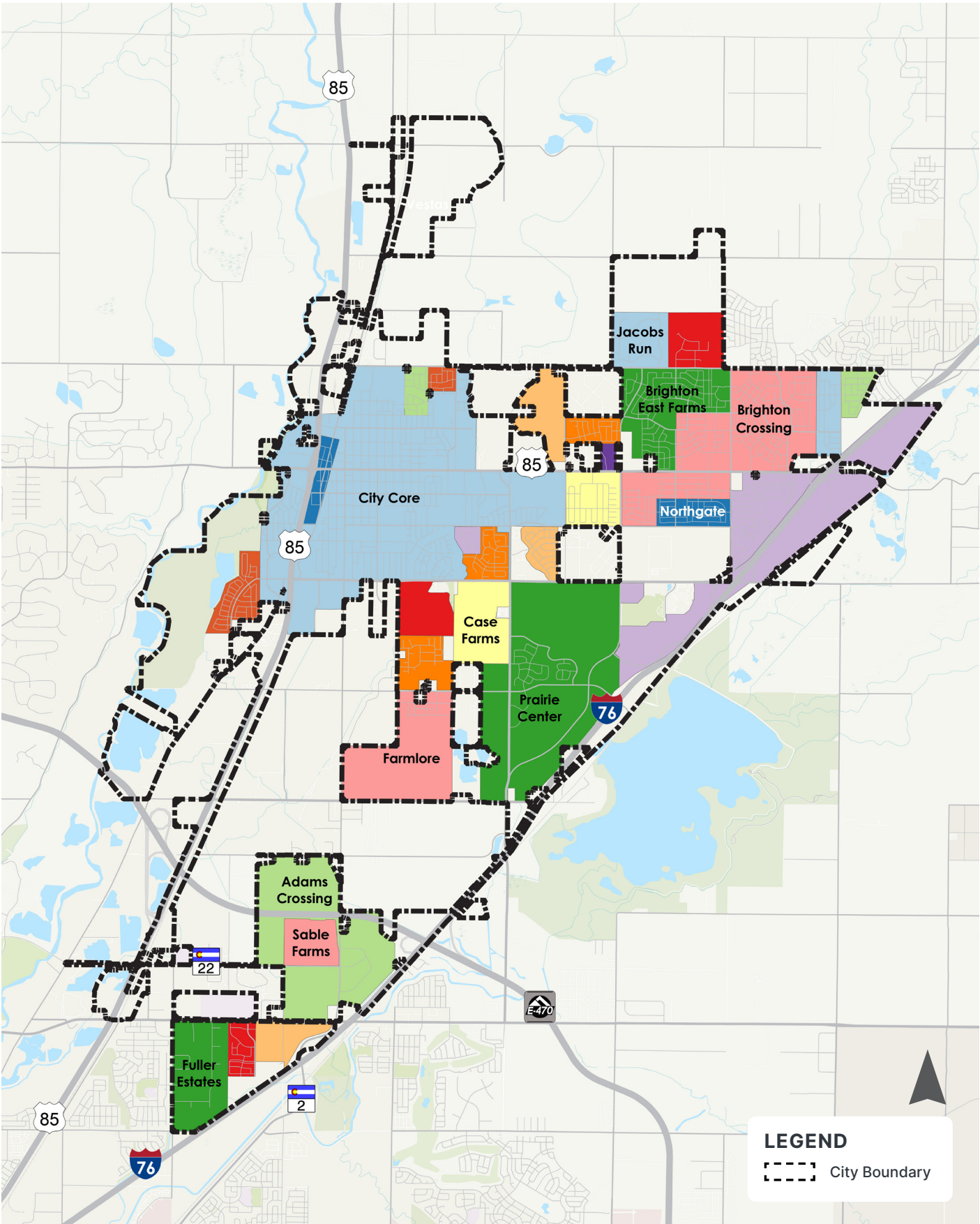


Figure 15: Neighborhood Map

CHAPTER 6

Parks, Open Space and Environment

- Parks and Recreation System
- Trails and Connectivity
- Open Space and Conservation
- Environmental Hazards

The City of Brighton's parks, open spaces, trails, and environmental resources are essential infrastructure that support recreation, health, environmental stewardship, and community resilience. This chapter establishes policies to preserve, expand, and connect these resources as the city grows. Appendix E provides more detailed analysis and data.

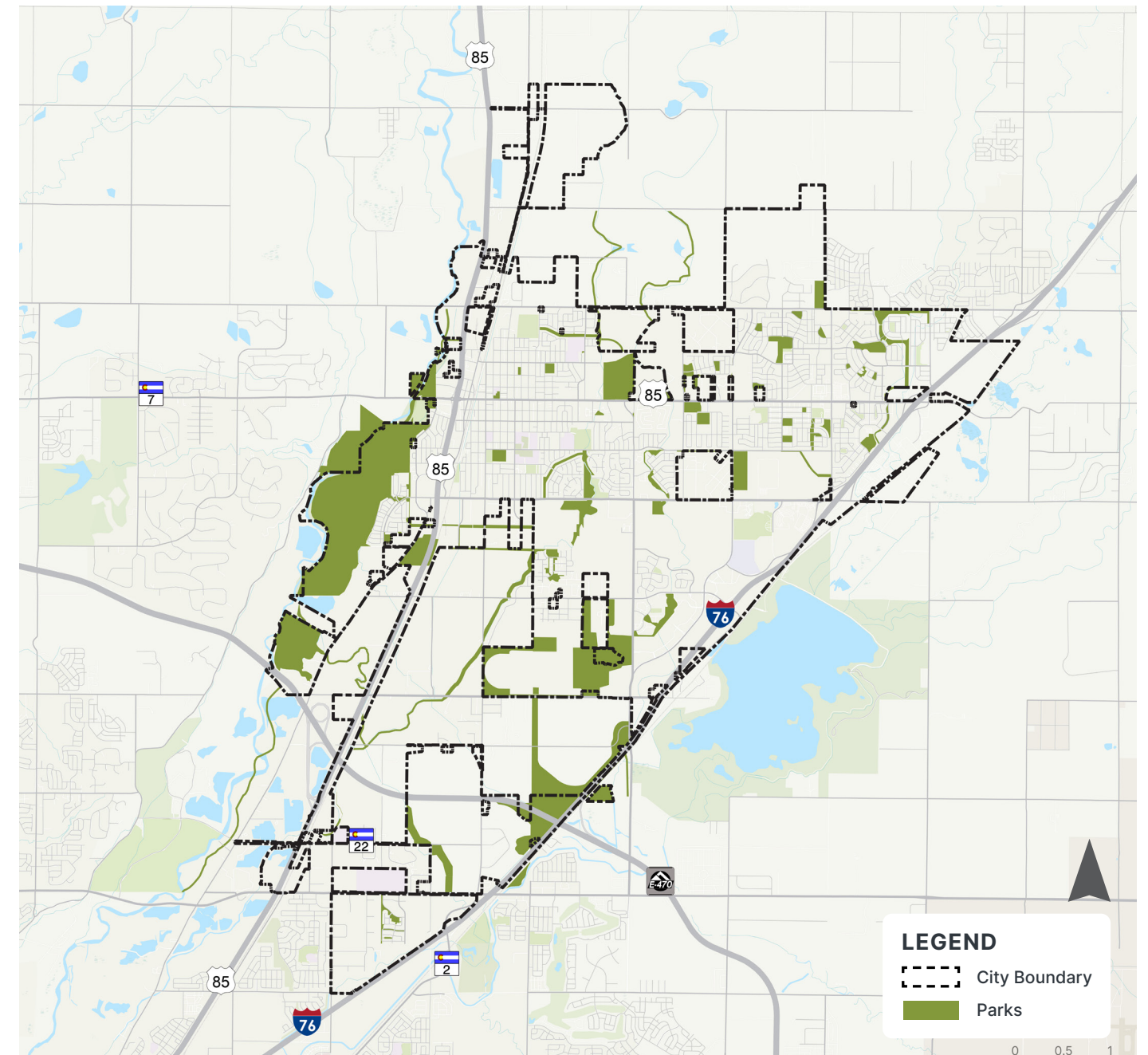


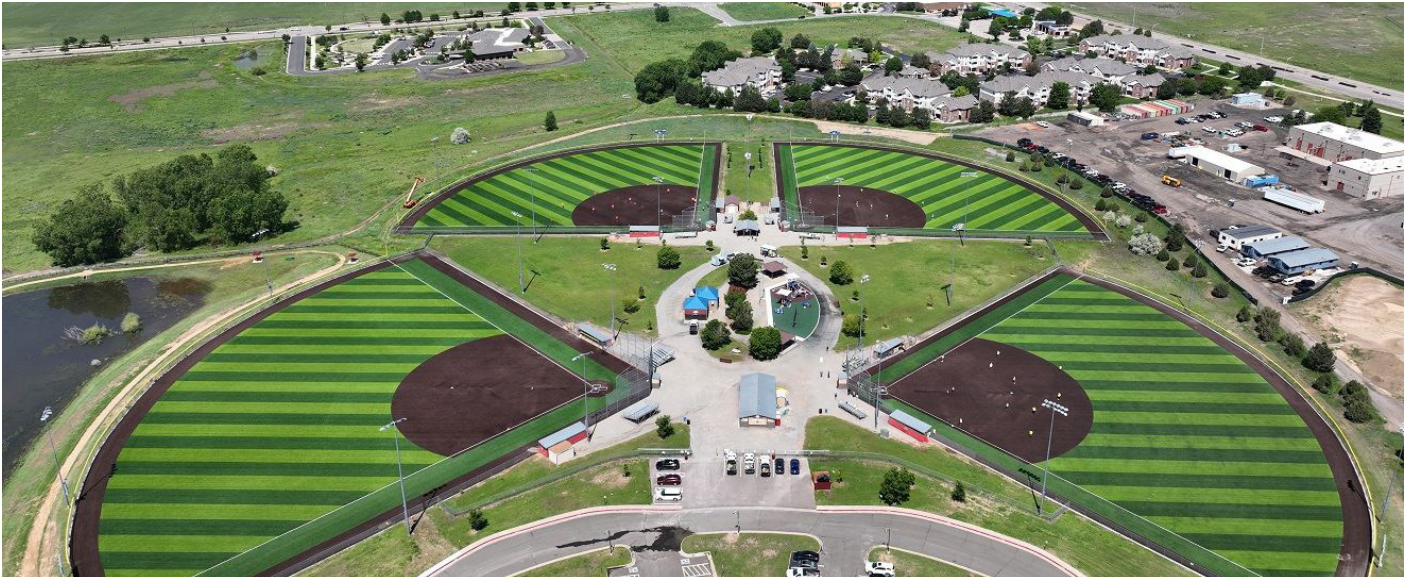
Figure 16: City of Brighton Parks

Parks and Recreation System

The City's park system should balance maintenance, reinvestment, and expansion to ensure parks remain accessible, safe, and connected as Brighton grows. As the City continues to develop, growth areas should incorporate integrated park and open space systems that connect neighborhoods to community destinations. The park system should provide a range of recreational experiences, including athletic facilities, community gathering spaces, natural areas, and multigenerational amenities.



Ken Mitchell Lake



Brighton Sports Complex



Brighton Recreation Center



Brighton Oasis

All images source: Brighton Parks and Recreation

Trails and Connectivity

Future trail investments should improve crossings and expand pedestrian and bicycle connection between neighborhoods and community destinations. Better multimodal access improves public safety, reduces barriers, and supports healthier lifestyles.

As the City continues growing, trails and multimodal infrastructure will reinforce broader land use and growth strategies identified in the Future Land Use Map. Strategic trail and bicycle investments can support more connected mixed-use areas, improve access to future transit corridors, and strengthen connections within the City and regional destinations.

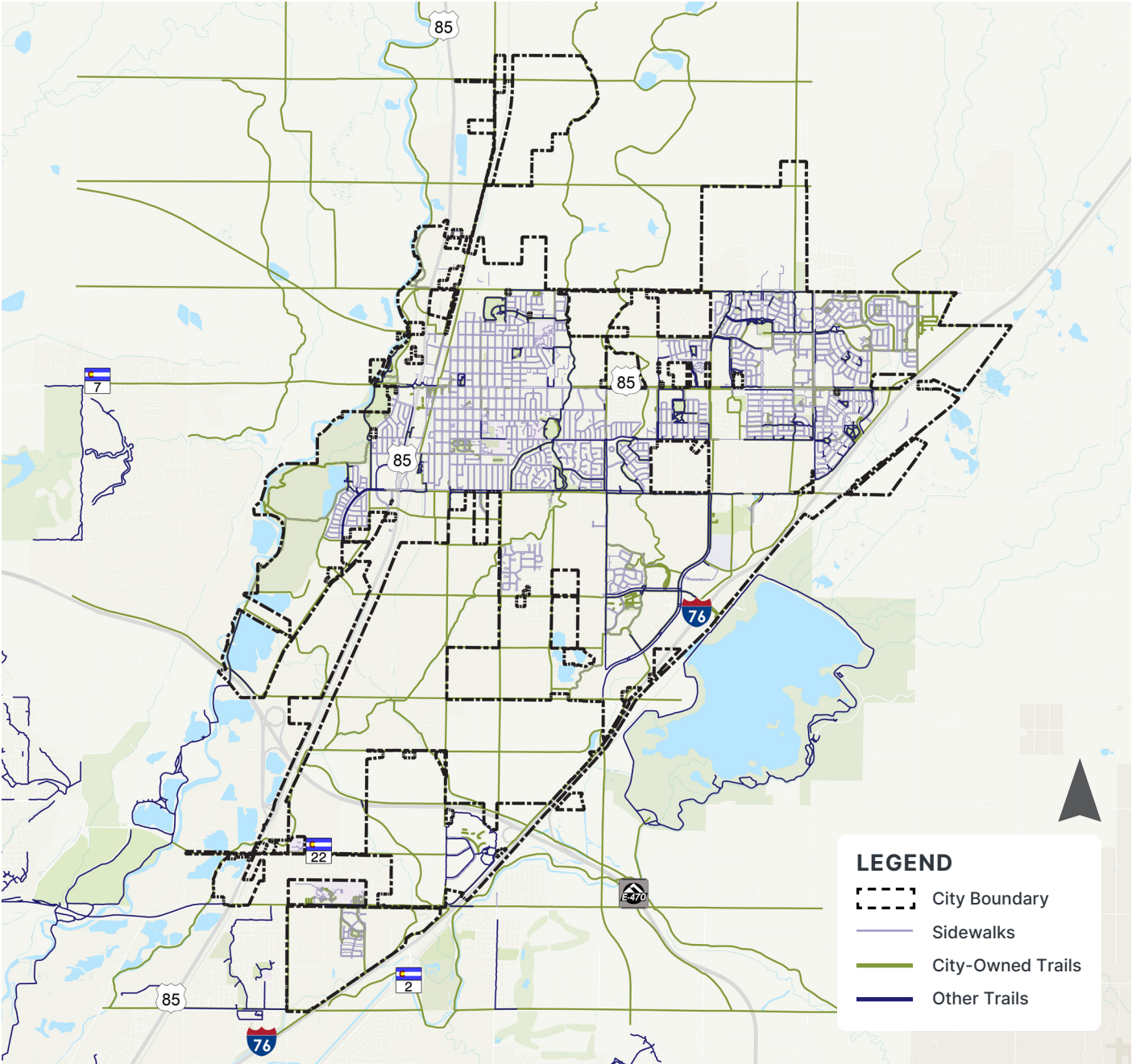


Figure 17: Pedestrian Network Map

Open Space Conservation

Future growth should balance development with preservation of open space. The Future Land Use Map reinforces this strategy by preserving undeveloped edges while directing higher-intensity growth toward strategic opportunity areas and infrastructure-supported corridors. Barr Lake, the South Platte River corridor, agricultural lands, and natural drainageways remain some of the City’s most significant environmental and recreational assets. Future planning should strengthen access to these resources while preserving ecological function and environmental quality. The City should also continue coordinating open space planning with partner organizations to support long-term environmental stewardship and regional connectivity.



Neighborhood Trails and Parks System
Source: Daybreak



Agriculture Open Space
Source: City of Brighton



South Platte River
Source: Metro Water Recovery



Barr Lake
Source: Colorado Parks and Wildlife

Environmental Hazards

Environmental hazards influence where and how future growth should occur. Floodplains and drainage corridors associated with the South Platte River and other waterways create both environmental assets and development constraints. Future development should avoid high-risk flood areas where appropriate and also incorporate stormwater management and flood mitigation strategies that improve long-term resiliency. The City should require development to mitigate potential impacts and evaluate codes and policies to ensure the protection of these areas.

Infrastructure planning should account for increased climate variability, drought, and severe weather. Water infrastructure planning, transportation systems, utility networks, and emergency preparedness efforts should be coordinated to support resilient and adaptable community systems. The City should continue coordinating with partner organizations to strengthen long-term community resiliency.

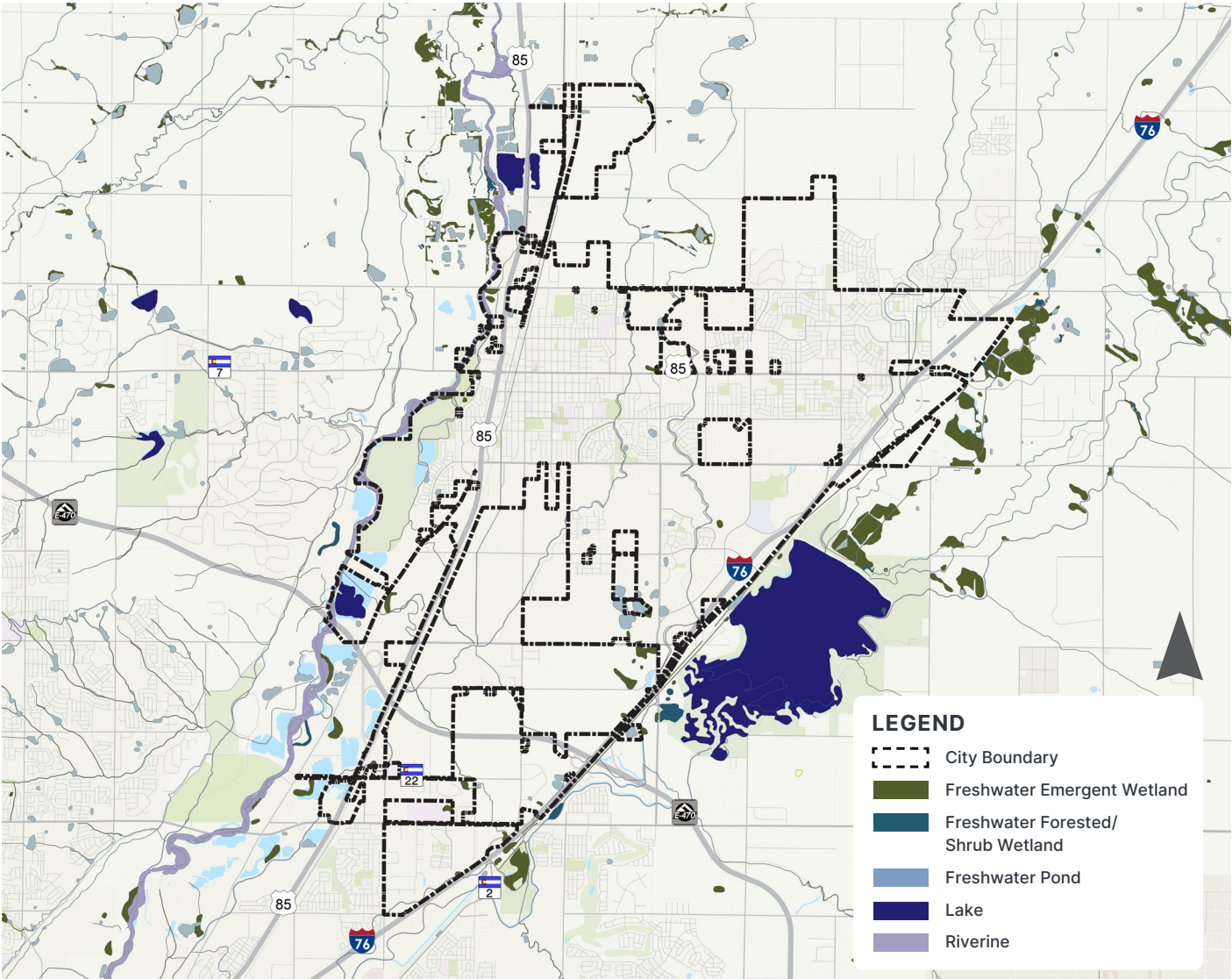
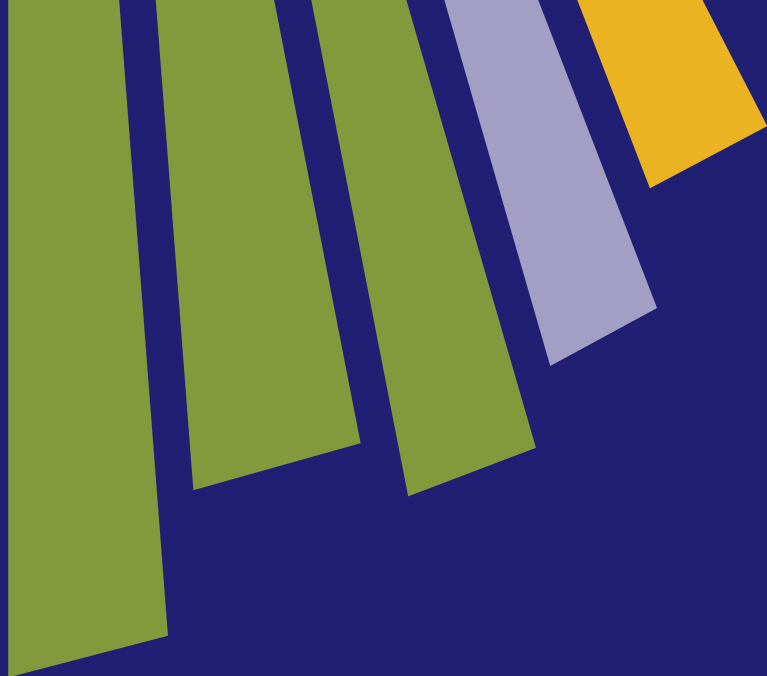


Figure 18: Environmentally Sensitive Areas Map



CHAPTER 7

Economic Development and Placemaking

- Economic Vision
- Employment Centers and Industry Targets
- Transportation and Access Considerations Supporting Employment Centers
- Downtown and Commercial Areas
- Community Identity and Gathering Places

The City of Brighton's economic strategy focuses on expanding employment opportunities, strengthening local businesses, reinforcing Downtown, and leveraging regional assets to create a resilient and competitive economy. Appendix F provides more detailed analysis and data.

Economic Vision

The City of Brighton's economic vision emphasizes balanced growth that attracts and retains employers, supports local businesses, and strengthens commercial nodes such as Downtown. Future economic development efforts should support a resilient local economy while reinforcing the community character and quality of life that residents value.

Future economic development decisions should align closely with the Future Land Use Map, particularly within the Opportunity Areas and other major highway- and rail-connected employment areas. These areas provide opportunities for employment growth, commercial activity, mixed-use development, and strategic reinvestment that support the City's long-term economic competitiveness. Future economic development efforts should balance business attraction with business retention and expansion.

The City should also continue to coordinate economic development efforts through strong partnerships with the Economic Development Corporation (EDC), employers, developers, and partner organizations. The EDC should remain the primary implementation structure for economic development strategy implementation.

Downtown and Commercial Areas

Downtown Brighton should continue to serve as the City’s civic, cultural, and business center. Future investments should strengthen Downtown as a destination for local businesses, entertainment, housing, and civic activity by reinforcing its walkable character and historic identity. Public improvements, pedestrian connectivity, placemaking investments, and mixed-use infill development should continue to support Downtown’s role as a vibrant community destination.

The City of Brighton should also support reinvestment within existing commercial nodes and corridors throughout the community, including opportunities for smaller-format commercial spaces that support entrepreneurs,

neighborhood-serving retail, and local businesses.

A mix of commercial scales and business types strengthens economic resilience while improving access to services and amenities throughout the City. Prairie Center should continue to function as a major, regional-serving retail and commercial center while Downtown and neighborhood commercial districts provide more localized, walkable, and community-oriented experiences. Future commercial development should reinforce the City of Brighton’s broader economic vision and create distinct destinations that contribute positively to community identity and quality of life.



Bromley Lane
Source: Crexi



Prairie Center
Source: Redland



Downtown Brighton

Community Identity and Gathering Places

Future investments should continue to strengthen Downtown, enhance neighborhood commercial areas, improve public gathering spaces, and reinforce the City of Brighton’s agricultural heritage and small-town character. Investments in streetscapes, landscaping, public art, and pedestrian-oriented environments create more welcoming and active destinations throughout the City of Brighton.

The City’s parks, recreation, and trails systems, Barr Lake, local events, and community amenities also create opportunities to support tourism, recreation, and visitor-serving uses. These assets contribute to the City’s identity and help distinguish the city from surrounding communities and more conventional airport-adjacent development areas.



Wheaton Streetscape
Source: Design Workshop



Westhaven Town Center
Source: Westhaven Community



King of Prussia Town Center
Source: BCT Design Group

Employment Centers and Industry Targets

The City can continue to build on its historic strengths and strategic location to expand employment opportunities and attract targeted industries. Target industries include logistics and distribution, advanced manufacturing, professional and technical services, healthcare and medical services, industrial and flex employment, construction and building services, hospitality and visitor-serving uses, and airport-supportive businesses. Brighton's access to Interstate 76, E-470, Highway 85, rail corridors, and Denver International Airport (DEN) positions the community to support a diverse economy while capitalizing on regional growth opportunities.

DEN represents one of several regional economic advantages that can support future business attraction and employment growth. The airport creates opportunities for airport-supportive industries, logistics, distribution, aviation-related services, hospitality, and other businesses that benefit from regional connectivity, while Brighton's highway and rail access also supports broader industrial, manufacturing, healthcare, professional services, and commercial employment. The City should continue to market Opportunity Areas and other employment districts identified on the Future Land Use Map as competitive locations for business investment across a range of industries, not solely those directly serving the airport.

Employment growth associated with DEN is one component of Brighton's broader workforce and housing needs, alongside continued expansion of the City's industrial, logistics, manufacturing, healthcare, professional services, and commercial sectors. Employees working throughout these industries may

require attainable ownership and rental housing opportunities within a reasonable commute. Future employment and housing strategies should remain coordinated to support workforce attraction, business retention and expansion, and long-term economic competitiveness.

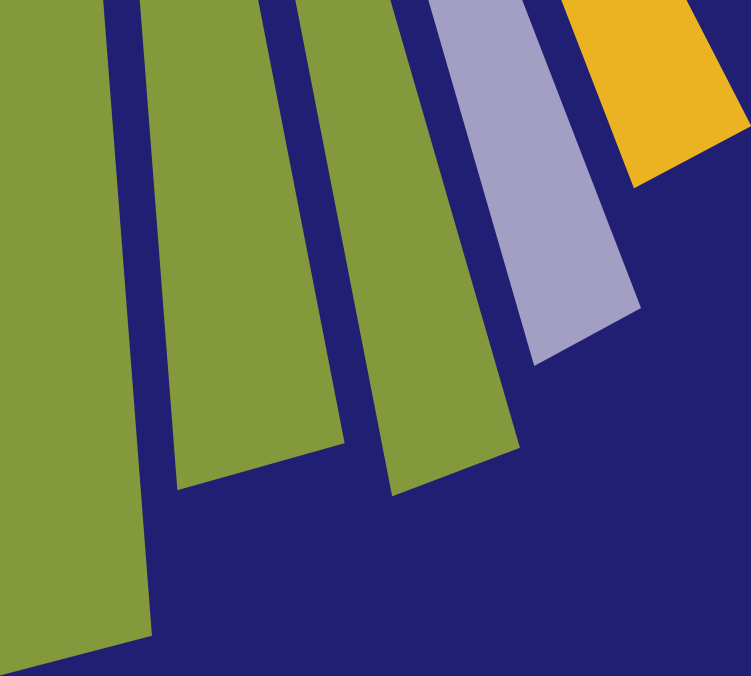
The City should also continue participating in regional transportation and mobility discussions that improve access to airport-area jobs and other employment centers throughout the region. Opportunities include enhanced regional transit connections, employer shuttles, vanpool programs, park-and-ride facilities, and continued coordination with Adams County, RTD, DRCOG, CDOT, and major regional employers.

Beyond employment growth, DEN's passenger activity creates opportunities for hospitality, tourism, and visitor-serving businesses that can complement local destinations such as Downtown Brighton and Barr Lake. At the same time, Brighton's long-term economic identity extends well beyond its proximity to the airport. The City's historic Downtown, agricultural heritage, parks and recreation system, community events, and small-city character provide a distinct sense of place that attracts residents, businesses, and visitors while supporting a resilient and diversified local economy.



Source: Denver International Airport





CHAPTER 8

Water Supply Element

- Water Providers and Consultation
- Water Demand, Supply, and Facilities
- Water Conservation Policies
- Water Supply Plan Adoption and Update Cycle

The Water Supply Element coordinates the City of Brighton's water planning, conservation policies, and infrastructure planning with future land use decisions. The Water Master Plan and related utility planning documents provide the technical foundation for this element.

Water Providers and Consultation

The City consulted with all required water providers, special districts, and regional agencies consistent with SB 24-174. Appendix G includes documentation of the consultation process in the full Water Supply Element.

- City of Brighton Utilities Department: Staff provided technical data, demand projections, infrastructure planning information, and review of this element for accuracy. The 2025 Water Master Plan serves as the primary technical foundation for this element. The Utilities Department will continue serving as the lead technical partner during future five-year updates.
- Community Water Focus Group: The City of Brighton convened a stakeholder engagement session with representatives from the South Beebe Draw Metropolitan District, Metro Water Recovery, private ditch companies and local water users. Input from this process informed the non-potable system characterization, raw water context, and conservation priorities identified in this element.
- Todd Creek Village Metropolitan District (TCVMD): As a major water provider serving portions of the Brighton planning area, TCVMD was consulted during preparation

of the Water Supply Element. The District has adequately planned for its future water supply needs and will continue coordinating with the City to support reliable water service as growth occurs. TCVMD also operates separately piped and metered potable and non-potable water delivery systems, ensuring that potable water is not used for irrigation and supporting the efficient use of the District's water resources.

- Special District Notification: Consistent with C.R.S. §24-32-3209, the City of Brighton commits to formally notifying all special districts with water-related authority within its planning area whenever the Comprehensive Plan is adopted or amended. The City maintains responses and documented objections as part of the adoption record.

The City's documented outreach efforts constitute good-faith consultation consistent with DOLA guidance. The City commits to continued coordination with the Utilities Department, the Colorado Water Conservation Board (CWCB), Metro Water Recovery, and related entities throughout future update cycles.

Provider/Equity	Service Type
City of Brighton Utilities Department	Potable water; Non-potable irrigation; wastewater collection; storm drainage services
Metro Water Recovery	Wastewater treatment
Todd Creek Village Metropolitan District (TCVMD)	Potable water; wastewater
Special districts (metro districts) - see Appendix G	Non-potable irrigation; storm drainage services; infrastructure
Private ditch companies - see Appendix G	Raw water / irrigation rights

Figure 19: Water Service Providers within the City of Brighton's Planning Area

Water Demand, Supply, and Facilities

The City of Brighton's long-term growth strategy is closely tied to the availability of water supplies and the capacity of the infrastructure systems needed to treat and deliver them. The City of Brighton's Existing Conditions and the City's 2025 Water Master Plan document the City's water supply portfolio, treatment facilities, non-potable irrigation system, and planned infrastructure investments.

This section evaluates how future population growth and development patterns may influence water demand over time. It also identifies the infrastructure investments, system capacity thresholds, and planning considerations that should inform future land use decisions and implementation of the Future Land Use Map. The relationship between growth, water demand, and infrastructure capacity is critical to ensuring

the City can continue to accommodate future development while maintaining reliable service and advancing long-term sustainability goals.

Growth Scenarios and Demand Range

The 2025 Water Master Plan models three population growth trajectories through 2050 and a buildout scenario developed by the City's Community Development team. Table 8.3 presents projected demand ranges at key planning milestones. These projections serve as the primary planning assumptions for future water infrastructure planning. Because they do not incorporate conservation measures, they represent a conservative upper-bound estimate for planning purposes.

Water Conservation Policies

The City of Brighton is a "covered entity" under C.R.S. §37-60-126 and is required to maintain a CWCB-approved Water Conservation Plan. The City's 2016 update to the Water Conservation Plan is currently being updated and will incorporate land use integration strategies consistent with current CWCB guidance for covered entities.

The 2024 Sustainability Plan, identified water conservation as the City of Brighton's highest community sustainability priority. Water conservation remains a cross-departmental effort led by Utilities, Community Development, Parks, Recreation and Open Space, and the Sustainability Coordinator.

In adopting the City of Brighton Comprehensive Plan, the City's Planning Commission considered the Colorado Water Plan (adopted 2015 and updated 2023) where applicable and appropriate, as required by C.R.S. §31-23-206. Several themes within the Colorado Water Plan directly relate to the City's long-term water supply and growth strategy.

The Water Supply Element supports the Colorado Water Plan by:

- Coordinate land use and water planning
- Support water conservation
- Plan long-term infrastructure
- Encourage efficient growth patterns
- Consider climate resilience

Water Supply Plan Adoption and Update Cycle

Five-Year Update Commitment

The City of Brighton commits to updating this Water Supply Element no less frequently than every five years, consistent with C.R.S. §31-23-206 and SB 24-174. The next scheduled update is due no later than December 31, 2031. In practice, updates may occur earlier if any of the following conditions arise:

- Adoption of a major update to the Water Master Plan or Water Conservation and Drought Management Plan
- Any material changes in growth projections affecting the supply and demand relationship identified in Table 8.2
- A significant infrastructure milestone, including the initiation of Southwest Water Treatment Plant design or completion of a Lutz Pump Station phase that materially changes demand reduction projections
- A significant amendment to the FLUM affecting growth capacity within South Brighton, Barr Lake Special Study Areas, or other major growth nodes

of Brighton Utilities Department, which oversees technical data, demand projections, infrastructure planning, and provider coordination, and the Community Development Department / Planning Division, which oversees land use integration, the City of Brighton Comprehensive Plan coordination, DOLA coordination, and adoption procedures.

The Sustainability Coordinator and Water Conservation Coordinator support implementation through water conservation policy tracking and annual sustainability reporting, including progress metrics associated with this element. The City will file adoption dates and future updates with DOLA consistent with SB 24-174.



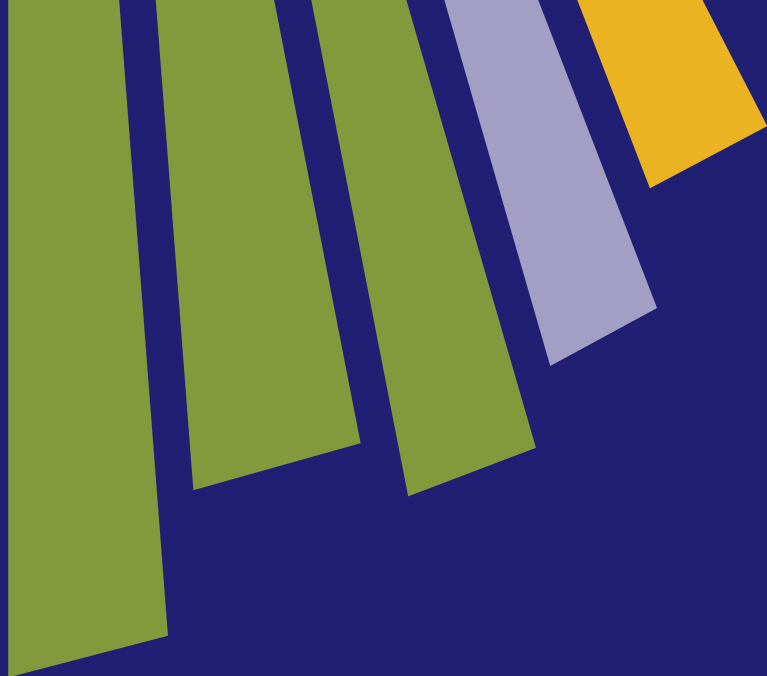
Turf Incentive Program
Source: Resource Central

Responsible Parties

Primary responsibility for maintaining and updating this element rests with the City

Condition	Population	Average Day Demand (Million gallons per day)	Maximum Day Demand (Million gallons per day)
Existing (2023)	44,541	6.41	14.05
Slow Growth — 2050 (143 households/yr)	55,970	8.06	17.65
Average Growth — 2050 (382 households/yr)	75,070	10.81	23.67
Fast Growth — 2050 (579 households/yr)	90,815	13.08	28.64

Figure 20: Water Demand Projections by Growth Scenarios



CHAPTER 9

Community Services and Infrastructure

- Utilities
- Public Facilities
- Schools and Health Services
- Emergency Services
- Regional Collaboration

Community services and infrastructure provide the foundation for Brighton's quality of life, public safety, economic competitiveness, and future growth. Coordinated planning for utilities, public facilities, schools, healthcare, emergency services, and regional partnerships will ensure the City can continue serving residents as the community grows. Appendix H provides more detailed analysis and data.

Utilities

Reliable water, wastewater, and stormwater infrastructure are essential to support the City of Brighton's existing community and future growth. Metro Water Recovery is transitioning toward serving as the sole wastewater treatment provider for the City of Brighton as existing arrangements with Lochbuie are phased out. Metro's Northern Treatment Plant, located in Brighton, serves both Brighton and surrounding communities.

Future utility planning should continue to coordinate infrastructure investments with the Future Land Use Map and growth phasing strategies identified in the Comprehensive Plan. Expansion of water and wastewater infrastructure should prioritize efficient service delivery, coordinated growth patterns, and long-term system resiliency. Stormwater infrastructure and drainage systems should also continue to adapt to future growth and changing environmental conditions. The City should coordinate stormwater planning with partner organizations, transportation investments, and future development areas to improve flood resiliency and infrastructure performance.

Public Facilities

Civic buildings, recreation facilities, libraries, parks, maintenance facilities, and community gathering spaces support residents and reinforce the City’s role as a regional community center.

As the City of Brighton grows, future public facility investments should align with growth patterns, neighborhood needs, and long-term operational efficiency. Strategic investments

in public facilities should support accessibility, community programming, and public safety throughout the City of Brighton. The City should continue to coordinate facility planning with transportation improvements, trail systems, parks, and redevelopment efforts to create connected civic destinations and strengthen community identity.

Schools and Health Services

Educational institutions and healthcare services are essential components of the City of Brighton’s long-term community infrastructure. School District 27J serves the City’s residential areas and continues to plan for future enrollment associated with residential growth.

Future coordination between the City, School District 27J, and developers should continue to identify school facility needs, safe routes to school, and opportunities for shared community facilities. As new neighborhoods develop, access

to schools, and community amenities should remain an important planning consideration.

Healthcare access will become increasingly important as the City grows and demographics evolve. Future growth should support opportunities for additional healthcare providers, medical offices, and wellness services throughout the community. Expanded healthcare access improves quality of life and meet the needs of an aging population.

Emergency Services

Police, fire protection, emergency medical response, and disaster preparedness services are essential to maintain community safety and resilience. The City of Brighton residents consistently identified safety and emergency response as important community priorities throughout the engagement process.

Future growth should align with emergency service capacity, response times, facility planning, and infrastructure investments. The City should continue to coordinate with partner organizations to ensure emergency providers

can adequately serve future development areas. Infrastructure redundancy can also play an important role in emergency preparedness and long-term resiliency. Future infrastructure planning should support emergency access and coordinated regional response capabilities.

Regional Collaboration

The City of Brighton’s future growth occurs within a broader regional context where transportation systems, utility infrastructure, environmental systems, housing markets, and economic activity extend beyond jurisdictional boundaries. The City should continue to coordinate with regional partners including Adams County, Weld County, Metro Water Recovery, Regional Transportation District, Denver Regional Council of Governments, Colorado Department of Transportation, Colorado Water Conservation Board, school districts, utility providers, neighboring

municipalities, and special districts to support long-term planning and infrastructure coordination.

Regional collaboration will remain essential for transportation investments, water planning, utility coordination, environmental stewardship, emergency response, economic development, and future growth management. Strong regional partnerships help ensure the City remains connected, resilient, and competitive as the community evolves.

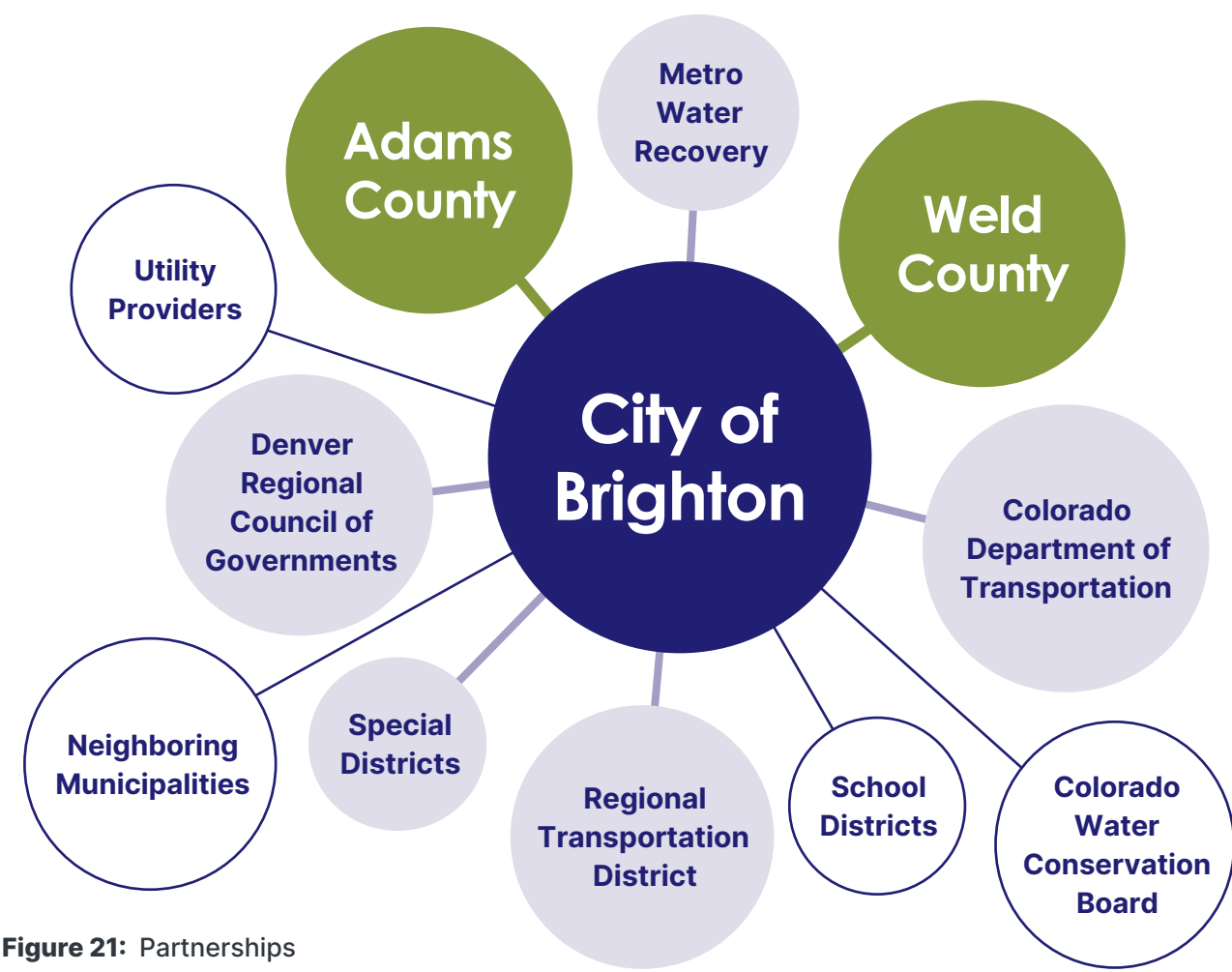


Figure 21: Partnerships

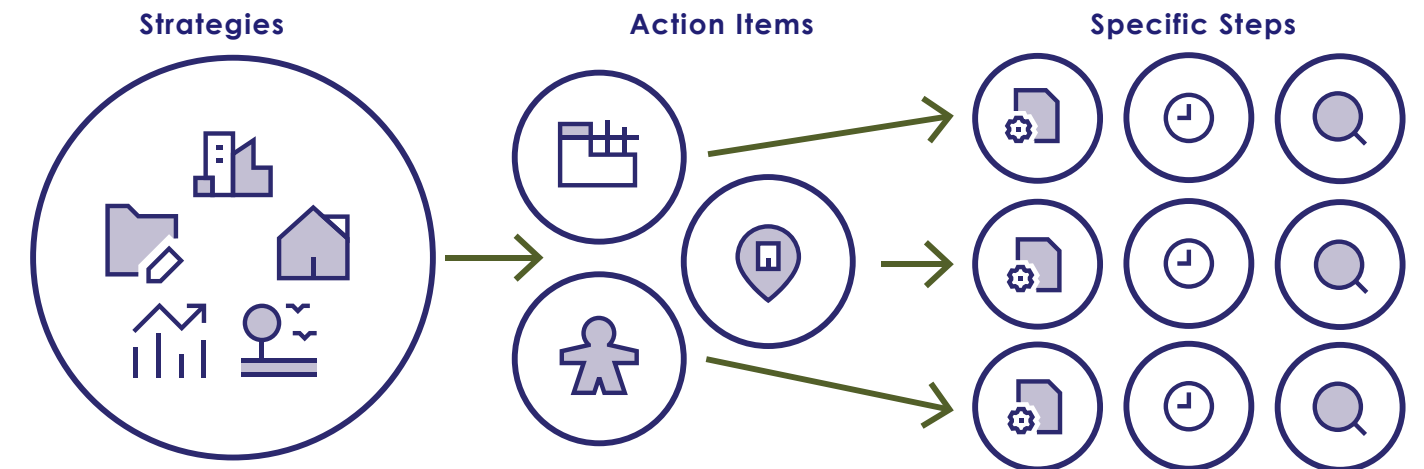
CHAPTER 10

Implementation Framework

- Overview
- Partnerships
- Implementation Matrix

Implementation Framework

Action Plan Matrix



PLAN: Identify actions that advance our goals and address community priorities

PRIORITIZE: Evaluate and rank actions based on impact, feasibility, equity, and resource needs

IMPLEMENT: Put actions into practice through City programs, partnerships, and investments

MONITOR: Track progress using performance measures and report on results transparently

ADAPT: Learn, adjust, and evolve to meet changing needs and seize emerging opportunities

Figure 22: Implementation Framework Roadmap

Overview

The Implementation Framework translates each strategy into specific, actionable items. These action items function as a roadmap for implementation and provide a basis for tracking progress on the Comprehensive Plan over time. Each action item is assigned a timeframe to support planning and resource allocation:

- Short-term: 1–3 years
- Medium-term: 3–6 years
- Long-term: 6–10 years

Action items are also cross-referenced to the focus areas they support (e.g., housing, transportation, open space), highlighting the overlap and interdependencies across different elements of the Plan.

Partnerships

Successful implementation depends on strong partnerships to carry out the strategies and action items. While City departments will lead execution of most action items, collaboration with local and regional entities will also be essential. The following partners have been identified as critical to executing this action plan:

- Regional and Local Government Entities
- Community and Private Sector Partners

1.0 Policies and Regulations

Strategy and Action Items	Timeframe	Focus Areas
1.1 Align zoning and development regulations with the FLUM		
1.1.a Update the Land Use and Development Code to align zoning districts, permitted uses, and development intensity with the Future Land Use Map	Short	Strategic Growth
1.2 Update development standards		
1.2.a Revise design standards to improve site design, landscaping and buffering	Short	Strategic Growth, Transportation and Infrastructure
1.2.b Align design guidelines for compatible transitions	Short	Strategic Growth, Economics
1.2.c Continue to implement landscaping and irrigation standards to require water-efficient plant palettes, efficient irrigation systems, and reduced turf areas in new development	Short	Strategic Growth, Water Supply
1.2.d Update subdivision regulations to encourage interconnected street networks, sidewalks, trails, and open space	Medium	Strategic Growth, Transportation and Infrastructure, Parks Open Space and Environment
1.2.e Continue to incorporate sustainability, water conservation, and low-impact development practices into development regulations	Medium	Water Supply, Parks Open Space and Environment
1.2.f Update development review procedures to ensure adequate water supply demonstrations remain consistent with the Water Supply Element and Water Master Plan	Medium	Strategic Growth, Water Supply
1.3 Guide annexation through logical, contiguous growth		
1.3.a When considering annexations, prioritize contiguous growth consistent with the FLUM and Three-Mile Planning Area	Short	Strategic Growth
1.3.b Establish evaluation criteria to assess infrastructure capacity, fiscal impacts, and service availability for annexation requests	Short	Strategic Growth, Transportation and Infrastructure, Water Supply
1.3.c Continue to coordinate annexation planning with adjacent jurisdictions and service providers through intergovernmental agreements	Medium	Strategic Growth, Community Services
1.4 Promote compatible infill and redevelopment		
1.4.a Identify priority infill and redevelopment sites and prepare small area or corridor plans where appropriate	Short	Strategic Growth, Economics
1.4.b Develop incentives that encourage redevelopment of underutilized residential, commercial, and industrial properties	Medium	Economics, Housing

Strategy and Action Items	Timeframe	Focus Areas
1.4.c Evaluate opportunities to remove regulatory barriers that discourage redevelopment and adaptive reuse	Medium	Strategic Growth, Economics
1.5 Support transit-supportive and mixed-use development		
1.5.a Consider establishing a Transit-oriented Development Plan (TOD) for the area around the future bus layover facility near 27th and Bridge	Short	Strategic Growth, Transportation and Infrastructure
1.5.b Coordinate land use planning with future CO-7 BRT planning efforts and other regional transit investments	Medium	Strategic Growth, Transportation and Infrastructure
1.5.c Encourage mixed-use and higher-density development in locations with existing or planned multimodal infrastructure	Long	Strategic Growth, Housing
1.6 Protect neighborhood character through compatible transitions		
1.6.a Update development standards to address building height, setbacks, buffering, and transitions adjacent to established neighborhoods	Short	Strategic Growth, Housing
1.6.b Align Downtown Master Plan to guide investment and infill development	Short	Strategic Growth, Economics
1.6.c Update neighborhood design guidance for infill and redevelopment projects	Medium	Housing
1.7 Coordinate land use with transportation and infrastructure planning		
1.7.a Require coordination between land use approvals and adopted transportation, utility, and water planning documents during development review	Short	Strategic Growth, Transportation and Infrastructure, Water Supply
1.7.b Continue cross-departmental development review process that evaluates transportation, utility, parks, and public facility capacity	Short	Transportation and Infrastructure, Water Supply, Community Services
1.7.c Update the Capital Improvement Program (CIP) to align infrastructure investments with the Future Land Use Map	Medium	Transportation and Infrastructure, Community Services
1.8 Maintain consistency between the Comprehensive Plan, Housing Action Plan, Water Supply Element, and other adopted plans		
1.8.a Establish a regular review process to ensure adopted plans remain consistent and mutually supportive	Short	Strategic Growth
1.8.b Review City plans and regulations following major amendments to the Comprehensive Plan or Future Land Use Map	Medium	Strategic Growth
1.8.c Conduct a comprehensive review of adopted plans during the five-year Comprehensive Plan update cycle to identify needed amendments	Long	Strategic Growth, Water Supply

2.0 Infrastructure

Strategy and Action Items	Timeframe	Focus Areas
2.1 Expand multimodal transportation options and facilities		
2.1.a Implement priority sidewalk, bicycle, trail, and multimodal improvements identified in the Transportation Master Plan and Bicycle and Pedestrian Master Plan, including projects that improve connections between neighborhoods, employment centers, parks, schools, commercial areas, transit, and other community destinations	Short	Parks Open Space and Environment, Transportation and Infrastructure
2.1.b Coordinate with RTD, CDOT, and DRCOG to advance regional transit improvements, including the planned CO-7 BRT corridor	Medium	Transportation and Infrastructure
2.1.c Improve first- and last-mile connections between neighborhoods, transit stops, employment centers, and activity centers	Medium	Transportation and Infrastructure, Housing
2.1.d Coordinate with RTD to improve transit service, bus stops, and first- and last-mile connections	Medium	Transportation and Infrastructure
2.1.e Plan future mobility hubs and transit-supportive infrastructure along the CO-7 BRT corridor and other strategic transit corridors	Long	Transportation and Infrastructure
2.1.f Construct priority roadway network connections identified in the Transportation Master Plan while prioritizing missing links over roadway widening	Long	Transportation and Infrastructure
2.1.g Improve pedestrian and bicycle crossings along major transportation corridors and near schools, parks, transit, and other community destinations	Long	Transportation and Infrastructure
2.1.h Expand regional and community trail connections while improving transitions between on-road and off-road trail facilities	Long	Parks Open Space and Environment, Transportation and Infrastructure
2.1.i Work with RTD to evaluate available sites near the Bridge Street and I-76 interchange for a new regional bus maintenance facility	Medium	Transportation and Infrastructure
2.2 Improve roadways, utility, stormwater, and drainage infrastructure		
2.2.a Prioritize Capital Improvement Program (CIP) investments that address aging infrastructure and support planned growth	Short	Transportation and Infrastructure
2.2.b Update and implement the Water Conservation Plan	Short	Water Supply
2.2.c Monitor gallons per capita per day (gpcd) and update conservation targets during each Water Supply Element update	Medium	Water Supply
2.2.d Coordinate utility, stormwater, and roadway improvements with redevelopment and new development projects	Medium	Transportation and Infrastructure, Water Supply
2.2.e Expand utility infrastructure in opportunity areas consistent with the Future Land Use Map	Long	Transportation and Infrastructure, Water Supply
2.2.f Coordinate utility, drainage, transportation, and capital improvement planning to support orderly growth	Long	Strategic Growth, Transportation and Infrastructure

Strategy and Action Items	Timeframe	Focus Areas
2.3 Coordinate growth with infrastructure capacity		
2.3.a Continue to require infrastructure capacity evaluations during development review to ensure adequate water, wastewater, transportation, parks, and public services	Short	Strategic Growth, Water Supply, Community Services
2.3.b Ensure the Capital Improvement Program aligns infrastructure investments with projected growth areas	Medium	Transportation and Infrastructure, Community Services
2.3.c Review water adequacy requirements during each Water Supply Element update	Medium	Water Supply
2.3.d Coordinate future infrastructure investments with water demand projections identified in the Water Master Plan	Medium	Water Supply
2.3.e Prioritize development where transportation and utility infrastructure already exists or can be efficiently extended	Long	Strategic Growth, Transportation and Infrastructure
2.4 Expand public facilities to meet community needs		
2.4.a Evaluate future public facility needs based on projected population growth and development patterns	Short	Community Services
2.4.b Plan and construct new public facilities where needed to maintain service levels	Long	Community Services
2.5 Coordinate school planning and shared community facilities		
2.5.a Continue coordination with School District 27J to identify future school sites and facility needs	Short	Community Services
2.5.b Explore opportunities for shared use of parks, recreation facilities, and community spaces	Medium	Parks Open Space and Environment, Community Services
2.5.c Create a Safe Routes to School program	Long	Parks Open Space and Environment, Transportation, Community Services
2.6 Improve access to healthcare services		
2.6.a Encourage medical offices, urgent care facilities, and healthcare services in identified opportunity areas and mixed-use centers	Medium	Community Services
2.6.b Coordinate with healthcare providers to identify future facility needs based on demographic trends	Long	Community Services
2.7 Support emergency service capacity and response times		
2.7.a Coordinate with emergency service providers to identify future station, staffing, and equipment needs	Short	Community Services

Strategy and Action Items	Timeframe	Focus Areas
2.7.b Incorporate emergency access and response considerations into development review and infrastructure planning	Medium	Transportation and Infrastructure, Community Services
2.8 Strengthen regional infrastructure coordination		
2.8.a Continue coordinating infrastructure planning with regional agencies, utility providers, and neighboring jurisdictions	Short	Community Services
2.8.b Pursue regional partnerships and funding opportunities for transportation, utilities, and infrastructure improvements	Medium	Transportation and Infrastructure, Community Services
2.8.c Continue coordinating with Metro Water Recovery, CWCB, ditch companies, special districts, and neighboring providers on regional water infrastructure planning	Medium	Water Supply
2.9 Reduce flood hazards and environmental risks		
2.9.a Prioritize capital investments in drainage and flood mitigation infrastructure in identified risk areas	Short	Water Supply, Transportation and Infrastructure
2.9.b Update stormwater management and floodplain regulations to reduce flood risk in vulnerable areas	Medium	Parks Open Space and Environment, Infrastructure
2.9.c Preserve and restore natural drainage corridors and floodplains to reduce flood risk	Medium	Transportation and Infrastructure, Water Supply
2.9.d Coordinate floodplain and stormwater management with requirements of the City's Hazard Mitigation Plan	Medium	Water Supply, Infrastructure
2.9.e Update the City's Drought Management Plan to improve response strategies during water shortages, consistent with the 2024 Sustainability Plan	Long	Parks Open Space and Environment, Water Supply, Infrastructure

3.0 Housing Options

Strategy and Action Items	Timeframe	Focus Areas
3.1 Support housing diversity and mixed-use development		
3.1.a Update zoning and development regulations to allow a broader range of housing types in appropriate locations, including mixed-use districts and activity centers	Short	Strategic Growth, Housing
3.1.b Encourage mixed-use development in Downtown, Bridge Street, South Brighton, and other designated opportunity areas	Medium	Housing, Economics
3.1.c Encourage higher-density housing and mixed-use development along commercial corridors and future transit-supportive development areas	Medium	Housing, Economics
3.2 Encourage missing-middle and workforce housing		
3.2.a Evaluate zoning and development standards to reduce barriers to missing-middle housing, including duplexes, townhomes, cottage courts, and small multiplexes	Short	Housing
3.2.b Implement recommendations from the Housing Needs Assessment and Housing Action Plan	Short	Housing
3.2.c Introduce expedited review for affordable, workforce, and moderately priced housing developments	Short	Housing
3.2.d Partner with developers, employers, and housing organizations to expand workforce housing opportunities	Medium	Housing, Economics
3.2.e Support workforce housing that aligns with employment centers and major job growth areas	Medium	Housing
3.2.f Pursue state and federal funding opportunities that support workforce and attainable housing	Medium	Housing
3.3 Promote accessible and age-friendly housing		
3.3.a Develop incentives that encourage universal design principles and accessible housing options in new residential development	Medium	Housing
3.3.b Identify housing needs for older adults and residents with disabilities	Medium	Housing, Community Services
3.3.c Encourage housing that supports aging in place and accommodates residents of varying household sizes, ages, and incomes	Medium	Housing, Community Services
3.4 Preserve existing affordable housing		
3.4.a Identify and prioritize preservation opportunities for naturally occurring affordable housing	Short	Housing
3.4.b Align housing policies and implementation with the Housing Action Plan	Short	Housing
3.4.c Identify deed-restricted and income-restricted housing at risk of converting to market-rate housing	Short	Housing
3.4.d Continue applying for HOME, CDBG, Proposition 123, and other state and federal housing funding opportunities	Medium	Housing, Economics

Strategy and Action Items	Timeframe	Focus Areas
3.4.e Coordinate with property owners to preserve long-term affordability where feasible	Medium	Housing
3.4.f Strengthen partnerships (i.e. Brighton Housing Authority) and incentives that support rehabilitation and long-term affordability of existing housing	Medium	Housing
3.5 Support housing stability and reduce displacement		
3.5.a Develop a housing monitoring program or dashboard to track housing production, affordability, and progress toward Housing Needs Assessment recommendation	Short	Housing
3.5.b Monitor redevelopment activity in areas experiencing change and evaluate strategies that reduce displacement risks	Medium	Housing
3.5.c Evaluate displacement risks in redevelopment areas and identify strategies to minimize impacts on existing residents	Medium	Housing, Community Services
3.5.d Coordinate housing assistance resources with nonprofit organizations, housing providers, and regional partners	Medium	Housing, Community Services
3.6 Encourage infill housing where infrastructure already exists		
3.6.a Prioritize residential infill and redevelopment in areas served by existing infrastructure, utilities, and transportation networks	Short	Strategic Growth, Housing
3.6.b Use proactive rezoning and Planned Development tools to encourage infill redevelopment	Short	Strategic Growth, Economics
3.6.c Pursue Proposition 123 Land Banking funding to assemble strategic infill housing sites	Medium	Strategic Growth, Housing
3.6.d Identify opportunity sites where infill housing can support neighborhood revitalization and housing supply	Medium	Housing, Economics
3.6.e Evaluate opportunities to establish a City land banking program for future housing development	Long	Strategic Growth, Housing
3.7 Coordinate housing with transportation, employment, and community services		
3.7.a Encourage housing development and missing-middle housing near employment centers, transit corridors, schools, parks, and community services	Medium	Transportation and Infrastructure, Housing
3.7.b Coordinate implementation of the Comprehensive Plan with the Housing Action Plan and other adopted housing initiatives	Medium	Housing
3.8 Preserve neighborhood character while accommodating growth		
3.8.a Update development and design standards to provide compatible transitions between new and existing development	Short	Strategic Growth, Housing
3.8.b Develop neighborhood design guidance that reinforces community character while allowing incremental reinvestment and housing diversity	Medium	Housing

4.0 Economic Development

Strategy and Action Items	Timeframe	Focus Areas
4.1 Support local businesses and employment growth		
4.1.a Expand small business technical assistance, financing, and mentorship programs in coordination with the Economic Development Corporation (EDC)	Short	Economics
4.1.b Streamline permitting and licensing processes for new and expanding local businesses	Short	Economics
4.1.c Support workforce housing initiatives that help employers attract and retain workers	Medium	Economics, Housing
4.1.d Continue partnership with the Brighton Economic Development Corporation (EDC) on business retention, expansion, and workforce programs through the Brighton Investment Program and other incentive programs	Medium	Economics
4.2 Encourage reinvestment and redevelopment		
4.2.a Identify underutilized commercial and industrial properties as priority reinvestment and redevelopment sites	Short	Economics, Strategic Growth
4.2.b Encourage employment and commercial development in locations where infrastructure already exists	Medium	Economics, Strategic Growth
4.2.c Continue to utilize financial incentives, such as tax increment financing or urban renewal tools, to support redevelopment	Medium	Economics
4.2.d Remove regulatory barriers that discourage reinvestment in older commercial areas	Medium	Economics, Strategic Growth
4.3 Strengthen Downtown as the City's civic and economic center		
4.3.a Implement priority streetscape, wayfinding, and public realm improvements identified in Downtown planning efforts	Short	Economics, Strategic Growth
4.3.b Support Downtown Development Authority in implementing the Façade Improvement program to support Downtown vitality	Short	Economics
4.3.c Support Downtown business retention and recruitment through targeted marketing and incentive programs	Medium	Economics
4.3.d Coordinate land use, transportation, and infrastructure investments to support employment centers and commercial districts	Medium	Economics, Transportation and Infrastructure
4.3.e Prioritize support for locally owned businesses, restaurants, and entrepreneurs within Downtown	Medium	Economics
4.3.f Encourage mixed-use redevelopment that reinforces Downtown's walkable character and historic identity	Medium	Economics, Strategic Growth
4.3.g Support the new Downtown Development Authority (DDA) to fund improvements as the Downtown Urban Renewal Area winds down	Medium	Economics, Strategic Growth
4.3.h Continue supporting Downtown as Brighton's civic, cultural, business, and placemaking center	Long	Economics
4.3.i Encourage upper-floor residential and mixed-use development in Downtown buildings	Long	Economics, Housing

Strategy and Action Items	Timeframe	Focus Areas
4.4 Expand employment opportunities		
4.4.a Work with the Brighton EDC to identify airport-influenced industries and site needs	Short	Economics
4.4.b Prepare marketing materials for North Brighton Industrial, South Brighton, and other employment centers highlighting transportation access, utilities, workforce, and development readiness	Medium	Economics
4.4.c Coordinate with regional agencies and major employers to strengthen connections between Brighton, DEN, and regional job centers	Medium	Economics, Transportation and Infrastructure
4.4.d Identify and prioritize employment-generating land uses in designated employment and industrial areas	Medium	Economics, Strategic Growth
4.4.e Coordinate infrastructure investments to support the growth of employment centers and business parks	Medium	Economics, Transportation and Infrastructure
4.4.f Leverage Colorado Enterprise Zone tax credits to attract investment in equipment, job training, and building rehabilitation	Medium	Economics
4.5 Support targeted industry sectors		
4.5.a Identify target industry sectors for recruitment and retention based on regional economic strengths	Short	Economics
4.5.b Use Brighton EDC market, demographic, and employer data to refine target industry sector strategies	Short	Economics
4.5.c Coordinate with the EDC on marketing and business recruitment strategies for targeted sectors	Medium	Economics
4.5.d Support employment growth that aligns with infrastructure capacity and the Future Land Use Map	Long	Economics, Strategic Growth
4.6 Build on the City's regional transportation connections		
4.6.a Leverage planned CO-7 BRT and regional transportation investments to support economic development along key corridors	Medium	Economics, Transportation and Infrastructure
4.6.b Market the City's regional accessibility and transportation assets to prospective businesses	Short	Economics
4.6.c Coordinate land use and economic development planning with regional transportation agencies	Medium	Economics, Transportation and Infrastructure
4.6.d Coordinate housing, transportation, and workforce development initiatives to improve access to regional employment centers	Medium	Economics, Transportation and Infrastructure, Housing
4.6.e Position Brighton as a regional employment hub by leveraging access to DEN, I-76, E-470, Highway 85, and the regional transportation network	Long	Economics, Transportation and Infrastructure
4.7 Support tourism, hospitality, and visitor-serving businesses		
4.7.a Support Downtown events and destinations through DDA and the City's Arts, Culture and Tourism programs	Short	Economics
4.7.b Support marketing and promotion of local events, festivals, and destinations	Short	Economics

Strategy and Action Items	Timeframe	Focus Areas
4.7.c Develop branding and marketing initiatives that promote Downtown, Prairie Center, Barr Lake, community events, and recreational destinations	Medium	Parks Open Space and Environment, Economics
4.7.d Identify opportunities to expand tourism and visitor-serving amenities near parks, trails, and Downtown	Medium	Economics, Parks Open Space and Environment
4.7.e Coordinate with regional tourism organizations to promote Brighton as a visitor destination	Long	Economics
4.8 Promote placemaking and community identity		
4.8.a Implement the Brighton Community Identity Design Plan	Short	Economics
4.8.b Support public art, wayfinding, and placemaking investments in Downtown and key activity centers	Medium	Economics, Community Services
4.8.c Continue to implement branding, wayfinding, and placemaking projects identified in the Brighton Community Identity Design Plan that reinforce Brighton's identity and neighborhood destinations	Medium	Economics, Community Services
4.8.d Continue public art and placemaking investments in Downtown, building on BURA-supported mural and streetscape projects	Medium	Economics, Community Services
4.9 Strengthen partnerships with the Economic Development Corporation (EDC) and regional organization		
4.9.a Maintain regular coordination between the City and the EDC on business recruitment, retention, and expansion efforts	Short	Economics
4.9.b Coordinate economic development planning with the Future Land Use Map and Comprehensive Plan implementation	Short	Economics, Strategic Growth
4.9.c Participate in regional economic development initiatives and organizations to advance shared priorities	Medium	Economics
4.9.d Share data and market information with the EDC to support targeted business recruitment	Long	Economics
4.9.e Maintain the City's role in Adams County and DRCOG regional economic development initiatives	Long	Economics

5.0 Parks, Recreation, and Open Space

Strategy and Action Items	Timeframe	Focus Areas
5.1 Enhance park, trail, and recreation access throughout the community		
5.1.a Address gaps in funding for city-wide parks and explore strategies for improvements as appropriate.	Short	Parks Open Space and Environment, Economics
5.1.b Improve the comfort and functionality of public spaces by adding amenities such as lighting, year-round restrooms, seating, water fountains, and waste containers where appropriate	Short	Parks Open Space and Environment
5.1.c Expand and link existing trails to create a continuous, safe network for walking, biking, and other active transportation	Medium	Parks Open Space and Environment, Transportation and Infrastructure
5.1.d Continue to make safe crossings to parks, schools, and community facilities including Barr Lake State Park	Long	Parks Open Space and Environment, Transportation and Infrastructure
5.1.e Improve the trail user experience for people of all ages and abilities by adding amenities such as rest areas, underpasses, and clear wayfinding signs	Medium	Parks Open Space and Environment
5.1.f Continue development of open space and trail amenities identified in the Ken Mitchell Open Space Master Plan	Medium	Parks Open Space and Environment
5.1.g Continue to promote diverse and inclusive recreation opportunities that are accessible to residents of all ages, backgrounds, abilities, and interests.	Long	Parks Open Space and Environment, Community Services
5.1.h Implement priority actions from the 2021 Parks and Recreation Master Plan to guide future park investments	Long	Parks Open Space and Environment
5.2 Protect natural and environmental resources		
5.2.a Protect conservation easements and preserved farmland managed by the Parks and Recreation Department	Short	Parks Open Space and Environment, Water Supply
5.2.b Support the 2024 Sustainability Plan's water conservation and quality goals, identified by residents as the community's top environmental priority	Medium	Parks Open Space and Environment
5.2.c Align with adopted Parks, Recreation, and Open Space plans for natural resource management, capital improvements, and conservation or restoration projects.	Long	Parks Open Space and Environment

Strategy and Action Items	Timeframe	Focus Areas
5.3 Preserve agricultural lands and rural character		
5.3.a Continue farm lease and conservation easement programs in Splendid Valley, administered by the Parks and Recreation Department to protect Brighton's agricultural heritage	Medium	Strategic Growth, Parks Open Space and Environment
5.3.b Continue support for District Plan and the District Plan Commission	Medium	Strategic Growth, Parks Open Space and Environment
5.3.c Coordinate with Adams County and regional land trusts on agricultural and rural land preservation programs	Medium	Parks Open Space and Environment
5.3.d Continue implementation of the District plan, working to create a vibrant, agritourism area in Historic Splendid Valley	Medium	Parks Open Space and Environment, Strategic Growth
5.3.e Identify additional funding sources to engage in further farmland preservation efforts	Long	Parks Open Space and Environment
5.4 Support environmental stewardships		
5.4.a Support volunteer and partnership programs for sustainability initiatives	Short	Parks Open Space and Environment, Community Services
5.4.b Incorporate action items relating to native and water-wise landscaping from the Sustainability Plan 2024	Medium	Parks Open Space and Environment
5.4.c Implement the clean air strategies from the 2024 Sustainability Plan	Medium	Parks Open Space and Environment, Water Supply
5.4.d Promote community education and stewardship programs for parks, open space, and natural areas	Long	Parks Open Space and Environment
5.5 Support long-term sustainability initiatives		
5.5.a Update the sustainability plan addressing energy, water, and resource conservation goals	Short	Parks Open Space and Environment
5.5.b Complete the ADA Transition Plan for the public right-of-way identified as a priority in the 2024 Sustainability Plan	Medium	Parks Open Space and Environment
5.5.c Promote sustainable building practices in new development through incentives and standards	Long	Parks Open Space and Environment

Strategy and Action Items		Timeframe	Focus Areas
5.6 Improve climate resilience			
5.6.a	Assess community vulnerability to extreme heat, drought, and other climate-related hazards	Short	Community Services, Transportation and Infrastructure
5.6.b	Incorporate climate resilience considerations into infrastructure and facility planning	Medium	Parks Open Space and Environment
5.6.c	Incorporate climate resiliency principles into the City's Hazard Mitigation Plan update and coordinate with partner organizations to improve community resiliency	Medium	Parks Open Space and Environment
5.6.d	Expand urban tree canopy and green infrastructure to reduce heat and improve air quality	Long	Transportation and Infrastructure, Parks Open Space and Environment
5.7 Coordinate regional open space and environmental planning			
5.7.a	Coordinate with Adams County, regional land trusts, and neighboring jurisdictions on open space and trail connectivity planning	Medium	Water Supply, Transportation and Infrastructure
5.7.b	Participate in regional environmental planning efforts related to water quality, wildlife habitat, and open space preservation	Medium	Parks Open Space and Environment
5.7.c	Continue coordinating trail connections with Adams County's regional trail planning efforts, consistent with the PROS and Trails Plan	Long	Parks Open Space and Environment, Water Supply
5.8 Support active programming in parks and public open spaces			
5.8.a	Provide opportunities for community gatherings in parks around the City	Short	Parks Open Space and Environment, Community Services



CHAPTER 11

Plan Administration and Adoption

- Requirements
- Amendment Process
- Relationship with Zoning and Development Code
- Plan Maintenance

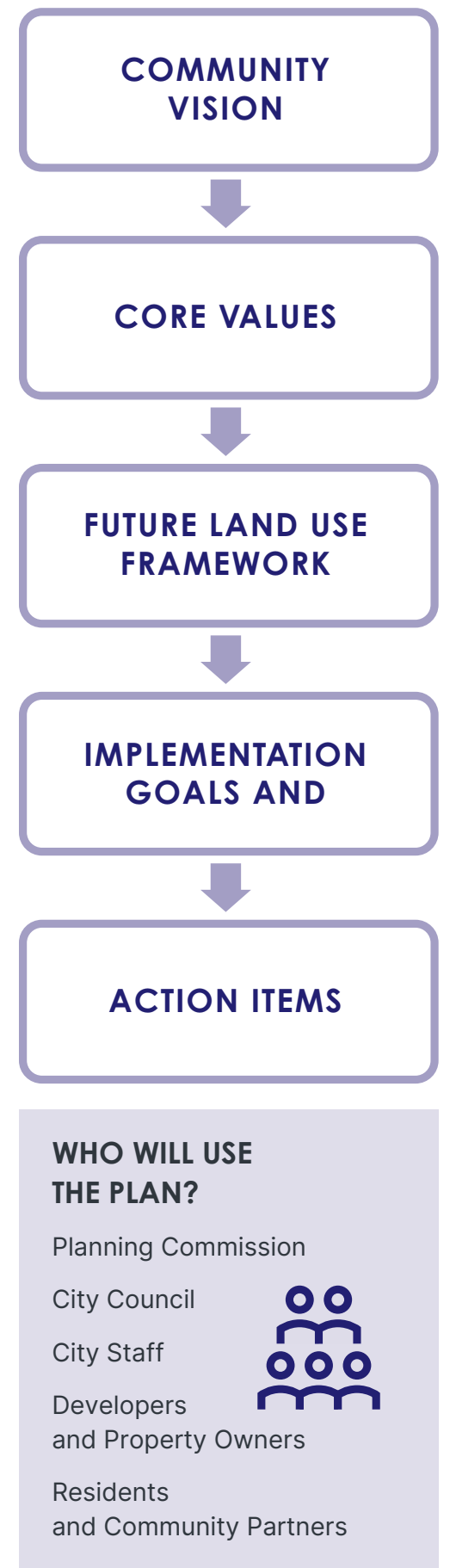
The Brighton Comprehensive Plan establishes the City's long-term vision for growth, development, conservation, and investment. It reflects community priorities identified throughout the planning process and provides a framework for guiding future decisions. While the Plan looks to the future, it is intended to be used as an active decision-making tool that informs policies, public investments, development decisions, and implementation efforts.

As the City continues to grow and evolve, City leaders should use the Vision, Core Values, Core Values, and Future Land Use Framework to evaluate opportunities, balance competing priorities, and make decisions that advance the community's long-term vision.

Using the Plan for Decision-Making

The Plan serves as the City's primary policy document for guiding future growth and development. It provides a shared vision for Brighton and establishes a framework for making decisions about land use, housing, transportation, economic development, parks and open space, infrastructure, and community investment.

The Plan should be used by City Council, Planning Commission, City staff, developers, partner agencies, and residents when considering future actions that influence Brighton's growth and development. Future decisions should also consider the relationship between land use, infrastructure capacity, public facilities, and available water resources to support coordinated and sustainable growth. It should also inform annual budgeting, capital improvement planning, updates to City regulations, development review, annexation decisions, and future planning efforts. No single recommendation should be viewed independently. Rather, the Plan should be considered as a whole, recognizing that implementation will occur over time as opportunities arise and community priorities evolve.



Consistency Requirements

The Plan establishes the City's long-term policy direction and should serve as the foundation for future planning and development decisions. Future plans, development decisions, and capital investments should also remain consistent with the Comprehensive Plan's Strategic Growth Framework and Water Supply Element, ensuring that growth is coordinated with available infrastructure, public services, and long-term water planning.

Consistency does not require every recommendation to be implemented immediately. Implementation can occur short (1-3 years), medium (3-6 years), and long-term (6-10 years). Future decisions should collectively advance the community's long-term vision while recognizing available resources, changing conditions, and evolving community needs. When evaluating proposals that differ from the Plan, decision-makers should consider whether the proposal continues to support the overall intent and vision of the Plan.

Amendments Process

The Plan is intended to be a living document that remains responsive to changing conditions, community priorities, and new opportunities. Periodic amendments may be appropriate as Brighton grows, infrastructure is expanded, state legislation evolves, or new planning efforts are completed. Amendments affecting future growth patterns, the Future Land Use Map, or other major policy directions should consider consistency with other City Plans as well (Parks and Recreation Plan, Transportation Master Plan, City's Water Supply Element, Strategic Growth

Framework, and applicable state planning requirements). Major amendments should occur through a public process that includes review by City staff, Planning Commission, and City Council, along with opportunities for public input. Amendments should continue to support the overall Vision, Core Values, and Community Priorities established through this planning process.

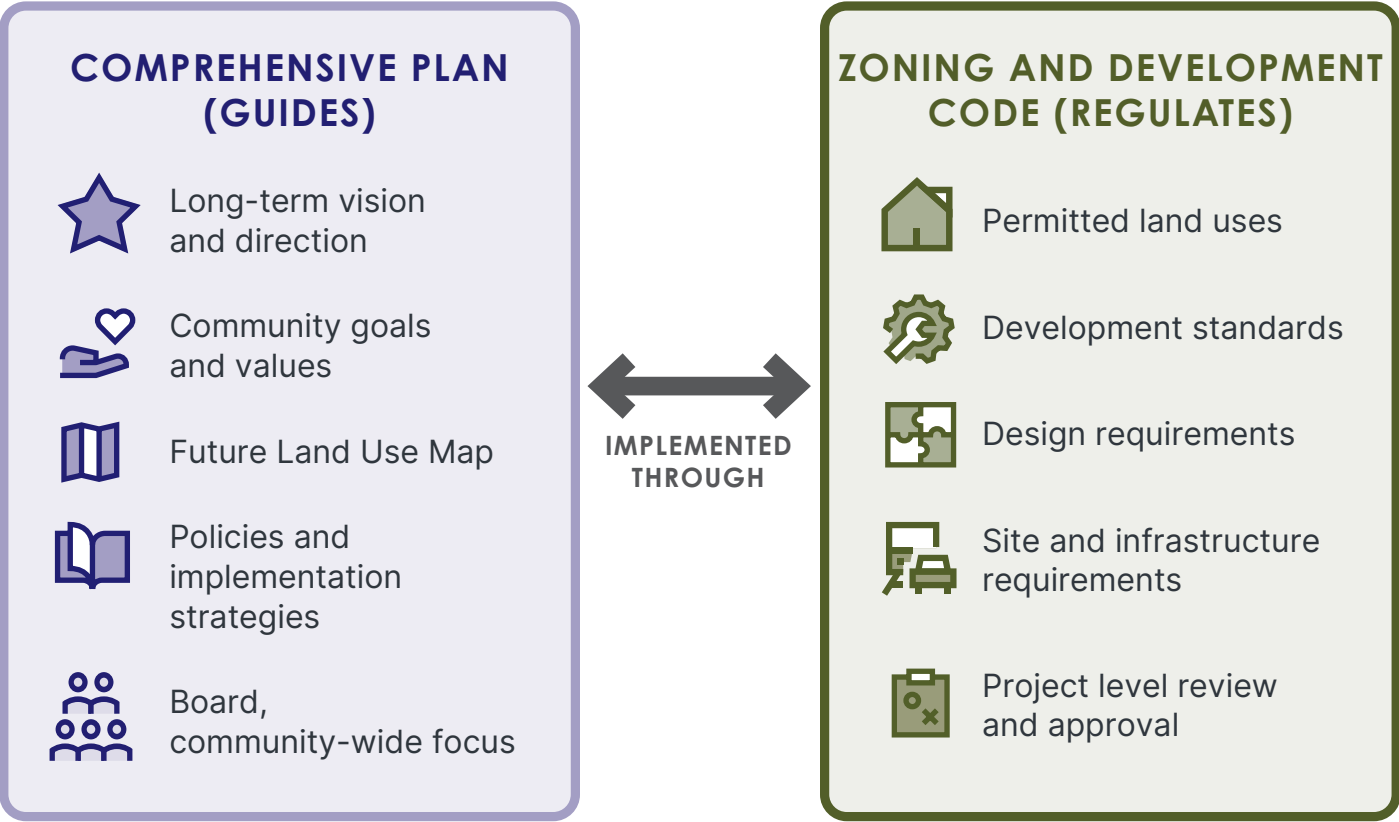
Relationship with Zoning and Development Code

The Plan provides policy direction but does not regulate land use or establish development rights. The Future Land Use Map illustrates the community's long-term vision for development patterns and should not be interpreted as zoning. Implementation of the Plan will occur through the City's zoning regulations,

subdivision standards, engineering criteria, design standards, capital improvement planning, and other adopted City policies and programs. As these documents are updated over time, they should continue to align with the vision and recommendations established in this Plan.

Plan Maintenance and Updates

Planning is an ongoing process. Maintaining the Plan helps ensure that it continues to reflect community priorities, changing conditions, and new opportunities over time. The City should periodically review implementation progress, monitor development trends, and evaluate whether the Plan continues to support Brighton's long-term vision. Future updates may include revising implementation actions, incorporating new data, responding to changes in state legislation, or addressing emerging community needs. Periodic updates should also evaluate changes to population projections, water supply planning, infrastructure capacity, and other conditions that may influence Brighton's long-term growth strategy. A comprehensive review of the Plan should occur approximately every five to ten years to ensure it remains relevant and continues to provide meaningful guidance for future decision-making.



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