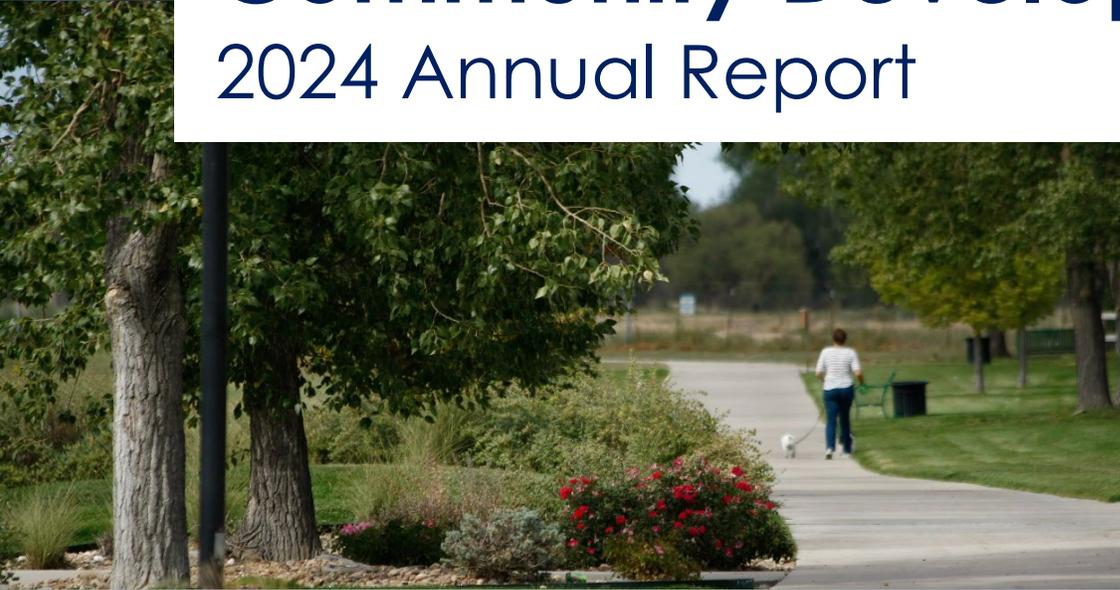




# Community Development

## 2024 Annual Report



**Community Development**

500 S. 4<sup>th</sup> Avenue

Brighton, CO 80601

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Hello!

Thank you for taking the time to read the 2024 Annual Report for the City of Brighton's Community Development Department. It has been a busy year for the team, and we are pleased to share our accomplishments. While not everything we do can be put into metrics and tables, we aim to produce this report annually to help community members better understand our work at City Hall and throughout Brighton. Please reach out at any time, as the team and I are always interested in feedback to better serve the community.



Best regards,

Holly Prather, AICP  
Community Development Director  
hprather@brightonco.gov

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The Building Division is responsible for contractor licensing and all permitting and building inspections for the City. Inspections and reviews cover electrical, mechanical, and plumbing systems and the structure itself. The Permit Counter on the first floor of City Hall, provides a customer friendly experience for those doing construction in the City by processing all relevant applications and answering questions about the permitting and inspection process. In August of 2023, the division implemented an online permitting and inspection system that offers several benefits to our customers, including simplified and streamlined application and payment processing, standardized submittal requirements with clear guidelines, enhanced project awareness through notifications, and of course, 24/7 access from anywhere in the world.

The Planning Division assists developers with the City's entitlement processes, reviews development plans, and answers planning and zoning questions from the public. Planners are the main point of contact during the early phases of development and lead the development review for each project. The division also includes Long Range Planning, which conducts comprehensive plan updates, population estimates and projections, and Municipal Code amendments. This division also assists in the provision of affordable and attainable housing through effective policy development, code and fee revisions, and collaboration with internal and external partners.

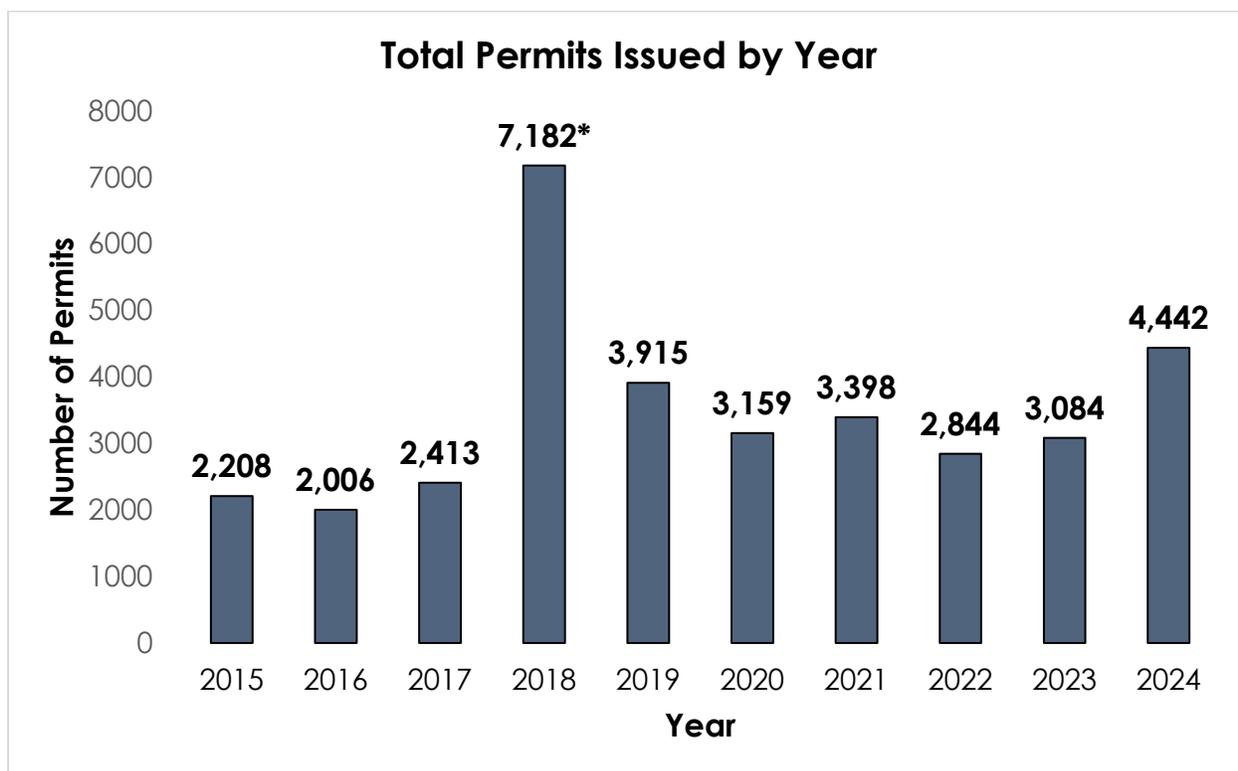
The Historic Preservation Division collaborates with residents, developers, and City staff to protect and enhance historic sites and structures. The City's Historic Preservation Planner prepares and maintains an inventory of properties with potential for local, state, and federal historic designation. Additionally, this division has adapted a portion of the City's Historic City Hall, located at 22 South 4<sup>th</sup> Avenue, into a museum.

The Administrative Division assesses development fees, ensures financial guarantees are in place for development projects, and ensures compliance with city regulations and development agreements. The staff also serve as liaisons for the City's Planning Commission, Board of Adjustment, Historic Preservation Commission, and the Historic Splendid Valley District Plan Commission.

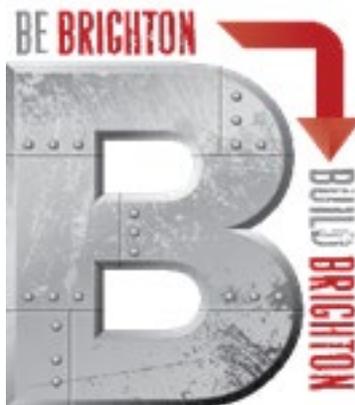
Each department member understands their role as public servants, recognizing they may be the only point of contact a person has with city staff. Therefore, each of our team members strives to provide friendly, professional, and exceptional quality service.

## Permit Overview

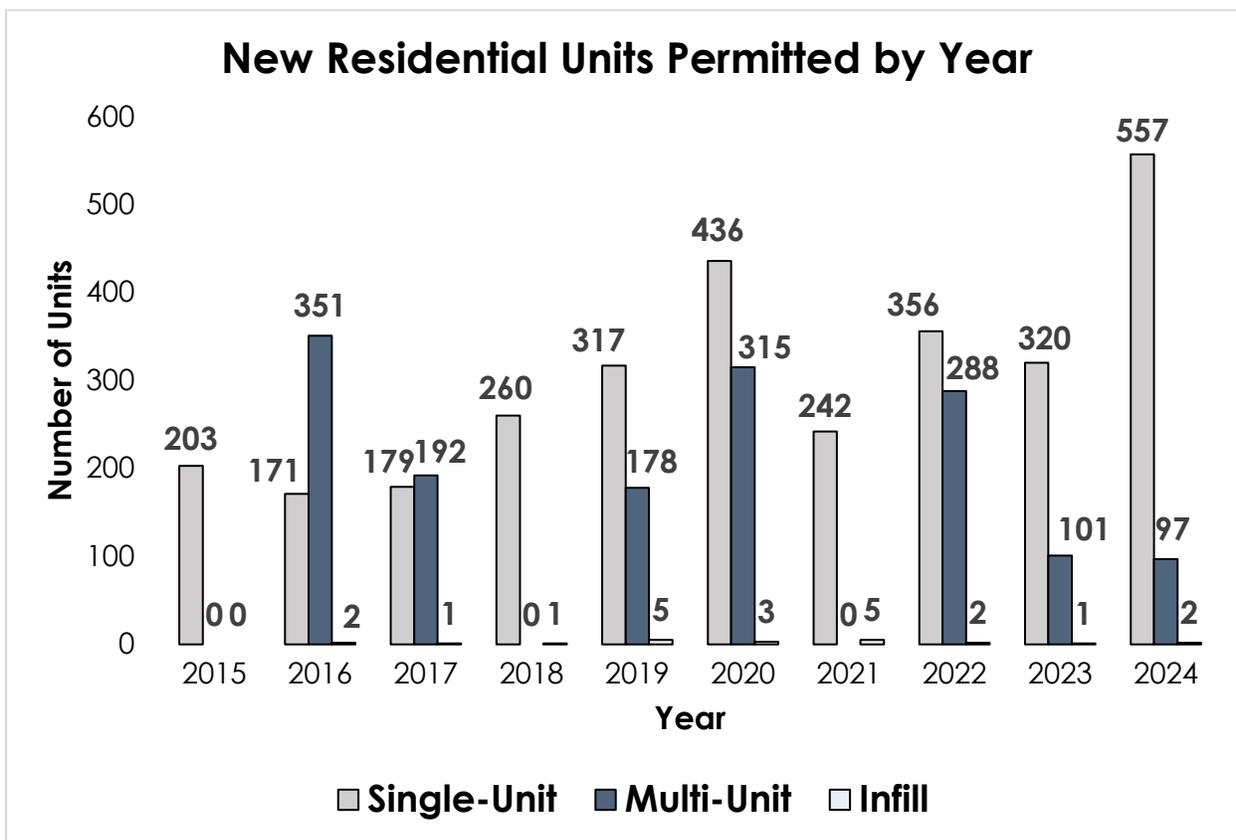
In 2024, 4,442 permits were issued, averaging about 18 permits each workday. Each permit undergoes considerable review by multiple parties across several departments to ensure the City's standards are met. The permits issued cover various types of new buildings (residences, sheds, commercial, industrial, etc.), additions to existing buildings, temporary uses, sign permits, right-of-way permits, erosion and sediment control, site improvements, and more.



\* HIGHER THAN AVERAGE DUE TO A HAILSTORM THAT AFFECTED BRIGHTON



The chart below shows the classification of each type of residential unit that was issued a permit from 2015 through 2024 by year. Single-Unit is described as a detached or attached home, while multi-units encompass any type of townhome, apartment, or condominium. Infill refers to a new residence constructed in an area that is not part of a new residential subdivision. The data reveals that 557 single-unit permits were issued in 2024, marking the highest number recorded in the past ten years. Multi-unit projects produced 97 units and infill development created 2 new units. In total, 559 single-unit residential homes were permitted in 2024, representing an almost 69% increase over the previous year. This significant rise in permits highlights the ongoing expansion and demand for residential housing in the area.



## Residential Subdivision Breakdown

The table below represents the building status of each residential Brighton subdivision currently being developed based on the number of building permits issued. Numbers are broken down into single unit detached, attached, and multi-unit projects in each subdivision as of December 31, 2024. All permits have been issued for Prairie Center Village Filing No. 1 and only one permit remains in both Brighton Crossing Filing No. 8 and Brighton Reserve Filing No. 1.

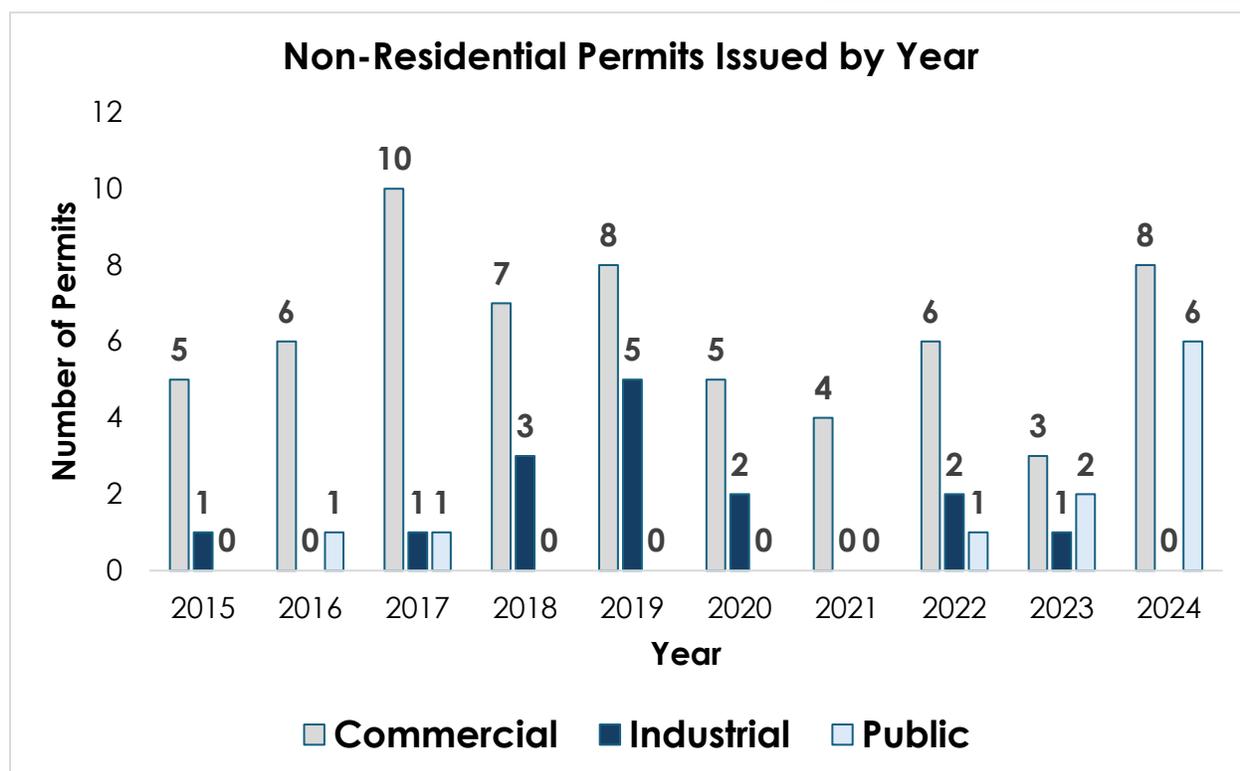
<b>Single-Unit (Detached) by Subdivision</b>			
<b>Subdivision</b>	<b>Total Lots Approved at FP</b>	<b>Total Permits Issued as of 2024 Year End</b>	<b>Total Remaining Lots</b>
Brighton Crossing Filing No. 2	1030	776	254
Brighton Crossing Filing No. 3	355	315	40
Brighton Crossing Filing No. 6	263	0	263
Brighton Crossing Filing No. 7	430	405	25
Brighton Crossing Filing No. 8	3	2	1
Brighton East Farms Filing No. 3	387	308	79
Brighton Reserve Filing No. 1	9	8	1
Chapel Hill Filing No. 2	30	0	30
Cherry Meadows Filing No. 1	104	68	36
Farmlore North Filing No. 1	127	113	114
Farmlore North Filing No. 2	126	0	126
Homestead Filing No. 1	91	42	49
Inspired Filing No. 1	77	74	3
Northstar Filing No. 1	7	4	3
Prairie Center Village Filing No. 1	370	370	0
Ridgeline Vista Filing No. 1	338	163	175

<b>Single-Unit (Attached) by Subdivision</b>			
Ridgeline Vista	116	61	55

<b>Multi-Units by Project</b>			
Canvas at Prairie Center	192	170	22

## Non-Residential Permit Breakdown

Non-residential permits are divided into three main categories: commercial, industrial, and public. In 2024, the total number of non-residential permits issued was 14, the highest in the last ten years. Notably, six public permits were issued in 2024, exceeding the total public permits issued in the previous ten years combined.

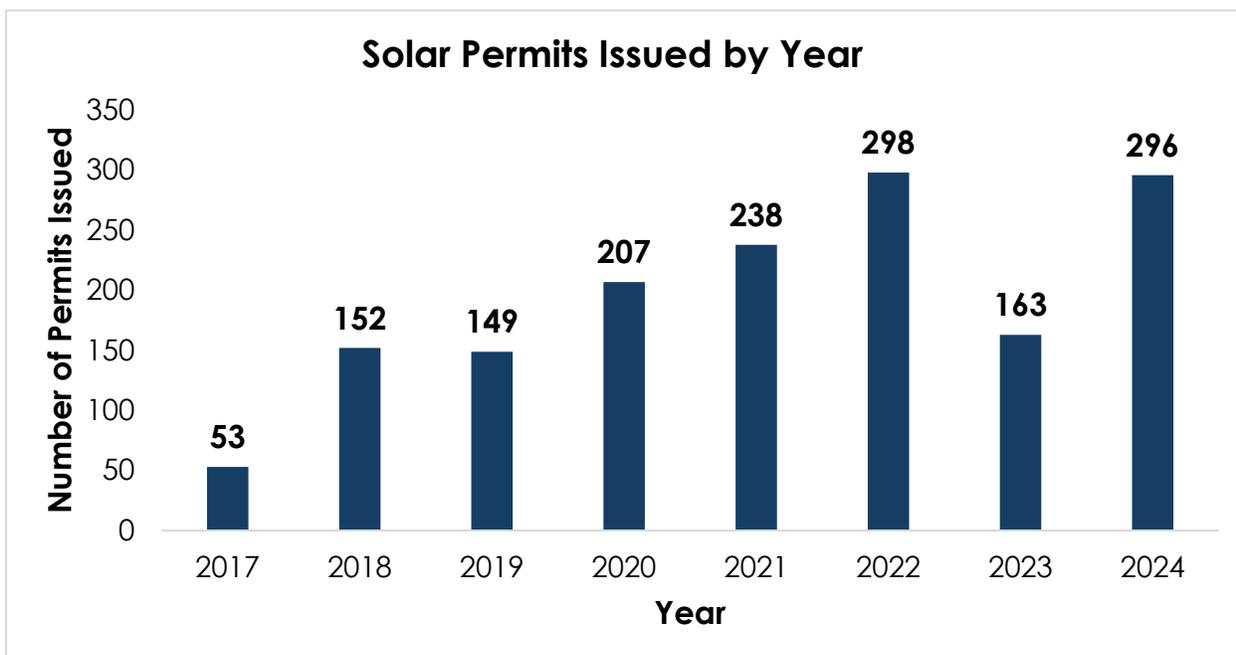


Some of the notable non-residential projects issued permits in 2024 include:

- Ziggis Coffee – 51 N 42<sup>nd</sup> Ave – Coffee, tea, and other drinks on the go
- Raising Cane's – 1986 Prairie Center Pkwy – Dine-In & Drive-Thru Chicken
- In-N-Out – 2008 Prairie Center Pkwy – Expected opening in Summer of 2025
- Olive Garden – 2088 Prairie Center Pkwy – Expected opening May of 2025
- Dutch Bros. – 120 W Bridge St – Drive-Thru coffee
- Love's Travel Stop – 14500 E 168<sup>th</sup> Ave – Fuel and convenience store
- Aspen Dental – 3573 Eagle Blvd – General and emergency dentistry
- Brighton Water Treatment Plant Expansion – State-of-the-art facility increasing capacity and providing upgraded and reliable infrastructure
- Brighton Fire Rescue District's Training Center – Classrooms, indoor and outdoor training areas, and a museum showcasing history from 1888 to today

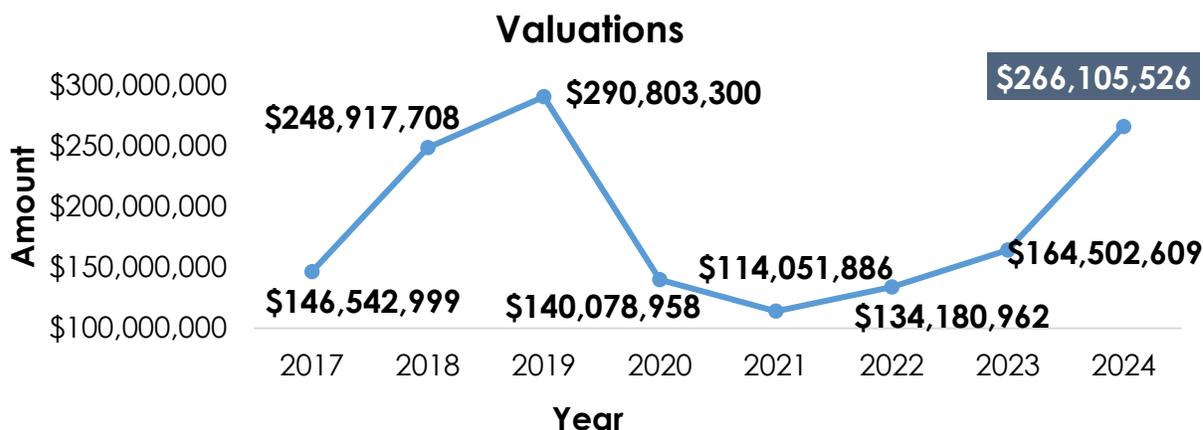
## Solar Permits

The Community Development Department has taken multiple steps to make it easier for Brighton citizens to reduce non-renewable energy consumption by utilizing solar energy. These efforts have been recognized by the SolSmart Program, funded by the U.S. Department of Energy SunShot Initiative.



## Valuations and Permit Fees

Each permit's valuation includes the total value of work, based on the cost of labor and materials for the project. The total valuation graph below illustrates the new resources being invested in building Brighton. Permit fees are calculated as a percentage of the total valuation and help fund the costs of reviewing, processing, and inspecting construction projects. This ensures projects meet safety standards, zoning regulations, and other requirements. Years in which the valuation was near or over \$250 million saw ten or more new commercial, industrial, or public buildings constructed.



## Inspections

Inspections are performed by various departments related to building and development projects. The majority of these are performed by the Building Division and are comprised of such things as foundations, electrical, plumbing, and mechanical equipment. The additional inspections included are performed by such groups as planners, fire inspectors, utilities inspectors, and streets inspectors. 23,752 total inspections were performed in 2024.

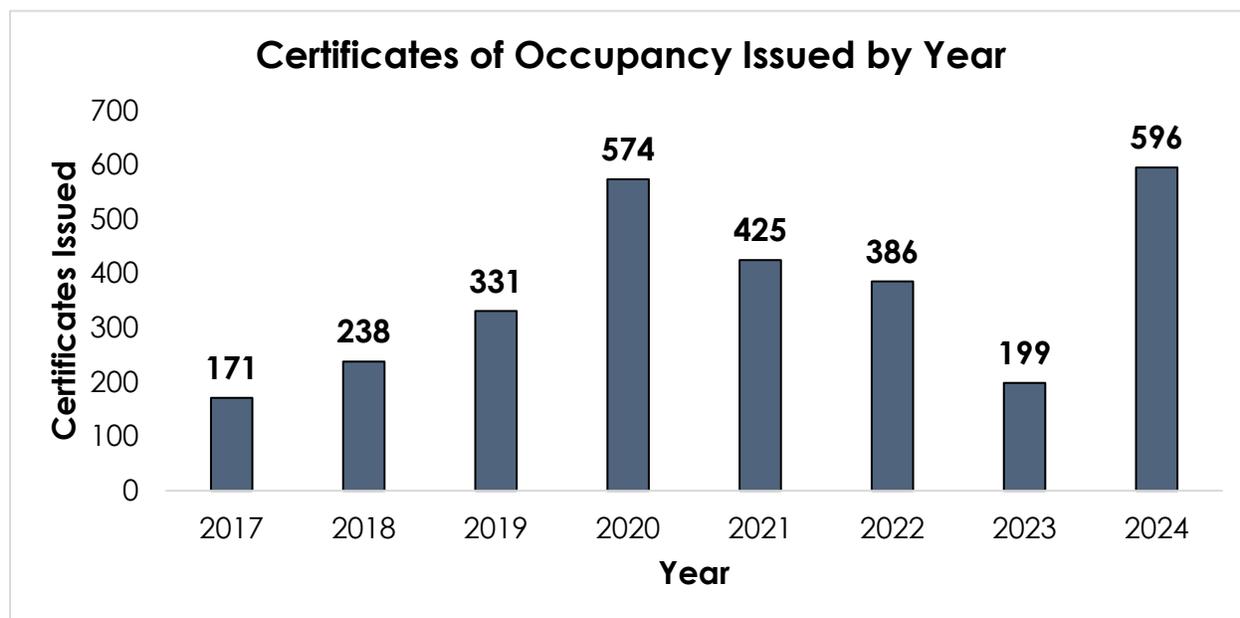
Inspections Performed in 2024	
Result	Performed in 2024
Pass:	16,342
Partial Pass:	1,424
Fail:	5,986
<b>Total:</b>	<b>23,752</b>



## Certificates of Occupancy

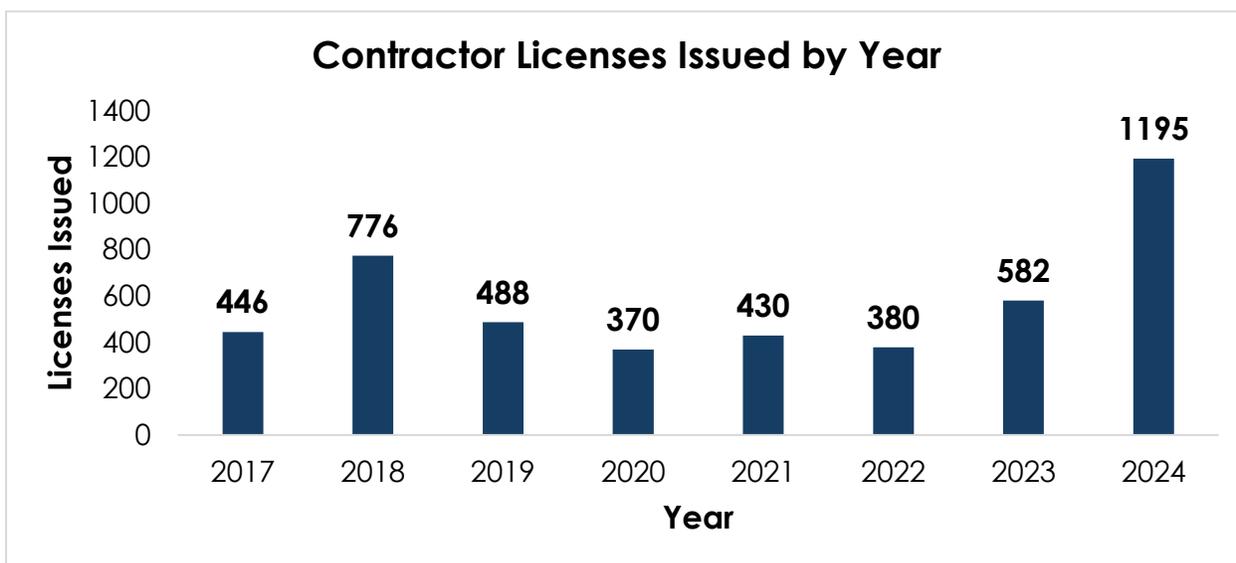
Certificates of Occupancy (CO) are granted after a structure passes all inspections and is deemed ready for use. COs are typically issued for new commercial, industrial and residential structures. Issuing these certificates often becomes a top priority for staff, as they can be the final requirement for occupants to move into their new home or for a new business to open. In 2024, Brighton's building staff issued 596 COs, with the majority going to the Brighton Crossings (Filing No. 7) and Farmlore residential neighborhoods (North Filing No. 1).

Month in 2024	Number Issued
January	25
February	36
March	54
April	48
May	37
June	48
July	38
August	71
September	67
October	67
November	50
December	55



## Contractor Licenses

The chart below shows the fluctuation in the number of contractor licenses issued over the years. In 2024, a total of 1,195 contractor licenses were issued, averaging almost five per workday, and marking an increase of nearly 49% from the previous year. Contractor licenses must be renewed annually. The increase is due to the number of new residential neighborhoods that began construction in 2024, along with new commercial and public projects that began or were already underway.



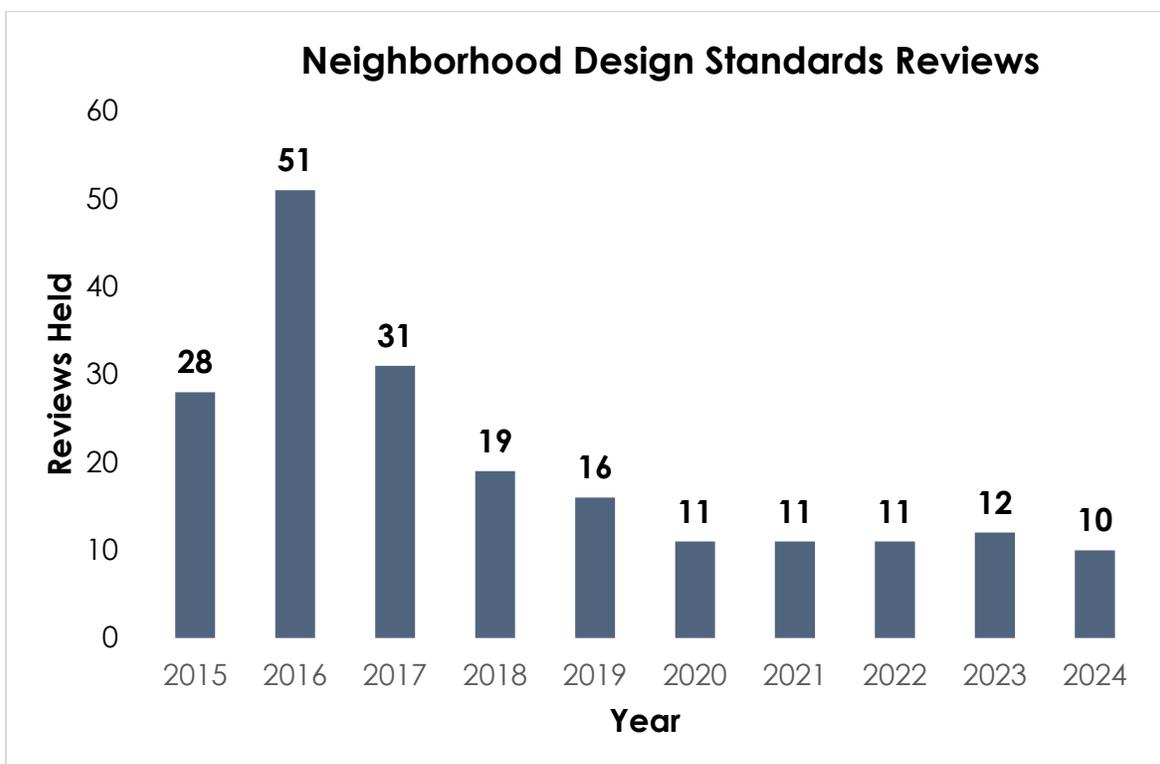
## Land Use and Development Applications

Land use and development applications as overseen by the Planning Division vary in complexity and require different types of review and approval. The chart below highlights the land use and development applications submitted and approved in 2024. Note that some projects can take several months and extend into the next year, causing a discrepancy between the two columns.

Land Use and Development Applications	Submitted in 2024	Approved in 2024
Administrative Plat	7	4
Administrative Project	9	2
Agreement Amendment	4	2
Annexation	2	0
Certificate - Historic Preservation Appropriateness	12	5
Certificate - Non-Conforming Use	23	19
Development Agreement	5	2
Downtown Plans	0	1
Final Plat	4	2
Intergovernmental Agreements	0	0
Metropolitan District & Service Plan	2	0
Oil & Gas Facilities	0	0
Planned Development	3	1
Planned Unit Development - Amendment	7	4
Site Improvement	4	2
Site Plans	15	7
Subdivision Plans	4	3
Vacation of Public Right-of-Way	1	1
Variances	2	1
Wireless Communication Facilities	5	5
Zoning Map Amendments	7	5
<b>Totals</b>	<b>116</b>	<b>66</b>

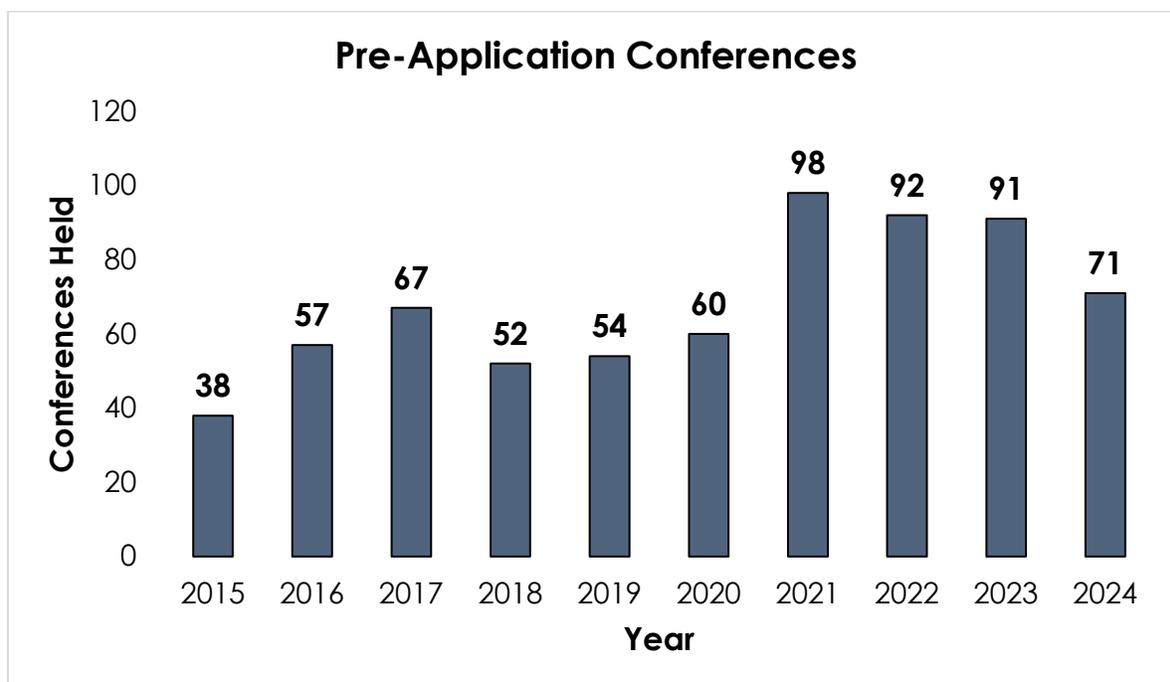
## Neighborhood Design Standards

The Planning Division reviews new residential home plans for compliance with the City's Neighborhood Design Standards. These standards aim to enhance the appearance and livability of neighborhoods through good design and reinforce the distinct character of different neighborhoods based on their context. These reviews occur before the building permit stage, as production builders plan house types for newly subdivided lots. This process ensures architectural variation adheres to adopted standards. Each application may include multiple floor plans or façade options that need to be reviewed, with the number of applications fluctuating based on the number of builders developing in the city each year.



## Pre-Application Conferences

The first step in bringing a new development project to fruition is to have a Pre-Application Conference with city staff. These meetings are set up and facilitated by the planner assigned to the project. Representatives from other departments will be invited if their area of expertise is required for the project. Typically, a planner, streets engineer, utilities engineer, and a stormwater/drainage inspector will attend. More complex projects may also require a fire inspector, a Building Division representative, the historic preservation planner, a Parks and Recreation Department representative and a water resources specialist. Not all meetings will lead to a formal submission, but staff are prepared to discuss project details, city regulations, and timelines for development processes. Meetings usually last an hour, and staff send out meeting notes afterward, including major points, follow-up information, and an initial staff recommendation. The chart below shows a steep increase from 2020 to 2023, with a tapering off through 2024. This is likely due to revisions in the City's land use and development regulations and the procedures for receiving approval of various land use entitlements in 2020. As a result, developers met with staff to discuss updated codes, processes, and timelines. We expect these numbers to continue to decrease as developers become more familiar with the regulations and procedures.





**Community Development**

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