

June 27, 2024

Town of Erie
645 Holbrook St.
Erie, CO 80516
Attention: Planning Department



**Re: Mountain View Fire Rescue – Fire Station #15
Erie Parkway and Meadow View Parkway
Special Use Review Application, Management/Operational Plan**

To whom this plan concerns,

In accordance with the Town's Special Review Use Checklist, the information contained herein constitutes the Operations Plan related to the development proposed for Tract G Flatiron Meadow Subdivision Master Plat – Parcel 146523010007 ("Subject Property"), identifying day-to-day operations and their potential impacts, or lack thereof, to adjacent land uses.

As outlined in the Special Use Review application documents, Mountain View Fire Rescue ("District") is proposing to construct a new fire rescue facility on the Subject Property. The fire station facility will include offices, living quarters, meeting rooms, kitchen, maintenance facilities, and three apparatus bays.

Daily Operation

Ultimately, the fire station regime established by the District will dictate the hours of operations for the Fire station Facility. Mountain View Fire Rescue (MVFR) generally operates its stations 24 hours per day and Station 15 is expected to be the same.

Hours of Operation:	24-hours, 7 days/wk.
# of Staff Members:	5 fire fighters per shift
Shift Change:	7am, every 48-hours
Season(s):	The facility will operate year-round. There is no seasonal use proposed.

Access

General access will be limited to one driveway along Meadow Sweet Lane, while an emergency response exit driveway is proposed along Erie Parkway. Emergency vehicles will exit the apparatus bay to the north to access Erie Parkway and will return using the Meadow Sweet Lane access, re-entering the storage bay from the South. Parking is to be provided along the east side of the building/property.

Signalization along Erie Parkway is proposed to provide motorists of emergency vehicles egress and on-site signage will be posted to direct motorists to use only the Meadow Sweet Lane access point.

Outdoor Operations

Training operations are not scheduled to be conducted at this location. General vehicle service and maintenance, as well as other general site maintenance may be conducted outdoors but not expected to generate odors, dust, or any other nuisance. Besides that which is associated with the occasional response scenario, noise generated is not expected to exceed typical background noise levels.

Trash collections and generator operations are planned on the south of the building, screened from view in a solid enclosure.

I trust that this outline is sufficient to satisfy the requirement outlined in the Special Use Review Checklist. Should you require additional information to support our request, please don't hesitate to contact me directly via email at mcleary@ssdeng.com or via phone at (720) 633-0219.

Sincerely,
Strategic Site Designs, LLC

Michael D. Cleary, P.E.
Project Manager

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