



I-70 AT AIRPARK INTERCHANGE

Interchange Funding - Traffic Impact Fee Assessment

August 4, 2025

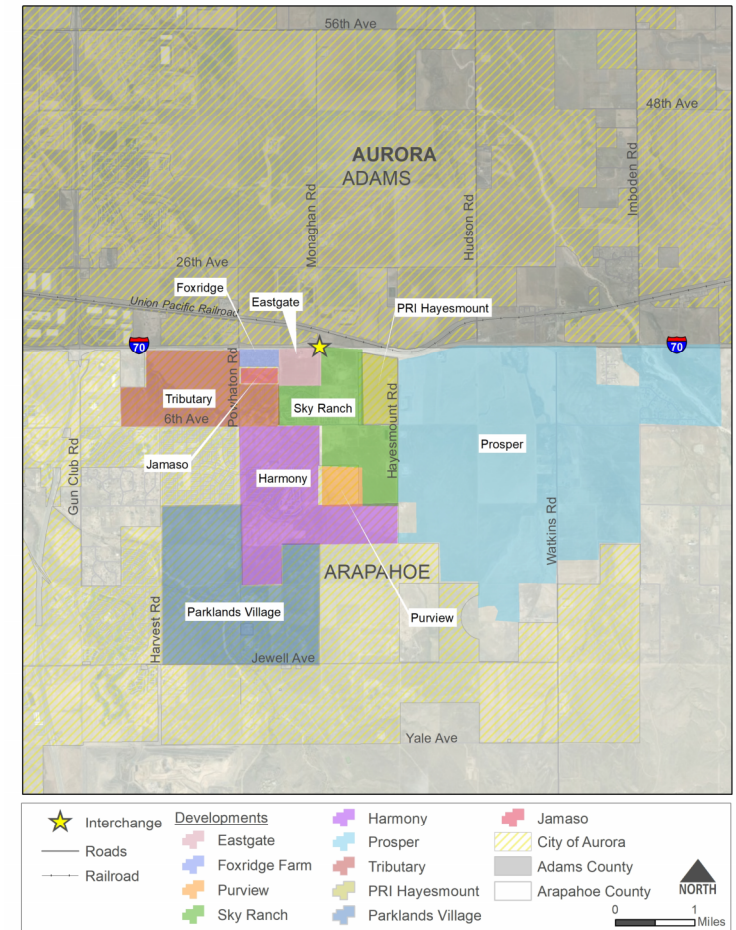


- Interchange Project Description
- Impact Fee Proposal Review
- Follow up to Previous Questions
- New Information
 - » Final Impact Fee Study Report
 - » IGA between County & Sky Ranch Community Authority Board (CAB)
 - » Impact Fee Resolution
- Discussion & Request



Area – Planned Development

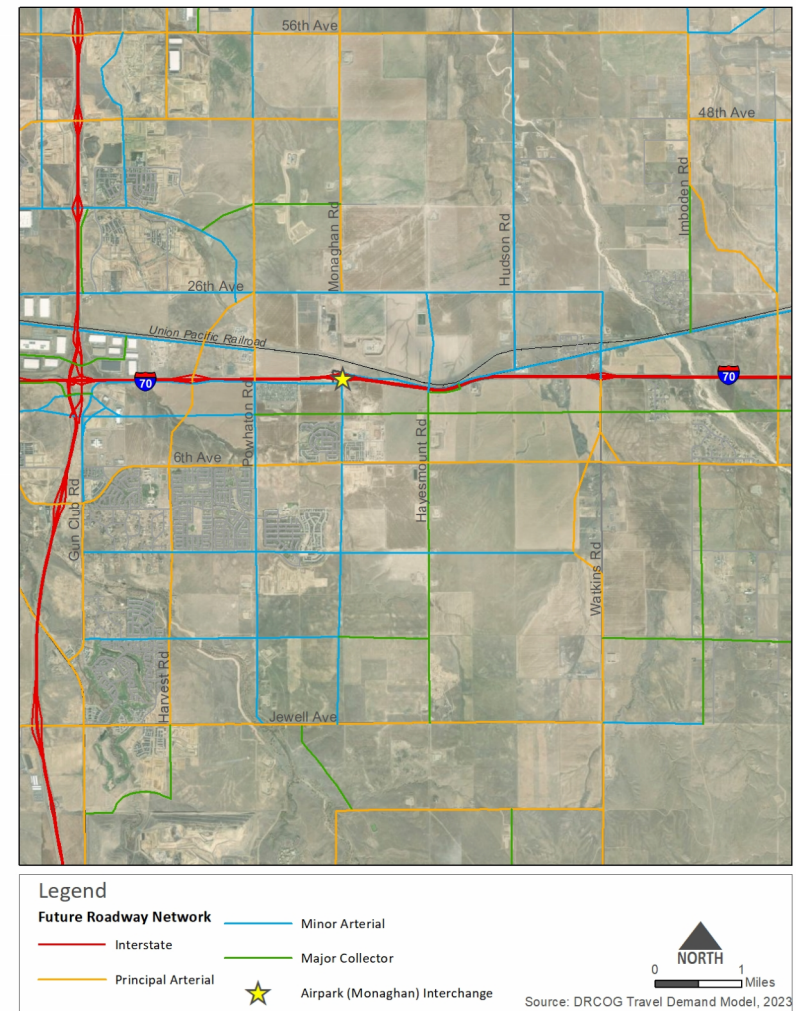
- Area south of interchange
- Current and planned residential and mixed-use development



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Future Area Roadway Network

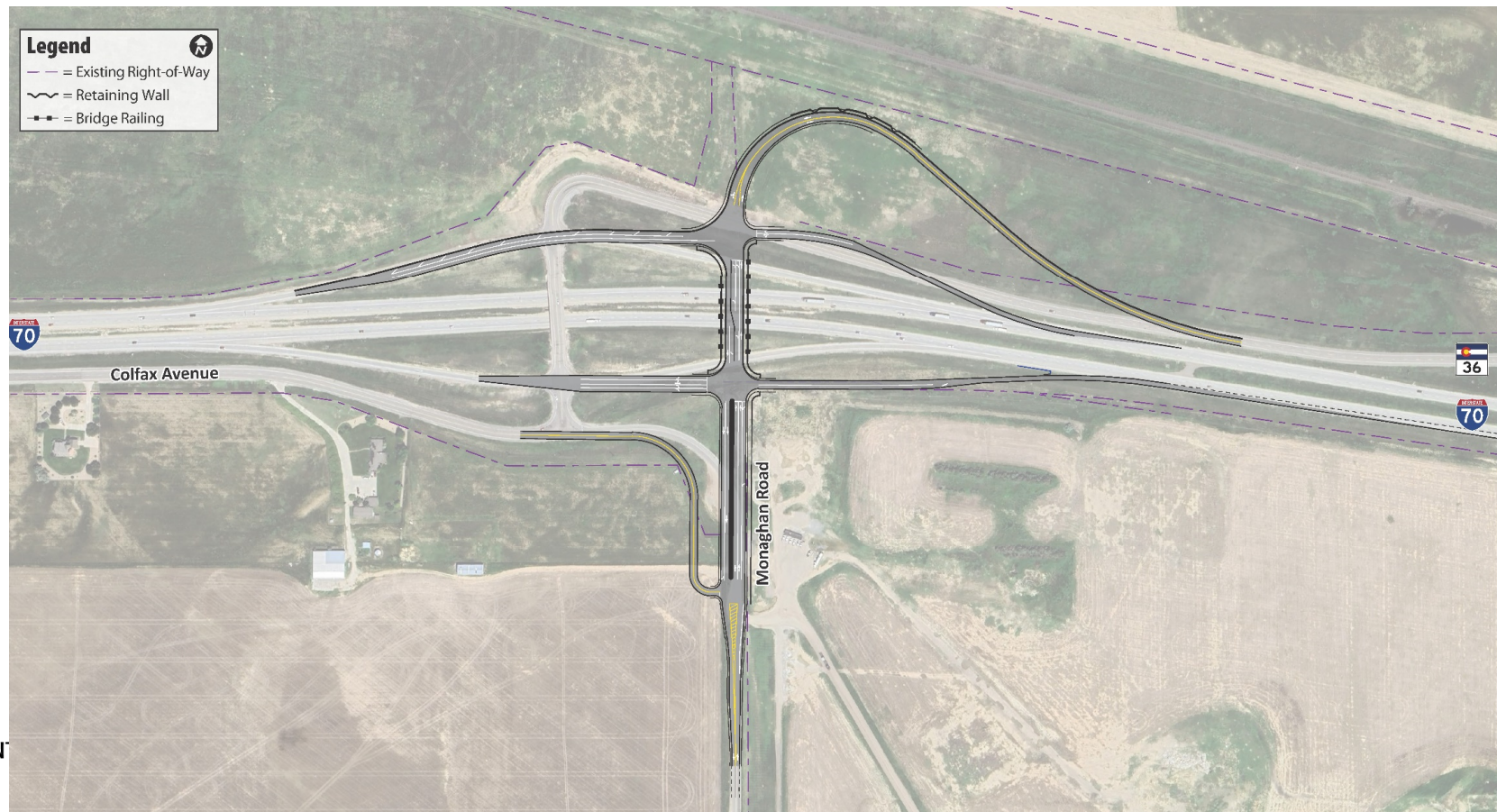
- Construction of a network of section line arterial and major collector roads is included in Arapahoe Co and Aurora transportation plans



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I-70/Airpark (Monaghan) Interchange Improvements

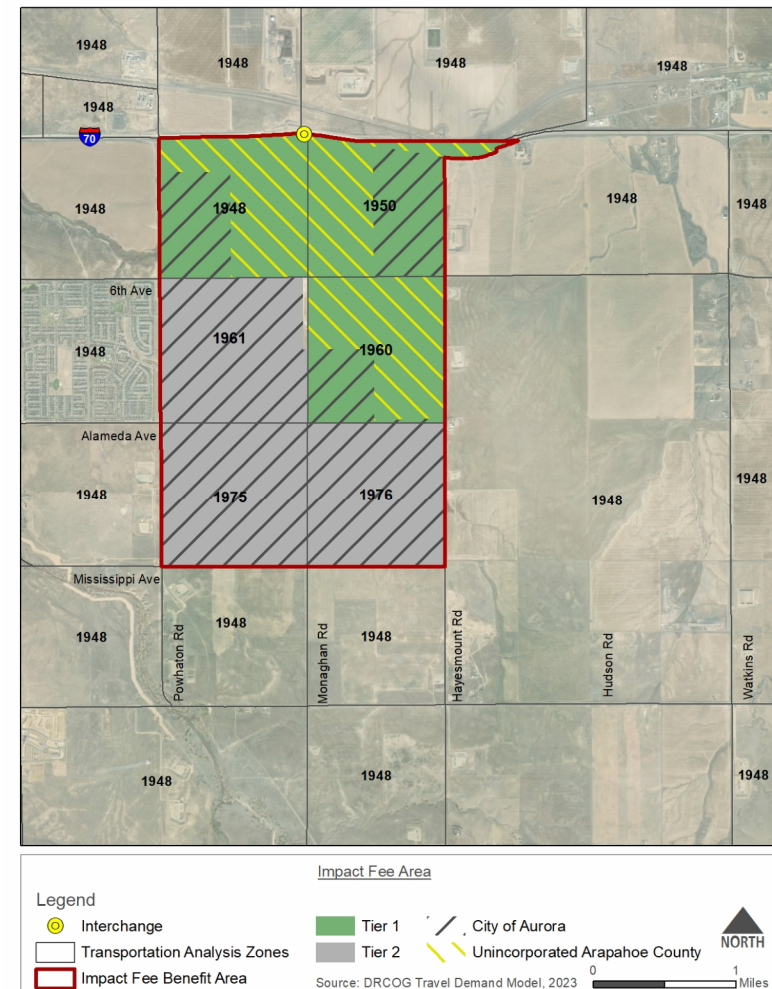
- Construction cost estimate about \$40M (to be updated as design proceeds)
- New bridge over I-70
- Newly constructed ramps
- Modification of existing mainline I-70 and roadway approaches



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Proposed Impact Fee Area

- A 6 square-mile impact fee area was established based on it containing the primary beneficiaries of the interchange improvements.
- 2 Tiers were identified with Tier 1 zones being highest interchange users and Tier 2 being lower but substantial users.



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- Can a Public Improvement District or Local Improvement District be an effective way to fund the project? *(Previously Addressed)*

Not viable:

- » *Difficult to form with multiple jurisdictions*
- » *Difficult to get support from existing residents*
- » *Smaller boundary encourages support but reduces revenue*

- Should we consider placing the funding of the interchange within the Prosper DA? *(Previously Addressed)*

Not Recommended:

- » *Traffic contribution minimal compared to proposed area*
- » *Prosper will be major contributor to future I-70/Watkins improvements*



- How can current and future funding of interchange improvements be documented?
 - » *North facing interchange improvements will require a separate project to be initiated and funded by Adams Co and Aurora*
 - » *This is stated in the draft resolution*
- Can financing costs be included in the impact fee? Are they reasonable? *(Previously Addressed)*
 - » *County legal opinion is yes*
- Where does the existing traffic not covered by the impact fee come from? *(Previously Addressed)*
 - » *Existing homes and businesses not subject to impact fees – primarily existing Sky Ranch homes, Harmony (Aurora), and Foxridge Farms mobile homes*

BOCC Questions

- What happens if the developer pays off the bonds early? *(Previously Addressed)*
 - » *The impact fee could be suspended once bonds are paid off*
- How do TABOR laws apply to impact fees? *(Previously Addressed)*
 - » *TABOR does not apply as this is a fee for a service*
- How does Sky Ranch receive and use the impact fees?
 - » Sky Ranch CAB issues bonds with revenue pledged from impact fees and Sky Ranch mills
 - » County collects impact fees at building permit and remit to Sky Ranch for bond payment
- What happens if Sky Ranch defaults on the bonds? *(Previously Addressed)*
 - » *Sky Ranch CAB is solely responsible for paying off bonds*
 - » *County will not be responsible since Sky Ranch CAB is bond issuer*



- If Aurora doesn't participate in impact fees, how will funding gap be paid (to Sky Ranch)?
 - » *Sky Ranch would negotiate with Aurora property owners to seek proportional contributions*
 - » *Needed access through Sky Ranch and Eastgate can be a tool to incentivize participation*
 - » *If property owners do not participate, Sky Ranch and Eastgate would likely need to use mills to fill the gap*



Projected Costs & Impact Fee Revenues

Construction Cost	\$40 M
Finance Cost	<u>\$28 M</u>
Total Project Cost	<u>\$68 M</u>

Projected Impact Fee Collection from Unincorporated County Development	
Sky Ranch	\$34.0 M
Eastgate	<u>\$11.5 M</u>
Total	<u>\$45.5 M</u>

Approximate Shortfall	
Existing Development	\$ 5.0 M
Aurora Development Pro Rata Share	<u>\$17.5 M</u>
Total Shortfall	<u>\$22.5 M</u>

New Information Since Previous BOCC Sessions

- Complete Impact Fee Study
- County & Sky Ranch & Eastgate IGA
- Draft Impact Fee Resolution
- Construction Plan
- CDOT & County Maintenance Agreement
- City of Aurora Update



Final Impact Fee and IGA with Developers

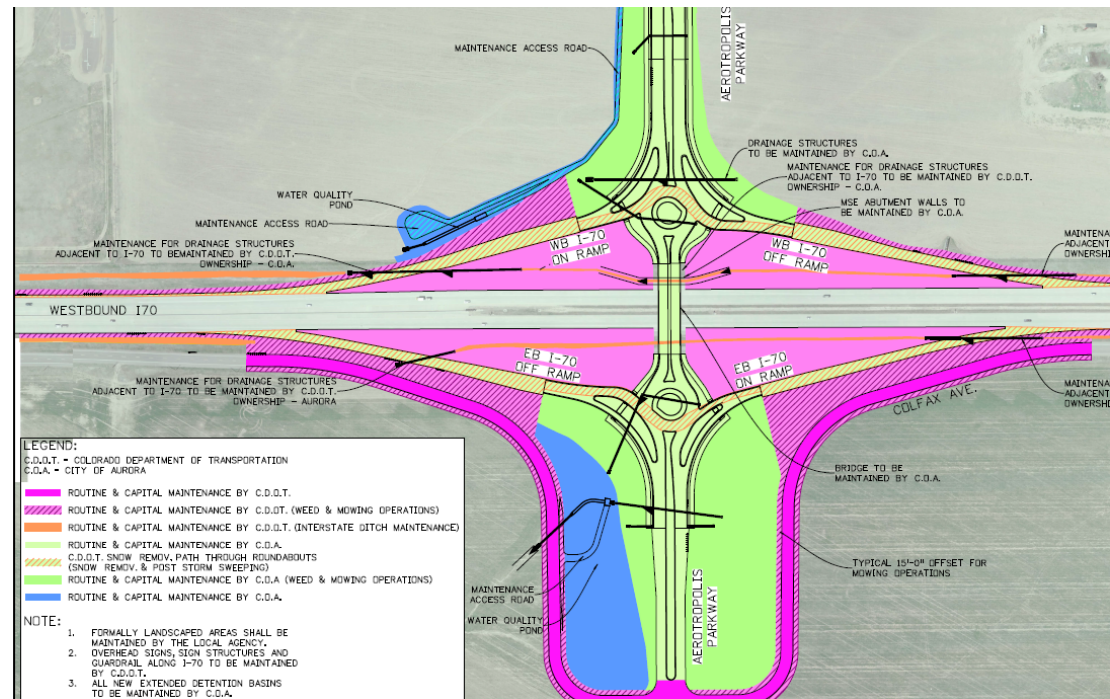
- Highlight what changed in the impact fee report
 - » Fees were refined and listed for additional land use types
 - » Report includes comprehensive description of impact fee methodology to serve as an impact fee nexus study
 - » Cost estimate updates
 - Used to calculate the estimates mentioned earlier

Agreements for the funding details

- » Dispersement of impact fees
- » One agreement or two
- » Update on conversations with developers
- » County recommendation or plan to resolve



- CDOT & County Maintenance Agreement
 - » Starting point
 - » Negotiated during the design process
- Other options being considered



Next Steps

- Adopt Impact Fee
- Complete Submission of 1601 documents
- Once 1601 approval is achieved, complete 30% Design
- County 1041 completion
- Finalize agreements with developer(s) on funding
- Start maintenance negotiations



Discussion & Request of BOCC

- Questions
- PWD is asking for the BOCC's adopt the Impact Fee resolution at General Business Meeting, and finalize funding agreements with developers



Impact Fee Schedule

Land Use Type (ITE Category)	Unit	Daily Trips ¹	Tier 1 Cost/Trip	Tier 2 Cost/Trip	Tier 1 Fee	Tier 2 Fee
Single Family (210)	Dwelling	9.43	\$832.88	\$87.63	\$7,854	\$826
Multi-Family (220)	Dwelling	6.74	\$832.88	\$87.63	\$5,614	\$591
Retail (820)	1000 Sq. Ft.	15.54	\$832.88	\$87.63	\$12,943	\$1,362
Convenience Store w/Gas (945)	1000 Sq. Ft.	99.87	\$832.88	\$87.63	\$ 83,180	\$8,752
Fast Food Restaurant (934)	1000 Sq. Ft.	140.24	\$832.88	\$87.63	\$ 116,803	\$12,289
Office (710)	1000 Sq. Ft.	10.84	\$832.88	\$87.63	\$9,028	\$950
Industrial (110)	1000 Sq. Ft.	4.87	\$832.88	\$87.63	\$4,056	\$427
Mini-Warehouse (151)	1000 Sq. Ft.	1.45	\$832.88	\$87.63	\$ 1,208	\$127

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