town of
Bennett

welcome neighbors.

Economic Development Profile

Bennett at a Glance

The Town of Bennett is a growing community on the western edge of the eastern plains of Colorado. The Town is conveniently located 25 minutes from Downtown Denver.

The Town was incorporated in 1930 and has steadily grown into a thriving and self-sustaining community within an excellent public school system, abundant open spaces and trails, and a growing hub for goods and services along the I-70 corridor. Furthermore, there is available land that is entitled for development, making Bennett an inviting place to do business.

Today, Bennett is poised for the future with forward thinking planning efforts underway as the community is ready to move forward with a thoughtful and straightforward development process to encourage economic development that is consistent with the goals and small town character of the Town and surrounding area.

Bennett Benefits

300+
Average Annual Days of Sunshine

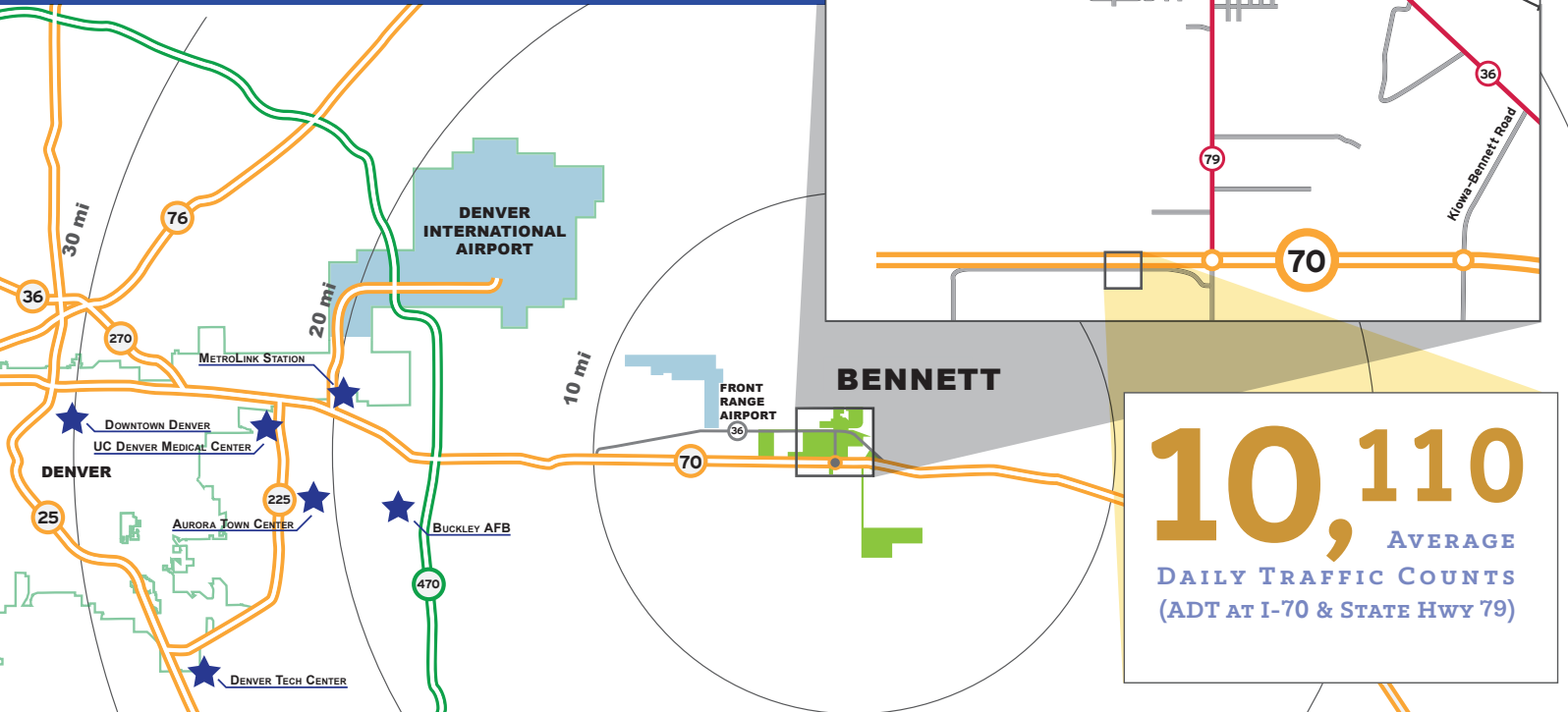### $185,000
Average Cost Single Family Home

25 MINUTES
Average Commute Time to Downtown Denver

ROOM TO *breathe*

COMMUNITY PROFILE

Population	**2,411**
	(2013 Estimate)
Square Miles	**5.4**
Median Age	**35**
Median Income	**$58,860**
Households	**898**
Owner Occupied Households	**76%**
Employed Population	**77.6%**
Residents Employed in Private Sector	**82%**
High School Graduation Rate	**93%**
Miles of Walking & Biking Trails	**6.5**

STRATEGIC LOCATION

Palmer Avenue
Colfax Avenue

Kiowa-Bennett Road

36

79

70

DENVER INTERNATIONAL AIRPORT

76

36

270

30 mi

20 mi

10 mi

MetroLink Station

Downtown Denver
UC Denver Medical Center

DENVER

25

225

Aurora Town Center

Buckley AFB

470

FRONT RANGE AIRPORT
36

BENNETT

70

Denver Tech Center

10,110
AVERAGE DAILY TRAFFIC COUNTS
(ADT at I-70 & State Hwy 79)

TRANSPORTATION

The Town of Bennett is strategically located on the eastern edge of the Denver Metropolitan area. The Town has direct access to 1-70, E-470, Highway 36 (Colfax Avenue), Union Pacific Railroad and there are future long term plans for commuter rail.

Furthermore, the Town is located just 25 minutes from downtown Denver and 20 minutes from Denver International Airport. This prime location makes Bennett the ideal place to start a business as you will become part of a community with numerous transportation options, but more importantly, one with a "small town charm" and friendliness that Bennett is known for.

In 2014, Bennett adopted an Access Control Plan to improve the roadway network in relation to State HWY 79 and throughout other planned development in order to create streets that were safe for use by pedestrians, bicyclists and future transportation.

COMMUTE TIMES

Front Range Airport	**10 min**
Aurora	**15 min**
Denver International Airport	**20 min**
Downtown Denver	**25 min**
Denver Tech Center	**35 min**
Mountains	**50 min**

Economy

Bennett is primarily a residential community whose main industries include retail, accomodation & food services, arts & entertainment, and recreation. With a strong civilian labor force of 1,073 individuals, Bennett is able to offer residents and businesses the amenities and sophistication of a large nearby metropolitan area in a small town setting.
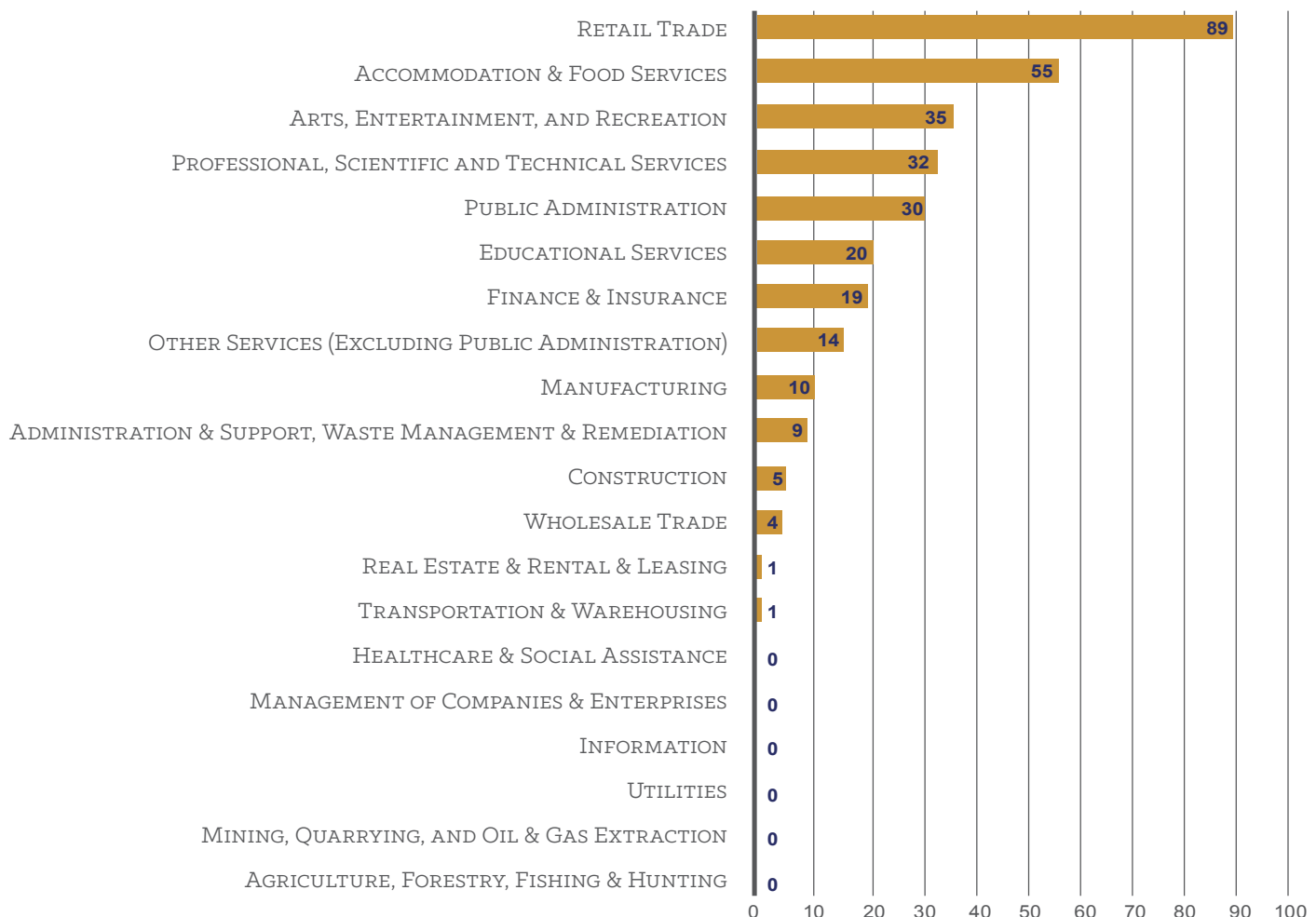
Dollars&Sense

74% LABOR FORCE PARTICIPATION RATE

COST OF LIVING **9.1%** **LESS** THAN COLORADO AVERAGE

8.2% JOB GROWTH RATE 2000-2009

10 % POPULATION GROWTH

Jobs in Bennett

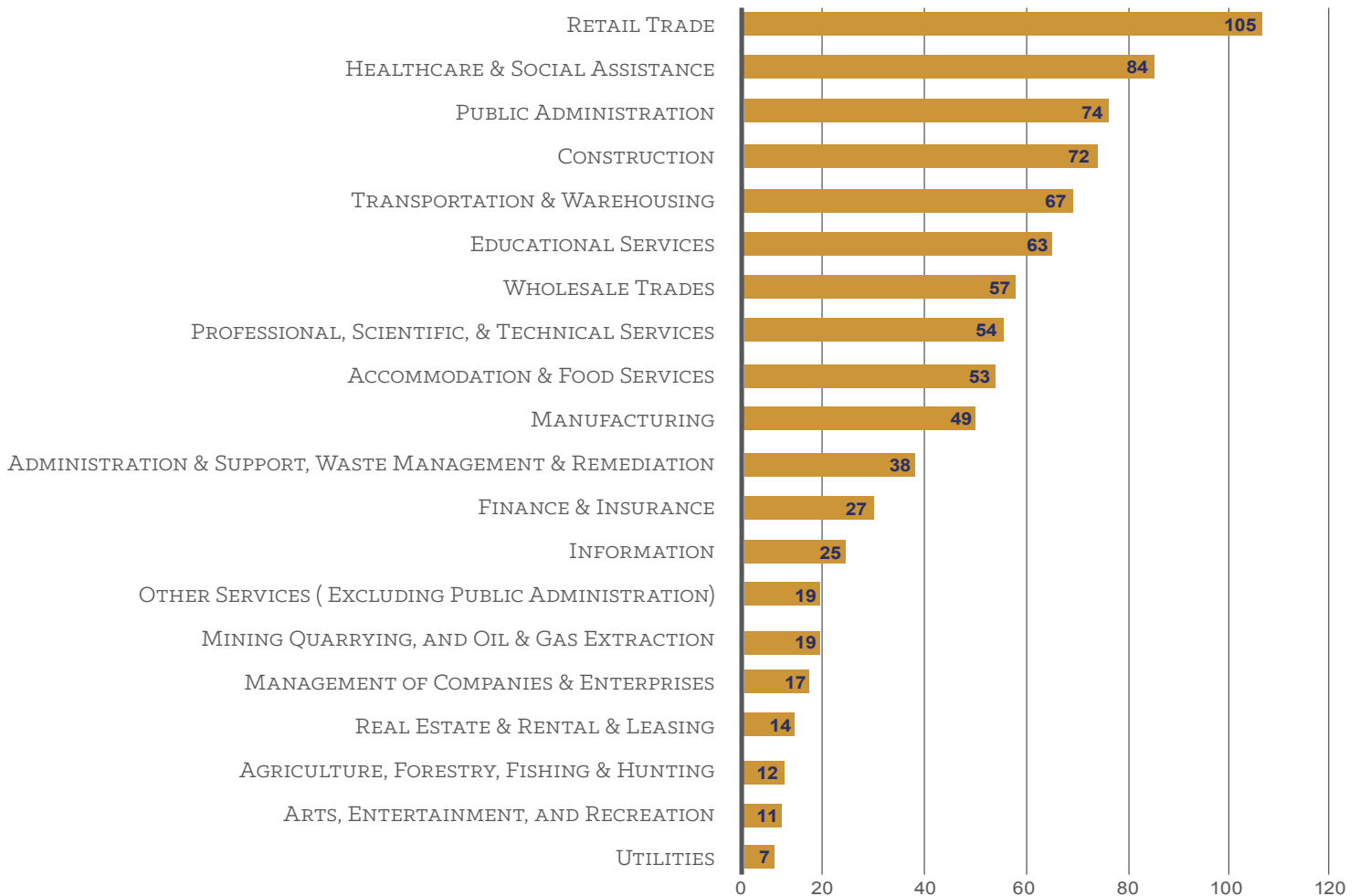| Industry	Jobs
Retail Trade	89
Accommodation & Food Services	55
Arts, Entertainment, and Recreation	35
Professional, Scientific and Technical Services	32
Public Administration	30
Educational Services	20
Finance & Insurance	19
Other Services (Excluding Public Administration)	14
Manufacturing	10
Administration & Support, Waste Management & Remediation	9
Construction	5
Wholesale Trade	4
Real Estate & Rental & Leasing	1
Transportation & Warehousing	1
Healthcare & Social Assistance	0
Management of Companies & Enterprises	0
Information	0
Utilities	0
Mining, Quarrying, and Oil & Gas Extraction	0
Agriculture, Forestry, Fishing & Hunting	0

Bennett Workforce

Bennett offers a workforce that is educated and skilled. Thirty-eight percent of the workforce is employed in occupations requiring skills in science, technology, engineering and mathematics, or skills that support primary industries.

Of the employed population, 82% work in the private sector with another 12.5% working in government. Self-employed workers make up 5% of Bennett's workforce.

Bennett's Growing Workforce

Industry	Value
Retail Trade	105
Healthcare & Social Assistance	84
Public Administration	74
Construction	72
Transportation & Warehousing	67
Educational Services	63
Wholesale Trades	57
Professional, Scientific, & Technical Services	54
Accommodation & Food Services	53
Manufacturing	49
Administration & Support, Waste Management & Remediation	38
Finance & Insurance	27
Information	25
Other Services (Excluding Public Administration)	19
Mining Quarrying, and Oil & Gas Extraction	19
Management of Companies & Enterprises	17
Real Estate & Rental & Leasing	14
Agriculture, Forestry, Fishing & Hunting	12
Arts, Entertainment, and Recreation	11
Utilities	7

QUALITY OF LIFE

HIGH SCHOOL GRADUATION
93%
RATE

200+
ACRES
PROTECTED OPEN SPACE

MILES OF
6.5
WALKING & BIKING TRAILS

Bennett is a growing small town with community services, good schools, low traffic, clean air, and a strong sense of community where neighbors know each other and will offer a hand when needed.

The Town boasts over six miles of walking and biking trails, numerous parks, a community center, a recreation center, and 200+ acres of protected open spaces.

BENNETT COMMUNITY MARKET

As growth continues into the eastern I-70 Corridor region, we are finding ways to balance economic development with our need to maintain our rural and agricultural character. That is why, for the third year in a row, the Town has approved the "Bennett Community Market", the premier agricultural attraction along the I-70 Corridor and centerpiece of the recent Agritourism initiative.

Recently, the Bennett Community Market has grown from a small composition of local fiber, artisan and few produce vendors to a strong economic vehicle in the agricultural community. This year, the market has partnered with the High Plains Food Coop, a major regional food supplier of organically and naturally grown produce and meats comprised of Colorado farmers, ranchers and entrepreneurs. The Bennett Community market is yet another thriving aspect of Bennett's increasing economic footprint.

The Town of Bennett has been proactive in the development of planning and development guidelines and regulations that are user friendly and that streamline the approval process.

The Town understands that the planning and development process should be consistent, make intuitive sense, and easy to utilize all while helping to improve the overall community.

Significant Planning & Development Accomplishments

2009 Parks, Trails, and Open Space Master Plan
- Created a regional open space and trail system that connected the historic town center to outlying subdivisions

2010 Downtown Planning Study
- Identified a realignment for SH79
- Developed a Downtown Mainstreet Concept Plan
- Created Downtown Design Guidelines
- Developed a pedestrian friendly street scape concept

2012 Comprehensive Plan
- Identified goals and strategies for future land use, transportation, and infrastructure
- Determined growth forecast to 2035

2014 Land Use Code Update
- Consolidated the industrial zoning districts into one industrial zoning category
- Revised the R-3 zoning district to allow for higher density and increased the maximum building height
- Created three new overlay zone districts within the downtown area
- Residential Mixed Use District
- Commercial Mixed Use District
- Main Street District
- Provided additional flexibility to the Zoning Adminstrator to administratively approve PD amendments

2014 Adoption of Model Service Plan
- Allows for the creation of financing mechanisms; including provisions for single & multiple districts
- Metropolitan Districts in Colorado are viewed as an excellent vehicle for financing public improvements and increasing savings to developers and landowners

Proposed Regional Trail Network

Business Resource Organizations

As part of our geographic location, the Town of Bennett is situated within an area accessible to several business resource organizations. The Economic Development Division collaborates with several partners in the region that support Bennett businesses with valuable resources. Here are some organizations who can serve your business needs.

Regional Economic Advancement Partnership

The Regional Economic Advancement Partnership (REAP) will assist developers and communities with business prospects. Relocation leads from the state and others will be forwarded to interested parties throughout the I-70 Corridor. A primary goal is to attract employment opportunities compatible with the rural town communities of eastern Adams and Arapahoe Counties.

303.410.9122   **www.i-70reap.com**

I-70 Corridor Chamber of Commerce

The goal of the Chamber of Commerce is to promote the planned growth and development of our communities by bringing together business and community leaders to work together for the common good.

303.644.4607   **www.i70ccoc.com**

E. Colorado Small Business Development Center

The Small Business Development Center (SBDC) provides consulting and training to current and prospective business owners and not for profits.

970-351-4274   **www.eastcoloradosbdc.com**

Adams County Economic Development

(ACED) is a 501(c)(6) private, nonprofit, full-service economic development agency serving Adams County, including the Town of Bennett. ACED is dedicated to playing a leadership role in aggressively driving economic vitality and sustainable business development in the region.

303.453.8510   **www.adamscountyed.com**

Adams County Workforce & Business Center

The AdCo Workforce & Business Center creates opportunities for success by connecting businesses to a quality workforce.

720.523.6900   **www.co.adams.co.us**

Arapahoe/Douglas Works!

The Workforce Center provides a variety of no-cost services to job seekers and businesses and serves as a critical resource to connect people and businesses in Arapahoe and Douglas Counties, and throughout the Denver/Aurora metropolitan region.

303.636.1160   **www.adworks.org**

Contact the Town of Bennett

Let us welcome you to town. To learn more about developing in the Town of Bennett, and why it is the right place for you, please contact our Economic Development Team.

www.townofbennett.org

Trish Stiles - Town Administrator
tstiles@bennett.co.us   303.644.3249 ext. 1009

Jose Rocha - Economic Development Manager
jrocha@bennett.co.us   303.644.3249 ext. 1007

Josh Baker - Marketing & Communications Coordinator
jbaker@bennett.co.us   303.644.3249 ext. 1019

refocus on what matters.

town of **Bennett**

welcome neighbors.