

Higby Road Redevelopment Fact Sheet

Triview Metro District is considering asking voters to approve a ballot measure this May to fund the redevelopment of Higby Road. Without raising taxes or increasing the authorized tax rate, Triview Metro District debt would be increased up to \$12.6 million to pay for widening and improving the safety of Higby Road for the benefit of district residents, Lewis-Palmer High School students and staff, and the entire community.

Project Goals

- Widen and improve Higby Road to address safety concerns from increased traffic.
- Benefit Triview Metro District residents, Lewis-Palmer High School students and staff, and the broader community.
- Provide enhanced emergency ingress and egress to surrounding homes and subdivisions east of Jackson Creek Parkway.

Funding

- This will not raise taxes or increase the authorized tax rate.
- The project will be funded by increasing District debt up to \$12.6 million.
- Estimated annual debt payments of approximately \$768,000 would be made using existing revenue streams including sales tax, the operations and maintenance mill levy, and developer contributions.



Triview
Metropolitan
District

Why It's Needed

- Increased traffic has led to more speed and safety issues, particularly around Lewis-Palmer High School.
- Adding two new roundabouts at key intersections will improve traffic flow and provide traffic calming - roundabouts reduce fatal and injury crashes by ~80%.
- Creating pedestrian crossings for students and others improves safety and walkability.
- Adding a 5-foot sidewalk on the north side of Higby Road and an 8-foot multi-use trail on the south side adds safety and improved access.
- Providing shared bicycle lanes.
- Center islands prevent dangerous left turns.
- Providing greater access in the event of a wildland fire improves safety and emergency response.

Property Taxes

- If this were to pass the District plans to continue decreasing property tax rates, as it has in the past.
- The mill levy has decreased from 35 mills to 20.5 mills over the past 5 years, saving residents around \$2,000 over five years for a \$600,000 home.

Community Support

- 84% of residents approve of the job Triview Metro District does in providing services to residents including maintaining community assets such as roads, parks, and open spaces.
- 81% approve of the District's road maintenance and improvement efforts.
- 63% of voters support the potential ballot measure to redevelop Higby Road based on a recent public survey.

Cost Savings

- Construction costs have tripled since 2021 and will keep rising if the project is delayed.
- Acting now will save residents money in the long run.
- Developers on Higby Road's south side will reimburse the District for half of the redevelopment, helping pay off bonds.

IN PROGRESS



A view of the new proposed Higby Road looking west, with Lewis-Palmer High School on the right.

Get Involved

Triview Metro District is committed to helping residents understand the project's benefits and necessity.

Scan the QR code or visit www.triviewmetro.com to learn more.

