



Est. 2003

# Western Engineering Consultants, Inc.

## PROJECT EXPERIENCE

2005-2006

0047.001.00

### Integrated Medical & Wellness Center

Brighton, Colorado

#### Highlights

Planning & Engineering  
Use By Right Approval—'05  
Construction—2005/2006

606 South 6th Avenue  
Commercial Infill Project

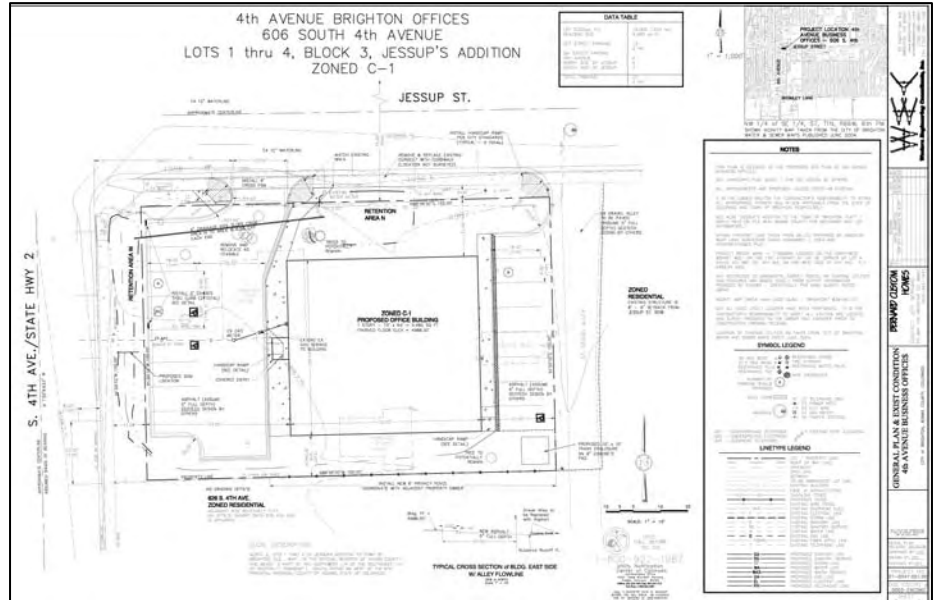
#### Project Cost

\$5,000 Consulting  
\$190,000 Construction

#### Client

Bernard's Custom  
Construction, LLC

Bernard's Custom Construction specializes in site development and custom residential and commercial-retail-office, design-build services. The picture below is before the plans and construction begins.



#### Project Description

Bernard's Custom Construction has retained Western Engineering Consultants, Inc. (WECI) to provide planning and civil engineering for various infill redevelopment projects in Brighton. Infill projects within the City have unique issues trying to meet current City code on pre-municipal code lot sizes. The projects required collaborative efforts with the City, Bernard's Custom Construction, WECI, and the Owners in order to meet City codes and maximize site efficiency for the end users. These type of projects have been welcome investments into the various Brighton neighborhoods. This project was approved prior to the South 4th Overlay District Zoning Overlay which was implemented to stimulate re-development within and aging residential neighborhood. South 4th Avenue (State HWY 2) is a primary gateway corridor into the City. The neighborhood has begun to transform from older residences into new local businesses. Bernard's projects with the City are recognized as setting high quality standards for current and future infill development.

Civil Engineering · Land Planning · Landscape Architecture

20 South 5th Avenue, Brighton, CO 80601 · www.westerneci.com · Phone 720 685-9951