

**REPORT/ RECOMMENDATION TO THE BOARD OF COMMISSIONERS OF  
ARAPAHOE COUNTY PUBLIC AIRPORT AUTHORITY AND  
RECORD OF ACTION**

**August 12, 2021**

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**FROM:** Michael Fronapfel, Director of Planning & Development

**SUBJECT:** Development Plan for Sky Harbour Hangar Campus

**RECOMMENDATION:** Motion to approve the Sky Harbour Hangar Campus Development Plan located on APA Hangars LLC sub-leasehold provided the following conditions have been met:

1. All comments from the Airport Authority and the referral agencies (Arapahoe County Planning & Engineering, Southeast Metro Stormwater Authority, Cherry Creek Basin Water Quality Authority, Arapahoe County Water & Wastewater Authority, South Metro Fire Rescue Authority) must be addressed to their satisfaction prior to construction.
2. Construction on Phase One must be completed within 2 years of Board approval. Phase Two construction must be started within 3 years of Board approval.
3. A 3% construction fee will be paid to the Airport Authority for each completed hangar row no later than 30 days after a Certificate of Occupancy has been issued for the facility.

**BACKGROUND:** Sky Harbour is proposing to develop 18.85 acres beginning with Phase One consisting of 12 executive hangars (5 large 14,400sqft and 7 small 8,080sqft) that will provide 128,560 total square feet of hangar space. Phase Two to be built later, will consist of 9 executive hangars (5 large 14,400sqft and 4 small 8,080sqft) that will provide 104,320 square feet of hangar space. The Sky Harbour Hangar Campus will be located south of Runway 10/28, north of Isbill Road and west of the Wings Over the Rockies campus. The proposed development is on APA Hangars LLC sub-leasehold.

See the attached letter of intent, will serve letters, airport staff and referral agency comments and responses, and the proposed Development Plan.

Pending Board approval, construction is expected to begin on Phase One in February 2022 with completion by April 2023.

**FINANCIAL DATA:** A 3% construction fee will need to be paid to the Airport Authority no later than 30 days after a Certificate of Occupancy has been issued for each completed hangar row.

**REVIEW BY OTHERS:** L. Hinton, G. Balk, G. Conley, R. Keller

**PRESENTERS:** Michael Fronapfel

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Action of the Board of Commissioners

	1 <sup>st</sup>	2 <sup>nd</sup>	YES	NO	ABS
Bagnato	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Baker	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Doubek	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Holen	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sharpe	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Preliminary Web Documents