

Fire Protection Report

Eagle Forest Subdivision Filing No. 1
7360 Shoup Rd., Colorado Springs, CO, 80908

Applicant: Eagle Forest Development, LLC

Parcel ID Number: 5208000071

Fire District: Black Forest Fire/ Rescue Protection District

Acreage: +/- 44.2 AC

Zoning: PUD

Location

The 44.2 acre property (Parcel Number: 5208000071) is located in Black Forest on Shoup Road approximately ½ mile east of the commercial center of Black Forest at the intersection of Black Forest Road and Shoup Road. The property lies with the Black Forest Protection/Rescue District. Eagle Forest Preliminary Plan was approved by the BOCC on July 27, 2021.



Eagle Forest Subdivision Location

Fire Protection District Service Area

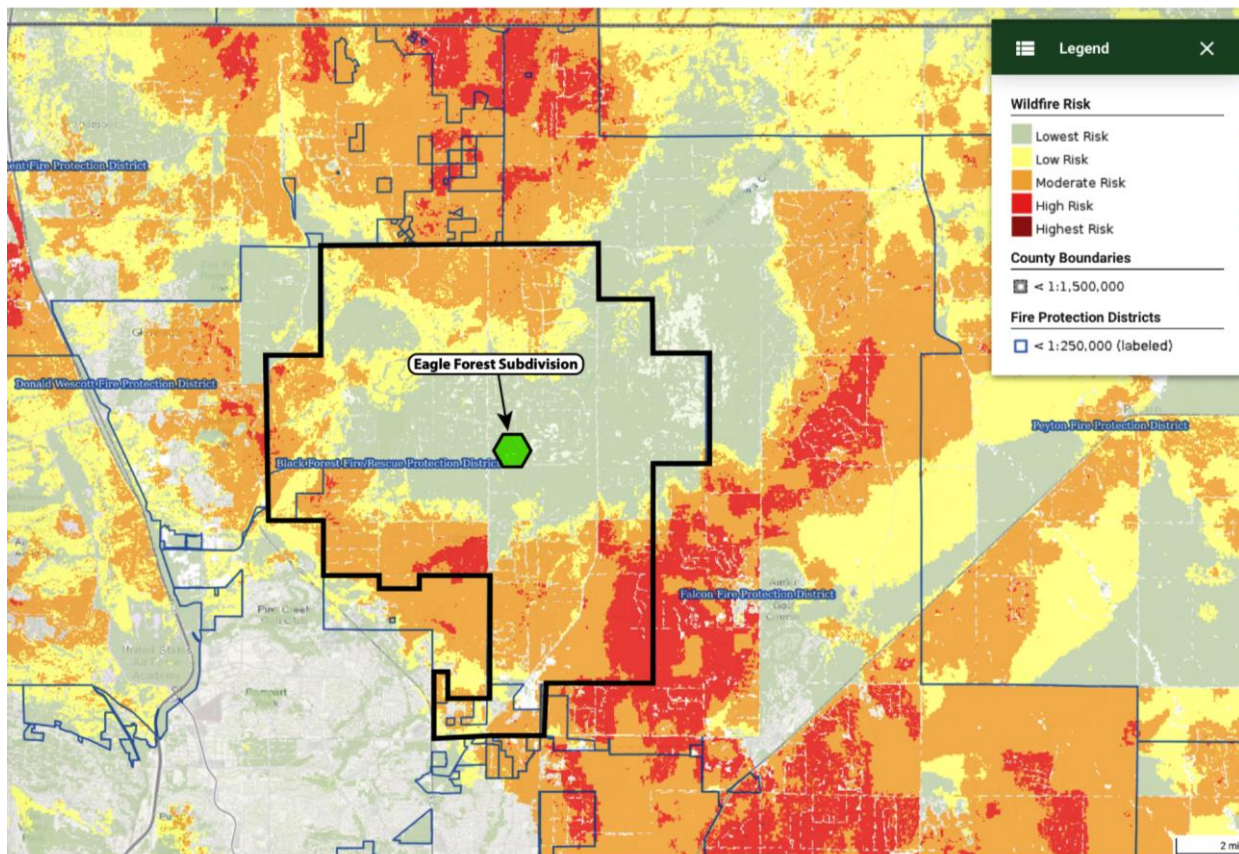
The Black Forest Fire/Rescue Protection District (BFFRPD) serves approximately 50 square miles in the Black Forest area of northern El Paso County. The BFFRPD provides fire and rescue services to approximately 10,000 residents. The district is mostly a residential community with some small businesses and light commercial. The district protects

approximately 5,000 structures with an assessed value of approximately \$1.4 billion. The Eagle Forest Subdivision is located near the geographic center of the BFFRPD.

Notably, a large portion of the BFFRPD service area was burned in the 2013 Black Forest Fire, including the Eagle Forest Subdivision site (see site photo below).



The fire has resulted in a Colorado State Wildfire Risk Assessment 'Lowest Risk' rating for the majority of the Fire Protection District (including the Eagle Forest Subdivision).



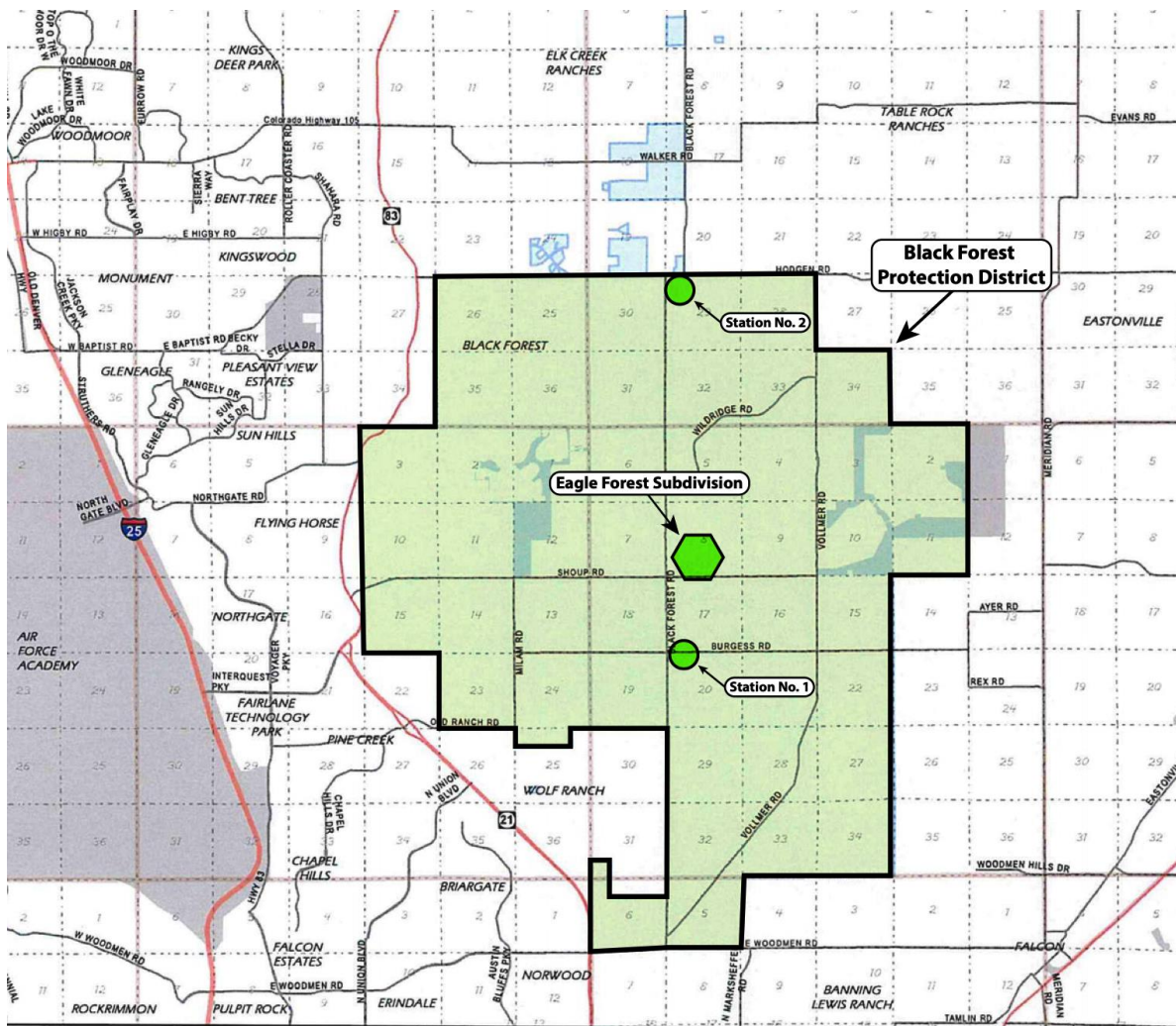
CSFS Wildfire Risk Assessment

The Black Forest Fire/Rescue Protection District has provided both a Fire Commitment Letter (March 17, 2021) and a Fire Protection Report (August 5, 2021) which have been submitted to El Paso County.

Fire Protection District Facilities

The Black Forest Fire/Rescue Protection District is a combination Department comprised of 22 career Firefighters, part-time firefighter paramedics, and administrative support. The BFFRPD supplements full-time staff with a Volunteer EMS program comprising six additional personnel. The District provides Advanced Life Support emergency transport for both in-district residents/visitors and as a mutual aid partner to El Paso County Fire Departments.

The Black Forest Fire/Rescue Protection District is protected by two fire stations. Station No. 1 is located south of the Eagle Forest property at 11445 Teachout Road and includes the district's administrative offices. Station No. 2 is located north of the site at 16465 Ridge Run Drive. The location of these fire stations is shown on the graphic below:



Black Forest Fire/Rescue Protection District Service Area (Including Stations #1 & #2)

Black Forest Fire/Rescue Protection District is a primarily career department with 18 career Firefighters, 3 Command Staff and 6 Volunteer EMS professionals. BFFRPD runs 3 shifts with 6 Firefighters per day. BFFRPD has a protection class of 5 within the entire protection district. Initial response to a fire in the Black Forest Fire/Rescue Protection District is 2 engines, one with 500 gallons of water and a second with 750 gallons of water and 1 tender with 1800 gallons of water. These apparatus allows a fire flow of 300 gpm for the first 10 minutes. The average response time within the district is 8.77 minutes.

Upon arrival of mutual aid companies from neighboring agencies (CSFD, Falcon, Tri-Lakes, Wescott, and Palmer Lake, an additional 2 engines (1250 gal), 2 tenders (5000 gal) for an additional fire flow of 300 gpm for an additional 20 minutes is expected. This response is continued until a hauled water relay system is established and the BFFRPD can achieve a continuous hauled water supply.

Fire Protection District Equipment

Black Forest Protection District Station No. 1

Location: 11445 Teachout Road, Colorado Springs, CO 80908

Distance to Site: 1.9 miles

Response Time: 5-7 minutes

Station Equipment: Engine 711 (Type 1)

Engine 741 (Type 6)

Engine 743 (Type 6)

Tender 761

Ambulance 781 (Advanced Life Support)

Command Vehicles

Services Provide: Fire Suppression

Fire Mitigation Assessments

Advanced Life Support / Transportation

Public Education & Awareness, First Aid & CPR Classes

Black Forest Protection District Station No. 2

Location: 16465 Ridge Run Drive, Colorado Springs, CO 80908

Distance to Site: 5.1 miles

Response Time: 10-12 minutes

Station Equipment: Engine 712 (Type 1)

Brush Truck 742 (Type 6)

Tender 762

Services Provide: Fire Suppression

Fire Mitigation Assessments

Advanced Life Support / Transportation

Public Education & Awareness, First Aid & CPR Classes

On-Site Fire Protection District Facilities

Eagle Forest Subdivision has worked closely with BFFPD over the past couple years to ensure the development will have the on-site facilities for fighting a potential fire. The BFFPD-requested and provided facilities include:

30,000 gallon cistern near the entrance to the subdivision.

Fire Vehicle 10'x30' turnout designed to adjacent to the cistern

Additional Fire Vehicle turnout meeting NFPA regulations on the upper part of the road

El Paso County Code Compliance

In accordance with Section 6.3.3, Fire Protection and Wildfire Mitigation, of the El Paso County Land Use Development Code (LDC), (updated and adopted by the BOCC on January 2021) an analysis of compliance with this section of the LDC and applicable fire codes shall be provided. The intent of this section of the LDC is “*to ensure that proposed development is reviewed in consideration of the wildfire risks and need to provide adequate fire protection in order to:*

- *Regulate development, buildings, and structures so as to minimize the hazard to public health, safety, and welfare;*
- *Ensure that adequate fire protection is available for new development;*
- *Implement wildfire hazard reduction in new development;*
- *Encourage voluntary efforts to reduce wildfire hazards; and*
- *Reduce the demands from the public for relief and protection of structures and facilities.”*

As described on Page 2 of this Fire Protection Report, the Eagle Forest Subdivision is rated by the Colorado State Forest Service’s (CSFS) online Wildfire Risk Assessment Portal as being at the “*Lowest Risk*” for wildfire. In addition, the Wildfire Risk Assessment Portal rates the project location as having a “*Very Low*” Burn Probability. These ratings, combined with highly effective wildfire response capabilities, indicate that the project area is both at an extremely low risk of wildfire as well as highly protected in case of wildfire.

Further, the project meets applicable design requirements for wildfire protection listed in Section 6.3.3, including roadway and driveway construction (radius and vertical clearances, property access, and turnarounds), cistern/dry hydrant availability, construction codes (including building location, separation of structures, and building material compliance), and defensible space guidelines.

These design and construction measures, in combination with the low probability of wildfire and high level of protection provided by the Black Forest Fire/Rescue Protection District, ensure that the Eagle Forest Subdivision is in full compliance with Section 6.3.3, Fire Protection and Wildfire Mitigation, of the El Paso County Land Use Development Code. Equally as important, these measures insure that this project will provide a very high degree of safety from the risk of wildfire for future homeowners at Eagle Forest Subdivision.