

October 15, 2024

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 City of Aurora Planning Department
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 Aurora, CO 80012

RE: Aurora Fire Station #9 Rebuild – Site Plan & Conditional Use
 Application Number: DA-2387-00
 Case Numbers: 2024-6029-00; 2024-6029-01
 17200 E. Mexico Ave.
 Aurora, CO 80017

This letter serves as our exhibit for the conditional use criterion detailed in section 146-5.4.3.A.3 of the UDO for the City of Aurora Fire Station #9 project, located at 17200 E. Mexico Avenue.

1. PROJECT NARRATIVE:

The proposed project is a rebuild of the existing Fire Station #9 at the same location. The parcel is 0.818 acres and is currently zoned R-1. The site is currently accessible from East Mexico Ave and the proposed design keeps the access from East Mexico Ave. The current single-company station was built in 1978 and has served the community well. Due to structural and soil issues, the existing building needs to be demolished and rebuilt. The design team has worked closely with Aurora Fire Rescue to design the new station to serve the needs of the fire department while also providing a building that will fit in to the existing neighborhood that the station serves. The new station is larger than the existing station and will house two companies and additional apparatus to provide additional coverage of the surrounding community.

A. Details about the type of proposed operation:

The facility will be a Fire Station and will be open 24 hours a day, 365 days a year. There will be a 6' high metal fence that will enclose the fire fighter parking area in the rear of the station, with two public parking spaces in the front of the station.

B. Facility Information

- Site Area: 0.818 acres
- Building Square Footage: 12,690 on two floors
- Hours of Operation: 24 hours a day, 365 days a year
- Total Full Time Employees: 11 once construction is complete.

C. Additional Facility Information:

- What is the typical procedure regarding the use of sirens as engines leave the station?
 Are measures in place to minimize noise while also prioritizing life safety?

Response: Aurora Fire Rescue is mandated by law and the National Fire Protection Association (NFPA) to use our lights and siren when responding to calls, this is a public

safety measure. The replacement station should not cause any changes to the current usage of lights and sirens that is experienced by the neighborhood.

- What equipment is in place to ensure vehicles and equipment are adequately cleaned and free of any hazardous pollutants?

Response: Nothing will change from the current station to the replacement station. The rigs are washed frequently and AFR apparatus currently uses DEF (diesel exhaust fluid) with the diesel engines which helps meet emission standards.

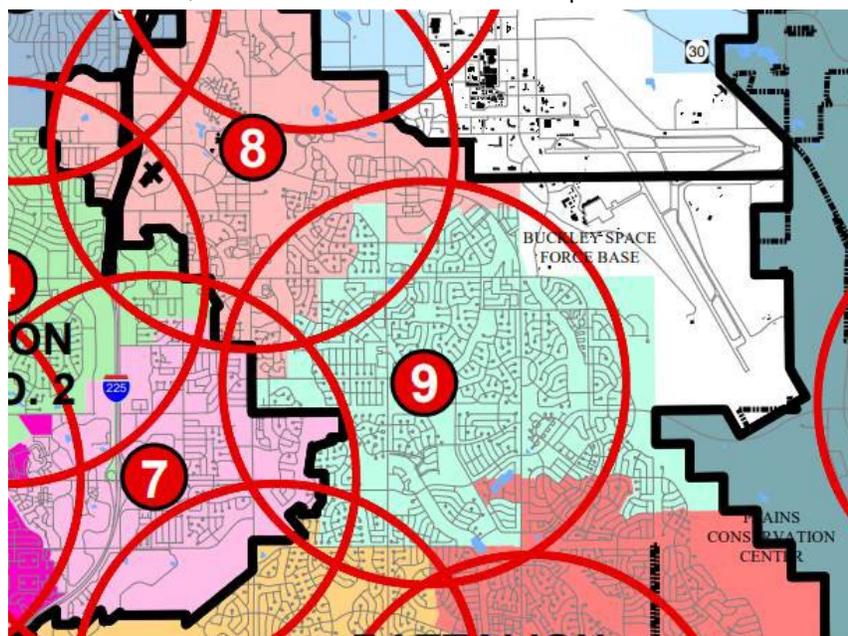
- What landscaping and architectural measures were implemented to ensure the new station enhances the neighborhood?

Response: The building is proposed with all new landscaping to meet both the current code requirements as well as the City's new xeriscaping plan. The design team coordinated the landscaping design with PRO's, who will be maintaining the site. There will be new plantings along East Mexico, which will enhance the existing street experience as well as highlight the public art piece that will be installed as part of this project.

Architecturally, we have made an effort to include masonry on the building to match the feel of the both the existing building as well as the surrounding neighborhood. The exterior materials are similar in texture to the materials at the current station, which helps to identify the building and retain the feel of the area.

- What is the overall service area for the station, and what are some potential benefits the upgraded station provides to homes in the area served by the station? The map below shows dispatch areas.

Response: The new station will allow future expansion to a second company if warranted by future call volumes. AFR uses Automatic Vehicle Location (AVL) dispatching, so the closest and appropriate unit to the emergency call will be sent. For example, if Engine 10 is closer to an emergency than Engine 9, even though the call may be in E9's area, E10 will be sent. Here is a map of E9's area:



- How many staff are stationed at this station during the day and night?
Response: Currently 4-5 personnel work out of the station at any time. The new station can accommodate up to 11 staff.
- How many calls on average does the station answer in a day? How about in a week?
Response: The average number of calls for Engine 9 is 9.6 daily and is 67.2 weekly calls.

2. CRITERIA FOR APPROVAL. A CONDITIONAL USE SHALL BE APPROVED ONLY IF THE PLANNING AND ZONING COMMISSION DETERMINES THAT:

- a. The application complies with the applicable standards in this UDO, other adopted City regulations (including but not limited to any use-specific standards for the proposed conditional use in Section [146-3.3](#)), any approved Master Plan that includes the property, and any conditions specifically applied to development of the property by the Planning and Zoning Commission or City Council in a prior decision affecting the property;

Justification: The proposed use does not have any use-specific standards in Section 146-3.3. It complies with all other conditions.

- b. The application is consistent with the Comprehensive Plan;

Justification: The proposed facility is a public safety facility that will replace an existing fire station. The rebuild will ensure that the Fire Station can continue to serve the community for years to come.

- c. The size, scale, height, density, multi-modal traffic impacts, and hours of operation of the proposed use are compatible with existing and planned uses in the surrounding area;

Justification: The building is larger in size and height than the existing facility in order to house a second company and additional apparatus to meet the growing needs of the City of Aurora. The new station is a two-story station, and fits in with the surrounding two-story townhomes and single family homes. There will be a slight increase in area traffic during shift changes but there is not a Community Room at the station, so there will not be an increase in public traffic to the building. This minimal increase will not negatively impact the existing traffic flow in the area. As the new fire station is replacing an existing station, the surrounding community is already accustomed to the fire truck traffic and the use of the facility, so there will not be any large scale changes to the neighborhood due to the use of the building.

- d. The proposed use will not change the predominant character of the surrounding area;

Justification: The proposed use is existing so there will not affect the existing character of the surrounding area.

- e. The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the degree practicable;

Justification: The proposed building will have a minimal impact on the City's existing infrastructure as noted below:

1. Traffic Generation: There will be a slight increase in traffic during shift changes and due to the additional apparatus at the station responding to emergency calls.
 2. On-Site Parking: There will be a slight increase in on-site parking to accommodate the minimum parking spaces required for the building.
 3. Adequate Utility Capacity: The existing utilities in the area can support the increased size of the Fire Station.
- f. The application demonstrates that the proposed use will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Comprehensive Plan goals that would be achieved by approval of the application;

Justification: It is the goal of the Fire Department, Public Works and the design team to provide a high quality building within the standards set by the City of Aurora. The project will not have any negative impacts on the surrounding areas and will allow the Fire Department to continue to perform their duties in a new, safe facility. It will also allow the Fire Department to expand their units in the area if needed, providing living quarters for a second company and additional garage space for fire apparatus.

- g. The application mitigates any adverse impacts on the surrounding area to the degree practicable.

Justification: The new Fire Station will adhere to all applicable code requirements for the building and all related systems. There will be a sand/oil interceptor installed to ensure that there is no contamination entering the stormwater and wastewater systems. The design team consists of licensed professionals with experience in both Fire Station design as well as working in the City of Aurora, who strive to provide a high quality design that will last for fifty-years or more.

Overall, we feel that this project meets all of the City of Aurora's conditional use criteria and will allow Aurora Fire Rescue to continue their important work within the community.

Thank you for your consideration on this request.

Please don't hesitate to call or email if you have any questions as you review the submittal documents.

Sincerely,



Devon Jackson
Architect, HB&A

