
SOLACE OF COLORADO SPRINGS

WILDLAND FIRE & HAZARD MANAGEMENT PLAN

DECEMBER 2020

PROPERTY OWNER

Butler & Peetz LLC
6625 Delmonico Drive
Colorado Springs, CO 80919

APPLICANT:

Jackson Dearborn Partners
404 S Wells Street, Ste 400
Chicago, IL 60607

CONSULTANT:

N.E.S. Inc.
619 North Cascade Ave.
Colorado Springs, CO 80903

LOCATION

Solace of Colorado Springs will be located northeast of N Powers Boulevard and Galley Road, and west of the Paonia Street extension in El Paso County. The site is approximately 29 acres. The property is currently vacant and undeveloped. Most of the area has been development with commercial and light industrial uses.

Wildfire Hazard Mitigation

According to the Wildfire Hazard Potential (WHP), developed by the U.S. Forest Service (USFS) and Fire Modeling Institute to help inform assessments of wildfire risk or prioritization of fuels management needs across large landscapes, the site is identified as ‘non-burnable’. The site is surrounded by urban development and has limited vegetation. The development will comply with County Development Standards for Fire Protection and standards of the Cimarron Hills Fire Department.

The Colorado Wildfire Risk Assessment Portal (CO-WRAP) was developed by the Colorado State Forest Service in 2012. The primary goal stated for this project is to “provide a consistent, comparable set of scientific results to be used as a foundation for wildfire mitigation and prevention planning...” This resulted in a web-based mapping tool that provides wildfire risk assessment for Colorado. This tool was also used to assess the relative wildfire risk to the property. Within the CO-WRAP, the proposed development area is rated at the lowest wildfire threat level.

