



February 15, 2018

City of Brighton
500 S 4th Avenue
Brighton, CO 80601

Attn: Ms. Lauren Simmons, AICP
Senior Planner

Re: 76 Commerce Center
Improvement Summary and Cost Participation

Dear Ms. Simmons:

As discussed, this letter has been prepared to summarize the improvements proposed and being contributed to from the 76 Commerce Center project proposed on the East I-76 Frontage Road between Bridge Street/160th Avenue and WCR 2/168th Avenue intersections. This information has been provided for your use in developing the approvals and access permit for the project:

100 Percent Development Funded

1. CDOT Access Permit Applications needed for proposed three (3) accesses along the East I-76 Frontage Road to serve the project.
2. Construct southbound left turn lanes (75-foot long with 120-foot taper) at all three (3) accesses along southbound East I-76 Frontage Road.
3. CDOT Access Permit Applications needed for Bridge Street/East I-76 Frontage Road intersection.
4. All Way Stop Control at Bridge Street/East I-76 Frontage Road intersection.

The following summary of improvements are contributed to by the inclusion of 76 Commerce Center project traffic, although not needed because of the project. Developer contributions have been calculated as follows:

- A. Bromley Lane and I-76 Eastbound Ramp, 350-foot Northbound Left Turn Lane, Eastbound Left Turn (restriping bridge over I-76 to three lanes), and Traffic Signal. Development 3.1% of \$600,000 = **\$18,600**.
- B. Bromley Lane and I-76 Westbound Ramp, 50-foot Southbound Left Turn Lane, Westbound Left Turn (restriping bridge over I-76 to three lanes), Eastbound Right Turn Lane, and Traffic Signal. Development 2.3% of \$600,000 = **\$13,800**.

As you can see from this list, the developer participation in improvements at the I-76 and Bromley Lane interchange totals **\$32,400**. We believe that is a fair development cost participation in offsite improvements for this 76 Commerce Center project. If you have any questions or require anything further based on this review, please feel free to call me at (303) 228-2304.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Curtis D. Rowe, P.E., PTOE
Vice President