

OUTLOOK AT POWERS

FIRE PROTECTION REPORT

MAY 2023

APPLICANT

Evergreen Devco, Inc.
1873 S. Bellaire St, Ste 1200
Denver, Colorado 80222

OWNERS

Cygnat Land, L.L.C.
630 Southpointe Ct, suite 200
Colorado Springs, CO 80906

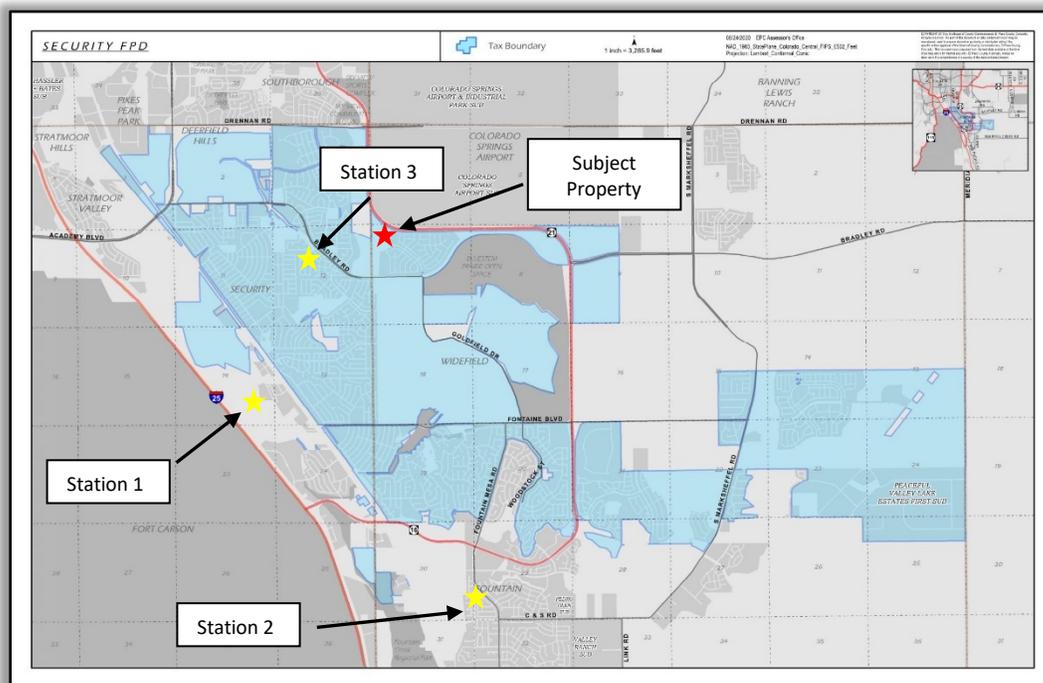
CONSULTANT:

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

Outlook at Powers is within the Security Fire Protection District (SFPD). The SFPD provided a commitment letter confirming that the District currently provides fire and emergency services to the area of the project and will continue to provide these services. The development property is less than 1.5 miles from fire station 3. The SFPD did not provide a response time; however, the District currently has three fire station which are strategically placed throughout the district to provide an average response time of less than five minutes.

FIRE DISTRICT SERVICE AREA

The SFPD is located in South-Western El-Paso County. The boundaries are Drennan Road and the Colorado Springs Airport to the north and northwest, CamAm Highway to the east, Highway 24 to the South and Meridian Road to the East. The fire district serves approximately 50,000 residents in the



Security and Widefield area located in unincorporated El Paso County. The SFPD has provided a fire protection coverage letter which has been attached to this report.

DEPARTMENT FACILITIES AND EQUIPMENT

There are three fire stations within the SFPD boundary: Station 1 is located at 400 Security Blvd Security CO, Station 2 is located at 7420 Metropolitan St, Colorado Springs, Colorado 80911, and Station 3 is located 5110 Bradley Circle, Colorado Springs, Colorado 80911. These three fire stations are staffed 24/7 with 43 paid career firefighters/EMS and 25 volunteer personnel.

In addition, the Security Fire Protection District provides 4 dedicated ambulances to the Security and Widefield Area. All 4 ambulances are staffed 24/7. This has enabled the District to provide Advanced Life Support to the entire community in less than 5 minutes of receiving an EMS call.

Facilities

Station 1 and Headquarters: 400 Security Boulevard, Colorado Springs, CO 80911



Station 2: 7420 Metropolitan St, Colorado Springs, Colorado 80911, United States



Station 3: 5110 Bradley Circle, Colorado Springs, Colorado



EQUIPMENT

The SFPD has 5 fire engines, 1 ladder truck, 2 mini pumpers, 2 brush trucks, 1 heavy rescue, 2 utility trucks, 5 ambulances, and 2 Chiefs vehicles.

Engines and Ladder Truck [taking for the SFPD website]



Brush Trucks



B142 "Natalie" Type 6



B114 Type 3



B143 Type 6

Ambulances



E115

M183



M184



M185



M181



M182

CODE COMPLIANCE

In accordance with Section 6.3.3, Fire Protection and Wildfire Mitigation, of the El Paso County Land Use Development Code (LDC), 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.”*

The project is in general compliance with Section 6.3.3 Design Standards, which include Water Supply, Roads, and construction in Wildland Fire Areas. In accordance with the Colorado State Forest Service’s (CSFS) online Wildfire Risk Assessment Portal, the wildfire risk for Ascend at Waterview is identified as “Low Risk” in the western 1/3 of the site and “Moderate Risk” in the eastern 2/3 of the site, and the burn probability for the entire site is “Moderate”.

The SFPD utilizes the 2015 International Fire Code with Local Amendments and building codes for their inspections and plan review. The SFPD provided a commitment letter for fire and emergency protection in addition to a supplement letter, dated February 21, 2021 (attached), which according to the SFPD, “serves as a as Fire Protection Report, per Section 6.3.3.(B)(1) of the LDC”.