

SOUTH METRO FIRE RESCUE



April 15, 2019

South Metro Fire Rescue Authority
9195 E. Mineral Ave.
Centennial, CO 80112

Dear Neighbor:

We have scheduled our second Fire Station #20 Community Outreach meeting for May 2, 2019, from 6:00 p.m. to 8:00 p.m., at Mountain Vista High School, 10585 Mountain Vista Ridge, Highlands Ranch, CO 80126 in the Commons area.

South Metro Fire Rescue is proposing a new, approximately 8,420 gross square foot single story fire station (Station 20). The design will provide the apparatus bay space and the necessary functional spaces of a modern fire station. This new station reduces emergency response times to an area of Highlands Ranch that has experienced historically extended response times. This new station is a commitment that South Metro Fire Rescue (SMFR) made to Highlands Ranch as part of its inclusion into the Fire Authority.

During our first outreach meeting we briefly recapped the ten sites originally identified by Highlands Ranch Metro District as potential locations, some of which were eliminated immediately due to their location or significant development issues to overcome. We also detailed four sites that were under closer consideration. Discussion focused on the site that met all our desired features in this new station, located at the crest of Summit View Pkwy above the Ground Water Treatment Facility. This site's topography allowed for the addition of a walkout/drive up lower level that was intended as a second logistical supply storage/distribution point for firefighting equipment. Comments expressed by those in attendance showed an overwhelming disapproval of this site, as it would be located on a highly regarded location in the Historic Park and the station would obstruct iconic pristine views of the front range and historic Windmill structure. Concerns were also expressed over the school-drop off and pick-up time traffic congestion along Summit View Pkwy and how emergency response vehicles would impact traffic flow. Listening to and hearing these concerns, this site was eliminated from further consideration. SMFR made a commitment to look closer at the three other sites and come back with a preferred location at a future meeting.

Since that first Community Meeting, we have invested additional due diligence on the three alternate site locations (Alternates A, B and C attached) and a re-review of a site west of the Xcel

Substation. All of these locations fall within an area that maximizes Station 20's emergency response in relation to existing fire stations serving residents and businesses in Highlands Ranch form SMFR Stations 17 and 18.

The site west of the Xcel Substation was eliminated primarily because extensive earthwork would be required to set the station elevation and allow firetrucks to exit safely onto Wildcat Reserve Pkwy. A 12-inch water supply pipeline and Xcel easement bisect the site limiting the buildable area. This site would require an additional traffic signal to be added across the Parkway. Also, some Back County homeowners would have their open space views obstructed.

Alternative C on the south side of Wildcat Reserve Pkwy meets the driveway approach angles required with minimal grading, but it would require sharing the access driveway with the high school student parking lot. No additional traffic signal is required because the existing signal light would be used with emergency pre-emption stopping traffic as the truck approaches the intersection. This shared use of a driveway was the primary reason this site was eliminated. As was expressed in the first community meeting this location would be at the top of a high point and would obstruct skyline views of homes to the north, south and west.

Alternative B would require a significant setback to avoid underground utilities and maintain the required driveway approach to Wildcat Reserve Pkwy. This site would require the construction of a sixteen-foot-tall retaining wall around 3 sides due to the increased setback needed into the hillside. This site's grading requirements impact the Historic Park more significantly than site A or C. To allow emergency and routine access and egress to the station would also require an additional traffic signal across Wildcat Reserve Pkwy.

Alternative A is our preferred location because it has relatively flat topography and earthwork cut, and fill can be accomplished for the most part on site. The final elevation of the station floor is lower than the existing ground elevation, further reducing the station's form from obstructing any view scape that is not already impacted by the Groundwater Treatment Facility or existing roadways. Additionally, impact to the Historic Park is limited to an area that has already been developed to some degree, and is not in a new, relatively undisturbed area. This location allows for the use of an existing traffic signal, with emergency preemption control.

We are excited to provide a new level of service to the citizens of Highlands Ranch with this additional fire station. We anticipate opening the station in late summer of 2020. Please join us as we value your feedback and the opportunity to answer any questions you may have.

Sincerely,



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enclosure

