



Scope of the Gateway Impact Fees

Gateway Impact Fee Ordinance 863, Series 2000 (October 2000), provides for the collection of Impact Fees to finance Regional Infrastructure within the 4500 acre Gateway Area. The impact fees are designed to collect sufficient revenues to pay for the Gateway's proportional share of capital costs associated with specific facilities, such as major arterial roads, fire stations, regional parks and trails facilities and regional drainage improvements. The improvements to be financed with impact fees are for the benefit of more than one property.

The impact fees do not finance capital costs which might be associated with other general government functions and services, such as general administration, the courts, hospitals or enterprise functions, such as water or sewer. They also exclude all non-capital costs, such as ongoing operation and maintenance of government facilities.

Denver intends to continue use of its project-specific development review process to secure land for neighborhood scale parks and some road improvements, to require the construction of some road improvements and to require on-site drainage improvements, consistent with the master plans for each drainage basin. The impact fees cover improvements not currently covered by the City's existing development review process or infrastructure policies.

Section 50-60 (4) of the Revised Municipal Code provides for the annual adjustment of the costs and associated impact fees for the regional infrastructure based on the Colorado Department of Transportation Composite Construction Index for roads and the Engineering News-Record Inflation Construction Index for all other capital improvements.

Section 50-59 (2) of the Revised Municipal Code provides for relevant special improvement districts or other governmental or quasi-governmental authority to provide or finance the applicable regional infrastructure and to receive credit for this subject to an intergovernmental agreement with the City. The Gateway Regional Metropolitan District has chosen to provide for its regional infrastructure through the collection of System Development Fees.