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CAPITAL IMPROVEMENTS PROGRAM

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CAPITAL IMPROVEMENTS PROGRAM

(and Community Facilities Study)

for

BRIGHTON, COLORADO

August, 1967

This report was prepared for the Planning Section of the Colorado Division of Commerce and Development and was financed, in part, through an Urban Planning Grant from the Department of Housing and Urban Development under the provisions of Section 701 of the Housing Act of 1954, as amended.

City Officials

Mayor: A. E. "MANSE" WALL

City Council: LEE MONTOYA, MAYOR PROTEM, LYSLE DIRRIM, EDWARD GONZALES, EARL KNOX, KENNETH MITCHELL, GUY R. "SANDY" SANDERS, GEORGE STATHEM, KENNETH WEICKUM

Planning Commission: JAMES HART, CHAIRMAN, KENNETH MITCHELL, VICE-CHRM. HAROLD BAUMGARTNER, RONALD A. HELLBUSCH, MAYO HOTTMAN, KENNETH WEICKUM, JOHN WOLKEN

City Manager: RONALD A. HELLBUSCH

City Clerk-Treasurer: R. A. BUFFINGTON

City Engineer: JOHN WOLKEN

City Attorney: ORRELL A. DANIEL

Assistant City Attorneys: EDWARD A. BROWN & LEONARD H. MCCAIN

Police Chief: GILBERT MARTIN

Fire Chief: EARL KLANG

Health Officer: DR. W. F. WADDELL

Superintendent of Parks: SHINKICHI TOKUNAGA

Superintendent of Streets: LUTHER WARNER

Utility Superintendent: C. D. DORNBUSCH

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INTRODUCTION

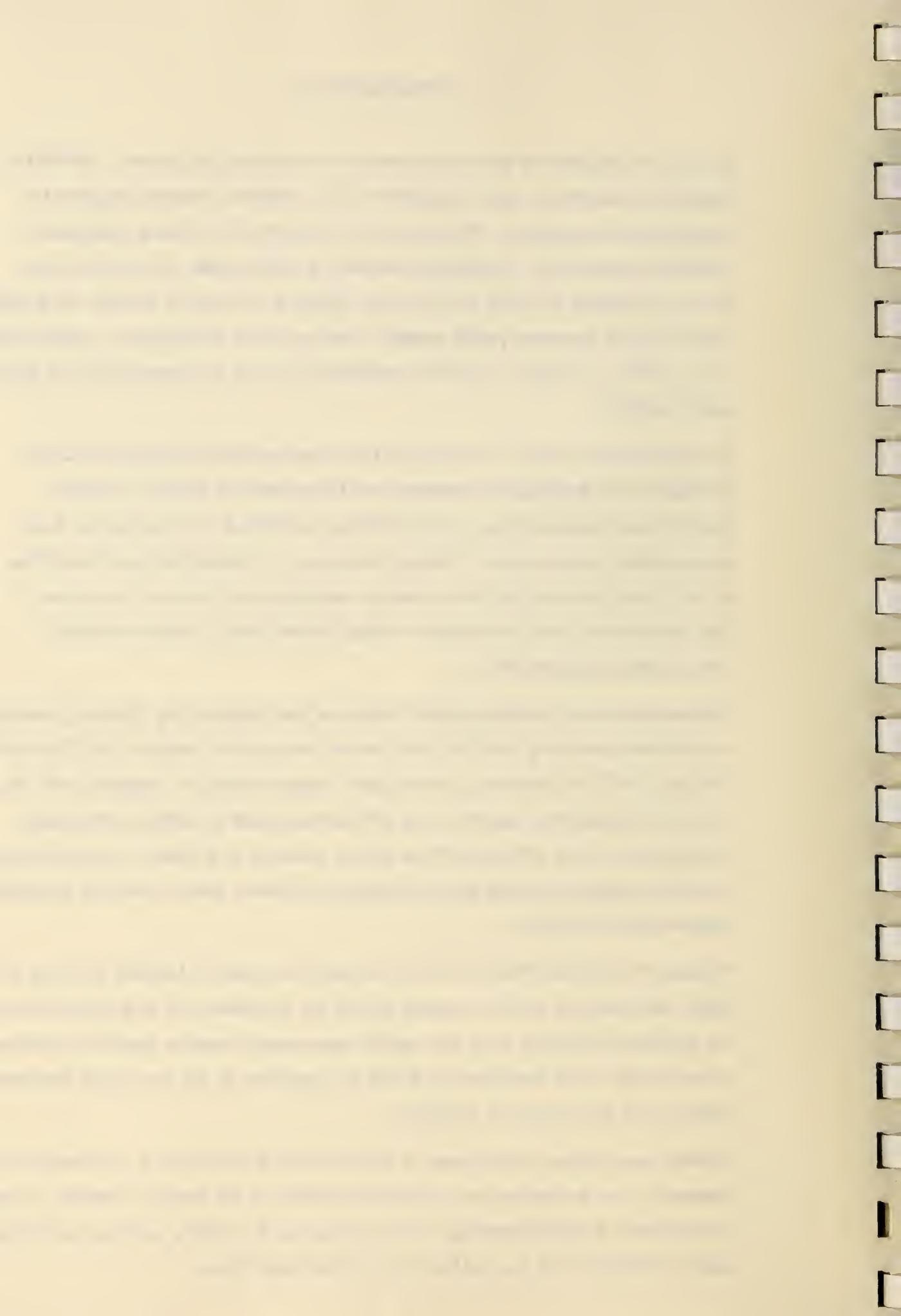
The City of Brighton has two basic methods for controlling its growth. The first is through the adoption of sound regulations which establish minimum standards for new private developments. These controls include the City Zoning Ordinance, subdivision regulations, annexation standards, building codes, and similar laws. The second method by which the City may influence its future is through the actual construction of necessary public projects, such as streets and highways, public buildings, utilities, new parks, and other facilities which are the responsibility of local public agencies.

The purpose of this report is to consider the second method of guiding the City's development by studying the adequacy and future needs of various community facilities and recommending a priority listing and methods of financing for these needed public improvements. Through the process of viewing all public facilities of the City at one time and then carefully analyzing their relative importance, City officials should be better able to assign limited public funds to the most critical public projects first.

This summary report represents major findings of the Brighton City Planning Commission as it studied community facilities and capital improvement needs of the City during 1966 and 1967. In the future, as new public improvements are completed and the current listing becomes obsolete, new information should be added to this report. By this process, City officials will be able to maintain at all times a current listing of public construction needs and will therefore be better able to meet the essential requirements of the City.

Whereas the Land Use Plan of the City estimates the number, location and type of public facilities that will be required in both the immediate and long-range future, the community facilities study and capital improvements program together describe in more detail which improvements should be completed in the near future and how these can be developed and financed.

Whether your interest in this report is that of a public official or as a resident of the community, we encourage you to study the content of this booklet carefully, to add your thoughts at public meetings, and to encourage the orderly construction of those public facilities which you believe to be of most importance.



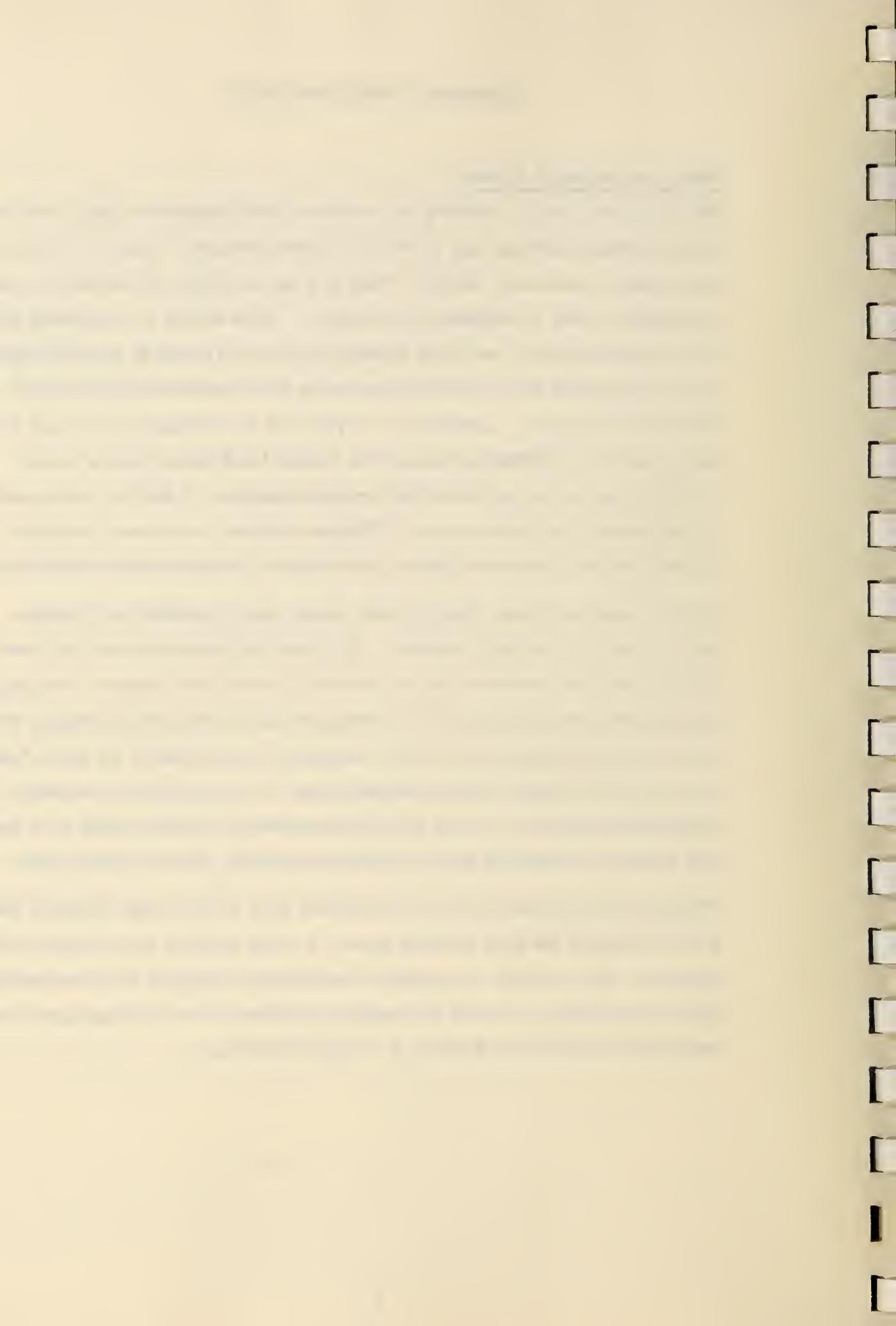
COMMUNITY FACILITIES STUDY

Water and Sewerage Systems

The waterworks system, consisting of a number of wells located throughout the City, water treatment facilities, and a network of water distribution lines, is the City's most expensive community facility. Also, it is the one which will require the largest expenditure, either to supplement or to replace. Since details of modernizing the City's waterworks system are being established by special studies by utilities engineers, we cannot estimate at this time the exact nature of the waterworks improvements which will be required. Comparing the capacity of the existing system though of approximately five million gallons per day to peak local requirements of almost six million gallons per day shows that a major enlargement of the City's waterworks will be necessary as soon as possible. Problems involved in the use of relatively shallow wells must also be recognized and alternative sources of water considered.

The City sewerage system, like the water system, also is operating at or slightly above its maximum desirable capacity. With more rigid enforcement of the State's pollution laws, the situation must be continually assessed with regard to adequacy. Approximately one million gallons of sewage per day is being directed through the City's sewage treatment plant, which is located on the east side of the South Platte River south of the Boulder Valley railroad tracks. Here, as with the waterworks, a brief review shows that a number of costly improvements will be required at an early date in order to adequately serve the existing community plus new growth areas.

Although the Kuner plant, which is immediately north of the sewage treatment plant, is not now part of the local sewerage system, it could easily be served because of its proximity. This, in itself, would require considerable expansion of the sewage plant. Like the water study, a review by competent engineers of the sewerage system and trunk lines for the City of Brighton is a high priority item.



Municipal Offices and Central Fire Station

The most impressive community structure is the Municipal Building, constructed in 1952 on the east side of Main Street between Bush Street and Bridge Street. This facility has 5200 sq. ft. on the main floor, 1700 sq. ft. on the second floor, and 1200 sq. ft. in the basement for a total area of 8100 sq. ft. The building contains a large apparatus room for fire equipment, a meeting room for volunteer firemen, space for the City Clerk-Treasurer and his staff, offices for the City Engineer and City Manager, a Council chamber which seats 100 persons, and necessary toilet facilities, mechanical equipment room and storage space.

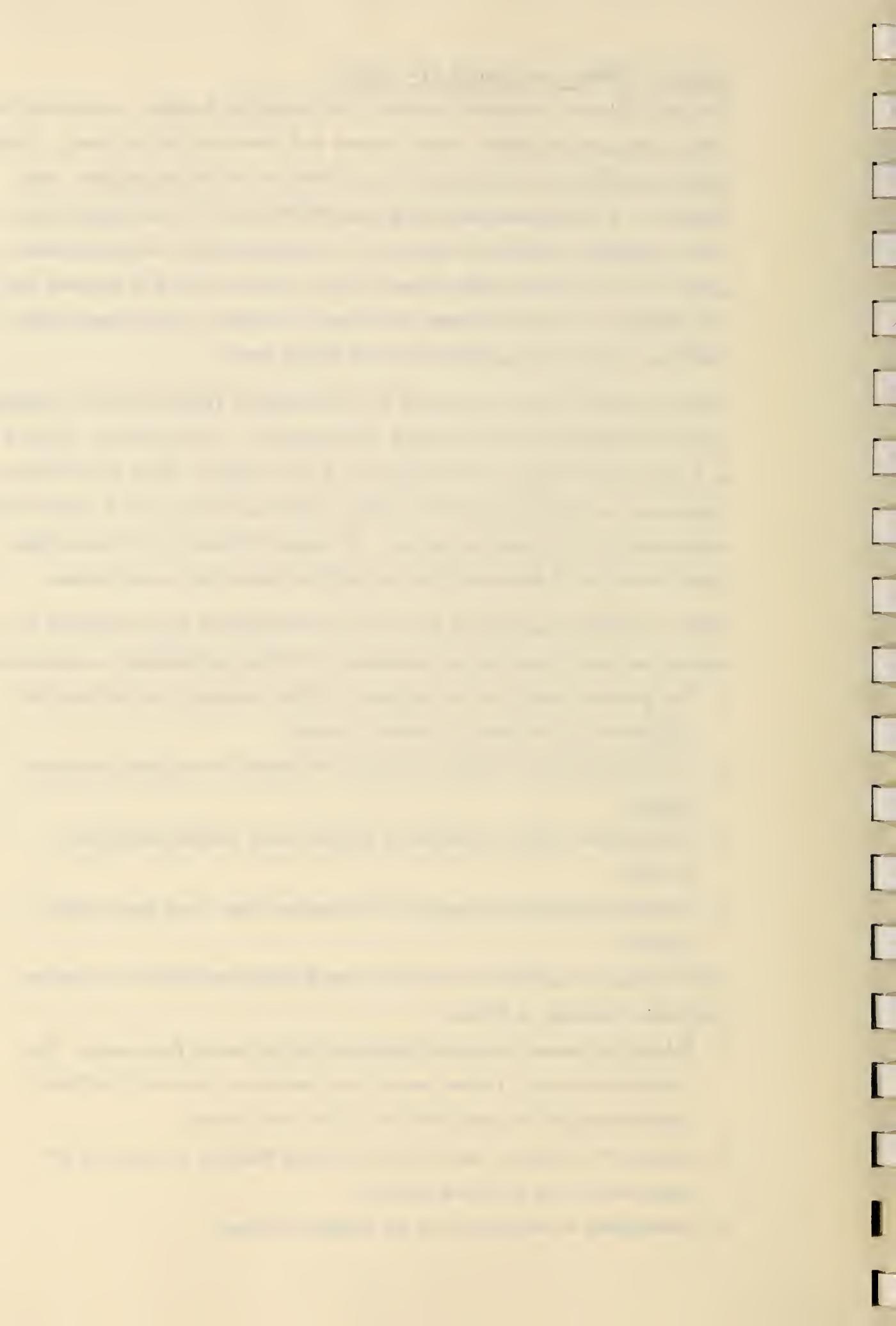
Adjacent to this building to the north is the old Masonic Temple building, presently housing the Police Department and the Municipal Court. This structure, which is in a poor state of repair, contains space for a small entrance office for the Police Department, an office for the Police Chief, a small court room, and a vacant area upstairs which can be used for storage. The narrow stairway to the second floor prohibits safe use of the second floor for public offices or for a meeting room.

While a detailed space study of the ratio of available office space to present employees and future needs was not conducted, the following limitations are obvious:

1. The area containing the fire equipment is filled to capacity so that new fire equipment must be housed in another structure.
2. The Municipal Court facility is marginal and should be relocated as soon as possible.
3. The Engineer's office is confined to a single room, limiting expansion of his staff.
4. If additional offices are required by the police force, more space will be required.

Three avenues of expansion for the Municipal Building and Central Fire Station are readily apparent, as follows:

1. Enlarge the present Municipal Building by adding second floor space. This would provide only a limited answer since the police, fire and City Clerk's operations should be conducted from a first floor location.
2. Acquire the vacant lot south of the Municipal Building for space for the construction of an additional building.
3. Rehabilitate or reconstruct the old Masonic Building.



Fire Department Sub-Station

As Brighton grows, the time and distance factor in reaching various areas of the community will require a fire sub-station. The area for such a sub-station should be obtained at an early date as part of a total package of fire protection needs. Space considerations demanded of the central fire station will have a bearing on the size of the branch station. As a general guide, a fire station should be within 3/4 of a mile of all high-valuation commercial and industrial areas, and within 1 1/2 miles of all homes in the City. If possible, the fire sub-station should be located close to a major arterial or collector streets so that access in all directions may be fast and convenient. Fire trucks should move into areas of concentrated development rather than going through the congestion of such areas to reach other parts of the City. Since the location of the Union Pacific railroad tracks with regard to the existing central fire station is a definite hazard for the eastern portions of the City, the future location of a sub-station necessarily would be on the east side of the tracks. A site on Bridge Street approximately two miles east of the central business district is suggested on the Community Facilities Plan.

Public Works Area

The City has recently constructed a steel shop building on Longspeak Street between North 4th Avenue and North 5th Avenue. The new building, approximately 80 ft. by 130 ft. in size, will accommodate most of the City's public works equipment and has adequate space adjoining to permit outside storage of equipment. The site should prove large enough to permit necessary expansion for future needs.

Library

The City Library is on the second floor of the Water Treatment Building, located on the northwest corner of Bush Street and South 6th Avenue. The library space is crowded at this time, and the building does not offer opportunities for future expansion. Furthermore, having the library on the second floor prevents its use by some of the elderly population who do not wish to climb stairs.

Because of the high cost of new construction it may be necessary to see if an existing building can be found that would be adaptable for use as a library. Such a building should be centrally located, have ground floor space at least in part, and have ample room for storage and work areas plus special rooms for meetings, reference work and study. An adjacent off-street parking area should also be available. Due to uncertainties concerning the future location of a new community library, the Community Facilities Plan does not attempt to specify a probable future site.

Community Building

At present, except for the use of schools, no multiple purpose facility is available in Brighton for community functions and recreation. Such a building, which would be a most used public addition, should be located in an area buffered from surrounding residential areas. It should have ample off-street parking, and it should be large enough to permit dancing, entertainment, meetings and exhibits. Potential users of such a building would be young people for dances and teenage functions, senior citizens for afternoon dances, card parties, shuffleboard and other forms of entertainment, and various citizens groups for evening meetings or clubs. Although not a first choice due to its type of construction, the 4H Building on the County Fairgrounds might be converted into an acceptable community building.

Parks and Recreation

The provision of park and recreation facilities in the City of Brighton has been a cooperative effort between the City government, the School District, and interested citizens groups. Results of this combined program, which have been good to date, may be expected to improve in the future.

At the present time, the following areas are available in the City for park and recreation activities:

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AREA	SIZE (in acres)	TYPE OF FACILITY
Benedict Park	15.0	Community Park
Montoya Park	1.5	Neighborhood Park
Malcolm Park	2.5	Neighborhood Park
Senior High School Field	7.5	Playfield
Vikan Junior High School Field	12.7	Playfield
Japanese-American Baseball Area	5.8	Playfield
Southeast Elementary School	5.0	Playground
North Elementary School	0.5	Playground
South Elementary School	1.3	Playground
North Junior High	1.0	Playground

In the preceding table, the City owns and maintains the first three listed park areas: Benedict, Montoya and Malcolm. Benedict Park contains a swimming pool with a rated capacity of 250 swimmers, an accompanying bath house, two covered picnic shelters, playground apparatus, horse shoe pits, automobile parking areas, and large grassed areas. In general, this park is very well landscaped and maintained.

Malcolm Park, which is an older neighborhood park located north of the North Elementary School, contains trees, grass and a few picnic tables. Playground equipment located in the adjoining school property is available for use by the general public during non-school hours. Montoya Park is a new facility, improved within the past year with playground equipment, a small picnic shelter and grassed areas.

The two baseball fields provided by the Japanese-American Association are not grassed but have backstops and limited bleacher space. With the addition of landscaping, work on the baseball fields, and improvement of the dugouts and backstops, this could become an excellent facility and a real asset to the entire community.

In a city the size of Brighton, general standards suggest that community parks generally should be from fifteen to forty acres in size, should be within one and one-half miles of all homes in the community, and should have at least five acres per 1,000 population served. Neighborhood parks might vary between five and ten acres in size each, should be within three-fourths of a mile of all homes in the city, and

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The second part of the document provides a detailed description of the experimental setup. It includes information about the equipment used, the procedures followed, and the conditions under which the data was collected. This section is crucial for understanding the context and limitations of the study.

The third part of the document presents the results of the study. It includes a series of tables and graphs that illustrate the findings. The data shows a clear trend, indicating that the variables studied are significantly related. The results are discussed in detail, with an emphasis on the implications of the findings.

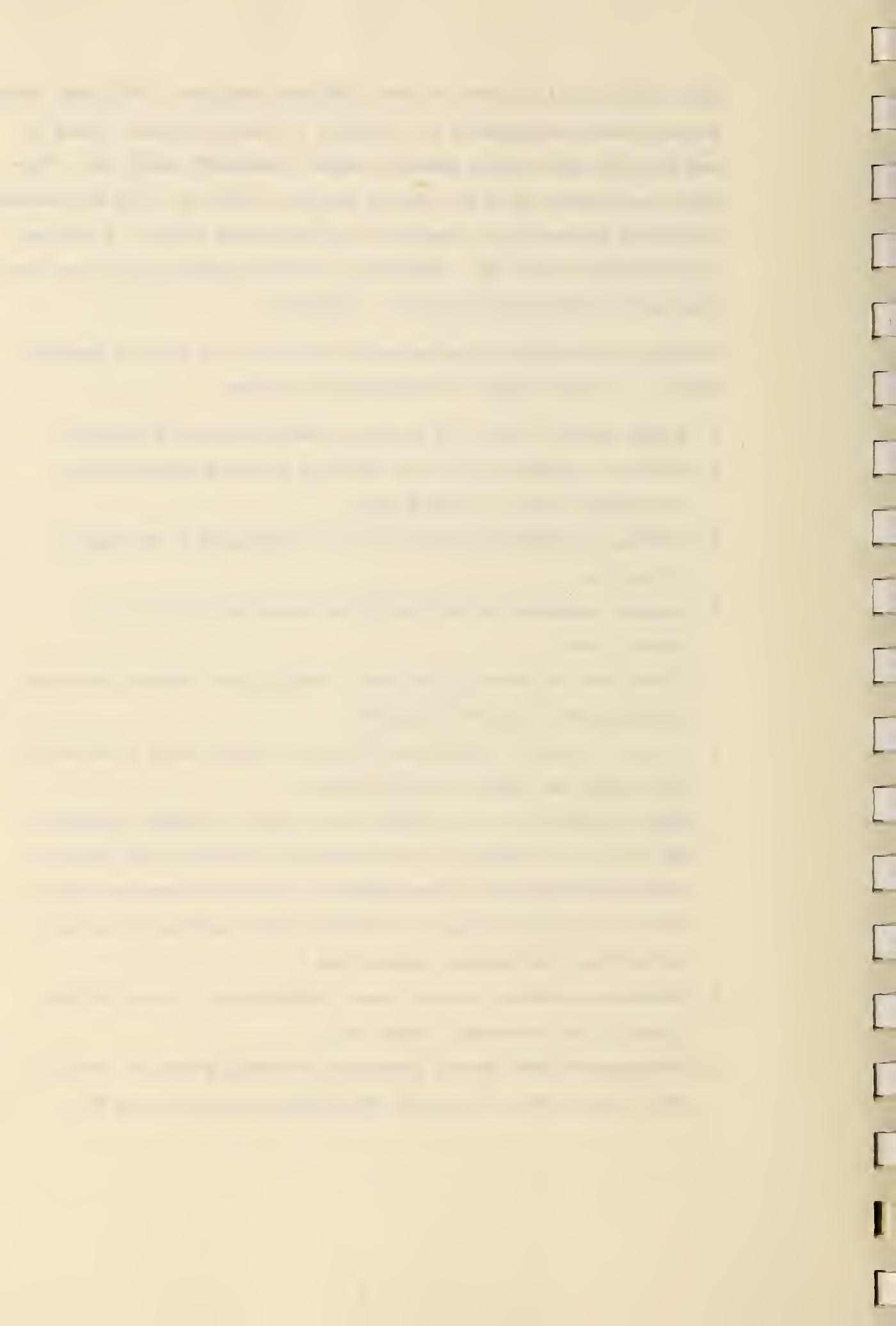
The final part of the document concludes the study and provides a summary of the key findings. It also discusses the limitations of the study and suggests areas for future research. The authors express their appreciation to the funding agencies and the participants who made the study possible.

In conclusion, this study has provided valuable insights into the relationship between the variables studied. The findings have important implications for the field and will contribute to the advancement of knowledge in this area.

should total at least two acres for each 1,000 local population. Playfields, which are specialized areas generally on or adjacent to secondary schools, should be used for active play, such as football, baseball, basketball, tennis, etc. Playgrounds may be from two to four acres in size each, should be within three-fourths of a mile of all homes in the community, and should total at least 1.5 acres per 1,000 population in the city. Ordinarily, recreation standards suggest one swimming pool for every 10,000 persons in a community.

Comparing the existing park and recreation facilities in the city with desirable standards, we would suggest the following future actions:

1. Enlarge Benedict Park by the purchase of additional lands to the south.
2. Purchase a neighborhood park site adjoining the new elementary school at Longspeak Street and 16th Avenue.
3. Develop a neighborhood park west of U.S. Highway 85 in the Brighton Terrace area.
4. Develop a neighborhood park east of the present City Limits in the Reservoir area.
5. Obtain other neighborhood park sites in outlying areas adjoining elementary schools as such schools are developed.
6. Increase the joint city-school use of playfield spaces located at the Senior High School and Vikan Junior High School.
7. Work with Adams County, the Inter-County Regional Planning Commission and the State of Colorado in the development of a regional park along the South Platte River south of State Highway 7 (with the enforcement of pollution laws, this area along the South Platte River could be retained in a natural state as an excellent regional park.)
8. Develop an area along the north side of State Highway 7 east of the South Platte River as an overnight camper park.
9. Encourage the State Highway Department to develop a roadside "entrance park" at the junction of Colorado State Highway 7 and Interstate 80S.



Streets, Highways and Parking

Through streets, as shown on the Land Use Plan, include expressways, major arterials and collector streets. Expressways shown on the Plan are U. S. numbered highways. Two of the major arterial routes are now designated State Highways, with other major arterial connections, in most cases, either being existing or proposed County roads. Collector streets are shown as important City travelways and as major travel links in proposed outlying subdivisions. Recommendations for future development of streets and highways in the Brighton area which now seem most significant are as follows:

1. Ramps leading into the City of Brighton from U.S. Highway 85 should be beautified by the planting of trees and additional landscaping, both north and south of State Highway 7.
2. A new north-south arterial route should be developed by the County on a location approximately one-quarter mile east of the Fulton Ditch. This east arterial would help serve such important traffic generators as the Hospital, Benedict Park, the swimming pool, the bowling alley, the Adams County Court House, professional offices, and a possible future shopping center. Due to the importance of this travelway, its right of ways should be protected as soon as possible.
3. The east-west County Line Road one mile north of Bridge Street should be improved.
4. Bromley Lane should be widened and improved as further residential expansion occurs to the south.
5. Other section line right of ways should be developed as major arterials farther to the north and east and a new major arterial route should be developed in a north-south direction west of the South Platte River.
6. A new collector street connection should be developed north of Egbert Street on 18th Avenue extended northwesterly to join North 16th Drive and its projected extension north of the County Line Road.
7. Another new collector street should be developed in a north-south direction south of Skeel Street approximately in line with South 14th Avenue.

8. North 11th Avenue should be extended as a collector north of Bridge Street.
9. Longspeak Street should be improved and extended east as a collector route.
10. Jessup Street should be improved and extended east as a collector.
11. Other collector right of ways should be developed between major arterial routes in outlying sections as shown on the Land Use Plan.

With many streets in the City now unpaved, improvement districts will be required in order to finance necessary curb, gutter and paving of these right of ways, and, in many cases, this work will need to be completed in conjunction with necessary storm sewer projects.

The City has provided several off-street parking areas in the vicinity of the central business district. An area on the south side of Strong Street east of U. S. 85 is paved and has all day parking space for 93 cars and a two hour time limit parking for 24 spaces. There are three other municipal parking areas on the east side of the central business district: one located west of the Union Pacific railroad tracks and south of Bridge Street has 47 spaces; another north of Bridge Street and west of the railroad tracks has 48 spaces; and, the third, situated on the east side of the railroad tracks and south of Bridge Street, has twenty spaces. The provision by the City of these off-street parking areas, combined with on-street parking and private off-street parking areas in the core area, gives Brighton a reasonably good ratio of parking to business space.

Should a demand for additional off-street parking in the area west of the railroad tracks be required, such sites might be acquired on vacant land; however, east of the railroad tracks the area is built up and there is little off-street parking provided at the present time. Should business occupancy increase east of the tracks, the City may have to consider acquiring and clearing land for added off-street parking. An annual review of the parking needs of the community should be conducted to be sure that inadequate off-street parking does not become a deterrent to shopping in the core area.

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Schools

Existing school facilities in Brighton consist of one senior high school, two junior high schools and three elementary schools. The elementary schools and the senior high are presently overcrowded; however, a recently passed bond issue of 1.2 million dollars will alleviate this situation. The bond issue will finance a new elementary school for northeast Brighton and an addition to the senior high school for 200 students. With the completion of the northeast elementary school at Longspeak Street and 16th Avenue, the school district will no longer need to rent the old Lutheran School at North 4th Avenue and Strong Street in order to accommodate excess students. This new school will give the city four elementary schools with a total capacity of approximately 1,800 students, which should be adequate for the projected growth through 1970. Since the two junior high schools have a combined capacity of 950 students with a present enrollment of 850, this capacity should also be adequate through 1970. The senior high school with the addition of 200 spaces should be of sufficient size to handle the expected growth through 1970.

SCHOOL FACILITIES

Type	Capacity	Enrollment	Site Size (acres)
North Elementary	425*	550	2.2
South Elementary	400	420	2.6
Southeast Elementary	580	612	11.4
North Junior High	500	450	2.6
Vikan Junior High	450	400	36.8
Brighton Senior High	600	710	28.5
Zion Lutheran		114	5.0
7th Day Adventist		71	1.0

*The top floor is not used for safety reasons. There are 125 students using the old Lutheran School at North 4th and Strong; consequently, the larger enrollment than rated capacity.

1. Introduction
2. Methodology
3. Results
4. Discussion
5. Conclusion

Year	Value	Value	Value
2010	100	100	100
2011	105	105	105
2012	110	110	110
2013	115	115	115
2014	120	120	120
2015	125	125	125
2016	130	130	130
2017	135	135	135
2018	140	140	140
2019	145	145	145
2020	150	150	150

SCHOOL ENROLLMENT PROJECTIONS

	<u>1967</u>	<u>1970</u>	<u>1980</u>
Elementary	1582	1690	2270
Junior High	850	930	1250
Senior High	710	760	1020
Total	3142	3380	4540

These estimates are based on the current ratio of students to the total population of Brighton.

DESIRABLE STANDARDS

Type	Minimum Size	Maximum Size	Site Size (acres)
Elementary	200	800	5 + 1 per 100 pupils
Junior High	500	1,000	15 + 1 per 100 pupils
Senior High	500	1,500	25 + 1 per 100 pupils

POSSIBLE FUTURE SCHOOL CAPACITIES

Type	<u>1967</u>	<u>1970</u>	<u>1980</u>
All Elementary Schools	1405	1800	2400
Both Junior High Schools	950	950	1300
Senior High School	600	800	1100

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Compared with recommended standards, enrollments in the elementary schools in Brighton are within maximum desirable standards. Since the junior high schools are close to the minimum desirable size, opportunities for expanding these schools exist without the addition of a third junior high school. The senior high school is also within the recommended size range for senior high schools; and, in fact, like the junior high schools, it is also now near the minimum desirable size.

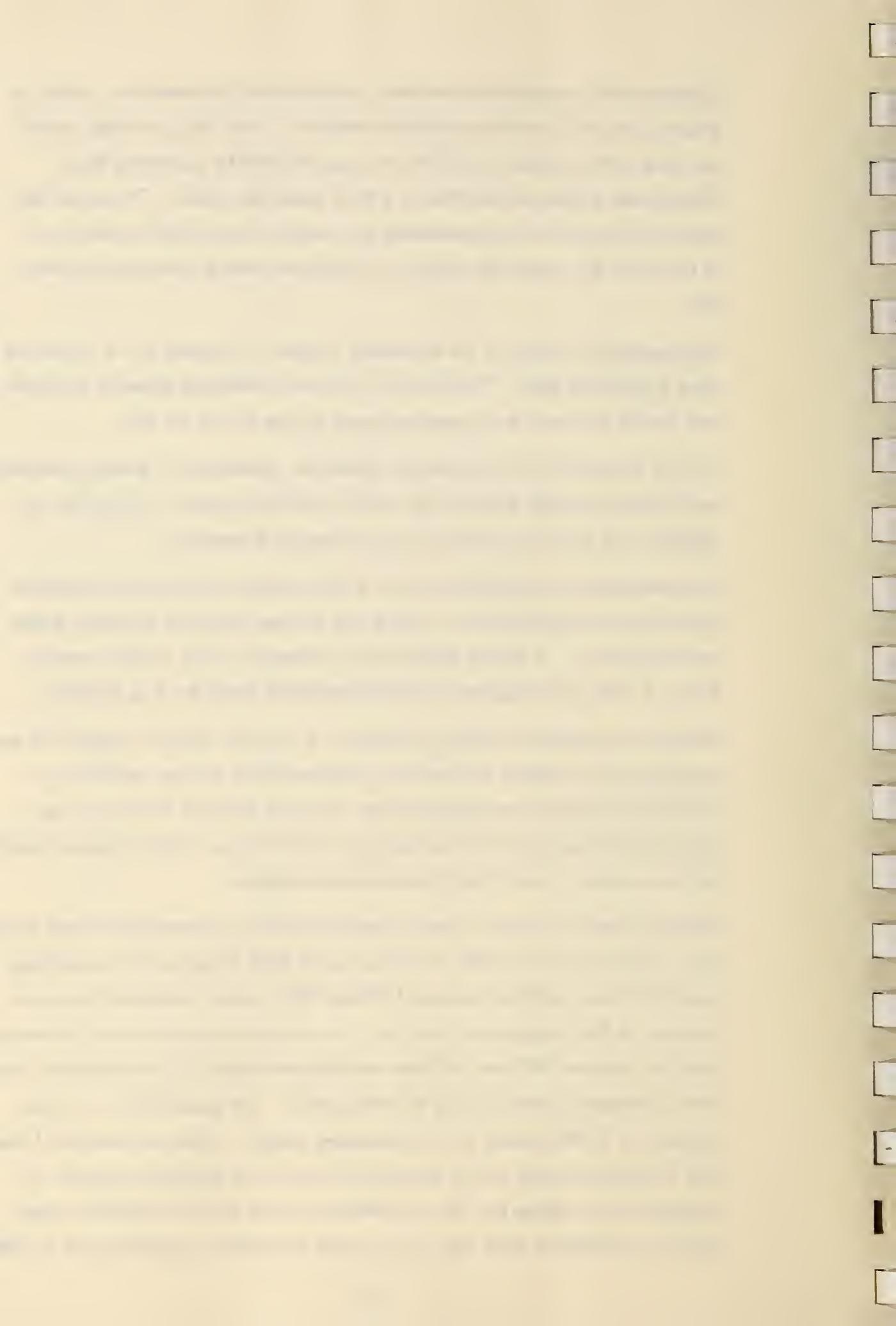
The geographic location of the elementary schools with respect to the residential areas is generally good. The location of the new elementary school in the north-east section will serve the expanding growth of that part of the City.

The site sizes of the older elementary schools are inadequate by present standards, and the same situation exists for the older junior high school, yet all of the new schools in the City are on sites which meet desirable standards.

There are extensive playfield facilities in the vicinity of Vikan Junior High and adjoining the senior high school, which may be used for public activities during non-school hours. A lighted softball field, a baseball field, football practice fields, a track, and a number of outdoor basketball areas are thus available.

There are two parochial schools in Brighton: a 7th Day Adventist School with an enrollment of 71 students and the Zion Lutheran School with an enrollment of 114 students in grades one through eight. The Zion Lutheran School is a new school facility located in the southeast part of the City on a site of approximately five acres which is used in part for playground purposes.

Although there will not be a need for additional junior or senior high school buildings in Brighton prior to 1980, the Vikan Junior High School and the senior high school will need additions between 1970 and 1980 in order to handle the growth expected in the community at that time. A new elementary school will be needed sometime between 1970 and 1980 and an additional round will be required for one of the elementary schools during the same period. This would result in a total capacity of 2,400 students in five elementary schools. Since the location of the fifth elementary school will be determined by the major direction of growth of residential areas during the '70's, acquisition of land for this elementary school should be considered about 1975, with actual construction scheduled prior to 1980.



Other Public Facilities

There are a number of other special public and semi-public facilities available in Brighton, as follows :

1. Fairgrounds

The Adams County Fairgrounds is located east of South 4th Avenue between Southern Street and Jessup Street. This area contains exhibition buildings, livestock stalls, a race track, a grandstand and a 4H building for meetings. The fairgrounds, however, is being moved to a site located at Henderson, about six miles south of Brighton, which frees this property for private development or for other public uses. Most of the present facilities will be dismantled and moved to the new site, but the 4H building may stay and could be converted into use as a community building. The geographic location is off-center from the residential population of the City, but if the existing building and the surrounding land could be obtained at a reasonable price, development of the 4H building for City purposes might be feasible.

2. City Storage Yards

The City owns a storage yard located north of Brighton Street between U.S. 85 and the Boulder Valley railroad tracks, which is also the location of the City dog pound. Since this site is in an industrial area, in the future it could be developed if additional garage or storage facilities are required by the City for its equipment.

3. Cemetery

The Brighton cemetery is located approximately one-half mile south of Bromley Lane between the old Brighton Road (State Highway 3) and U.S. 85. With five acres now leased for farm use, the site should provide adequately for future expansion. A number of minor physical improvements are needed in the cemetery at this time.

4. Hospital and Medical Facilities

The City is served by a fine new hospital located south of Egbert Street east of 17th Avenue. This facility is located on 5.4 acres of land and

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contains 55 hospital beds and sixteen extended care beds. The hospital board has recently purchased an additional four acres immediately to the east. Present plans include improvement of the laboratory and x-ray facilities. Since the hospital is an outstanding facility, it makes Brighton a medical center for the surrounding region.

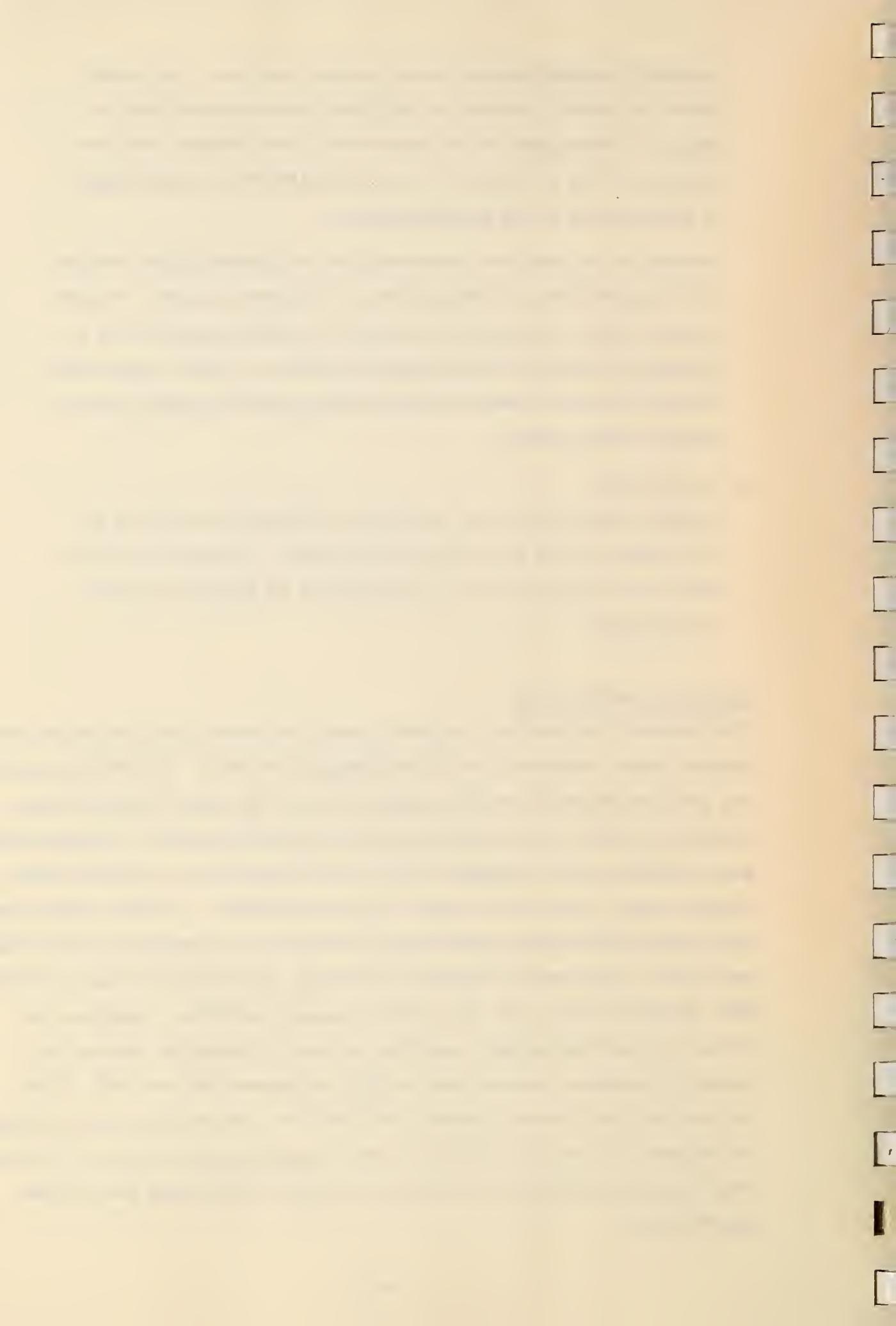
Standards for hospitals vary considerably, but as a general guide, from four to five hospital beds per 1,000 population is considered adequate. However, national trends to provide more services for the elderly population are influencing the demands for public hospital facilities. Usually, hospital sites contain at least ten acres so that basic facilities can be increased to serve a minimum of 200 patients.

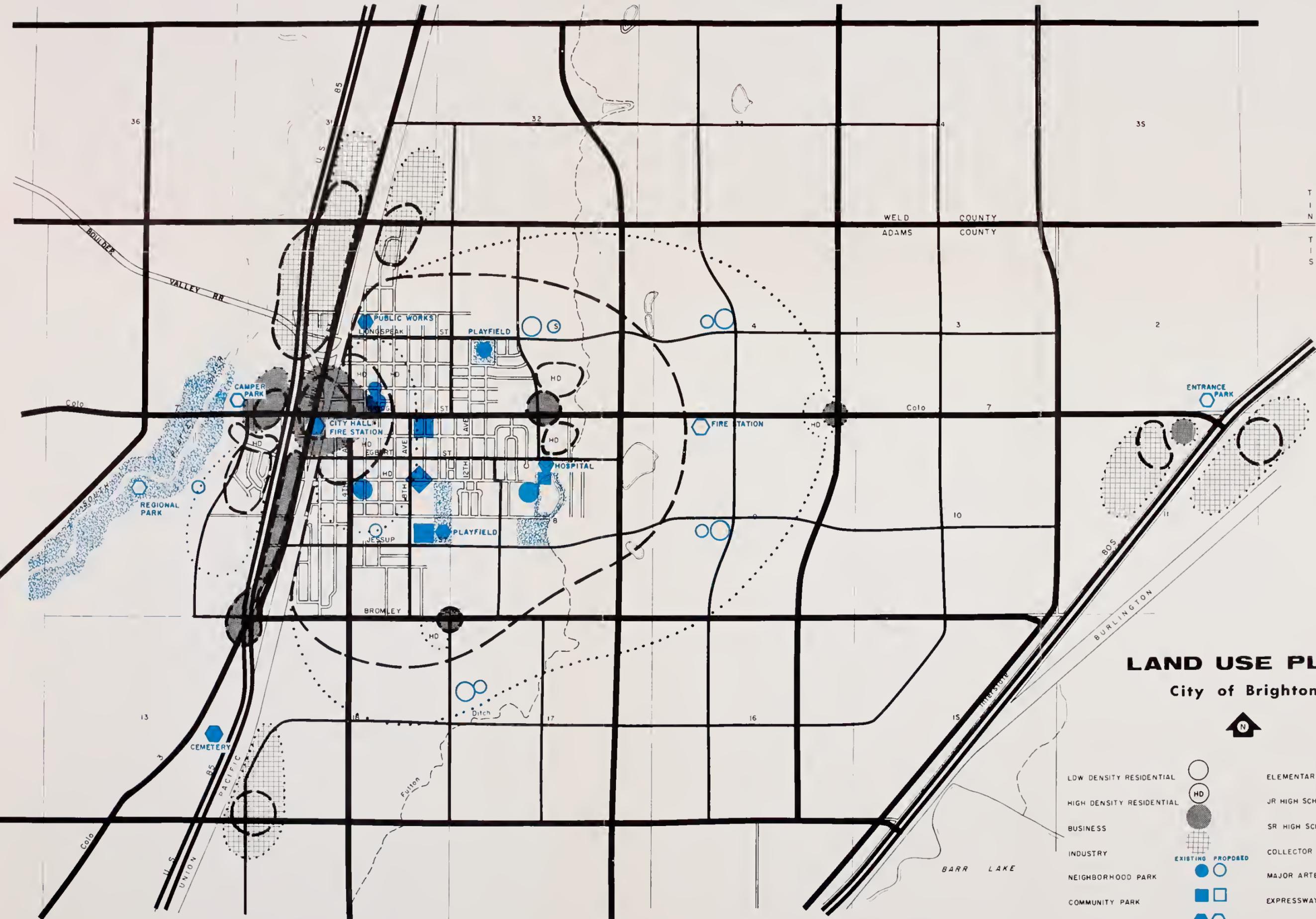
5. Juvenile Hall

In 1968, Adams County plans to construct a \$250,000 juvenile hall on a site situated north of the new County Court House. Although this facility will serve a County-wide need, its location in the Brighton region must be recognized.

Community Facilities Plan

The Community Facilities Plan, included as part of the revised Land Use Plan for the Brighton region, is printed on the following page of this report. This Plan shows general land use features (low-density residential areas, high-density residential areas, business and industry) plus the following special community facilities: neighborhood parks, community park, elementary schools, junior high schools, senior high school, collector streets, major arterial right of ways and expressways. The Plan further shows the suggested regional park along the South Platte River, the proposed park for campers and trailers, a proposed fire department sub-station, an entrance park along Interstate 80S, playfield locations, and other special community facilities. In addition, the revised Land Use Plan includes generalized estimates of residential, business and industrial development expected prior to 1980 and between 1980 and 1990. While the combined Land Use and Community Facilities Plan is necessarily schematic, each of the proposals shown on the Plan have been discussed in detail at various City Planning Commission meetings and are believed to represent both logical and desirable growth patterns.





LAND USE PLAN

City of Brighton



- | | | | |
|--------------------------|--|----------------------|--|
| LDW DENSITY RESIDENTIAL | | ELEMENTARY SCHOOL | |
| HIGH DENSITY RESIDENTIAL | | JR HIGH SCHOOL | |
| BUSINESS | | SR HIGH SCHOOL | |
| INDUSTRY | | COLLECTOR STREET | |
| NEIGHBORHOOD PARK | | MAJOR ARTERIAL | |
| COMMUNITY PARK | | EXPRESSWAY | |
| OTHER FACILITIES | | | |
| 1980 GROWTH ESTIMATE | | 1990 GROWTH ESTIMATE | |

EXISTING PROPOSED



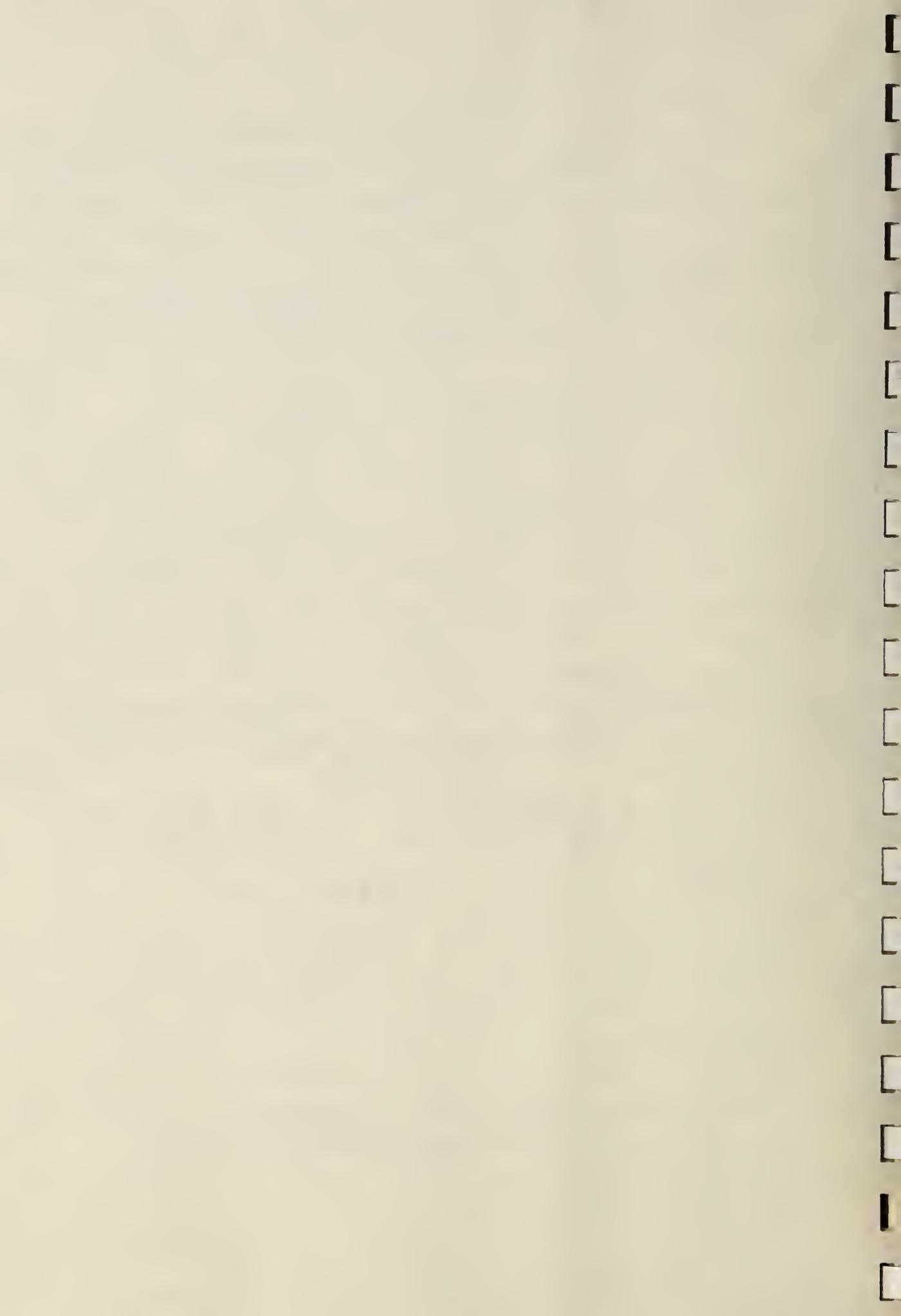
CAPITAL IMPROVEMENTS PROGRAM

Procedure

The first step in the development of an annual capital improvements program for the City of Brighton is the listing of proposed projects by each department and agency. Every suggested improvement should be fully described on a standard project request form similar to the one shown on the following page of this report. For certain projects, supplemental drawings and more detailed descriptions may be required. Use of the project request forms annually by each department and agency of the City is the basis for preparing a successful capital improvements program. All proposals are then reviewed by the City Manager who in turn summarizes the various requests and submits them to the Planning Commission for their study.

During their review, the Planning Commission evaluates each request in terms of its effect upon the implementation of the City's land use and community facilities plans. The Planning Commission further rates each proposed project according to its relative priority and recommends methods of financing and suggested timing for the implementation of each project. The Planning Commission also should consider whether or not cooperation between two or more departments may be necessary for the successful completion of a given project. Through this analysis by the Planning Commission, the capital improvements program should become better coordinated and should be more representative of the overall needs of the entire community. During its review, the Planning Commission may wish to discuss various projects with representatives of municipal departments. Whenever possible, the Planning Commission should schedule a public hearing on the tentative capital improvements program so that further community understanding and reaction may be obtained prior to submitting the list to the City Council.

The final step in the annual capital improvement process is the submission of the proposed capital improvements program by the Planning Commission to the City Council. Members of the Council should review each proposal in detail and should make changes according to their knowledge of various local needs. If the program as proposed by the Planning Commission appears to be beyond the financial limitations of the City, the City Council would necessarily need to make deletions in the total capital improvements program. Projects which are agreed upon for immediate construction or purchase would be included in the capital budget and made a part of the annual budget for the forthcoming year. Projects expected to be completed as a part of the capital improvements schedule after the first year would be retained as a part of the capital improvements program for further consideration prior to the preparation of future annual budgets.



Project Request Form
 CAPITAL IMPROVEMENTS PROGRAM
 City of Brighton, Colorado

Project No.
Priority Rating
Year (leave blank)

1. Name of proposed capital improvement: _____.

2. Location of proposed capital improvement: _____.

3. Brief description (amount, size, type, dimensions, etc.)

 _____.

4. Purpose or reason for the improvement: _____
 _____.

5. Priority (relative importance of the improvement or project in the opinion of the person submitting the request, i.e., "mandatory" "essential" "desirable" etc.)

6. Status of plans (check appropriate phase)

no plans have been prepared ()
 preliminary studies are available ()
 detailed plans have been prepared ()

7. Probable costs:

for land	\$ _____
for engineering and design	\$ _____
for construction	\$ _____
for future maintenance	\$ _____ per year
other _____	_____

8. Year project should be available: _____

9. Expected useful life of project: _____

10. Is the project indicated on the Brighton Community Facilities Plan? _____

11. Suggested method of financing (current revenues, general obligation bonds, county aid, state aid, federal aid, etc.) _____.

12. Are any new funds available? _____.

Signature of City Official _____

Dept. or Agency Represented _____

Project Name
Project Number
Year
Project Status

Project Review Form
 CAPITAL IMPROVEMENT PROGRAM
 City of Houston, Texas

1. How do proposed capital improvements:
2. Location or proposed capital improvements:
3. Justification (road, water, sewer, drainage, etc.):
4. Budget or funds for the proposal:
5. Other relevant information or comments on project in the context of the program:

Approved by: _____
 Date: _____

6. Project cost:
 - for land
 - for engineering and design
 - for construction
 - for utility materials
 - other

7. Are project funds available?
8. General availability of project?
9. Is the project included in the program Community Development Plan?
10. Suggested method of financing (county, bond, etc.)
11. Other comments:

Considerations

As the City Manager, Planning Commission and City Council weigh the merits of various projects recommended in the annual capital improvements program, guidelines should be used to classify the relative importance of the projects suggested. While the criteria used in evaluating capital improvements proposals cannot be absolute, the following order of importance might be considered:

(mandatory)

1. Protection of life.
2. Preservation of public health.

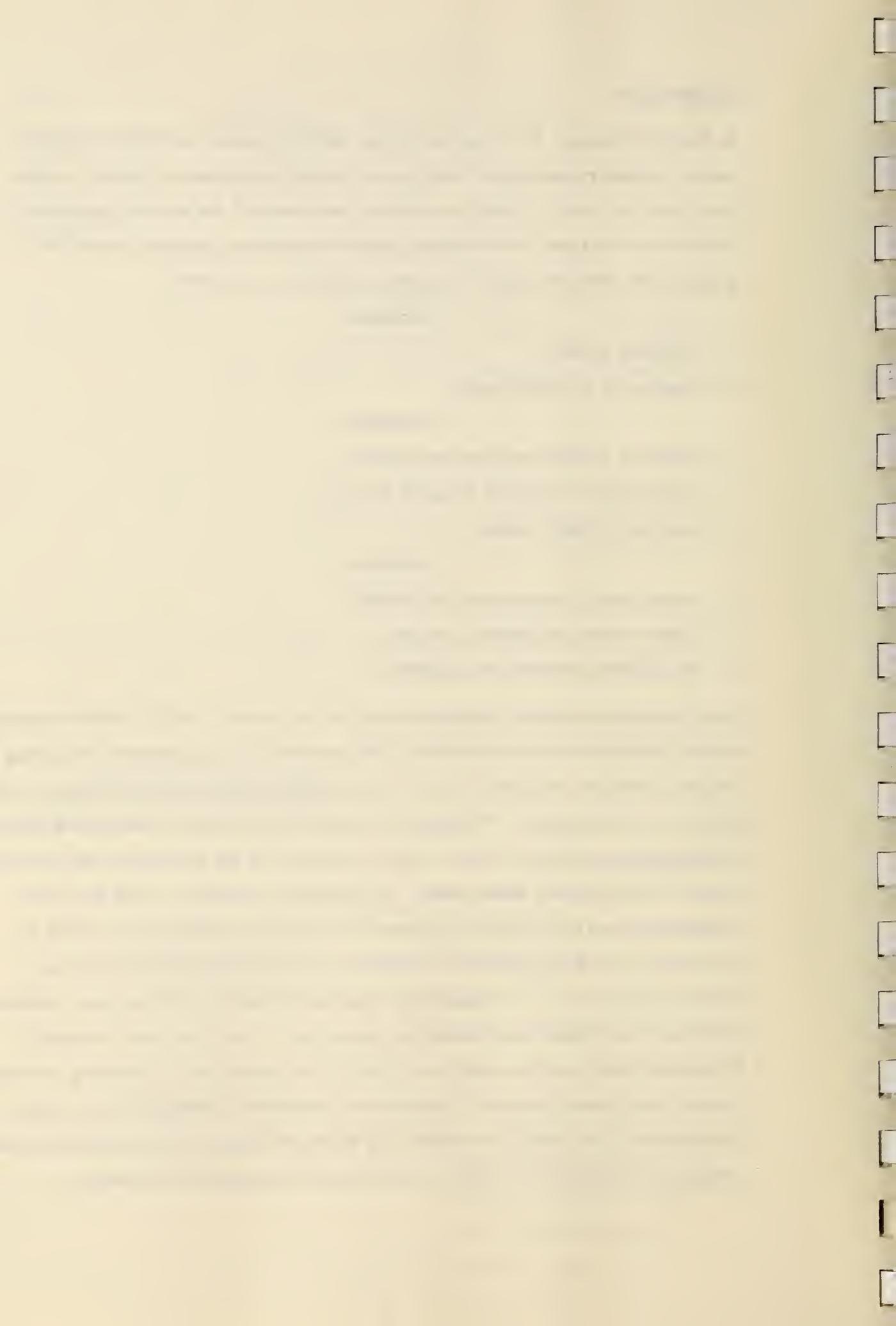
(essential)

3. Protection of local resources and property.
4. Improvement or extension of public services.
5. Reduction of public costs.

(desirable)

6. Increase public convenience and comfort.
7. Improve social and economic values.
8. Add cultural and aesthetic qualities.

Since community attitudes change from one year to another, public officials necessarily must be responsive to current attitudes. The availability of supplemental financing from outside sources may also prove to be a very important consideration for the early completion of a given project. Throughout the public review phase of the capital improvements program, an attempt must be made to weigh all of the advantages and disadvantages of each suggested improvement. For example, extending a water line in an undeveloped area might seem unwarranted, unless such extension would attract a new industry into the community. On the other hand, the construction of a new pavement might seem to be immediately important unless City officials were reminded of the fact that a storm sewer should be constructed in that street prior to paving. While many other conflicts might occur, one of the assumptions of preparing an annual capital improvements program is the fact that a systematic, thorough review of projects by many City officials is the best way to see all aspects of each project and to determine realistically the relative importance of one proposal over another.



Financing

Awareness of how much the projects are going to cost and where funds are going to come from must be recognized throughout the entire program. However, it would be a mistake to gauge a project purely on the basis of financing, such as eliminating one project because of the high total cost involved, or, including another project because of its relative minor cost. Once the public improvements have been identified and have been evaluated according to the preceding guidelines, the Planning Commission and City Council must focus their attention directly on the total cost of all proposed projects and on the methods of financing them. Sources of revenue must be explored with a thorough understanding of what is acceptable and considered desirable in the opinion of Brighton taxpayers.

The following principal sources of financing are usually available for local improvement projects:

1. Property Tax

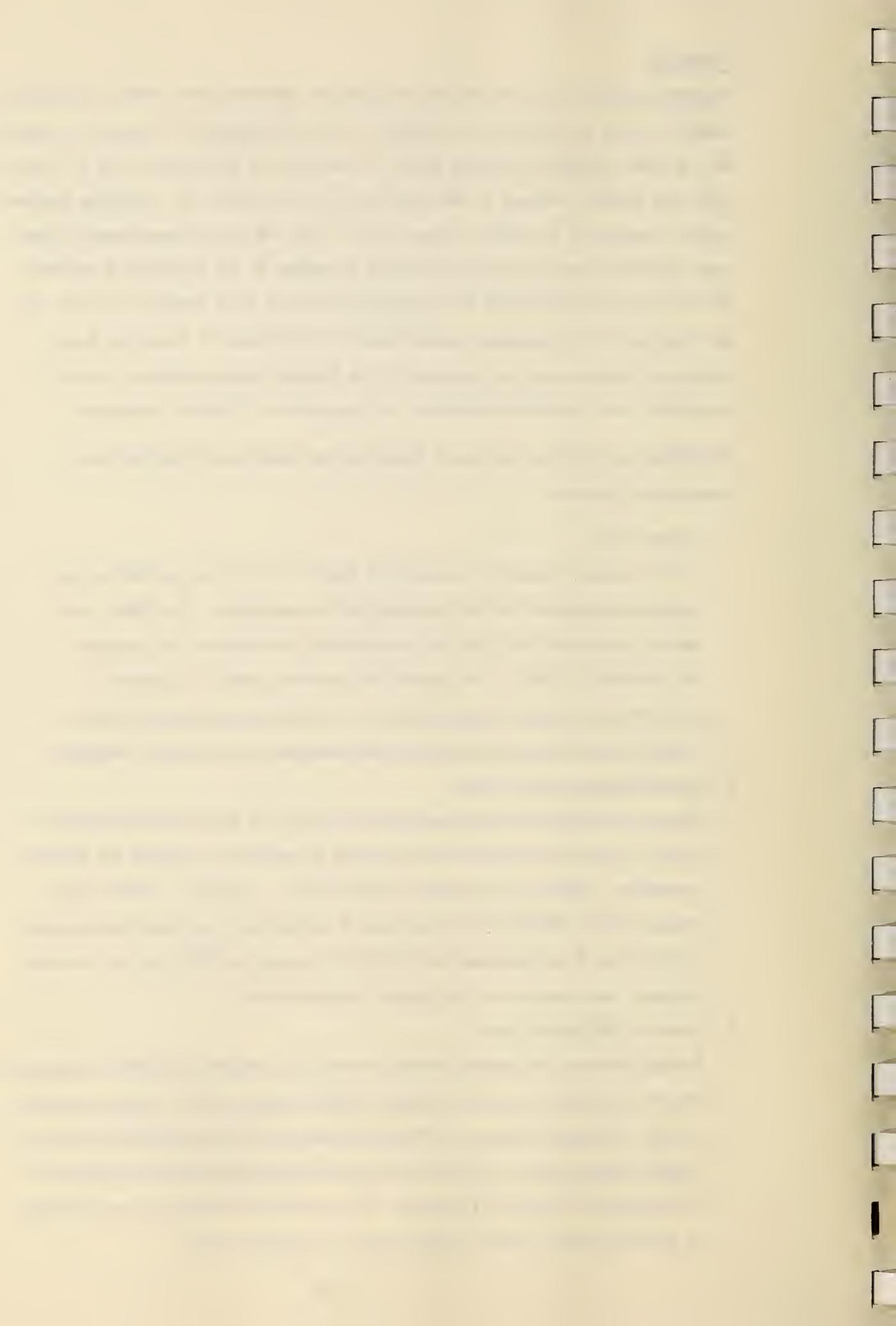
This is revenue brought in annually by the City's mill rate applied to the assessed valuation of private property in the community. For 1966, this amount was about \$142,000.00, substantially the same as the property tax received in 1964. The property tax revenue, which is primarily used for current budget expenditures, has produced approximately one-third of the total general fund revenues received by the City of Brighton.

2. Special Improvement District

Revenue obtained from only one section of the City for a specific improvement in that area can be financed through a special levy against the affected properties. Brighton Improvement District No. 1, passed in 1954 in the amount of \$55,500.00 for the purpose of sanitary services, and Improvement District No. 2 in the amount of \$23,000.00 passed in 1955 also for the same purpose, are examples of this type of revenue source.

3. General Obligation Bonds

Through the vote of property owners in the City, general obligation bonds may be sold to provide revenues for major capital improvements. Bonds approved for the municipal building in 1952 in the amount of \$74,000.00 and for the public park and pool in 1958 in the amount of \$65,000.00 are examples of this method of long-term financing. This is the most frequently used method of financing major public improvements in Colorado cities.



4. Revenue Bonds

These are bonds based on revenue from special purposes, such as repayment from the earnings of the utilities system. Examples of this method of financing are the water system projects of 1952 and 1957 totaling \$325,000 and the sewer bond issues of 1957 and 1962 totaling \$410,000. Since bonding companies often insist that revenue bonds be backed by a general obligation issue, revenue bonds may require a favorable vote of the property owners of the community.

5. County Funds

The Board of County Commissioners of Adams County may allocate funds for projects within the City of Brighton. Since taxpayers within the City of Brighton pay the same mill levy for County purposes as do persons residing outside of the incorporated area, it seems logical that certain revenues received by the County from their mill levy assessed against City properties should be assigned to projects within the City.

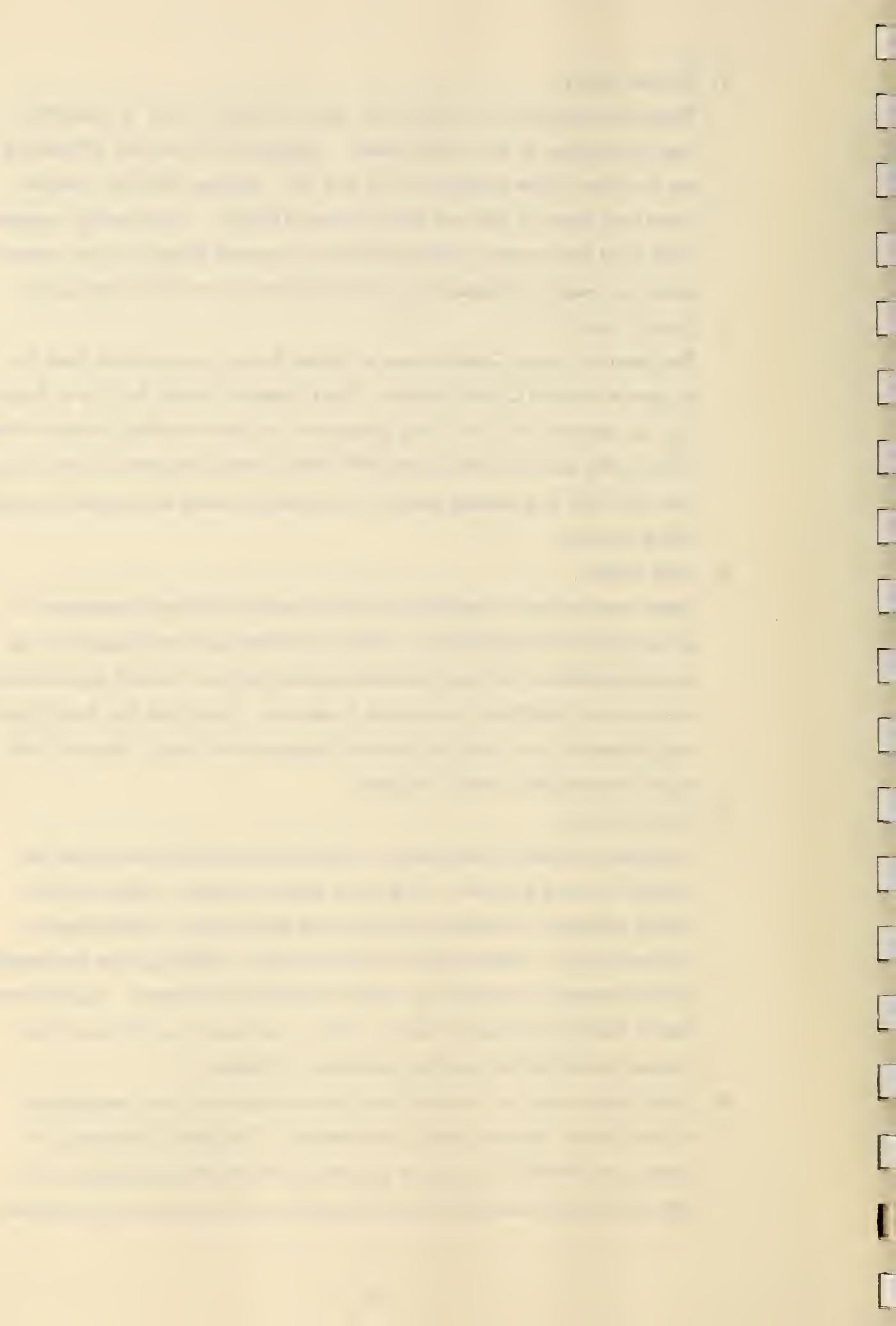
6. State Funds

State revenues may be assigned by various State of Colorado departments to projects within the Brighton area. Since most State funds are allocated on an annual basis after a review of statewide needs, their use for local improvement projects may be difficult to schedule in advance. Funds from the State Highway Department and from the Colorado Department of Game, Fish and Parks would be especially useful in Brighton.

7. Federal Funds

In addition to direct State revenues, assistance from Federal sources may be possible for many purposes. There are a number of grants, loans and cost sharing programs, all designed to help create better homes, neighborhoods, and communities. Scheduling of these funds also is difficult, since the length of time necessary to process such requests cannot be anticipated. Supplemental federal funds for community renewal, parks, open space, public works and highway beautification could be considered in Brighton.

8. Contributions might be received from individuals or from civic associations to help finance necessary public improvements. This type of revenue is, of course, very limited but could be encouraged for special projects such as for park and library improvements where recognition of the donor may be possible.



Discussing additional sources of revenue is unpopular, but it is the only alternative if regular methods of financing are too limited to pay for essential local improvements. Although each of the possibilities for additional revenue would require widespread community discussion before adoption, the following might be considered:

1. Sales Tax

A sales tax is used by other cities in Colorado (Denver, Boulder, Longmont and Lafayette to mention a few) as a means of broadening the local tax base without making further inroads on the property tax rate. Because of non-taxable items and a percentage of the income which would need to cover the cost of collection, a one percent sales tax would normally produce an income of approximately 0.5 percent times the total sales volume. Of course, there are many arguments against the sales tax as being harmful from a competition standpoint with other cities and county business outlets where such taxes are not applied. There is also the fear that lower income groups will pay an unfair proportion of the tax. Concern may be expressed over the inconvenience of collecting the tax.

2. Cigarette taxes are used in a majority of Colorado communities as a means of supplementing local revenues. Like the sales tax, the advantages and disadvantages of the cigarette tax can be debated at length. Without attempting to justify this method of increasing local revenues, we must realize that this is a frequently used tax for local governments in Colorado.

3. Special fees or payments at the time of annexation may be used as a source of providing additional funds for necessary improvements in outlying areas. Some communities charge an annexation fee on a per acre basis in order to provide revenue for serving newly annexed areas. Other cities require areas being annexed to pay a "buying in fee" or plant investment fee which, in effect, is a charge by the city to cover previous investments by city residents in constructing water lines, sewage treatment plants, streets, etc. Other municipalities insist that land be set aside in the area being annexed for future school or park purposes.

4. The principal fear involving annexation fees is that outlying areas will choose not to annex because of the added costs. As a substitute for city services, in-

adequate measures may be taken to the detriment of both the fringe area and the city. Also, the possibility of creating new incorporated areas at the edges of Brighton must be considered. In most cases, these alternatives to annexation lead to blighted developments at the edge of the community which in turn might lower property values within the city.

4. Plant investment fees charged at the time of issuing a building permit is another method used to finance utility expansions. For water and sewer connections, this cost might be as high as \$300 to \$400 per new home.
5. "Lease back" arrangements have been used in other communities in Colorado. This type of financing permits a city to construct a facility which is needed now and then to pay for it later. Because of State tax laws, a city may be limited to a given indebtedness figure and therefore forced to consider help from a non-profit corporation. Such a group may be formed, bonds sold, a new public project constructed, and the new facility leased to the city until such time as it is paid for when it reverts to public ownership.

From the standpoint of indebtedness, the financial position of the City of Brighton at this time is relatively sound. On January 1, 1968 the total indebtedness of the City of Brighton for general obligation bonds will be approximately \$50,000.00. Since laws of the State of Colorado limit general obligation bonds in a community to 3 percent of the total valuation of the city, the City of Brighton could have almost \$300,000.00 outstanding in general obligation bonds. The current outstanding amount therefore is approximately one-sixth the local limit.

Another comparison which is often made to measure the financial stability of a municipal government is to compare annual principal and interest payments to the annual operating budget. In Brighton, the annual interest and principal payments constitute approximately 11 percent of the annual operating budget. Since a maximum of 25 percent is ordinarily quoted as the highest recommended percentage, Brighton's annual bond payments are considerably below the top level.

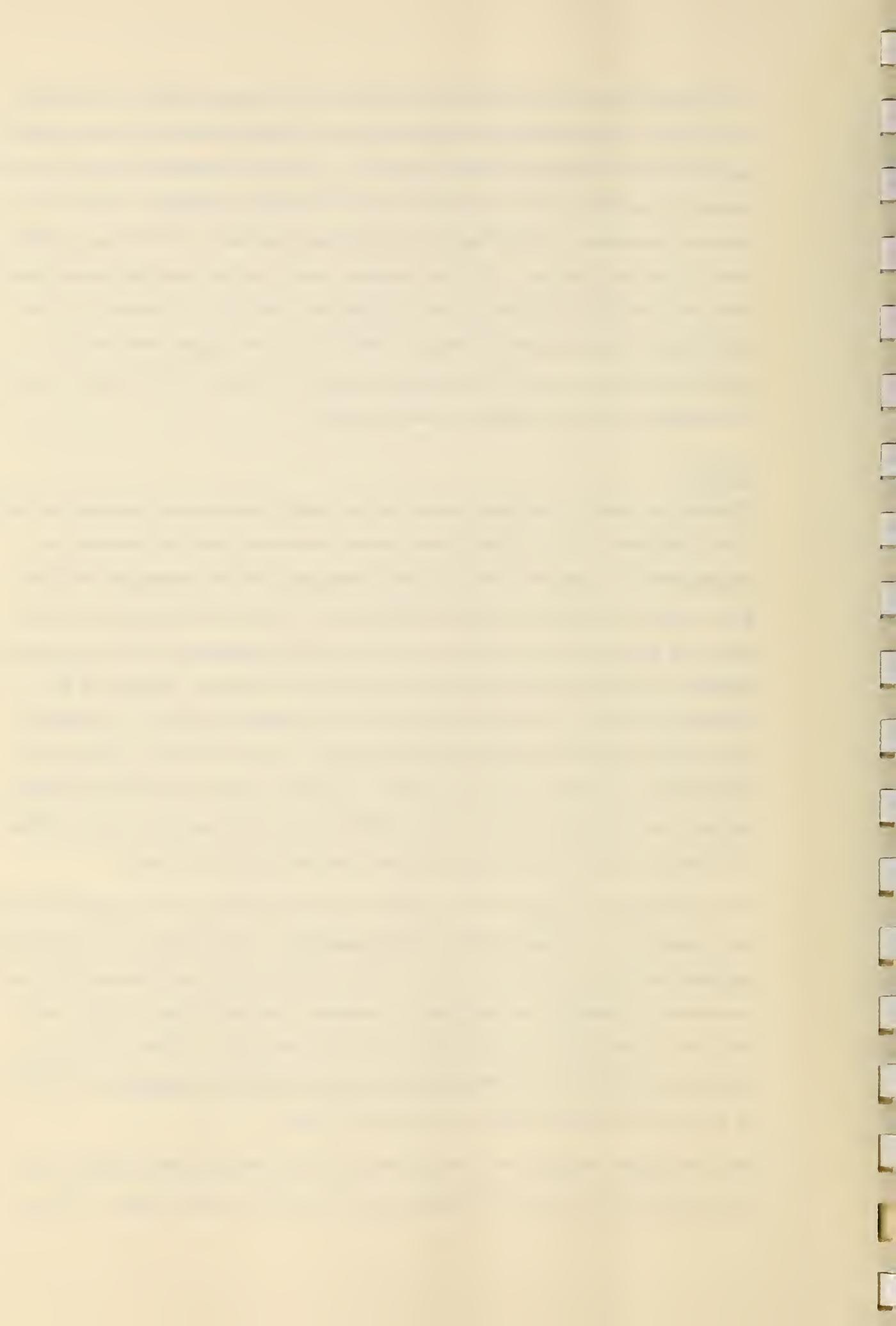
A third method used to evaluate the financial status of a municipality is to measure the maximum total bonded debt for both general obligation bonds and revenue bonds against the total assessed valuation of the city. Using this comparison, from 5 to 10 percent is considered "safe," between 10 and 15 percent "doubtful," and over 15 percent "hazardous." With Brighton's ratio being 7 percent, the City may consider itself in the best category. This last measure, as well as the preceding comparisons, show that the City of Brighton is now in a flexible condition with regard to its possibilities for future long-term financing. While we do not suggest that the City should immediately use up its borrowing capacity, the City's ability to borrow funds for necessary local improvements is most fortunate.

Summary

The last two pages of this report summarize the capital improvements program for the City of Brighton. The first page shows on map form where principal projects are recommended. In general, these projects correspond with the community facilities plan, except that projects recommended as a part of the capital improvements summary only extend into the future for a six-year period compared with the community facilities plan which outlines needs for the next 20 to 30 years. Because of this difference in timing, the short-range capital improvements summary is necessarily less complete than the community facilities plan. On the other hand, certain detailed needs of the City, particularly those involving equipment and minor building projects, are included as a part of the capital improvements summary without being described in detail on the more generalized community facilities report.

The final page of this report is the complete financial summary for the capital improvements program. This page includes a brief description of each project, cost estimates, suggested methods of financing, and a priority rating for each recommended City improvement. If possible, the projects recommended for construction in 1968 should be a part of the City's annual budget for the forthcoming year. Other projects requiring additional funds or further studies would necessarily be postponed until 1969 or to some future date as shown on the summary sheet.

Both the capital improvements summary map and the summary financial page should be revised each year prior to the preparation of the City's annual budget. Projects



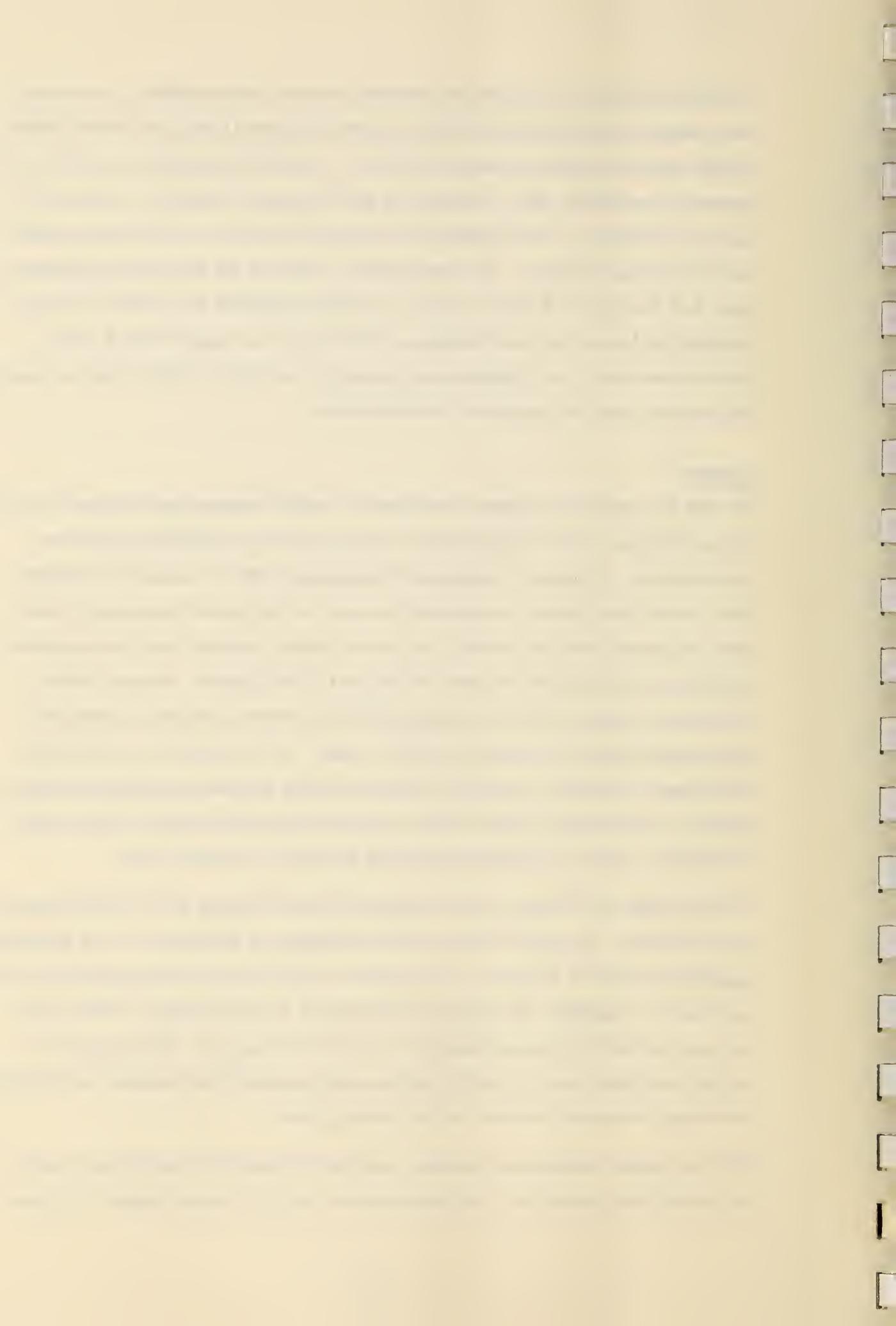
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which have been completed would necessarily be deleted whereas other pending improvements would be added, modified, or studied in more detail according to their specific needs. Through this annual updating of the capital improvements map and financial summary, the City should be able to maintain an overall view of its capital improvements and local taxpayers will be assured of added efficiency in the operation of their City.

UTILITIES

- U1 WATER SYSTEM EXPANSION (VL)
- U2 SEWERAGE SYSTEM EXPANSION (VL)

STREETS

- G1 DRAIN PANS (VL)
- G2 STORM SEWERS (VL)
- G4 TREE PLANTING PROGRAM(VL)
- G5 EASTSIDE ARTERIAL
- G6 18TH AVENUE COLLECTOR
- G7 IMPROVEMENT DISTRICTS (VL)

SANITATION

- H1 LAND FILL SITE (NL)

LIBRARY

- L1 NEW LIBRARY (NL)

GENERAL

- A1 MUNICIPAL BUILDING EXPANSION
- A2 COMMUNITY CENTER (NL)
- A3 CBD IMPROVEMENTS
- A4 AIRPORT (NL)
- A6 PUBLIC HOUSING (NL)

FIRE & POLICE

- F1 FIRE DEPT. SUB-STATION
- F2 POLICE & FIRE PARKING LOT

CEMETERY

- C1 STORAGE BUILDING
- C2 STREET IMPROVEMENTS
- C3 WELL
- C4 SPRINKLING SYSTEM
- C5 REPLACE WATERLINE

PARKS

- P1 OVERNIGHT CAMPER PARK
- P2 IMPROVE UPPER FULTON DITCH
- P3 LANDSCAPE EAST PORTION
- P4 SPRINKLER SYSTEM
- P5 TOOL SHED, BAND SHELL & STAGE
- P6 SWIMMING POOL ENCLOSURE
- P7 PURCHASE ADDITIONAL LAND
- P8 NEIGHBORHOOD PARK - NORTHEAST
- P9 NEIGHBORHOOD PARK - BRIGHTON TERRACE
- P10 IMPROVE BALL FIELDS - JAPANESE-AMERICAN
- P11 NEIGHBORHOOD PARK - RESERVOIR AREA
- P12 REGIONAL PARK - SOUTH PLATTE RIVER

WELD COUNTY

ADAMS COUNTY

SCHOOLS

- S1 NEW NORTHEAST ELEMENTARY
- S2 EXPANSION FOR 200 STUDENTS - SENIOR HIGH
- S3 ADD ONE ROUND TO AN ELEMENTARY SCHOOL (NL)
- S4 EXPANSION - VIKAN JUNIOR HIGH
- S5 EXPANSION - SENIOR HIGH

COUNTY

ACI JUVENILE HALL

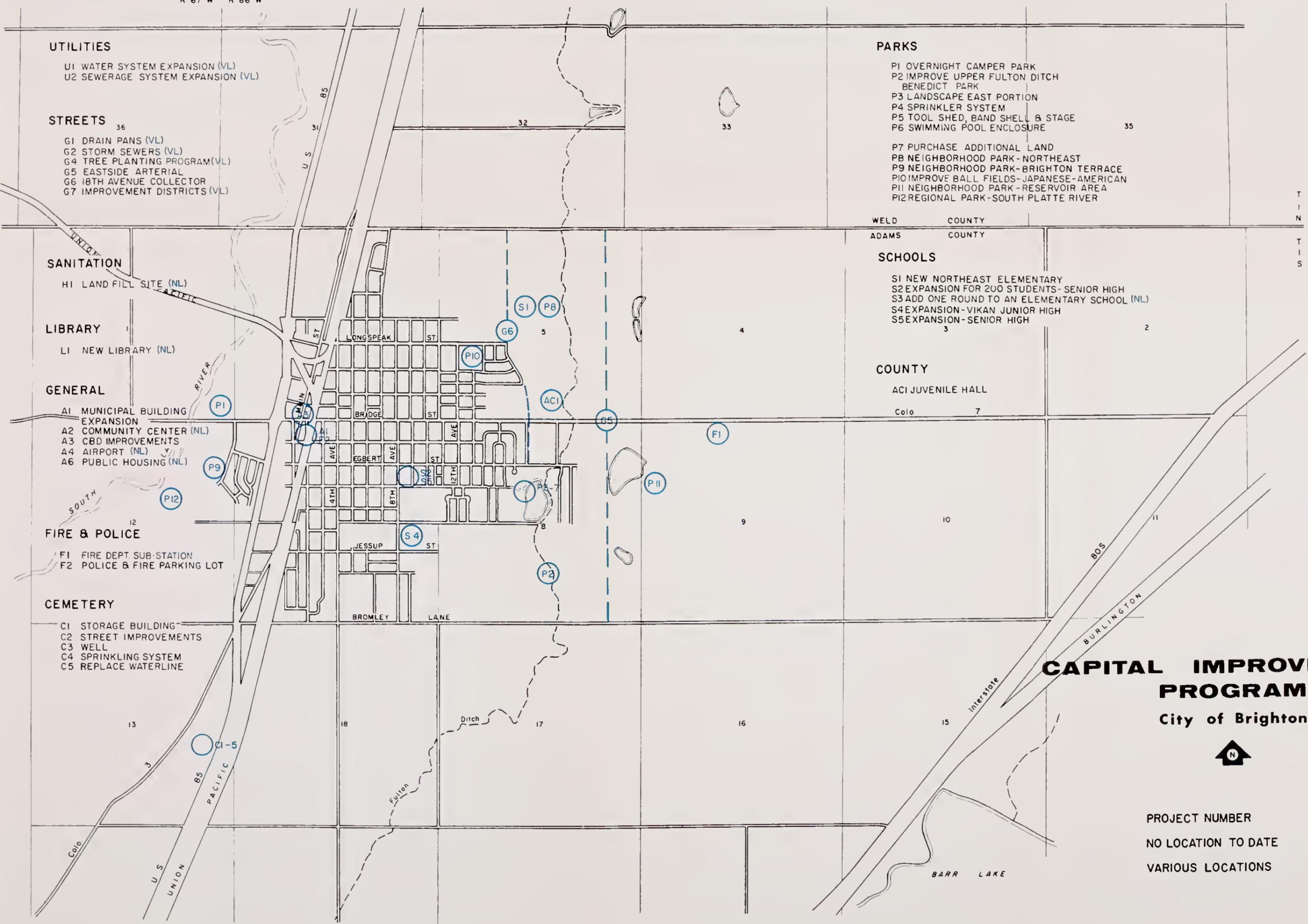
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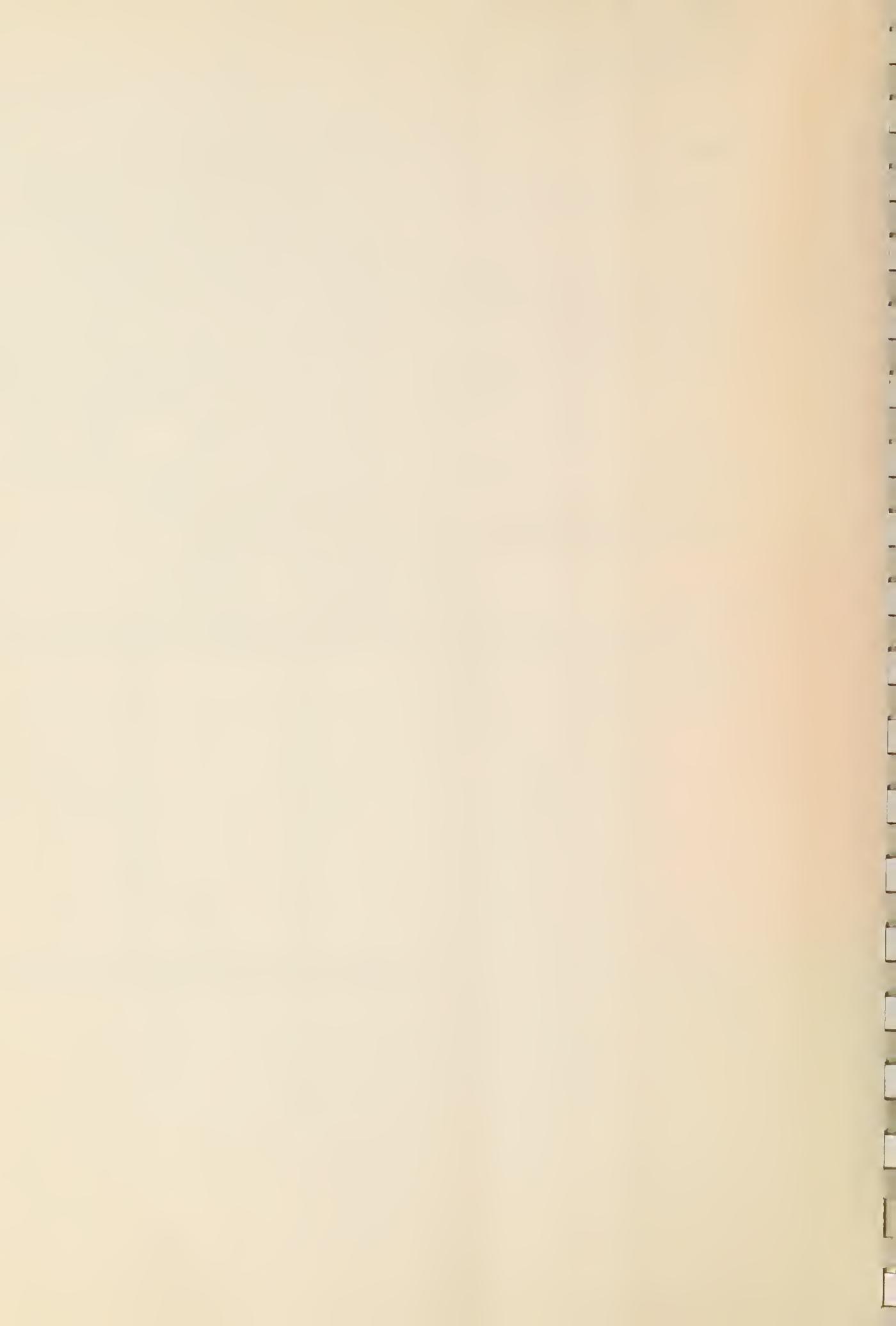
CAPITAL IMPROVEMENTS PROGRAM

City of Brighton



- PROJECT NUMBER (UI)
- NO LOCATION TO DATE (NL)
- VARIOUS LOCATIONS (VL)





Financial Summary

1967 CAPITAL IMPROVEMENTS PROGRAM

SOURCES OF REVENUE

AR - Annual Revenues
 SID - Special Improvement District
 GOB - General Obligation Bonds
 RB - Revenue Bonds
 CF - County Funds
 SF - State Funds
 FF - Federal Funds
 Cem - Cemetery Fund
 Sch - School District

PRIORITY RATINGS

A - Mandatory
 B - Essential
 C - Desirable

NE - No Estimate

CITY'S ANNUAL COST

NUMBER	DESCRIPTION	TOTAL COST	CITY'S COST	1968	1969	1970	1971	1972	1973	SOURCES OF REVENUE	PRIORITY RATING
U1	Water system expansion	\$2,000,000	\$1,000,000	\$1,000,000						RB, FF	A
U2	Sewerage system expansion	140,000	75,000	5,000	\$70,000					RB, FF	A
G1	Drain pans	10,000	10,000	2,000	2,000	\$2,000	\$2,000	\$2,000		AR	C
G2	Storm sewers (first of three stages)	825,000	500,000			100,000	100,000	100,000	\$100,000	SID, FF	C
G4	Tree planting program	10,000	10,000		5,000	5,000				AR	C
G5	Eastside arterial	NE	NE							CF	B
G6	18th Avenue collector	NE	NE							AR	B
G7	Improvement districts	NE	12,000	3,000	3,000	3,000	3,000			AR, SID	C
H1	Land fill site (lease or purchase)	27,000	27,000	3,000	3,000	3,000	3,000	3,000	3,000	AR	B
L1	New library	100,000	50,000			50,000				GOB, FF	C
A1	Municipal building expansion	85,000	55,000		5,000	25,000	25,000			GOB, FF	C
A2	Community center	53,000	53,000		3,000	12,500	12,500	12,500	12,500	GOB, FF	C
A3	CBD Improvements	100,000	80,000		20,000	20,000	20,000	20,000		SID, SF	C
A4	Airport	NE	NE							RB, FF	C
A6	Public housing	NE	NE							FF	B
F1	Fire department sub-station	42,000	42,000		2,000	40,000				AR	B
F2	Police and fire parking lot	5,000	5,000		5,000					AR	C
C1	Storage building at cemetery	4,500	4,500	4,500						Cem	C
C2	Street improvements at cemetery	6,500	6,500		6,500					Cem	C
C3	Well at cemetery	5,500	5,500			5,500				Cem	C
C4	Sprinkler system at cemetery	6,500	6,500			6,500				Cem	C
C5	Replace waterline at cemetery	10,000	10,000				10,000			Cem	C
P1	Overnight camper park	11,000	5,500	5,500						AR, FF	C
P2	Improve upper Fulton ditch	5,000	2,500				2,500			AR, FF	C
P3	Landscape east portion of Benedict Park	10,000	5,000		2,500	2,500				AR, FF	C
P4	Sprinkler system, Benedict Park	6,000	3,000			3,000				AR, FF	C
P5	Tool shed, bandshell and stage, Benedict Park	3,000	3,000		3,000					AR	C
P6	Swimming pool enclosure, Benedict Park	50,000	25,000			25,000				AR, FF	C
P7	Purchase additional land, Benedict Park	20,000	10,000		10,000					AR, FF	C
P8	Neighborhood park, northeast	6,000	3,000	1,500	1,500					AR, FF	B
P9	Neighborhood park, Brighton Ter.	9,000	4,500			1,500	1,500	1,500		AR, FF	C
P10	Improve ball fields, Jap.-Amer.	4,000	4,000		2,000	2,000				AR	C
P11	Neighborhood park, Reservoir Ar.	10,000	5,000						5,000	AR, FF	C
P12	Regional park, Sa. Platte River	100,000	0							SF, FF	C
S1	New northeast elementary	662,320	0							Sch	B
S2	Expansion for 200 students, Senior High	254,310	0							Sch	B
S3	Add 1 round to an elem. school	NE	0							Sch	B
S4	Expansion, Vikan Jr. High	NE	0							Sch	B
AC1	Juvenile hall	250,000	0							CF	C
	TOTAL (of projects estimated)	\$4,830,630	\$2,022,500	\$1,024,500	\$143,500	\$306,500	\$179,500	\$139,000	\$120,500		

