

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

May 13, 2021

FROM: Michael Fronapfel, Director of Planning & Development

SUBJECT: Concept Plan for Sky Harbour Hangars

RECOMMENDATION: Non-Objection to the Sky Harbour Concept Plan SHG – Lot A.

BACKGROUND: Sky Harbour is proposing to construct a private hangar campus that would be built in two phases.

Phase One would consist of:

5 large 14,200 square foot hangars totaling 71,000 square feet

7 small 8,000 square foot hangars totaling 56,000 square feet

1 Ground Service Equipment building totaling 2,100 square feet

Phase Two would consist of:

5 large 14,200 square foot hangars totaling 71,000 square feet

4 small 8,000 square foot hangars totaling 32,000 square feet

At full build out this Sky Harbour Concept Plan contemplates up to 230,000 square feet of new hangar space!

See the attached Project Narrative, Management and Organizational Structure, Development Vicinity Map, Draft legal description, Land Development Application Capacity and Will Serve Letters, and the proposed Concept Plan.

We expect the Development Plan for the Sky Harbour Hangars to be presented at the August 12, 2021 Board meeting. Pending Board approval, construction on Phase One is expected to begin Q3 2021 with completion by Q3 2022. The timing of the Phase Two construction will be driven by market demand, but the Sky Harbour team expects they could begin Phase Two construction within 3 years.

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 complex.

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

PRESENTERS: Michael Fronapfel

Action of the Board of Commissioners

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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"/>
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