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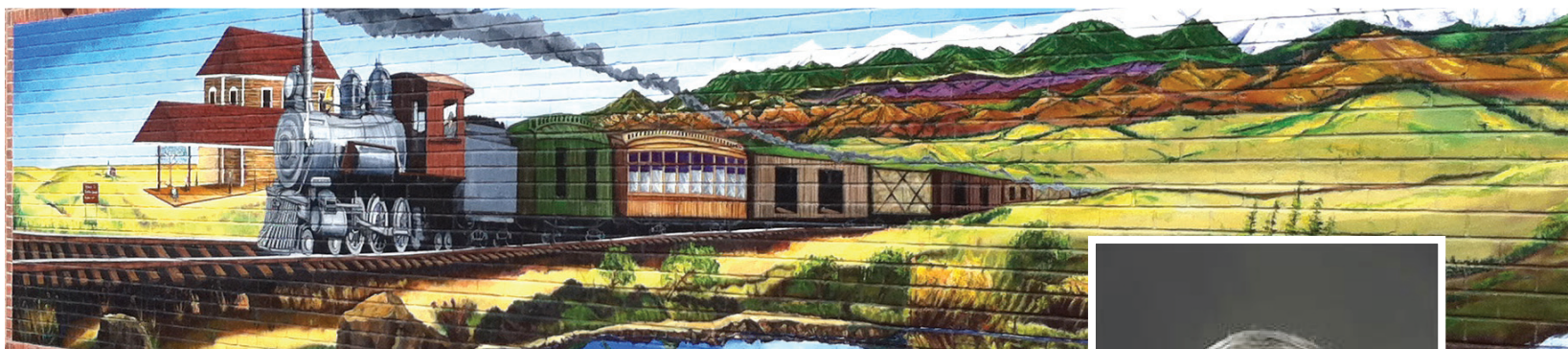
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Julie V., Member Services Representative

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Welcome to Brighton



Thank you for your interest in Brighton, Colorado – a vibrant, close-knit Colorado city that deeply values its history and agricultural roots while embracing progress, innovation and sustainable growth.

Conveniently located 20 miles north of downtown Denver, 20 minutes from Denver International Airport and about 30 minutes from Boulder, Brighton has attracted residents who want to feel like they are part of a small town while having access to the amenities of larger urban areas, making it the ideal location for nearly 40,000 residents. As the county seat for Adams County, Brighton offers a diverse demographic population and a strong, well-educated workforce. Founded in 1887, Brighton has maintained a sharp focus on providing a high quality of life for all of its residents for more than 130 years.

Today, Brighton focuses heavily on providing job opportunities and quality education for its residents. It has a pro-business government that supports the emergence of business and industry, and it works hard to ensure a sustainable economic vitality within its competitive regional market.

Brighton is strategically growing with the help of community organizations such as Brighton Economic Development Corporation and Brighton Urban Renewal Authority, working in partnership with the city. By 2025, Brighton is anticipated to grow by roughly 20 percent.

Brighton is committed in its support of continuing economic

growth and fostering a high quality of life for all of our residents by creating an inclusive community that is welcoming to business, diversity, and innovative ideas. If you haven't visited Brighton, I encourage you to spend some time with us! On most weekends, you can find a wide array of community events or activities to enjoy while grabbing a bite to eat at one of our many restaurants. You'll quickly see that our commitment to creating a better community creates an environment that is desirable for families and businesses alike.



Ken Kreutzer
Mayor
City of Brighton





It Started with Water

For Brighton, like so many western communities, it was the water that originally brought people here; but it was agriculture that would ultimately keep them here.

The South Platte River, running through what would become Adams County, was followed by the area's buffalo, which in turn left trails. Those trails would be followed by Native Americans and then trappers and traders. By the 1830s, trading posts had begun appearing along the river.

The river offered the perfect site for homesteads for five aspiring gold miners who traveled to Colorado in 1859 to seek their fortune with others in Colorado's gold boom. After setting up their farms near present-day Brighton, by 1860, they would have greater success supplying area mining camps with the grain, produce and livestock they raised.

The area's agricultural industry was born, sparking the birth of Brighton.

The early farmers of the area developed a system of irrigation

ditches that allowed for easier access to water, drawing more people to the region. The increased crop production boosted the demand for ways to move goods to markets and get supplies to the area. At the junction of the Denver Pacific and Denver and Boulder Valley railroads was a rail station named in honor of the president of the Denver Pacific Railroad — Gen. Bela Metcalf Hughes.

Hughes Station, created in 1870, gave its name to the community around it — a handful of buildings and a population of seven. But an enterprising railroad employee and real estate agent named Daniel Carmichael began buying land for development in the town.

With the end of construction on the transcontinental railway in 1869, Japanese laborers working on the railroad found themselves without jobs.

"So they settled here," said Dick Hodge, a member of the Brighton Historic Preservation Commission.

Brought by the area's abundant vegetable farms that produced crops such as cabbage, tomatoes and cucumbers, as well as sugar beets, many Japanese families moved to Adams County, where they became an influential and significant part of the community.

Growth in town was brisk after Carmichael filed the first plat for Brighton in 1881. Fort Lupton dairy farmer Dewey Strong opened a general store in 1882 on North Main Street. By 1886, the town's petition for incorporation claimed 175 residents.

Local developers actively promoted canneries and, later, sugar beet factories as a way to add value to the locally produced crops. In 1905, O.E. Frink opened a cannery in Brighton. Impressed by the success of the Japanese farmers, he offered to lease them land where they could grow their crops for processing at his cannery. He also provided them with seed and farm machinery.

"They became farmers because that's what they were permitted to do," said Hodge. "They were invited by the cannery to grow vegetables here."

Joining the Japanese families in and around Brighton were German and Russian-German families who often earned their way to America by contracting to work in the area's beet fields. A number of Hispanics, many fleeing the Mexican Revolution, moved to Brighton in the 1920's to work for local farms; many, including members of the Velasquez, Maestas, Sandoval and Trujillo families, were employed by the Carl Seltzer Farm west of Brighton.

Oil production also played a role in Brighton's development, with Adams County's first refinery going up near Brighton in the 1920s. Oil and natural gas production continue to be a major employer in the city.

Brighton's economy continued to flourish in the ensuing decades, and further grew in World War II because of its ready supply of natural resources.

Brighton experienced rapid growth with the opening of the new Denver International Airport, reportedly having the country's highest growth rate in the first decade of the 2000s — more than 41 percent.

Today, Brighton's available land and proximity to Denver and major transportation corridors continue to make it attractive for new businesses, such as Vestas, a global leader in windmill turbine manufacturing, which opened a plant in Brighton in 2010. The same qualities led to the development of the 76 Commerce Center industrial park, which will provide 1.8 million square feet of space when completed.

Just as nearby water drew settlers in the 1860s and 1870s, so the nearby commerce centers continue to attract new residents and new businesses.

Perhaps there's some truth to the old saying: "Location, location, location."





Rehabilitated Bromley Farm

homage to Brighton's ag roots

The influence of agriculture on Adams County stretches back to the days before the county even existed — when miners with homesteads near the South Platte River decided in 1860 to sell some of their crops to other miners.

It makes sense, then, that one of the biggest facilities of the Brighton Parks and Recreation Department is a rehabilitated ranch built in 1883 that now serves as both an educational center and business facility for local farmers.

Bromley Farm, covering roughly 10 acres in Brighton, is a salute to the rich agricultural heritage of the city. The facility, run as a private-public partnership, is not only an educational resource, but will become the nerve center for the locally grown foods movement, said farm manager Nathan Mudd.

"I think Brighton will have the opportunity to be a center for local foods," he said.

The Bromley Farm was established in 1883, when Emmett Bromley, a community and political leader, bought 200 acres of land near Brighton to serve as a sort of summer home. He expanded the farm to 1,100 acres, where he raised sheep, cattle and horses, planted orchards of walnut and orange trees and tended vegetable gardens.

Bromley died in 1922, and the land passed into public ownership in 1926. It was purchased in 1935 by I.B. James — owner of the Burlington Bus Co. in Illinois. James and his family purchased thousands of acres in Adams County.

Under James' ownership, the Bromley Farm produced

crops common to the Brighton area — sugar beets, alfalfa, corn, grains and tomatoes.

In 1947, the land was purchased by the Koizuma and Hishinuma families, both deeply involved in Brighton's agriculture industry.

The families were among a number of Japanese people who were invited to settle in the area and lease land to raise crops that could be canned by O.E. Frink's Silver State Canning and Produce Co., established in 1905. In addition to leasing the land to the families, Frink helped them settle in the Brighton-Fort Lupton area and provided them with seed and farm machinery.

Their influence on Brighton's agricultural community was significant, and many families continue to run the agriculture operations they created — Sakata Farms, Horiuchi Greenhouses and Tagawa Greenhouses, as examples.

The Hishinuma family maintained control of the Bromley Farm until 2006, when it was sold to the city of Brighton to prevent its destruction for development.

"We wanted to save the farm because that's what Brighton is all about," said Pat Reither, a historian and member of the Brighton Historic Preservation Commission.

The city of Brighton spent about \$1 million to buy the property and another \$2 million or so to not just restore the farm, but to rehabilitate it to make it suitable for use as a working farm, a 10-year project.

The farm is now a monument of sorts to the industry that



contributed so much to Brighton's history and continues to employ almost 2 percent of the city's workforce.

"Brighton has embraced its agricultural heritage," said Gary Wardle, director of the city's Parks and Recreation Department. "It's been a vital part of the community forever."

When the city took over the farm, its main house and other structures were deteriorating rapidly, collapsing in on themselves. The city set the farm up to function as a working farm, an education facility and a center for special events such as weddings.

"We had three areas that were significant on the farm: the Bromley era, the James era and the Koizuma-Hishinuma era, and we rehabilitated the farm keeping all three eras in mind," Wardle said. "We took the best of all three."

Mudd and his wife Kimberly manage the property in a public-private partnership with the city.

Nathan is an attorney and Kimberly an accountant, and both are tremendous supporters of the locally grown food movement. Their involvement in the Bromley Farm comes after they established a farmers' market and opened a local food store in Arvada.

The two manage the Bromley Farm not just as a place to raise vegetables, but as a hub for local food growers.

The interior of the farmhouse serves as a "co-working space," where producers can meet to discuss common concerns, make sales deals or simply pick up some ideas.

"This is what we offer to the local food world," Nathan said. "We bring together different groups in a local food destination."

The farmhouse also has several rooms that can be used as rented office space for producers who want a more permanent location.

The couple also offers homesteading and farmsteading

classes, where students can learn a variety of skills from canning to beekeeping, chicken farming and basket weaving. The two plan to turn the farm's historic barn into a

classroom to increase the number of classes available.

Each fall, the farm hosts a month-long "Farm Fest" featuring children's activities, a market for locally grown food and a corn maze that is said to be extremely challenging.

In addition to providing working space for crop producers, the farmhouse serves as a market place for locally produced goods including food and vegetables — but also other products such as T-shirts.

The farmhouse is also a museum of sorts, with displays featuring artifacts — such as dishware and cutlery — found around the Bromley house. Bromley's surviving family has donated other items for display, including clothing and other personal items used by Emmett Bromley and his wife Anna.

Included in the collection is the outfit Anna Bromley wore while horse racing in the Platte Valley — an unusual activity for a woman of the late 1800s.

"Anna Bromley was the belle of the Platte Valley," Kimberly said. "She was the feminist of her day."

The building also features what is believed to be Colorado's largest collection of Japanese-American newspapers, all found in the floor of the Bromley farmhouse, where they were placed as insulation.

Outside is a small orchard and a vegetable garden covering about 1.25 acres. The garden has been turned over to the Brighton chapter of the Future Farmers of America, whose members will be responsible for planting, growing, harvesting and marketing crops.

The Mudds have ambitious plans for the farm moving forward, including the establishment of a small plot for the growing of mint and lavender and the creation of a pavilion surrounded by small buildings where farmers will be able to sell their products.



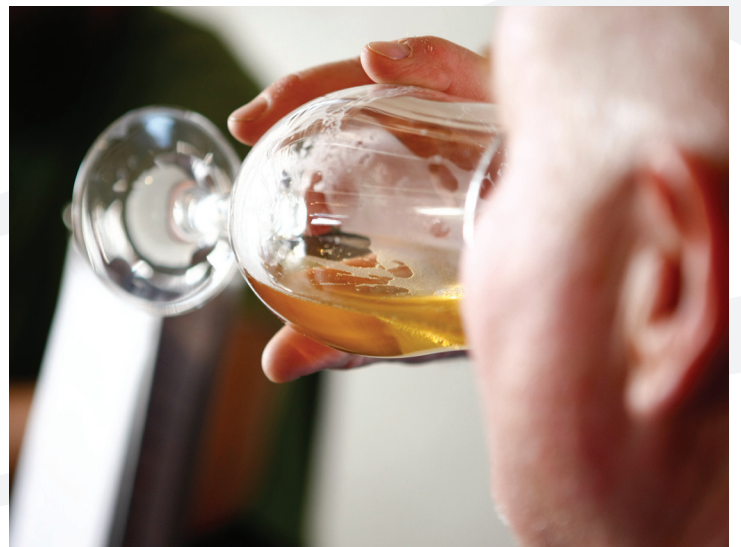
Microbreweries a commanding presence in revitalized downtown

One of America's fastest growing small business segments is well represented in Brighton's downtown. Three breweries can be found within less than 1 mile of each other, filling the community's thirst for specialty beers and social interaction.

For two of the breweries, the move to Brighton was prompted by difficulties encountered in the towns where they had originally set up shop. But the owners are in agreement about how they were treated by Brighton officials when they made the move.

"The city helped us a bunch," said David Allegrezza, who opened Something Brewery with two of his friends in 2015 on Brighton's North Main Street. "The Economic Development Corp. told us who we needed to see and what we needed to do. The city helped us feel like we belonged in Brighton. It kind of gave us a little boost."

"We talked with the city and they were really easy to work



with,” said Andrea Miller, who owns Big Choice Brewing with her husband Nathaniel. “Everybody helped us out.”

Big Choice’s Brighton operation opened in August of 2017 after five years of operations in nearby Broomfield. Faced with the sale of the building that housed their brewery, the Millers were drawn to one particular building in Brighton: a Buddhist temple built on South First Avenue in 1940.

“It’s definitely the building that brought us here,” said Miller, who serves as Big Choice’s community and events manager. “And we looked at the economy of Brighton. It’s growing quickly. We thought we could make it more of a destination.”

The historic nature of Something Brewery’s building also played a role in the company’s decision to open up shop on Brighton’s Main Street.

Allegrezza and his partners, Brian Castillo and Dustin Christopher, had tried to open a brewery in another nearby community but were stymied by permitting issues. Then they visited Brighton.

“We saw the inside of this building and we fell in love,” Allegrezza said. “The city hall here said they wanted the brewery and they needed it.”

The third brewery, Floodstage Ale Works, is located a little more than a half-mile away from Something Brewery on South Main Street.

The breweries are now working to sponsor special charitable events, so they can give back to the community that welcomed them.

“We are very community-driven,” said Big Choice’s Miller. “Anything we can do, we try to help with charities.”





Art is blossoming in Brighton

Works of local artists have places of honor in Brighton's city hall and Historic City Hall as well as the recreation center. They grace the city parks and the Armory Performing Arts Center atrium and Artists' Loft.

The Brighton Cultural Arts Commission hosts an Art in the Park festival in the summer, where artists can showcase and sell their artwork, and the Brighton Arts and Culture Symposium, which features presentations on a variety of topics related to art, along with performances by dancers, musicians and poets.

The commission also hosts a yearly pARTy Bus event, which transports art aficionados to three art receptions in one evening.

But in Brighton, art is not just seen, it is experienced.

Lisa Garbett, a former teacher of art, believes in making it accessible to everyone. At her downtown studio and coffee shop, Creative U, she teaches beginning artists of all ages how to make clay pots and jewelry and how to paint on a variety of surfaces. The projects her students undertake are fun, whimsical and easy, and they are displayed all over the shop.

"Brighton has such a rich art community. We needed to express that and show that," she said.

Garbett, who is part of the group that works to beautify Brighton through artwork, said art enriches the lives of individuals, and public art serves as a draw to the community.

"It's always in the back of everybody's mind, not the front," she said. "But when people see art and beauty around them, that is where they want to gather."

It was her and her son's idea to paint the city's traffic signal boxes located at each signal in town. They painted bright, whimsical designs on three of them last year, and more are slated for decoration in the months ahead.

Garbett said she's looking forward to the "parklet" — now in the planning stages — that will be in front of her store.

"There will be seating and a table, and we want to put up a chalkboard wall out there for the kids," she said. "It will be a place so people don't feel like they just pull up and go into a place — they can sit and drink coffee out there."

Artists also gather down the street at Main Street Creatives, which houses the Art Academy of Colorado, Main Street Gallery, and resident artists' studios.

The gallery exhibits hundreds of local artists' works in oil, watercolor, ceramics and other media that are available for viewing or purchase. But art enthusiasts needn't stop there — they can become artists themselves. The Art Academy offers classes for painting, watercolor, and ceramics.

Brighton also offers artists looking for encouragement and inspiration several avenues: The Artists' Salon Series, hosted by Main Street Creatives, features presentations by seasoned artists on their craft.


And a new group just initiated by Brighton Arts and Culture coordinator David Gallegos is the Artist Rendezvous. The regular meetings are designed to give artists an opportunity



to share tips and offer one another support.


Jim Peters, a representative of Main Street Creatives, said as Denver's economy has grown, it appears some of the city's art culture has moved north toward Brighton.

"Brighton is an up and coming community for arts and culture," he said. "The city puts a lot of stock in it."



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Brighton Demographics

(All demographic figures from U.S. Census Bureau, 2016)

Population:

40,562 (51.1 percent male, 48.9 percent female)

White: 54.3 percent

Hispanic: 39.2 percent

Black: 2.1 percent

Asian: 1.9 percent

Education:

84 percent with a high school diploma or higher

19.9 percent with a bachelor's degree or higher

Median age: 33 years.

Civilian labor force: 17,864

Household median income: \$68,118

Unemployment rate: 2.9%

Home ownership: 63.6 percent

Median home list price: \$370,000

Median home sale price: \$363,000

Employment by top five industries:

Manufacturing: 2,972 (16.6 percent)

Construction: 2,012 (11.9 percent)

Health care/Social assistance: 1,794 (10.6 percent)

Food services/accommodations: 1,769 (10.4 percent)

Retail: 1,476 (8.7 percent)

Employment by top five private employers:

Vestas: 1,500

Platte Valley Medical Center: 626

Baker Hughes: 390

King Soopers: 320

TransWest Inc: 270

Average high temperature annually: 65.4 degrees

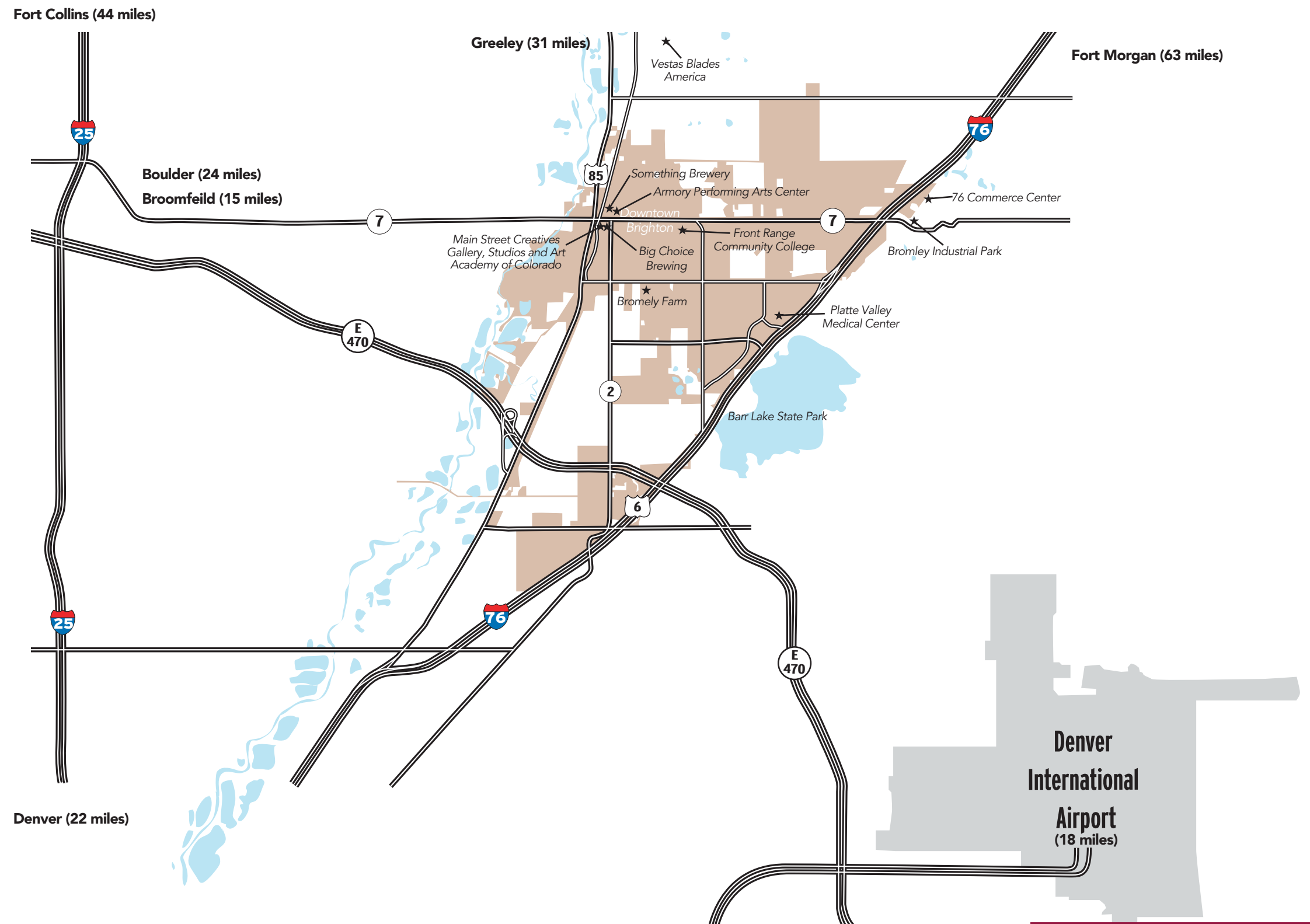
Average low temperature annually: 34.5 degrees

Average temperature: 49.9 degrees

Annual snowfall: 38 inches

Average days with sunshine: 246

Brighton, Hub of Commerce in Northern Colorado





Diverse Population is Driving Force Behind Success

Brighton's diverse population is as integral to its character as the many farms that for decades drew people of different backgrounds to Adams County.

Japanese and Hispanic populations in particular have played a significant role in Brighton's agriculture industry and continue to be a driving force in the community.

Today, people of Japanese descent make up less than 2 percent of Brighton's population. But the city's Japanese residents have made a tremendous impact. Japanese and Chinese people first came to the area in the early 1900's to build the railroad, turning to agriculture when the railroads were complete.

Stan Shibao, a third generation Japanese-American, was born in Denver and raised in Brighton.

"Every Japanese family I have ever known were all farmers, mostly vegetable farmers — including my father," he said. "I am a Sakata, which is one of the biggest farms around."

Shibao's uncle, Robert Sakata, ran Sakata Farms and is still active in the operation.

"There are so many (Japanese) family farms around Brighton," Shibao said. "Brighton has been very welcoming to the Japanese community."

Shibao is a former president of the Brighton Japanese American Association, a vehicle for Japanese Americans in the area to get together and to further education.

The BJAA published a book, "Our American Journey," about the history of the valley's Japanese-Americans and donated about 800 copies to the 27J school district. It also awards scholarships every year to Brighton high school students whose parents are BJAA members.

The BJAA also hosts one of the city's largest, most anticipated annual events: the Shrimp and Chow Mein Dinner, a Brighton tradition for 65 years. Over the years, generations of Japanese-American residents have been involved in the event, and now more than 200 volunteers feed almost 2,500 people in one day.

The proceeds from the dinner have been donated to Colorado Special Olympics, Meals on Wheels and the Brighton Senior Center.

Making up approximately 40 percent of Brighton's population, Hispanics are also prevalent in the community. While some now own restaurants and businesses, they also have their roots in agriculture. Many families settled in the area generations ago, working in the area's numerous vegetable fields and becoming what is known as "permanent migrant workers."

Yvette Martinez, communications concierge at the Greater Brighton Chamber of Commerce, was raised in Brighton. Her family members were all farmers.

"We all worked in the fields," she said. "We planted, picked, harvested. It's incredibly hard work."

"Back then, it was very much a farming/agricultural community, and I'm thankful we've retained that," she continued. "That heritage is definitely valued and appreciated."

Martinez noted that Hispanic culture is represented at two annual events, both of which take place at LuLu Farms: the Brighton Chile Fest and Lulu's Brew and Que State Championship Barbecue Competition. Both events benefit the community by donating proceeds to the Brighton Legacy Foundation, which provides scholarships for young people in the area, and the Chile Fest also raises funds for the Food Bank of the Rockies.

"Brighton has a very small-town Hispanic community that is very close-knit and very rooted in tradition," she said, adding that she's never felt like the subject of discrimination.

In 2017, several citizens passionate about honoring and promoting the rich diversity of the community banded together to begin to promote more inclusivity in Brighton. In 2018 the Diversity Equity & Inclusivity Council of Brighton, which operates independently of any government group, launched with the purpose of creating an environment

in which respect for diversity creates equal involvement, connection and inclusivity.

"There's a lot going on in the nation that concerns us and could detract from valuing our uniqueness as a community," said Shereen Fink, founder of the council.

"Our focus on inclusivity is to start in Brighton because it has to start with our community first," said Rashida Mitchell, another council member.

The council organizes presentations on topics designed to educate Brighton residents on how to become more inclusive. The council hosted one program called "Demystifying U.S. Citizenship and Immigration" and another titled "Difference Matters: Building an Inclusive Community."

"We have been thoroughly embraced, endorsed and supported by our new mayor, the superintendent of schools, the entire staff at Economic Development Corp., United Power, the Chamber of Commerce, and Front Range Community College," Fink said. "City council members — past and present — are on our council."

She said the work of the council to promote inclusivity has a direct influence on the community's growth and prosperity.

"We're creating a community first and foremost for our own members. If we thrive, a community thrives," said Fink. "When you all feel you genuinely have a voice and want to participate in the community, then automatically people want to be part of that."

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Abundant Access

Only minutes away from an international airport and downtown Denver. Bisected by major rail lines. Within a stone's throw of two interstate highways. An educated workforce.

Is it any wonder more and more industries are choosing to make Brighton their home?

"Access to and from Brighton anywhere in the Denver metro area makes Brighton an ideal location to live and work," said Michael Martinez, president/ CEO of the Brighton Economic Development Corporation. "Served by both major railways and multiple major highways, access is abundant and many businesses have chosen to locate here for that reason."

That's what brought one of the city's largest employers, Vestas Blades America, Inc., to Brighton in 2008. Vestas manufactures the enormous blades for wind turbines and wind turbine nacelles — the housing compartments for the turbines — which are transported primarily by rail.

The available educated workforce was another primary driver in Vestas' choosing Brighton for one of its four Colorado plants.

"(Vestas) is now our largest private sector employer with over 1,500 jobs and adding millions into our tax base," Martinez said.

Brighton is also home to an office of Baker Hughes, an oil field service company, and the trucking company Transwest Inc. Its hospital, Platte Valley Medical Center, which employs

626 people, recently expanded, and more expansions are planned.

"We are very fortunate in Brighton to have a very good mixture of thriving industries including energy, manufacturing and healthcare and the fact that our trade area continues to grow will help our retailers grow and thrive as well," Martinez said.

Brighton officials are working to grow the city's industrial sector as successfully as the city has developed its retail areas such as the Prairie Center on the east side of town, which is now home to many new retailers and restaurants including Old Chicago, Red Robin and Ulta Cosmetics.

In 2015, Brighton saw the completion of Bromley Business Park, which now houses Transwest's 250,000 square-foot headquarters.

Now the city is anticipating the arrival of more businesses with the construction of the 76 Commerce Center, an industrial park which will eventually offer 1.8 million square feet of space. Ground has been broken for the first of six buildings that will range in size from 66,000 square feet to 582,000 square feet.

Incoming industries will have unparalleled support and assistance from the Brighton EDC, according to Paul Hyde, whose Hyde Development is building the Commerce Center.

"We've had no more important partner than the Brighton Economic Development Corporation," he said. "They guided us through this."

Schools prepare workforce for future

Brighton's educational system is expanding to meet the needs of a growing community and its burgeoning workforce.

Brighton is home to one of four campuses of Front Range Community College, Colorado's largest community college system. The Brighton Center offers general academic associate degrees designed to transfer to four-year universities and certificates in fields like retail and project management, small business management and health care customer services.

Resident high school students seeking a head start on their careers can enroll in FRCC's program called College Now, which allows them to earn both high school and college credit. Students can take courses either at the FRCC campus or within their own high schools.

The Brighton Center offers its students a variety of services including advising, financial aid, career services, new student orientation, testing and special services. Students can also receive tutoring in the math and writing labs located at the nearby Westminster campus, about a 30-minute drive from Brighton.

Robert (Rip) Engler, director of the Brighton Center, is working to make some of the courses now offered only at Westminster also available in Brighton. He's also working to expand the academic programs at the Brighton Center.

"We've been in contact with the Economic Development Corporation, the Brighton Chamber of Commerce and the school district to offer new programs that are career-based," he said. "That is the role of the community college: to help give the skills needed for a productive workforce."

Preparing students for their next stage of life — be it higher education or the workforce — is also a priority for Brighton's School District 27J.

In addition to traditional classes, students with unique educational needs can turn to the district's alternative high school.

The school is actually three schools in one: Bolt Academy, Heritage Academy and Bridge Academy, all under the purview of Innovations and Options.

"I think there are pieces and parts of what we do in various schools across the country," said Innovations and Options principal Kenlyn Newman, "but we are unique in that we're under one umbrella."

"It allows us to be more flexible. We have students in one academy and there may be parts of another that may benefit that student more," she added.

Heritage Academy is the main program for students who have struggled in the traditional system and want a smaller class size. Bridge Academy is designed for students between the ages of 18 and 21 who need to finish earning their high school

graduation certificate, GED or career early diploma. Bolt Academy is a blended learning school; many of the lessons are online.

"Many students struggle in the traditional system, and sitting in a classroom is not going to work for them," said Newman. "They're looking for something so they can work at their own pace."

Newman stressed that students also get together to collaborate on projects and attend seminars.

"In all our programs, we have a real strong focus on social/emotional learning," she said. "(The students) go through anger management, conflict resolution and problem solving classes."

Tuition is free for all academies, but students must apply. The only barrier to getting into a program is class size limitations, but Newman said students' applications are carefully reviewed to determine if they might be better served in another school.

Newman said representatives from the military, post-secondary schools and the business community come to speak to students about the skills they expect in high school graduates.

"I want to prepare them with the skills necessary to be enrolled, employed or enlisted," she said.

In addition to the Innovation and Options school, the district has three high schools and oversees 12 elementary schools and five middle schools — including one opening this fall. Five charter schools also operate in Brighton.

Beginning with the 2017/18 school year, District 27J schools will go to a four-day school week. Students will have Mondays off, and Tuesday through Friday school days will be extended by 40 minutes.

"It has created a clean, concise school calendar for the year," said Tracy Rudnick, the district's public information officer. "There will be no more early release days for staff development. The teachers will come in one Monday a month, and they'll have an extra hour a day to work. Some daily professional development is built into the calendar."

"The four-day work week will help attract new applicants and retain the great teachers we currently have," said Kathey Ruybal, president of the Brighton Education Association. "It will offer a schedule that treats teachers as the professionals they are by giving them the time needed to both plan and improve their practice."





Breaking ground ceremony for the 76 Commerce Center, officials include (L-R): Paul Hyde, Co-founder Hyde Development, JW Edwards, Brighton City Council, David Mortenson, Chairman Mortenson, Ken Kreutzer, Brighton Mayor, U.S. Representative Mike Coffman, Colorado U.S. Senator, Greg Mills, Brighton City Council.

Developer Sees Potential in Brighton

A great location near major highways and an international airport, favorable business conditions and a suggestion from a high school friend combined to create the largest industrial development project in Brighton's history.

76 Commerce Center, an industrial park featuring 1.8 million square feet of space in six buildings on 122 acres, will see its first building finished and ready for occupancy this fall — only about one year after the purchase of the property.

The development is a joint project between Hyde Development, a Minnesota company, and Mortenson, a construction and real estate development company that has operated in Colorado for more than 35 years.

The project is the first in Colorado for Hyde Development, said founder Paul Hyde, and came about as the result of a discussion with his high school friend David Mortenson, the chairman of the construction company.

"We had just completed a project in Minnesota with Mortenson," Hyde said. "I went to high school with David Mortenson and he asked me to look at the Denver area."

Hyde said he liked what he saw. Denver's growth to the north convinced him to look at land on the I-76 corridor, which led him to the development site just east of Brighton.

The site was pre-zoned for industrial use, provided easy access to the interstate and was only a 15-minute drive from Denver International Airport and a 20-minute drive from downtown Denver.

"It was a location-based decision," Hyde said.

Contributing to the decision were low vacancy rates for other industrial parks in the Denver area, leading Hyde to believe the demand existed for a new commercial center which would be very attractive to distributors serving the Rocky Mountain states.

The site was purchased in August 2017 and groundbreaking ceremonies were held the following April for the first of the six buildings that will populate the park. The buildings will range in size from 66,000 square feet to an astounding 582,000 square feet.

"You're starting to see more large buildings like this in the Rocky Mountains," Hyde said. "There are some efficiencies in cost. By spreading the cost of the infrastructure over a large building you can lower the unit price."

The first building to go up will be No. 5, with 266,420 square feet of space. Completion of the project will depend on the demand for the units, but is predicted for 2023.

Hyde said he expects most of the interest for the space to come from companies involved in the distribution of goods around the Rocky Mountain area, such as online stores that keep their inventories in several warehouses around the country. When a customer places an order, the warehouse selected to ship it is determined by the area served by the warehouse.

"We're seeing a continued build-out of the Internet commerce supply chain," Hyde said.

Given the center's proximity to both interstate highways and DIA, the location will be an ideal fit for distribution companies, Hyde said.

"We're speaking to a number of different groups right now," he said. "We're seeing a mix of distribution use, but we've also seen interest from some beverage companies and some manufacturers. We're trying to develop a group of tenants the way you would develop a diverse stock portfolio — to weather different economic storms.

"If I do my job right, we'll be able to serve diverse tenants," he continued. "We can manage tenants with office space or manufacturing space or tenants with boxes. The center will be like a Swiss Army Knife. It will be able to do a lot of different things."

Hyde said as the project has moved forward, assistance from the City of Brighton and the Economic Development Corporation have been invaluable.

"There have been no more important partners than the City of Brighton and the EDC," he said. "They've been advocates for the project; they've shepherded us through the approval process and helped us meet with a lot of the different players who needed to sign off on the project. They've guided us through this."

Beyond the development and construction phase, the EDC has also helped identify incentives available to help bring new businesses to the development.

"They were very helpful in navigating the world of incentives," Hyde said.



U.S. Representative Mike Coffman addressing the audience at the groundbreaking for the 76 Commerce Center.



76 Commerce Center Vital Statistics

Total area: 122 acres

Square footage available after completion: 1.8 million

Total buildings: 6

Building 1: 320,050 square feet

Building 2: 232,960 square feet

Building 3: 582,400 square feet

Building 4: 306,640 square feet

Building 5: 266,240 square feet

Building 6: 66,651 square feet

Timeline:

August 2017: Land purchased by Hyde Development

April 2018: Groundbreaking

May 2018: Begin standing walls for first building

Summer 2018: Paving, parking lots, steel construction

Third quarter 2018: First building ready for occupancy.

Want to stay up-to-date with the center?

Visit <http://www.76commercecenter.com/web-cam.html> for streamed video from the construction site.

Brighton's historic downtown a result of striving for balance

Brighton's vibrant, thriving downtown didn't just spring from the ground fully formed. It was the result of a lot of work by a lot of people striving for one common goal: balance.

The result is a downtown that attracts not only visitors and shoppers, but companies willing to relocate to take advantage of the amenities, according to Ryan Johnson, Executive Director of Urban Renewal for the City of Brighton and the Brighton Urban Renewal Authority (BURA).

"There is absolutely a correlation between having amenities downtown and seeing a desire among businesses wanting to locate in an area," he said. "And that makes downtown more sustainable and thriving. You're not so reliant on one business or industry."

There's no shortage of variety among the local merchants. Locally-owned cafes and coffee shops dot either side of the street. A brewery is just a short walk from an art studio where beginning artists can practice brush strokes while sipping on coffee or wine. A cellular phone company occupies a building on one corner, just down the street from Main Street Creatives, a combination of an art gallery, art school and artist space. Boutiques, fitness studios and clothing stores can also be found in the district.

Most of the businesses are housed within buildings dating back to the early 1900s, with many being built in the 1920s.

Serving as an anchor for it all is the state-of-the-art Armory Performing Arts Center, a repurposed National Guard armory built in 1922. Its neighbor, the progressive Anythink Library which features hands-on exhibits and classes in addition to books.

The Armory is one of the most visible examples of Brighton's efforts to preserve its historic buildings.

"We are in a renaissance of people wanting to preserve old buildings and people wanting to build new buildings," Johnson said. "It's a healthy balance. We want balance and diversity in our economy, in our eating and living facilities, even in our transportation."

City plans include bicycle lanes and continuous sidewalks throughout the district to encourage pedestrian traffic.

The amenities don't stop with inviting historic buildings. The city also schedules seasonal festivals and events downtown,



including an annual Blues Blast at the Armory to showcase Brighton as a cultural hub in the region.

Plans are also being pursued for the creation of a central pedestrian hub or plaza where events such as live music and art exhibits can be staged.

Efforts to develop Brighton's downtown have actually been underway for decades, beginning in the 1930s when the destruction of a building eliminated a barrier between north and south Main Street and continuing in 1968, when a highway bypass convinced city officials to discourage growth on the outskirts of town.

Helping with that work was the fact that there was little reason to destroy the historic buildings that now give downtown Brighton its historic feel, said Joe Burt, the vice chair of Brighton's Historic Preservation Commission.

"They didn't break anything, they kept downtown intact," he said.

BURA's Johnson said the end result is a great starting point for downtown development.

"We have great bones," he said.

A team of organizations and agencies has gone to work since then to preserve the unique feel of the downtown area, creating a Historic Downtown District to open more options for the development of the area. The Brighton Historic Preservation Commission itself was created as a way to save the area's historic feel.

"The key thing is it never happens by itself," said Johnson. "It takes a team of people. We need all the other partners to come to the table."

BURA, for instance, helps provide funding for improvement projects such as in the downtown revitalization efforts as well as efforts in the other urban renewal areas it is pursuing in other areas in Brighton. Other city agencies such as the Economic Development Corporation promote commercial development.

The Historic Preservation Commission, meanwhile, helps identify buildings well suited for repurposing, such as the Armory.

All of the work has created an attractive downtown steeped in history.

"To me, the history is one of those things that people really don't think about, but they know what they like in a community," Burt said. "It gives people a connection to a past they might not even know existed."



Platte Valley Medical Center Meeting the Needs of the Community

Brighton's hospital, already known for outstanding care, is rapidly expanding to meet the health care needs of the city's growing population.

Platte Valley Medical Center began in 1960 as Brighton Community Hospital, the first private general hospital in Adams and South Weld Counties. In 1980, it was renamed Platte Valley Medical Center (PVMC), and in 2015, it joined SCL Health, a \$2.5 billion health network that oversees 10 hospitals, 115-plus physicians' clinics and a variety of other services. Today Platte Valley has facilities in Commerce City, Fort Lupton and Brighton.

With Brighton being one of the fastest growing areas in the state, the number of patients coming to PVMC has increased dramatically, according to Charmaine Weis, director of marketing and communications for the hospital.

"We're excited to begin a build-out of new patient rooms this fall to meet the expanding needs of our community," she said.

PVMC recently completed the 60,000 square-foot Medical Plaza 2 on its Brighton campus and renovated Medical Plaza 1, resulting in nearly 100,000 additional square feet of outpatient services.

Now a 98-bed hospital, Platte Valley Medical Center will soon begin construction on another floor to accommodate 28 more beds.

The Brighton hospital also houses a stroke and trauma center, two medical office buildings, a sleep lab, wound center and outpatient imaging center.

Just within the last few years, PVMC became a Level III Trauma Center, built a second cardiac cath lab to treat more heart and vascular patients and opened its Advanced Wound Center, the only one of its kind in Northeast Denver. This advanced treatment, using hyperbaric oxygen therapy, facilitates the healing of non-healing wounds, common particularly among diabetic patients.

Another innovative treatment technique offered by Platte Valley and SCL Health is Doctor on Demand. Designed to replace an emergency room visit for a non-emergency call, Doctor on Demand can be used when a primary care physician is not available. It allows patients to be examined by a doctor through a video visit, and the call costs just \$75.

PVMC has garnered several major awards for the quality of care it provides.

The American Heart Association/American Stroke Association presented it with an award for providing the most effective stroke treatment.

PVMC also earned a 4-star rating from the Centers for Medicare & Medicaid Services. The rating is based on accomplishments in the areas of safety, readmission, patient experience and effectiveness. The national average is three stars.

Finally, the hospital received Healthgrades' Outstanding Patient Experience Award, which is based on patient survey data on topics such as hospital cleanliness and noise levels, medication and post-discharge care instructions and doctor and nurse communication.



Brighton looks to tomorrow without forgetting yesterday

When speaking with Brighton residents about all the city accomplished in recent years, the response is almost always the same: “Yes, but you should see what we have planned next!”

From the historic Bromley Farm, where plans call for an outside market featuring locally grown foods and a performance stage, to downtown, where planners are working to develop a plaza to serve as the cultural heart of the community, to the 76 Commerce Center, the focus of the community is always on what’s coming in the future.

“We have lots of things we are working on to embrace the future,” said Ryan Johnson, executive director of the Brighton Urban Renewal Authority.

And much of that future will take its direction from where the city has been in the past, according to many residents.

“If you look at Brighton as an agricultural area, the preservation of that culture helps you not to become your typical bedroom community,” said Joe Burt, vice chair of the Brighton Historic Preservation Commission. “The reality is that what makes Brighton Brighton is the nature of its downtown, its businesses and its cultural opportunities. We as a city have to decide how we want to look in the future.”

In recent years, Brighton has revitalized its downtown while welcoming retail centers on the edges of the community,

helped protect surrounding farmlands while promoting the local food movement and launched ambitious, unique renovations of historic buildings for modern use.

As one example, many communities across the country are home to U.S. Army National Guard armories that were built in the last century to hold military equipment and conduct training.

Over the years, the original use of the building changed with the changing nature of the military. Many communities saw the buildings as only storage space or empty shells, but Brighton residents saw their Armory as an opportunity to create a state-of-the-art performance venue.

“The Armory is an addition that changed the game in the community overall,” said Gary Montoya, who manages the facility as the city’s Downtown/Special Events manager. “In 2009, there was a lot of discussion not only about how to rehabilitate the building, but also where do we go from here. How we position ourselves to be a destination.”

“It took a lot of vision to preserve this building,” said Johnson. “It’s a great example of why partnerships are so important.”

When Brighton first decided to refurbish the Armory — previously used to store lumber — as a community events center, workers had to empty it of “cats, bats and rats,” Montoya

said. With funding assistance from city and state sources, the facility was successfully restored for use as a community events center.

In 2013, when Montoya and his crew took over the facility, they began focusing on how to turn it into a top performance center that would lure national acts while increasing its value as a venue for local events, such as community theater. With help from local organizations, a new sound and lighting system was put in place that made the Armory a sought-after spot for national acts to perform.

"A lot of the improvements had to do with the talent we wanted to bring in," Montoya said. "The changes immediately took us up a peg or two. The artists are calling us now wanting to perform here, and that's great."

The improvements at the Armory coincided with the creation of the "Anythink" library system, a unique network of libraries in Adams County funded through a levy approved by voters in 2006.

The libraries, also found in several other Adams County communities, offer not only traditional book and media loan services, but also hands-on learning through special programs.

For instance, in Brighton, the library offers technical assistance for questions related to computing; book clubs; special science and nature courses, and studio facilities and classes for photographers.

As usual with Brighton, residents are now looking at turning the space between the two buildings into a hub that could use the resources of both facilities.

"We're looking at how we can turn that into a community innovative space to foster creativity," Johnson said.

All of the changes, along with a healthy economy and

job market, helped make Brighton one of Colorado's fastest growing communities and as usual, the community was thinking ahead to prepare for the incoming population.

A 30 square-block area where drainage water collected, as an example, has been turned into the "Pavilions," a housing and retail area.

Downtown, 120 housing units have been prepared for occupancy, accompanied by improvements to the area's roads and sidewalks and growing diversity in retail offerings.

The Historic Preservation Commission, deeply involved with the preservation and rehabilitation of a number of buildings in the center of Brighton's downtown, is looking to continue its work as well, identifying those that have an historic value and potential for future use.

"There are two goals," Burt said. "To protect the structure and make sure it has a life going forward."

The secret to preparing for such growth in an orderly fashion lies in making sure the various groups involved in development are working toward a common goal, said Naomi Colwell, the president and CEO of the Greater Brighton Chamber of Commerce.

"For a long time, we were a small, sleepy town," she said. "As we grew, we saw opportunities for what we could be. The question became 'How do we make that happen?' All together, the people of the community embraced growth in a way that made sense to them."

Like Colwell, Johnson credits the work of many Brighton residents through a number of years for the advances already seen and the improvements yet to come.

"The key thing is, it never happens by itself," he said. "It takes a team of people."

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