Fire Protection Report

THE MARKETS AT BENT GRASS

Falcon, CO (El Paso County)

APPLICANT / DEVELOPER:
Evergreen Devco, Inc.
Sean Murphy
(303) 757-0414
SMurphy@evgre.com

PROPERTY OWNER(S):
Cindy Deyoung
Lena Gail Case

REPORT PREPARER:
Galloway
Jeff Odor
(719) 308-2519
JeffreyOdor@GallowayUS.com

DATE:
March, 2026

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Introduction

Purpose

The purpose of this Fire Protection Report is to identify who will provide fire suppression, fire prevention, emergency rescue, ambulance, hazardous materials and emergency medical services (collectively, “Emergency Services”) to the property owners of The Markets at Bent Grass and to meet the Fire Protection and Wildfire Mitigation Section of Chapter 6 of the Land Development Code.

Project Description

The Markets at Bent Grass is approximately 53.914 acres in size. The project is a large commercial development, proposing 14 lots, 4 tracts of varying use, public right of way, and public utility easements; Located in a portion of the southwest quarter of Section 1, Township 13 South, Range 65 West of the 6th Principal Meridian, El Paso County, Colorado.

Designated Fire Protection Service Area

This project is located within the Falcon Fire Protection District (FFPD) service area. Therefore, FFPD will provide emergency services to the property. A commitment letter is provided to El Paso County to confirm FFPD’s commitment to providing emergency services (see Appendix B).

The Markets at Bent Grass is located within District 3 of the FFPD service area. The project site is located approximately 2 miles Northwest of FFPD Station #3. The Falcon Fire District Map is attached (see Appendix A) showing the location of the project site.

Falcon Fire Protection District

General Location & Description

The Falcon Volunteer Fire Department was organized in 1975 and incorporated on March 3, 1977 by a group of volunteers who saw a need in the community. The Department owned and operated its own assets until the formation of the Falcon Fire Protection District, a special district under the statutes of the state of Colorado, in 1981

Today, the Falcon Fire Protection District is divided into 6 subdistricts and proudly serves more than 66,300 citizens (per El Paso County Assessor, Oct. 2018). With borders extending from Peyton Highway on the east, to County Line Road on the north, to one-half mile west of Marksheffel Road on the west and one mile north of Colorado Highway 94 on the south, our 113-square-mile fire district protects more than 16,100 structures with a 2018 market value of $4.2 billion. Nearly 82 percent of the structures within the District are residential, 2.2 percent are commercial buildings, and the remainder are non-commercial or non-residential outbuildings. The Falcon Fire Protection District (FFPD) responds to approximately 4,000 calls for service annually.

Though sometimes used interchangeably, the "Falcon Fire Department" is officially a fire protection district that has its own board of directors and sources of revenue separate from a municipality.

Station & Apparatus Descriptions

- Station 1:

Located at 12072 Royal County Down Road, Station 1 was built in 2010 after continued district expansion required a station to serve the northern and central parts of suburban and rural Falcon. Station 1 crews respond primarily to Districts 1, 2, and 5. The station itself is Falcon's largest station, with eight total garage bays and extra sleeping quarters. Currently, one engine company, one ambulance crew, and the battalion chief are housed here.

Apparatus at station 1 include:

- Engine 311 (2018 Rosenbauer Commander, 1000 GPM Pump, 750 Gallons)
- Medic 381 (2018 Ford F450, Advanced Life Support, Ambulance)
- Battalion Chief 303 (Ford F350, Command Vehicle)
- Pumper/Tender 321 (2010 International, 1250 GPM Pump, 2000 Gallons)
- Brush 341 (2005 Ford F350, 50 GPM Pump, 300 Gallons)
- Tender 361 (2001 Kenworth, 500 GPM Pump, 2000 Gallons)

- Station 2:

Located at 14450 North Meridian Road, Station 2 is an unmanned station that currently serves as a maintenance shop and also houses reserve vehicles.

Apparatus at Station 2 include:

- Maintenance (Chevy C4500HD)
- Type 1 Reserve Engine (Spartan Advantage/General)

- Station 3:

Located at 7020 Old Meridian Road, Station 3 is the newest of the District's stations, opened in 2021. This station was built on the same property as the previous station built in 1979. Continued expansion required a separation of administration and crew quarters. Station 3 houses one engine company and one ambulance crew that primarily respond to Districts 3 and 6. During business hours, the fire chief, deputy chief, and EMS division chief can also respond from the station.

Apparatus at Station 3 include:

- Engine 313 (2018 Rosenbaur Commander, 1000 GPM Pump, 750 Gallons)
- Medic 383 (2018 Ford F450, Advanced Life Support, Ambulance)
- Brush 343 (2006 Ford F350, 50 GPM Pump, 2000 Gallons)
- Tender 363 (2005 Kenworth, 500 GPM Pump, 2000 Gallons)

- Station 4:

Located at 2710 Capital Drive, Station 4 went into operation May of 2017. It is the primary response station for areas along the Marksheffel corridor that are in the jurisdiction of the Falcon Fire Protection District. The station houses one engine company and one ambulance crew.

Apparatus at Station 4 include:

- Engine 314 (2016 Rosenbauer Commander, 1000 GPM Pump, 750 Gallons)
- Medic 384 (2018 Ford F450, Advanced Life Support, Ambulance)
- Type 3 Reserve Engine (2007 International, 1000 GPM Pump, 500 Gallons)
- Brush 344 (2005 Ford F550, 50 GPM Pump, 2000 Gallons)
- Tender 364 (2002 Kenworth, 500 GPM Pump, 2000 Gallons)

- Station 6:

Located at 15355 Jones Road, Station 6 is unmanned and currently houses fire department equipment.

Apparatus at Station 6 include:

- None

Fire Protection, Wildfire Mitigation, and Fire Code Analysis

El Paso County, Colorado – Land Development Code / Chapter 6 – General Development Standards, 6.3.3. Fire Protection and Wildfire Mitigation

Water Supply

Woodmen Hills Metropolitan District will provide water main extensions to service this project. Water supply for fire protection will consist of fire hydrants and fire service lines to support emergency fire sprinkler systems. Final details for water supply must be addressed in the lot specific fire protection report to be reviewed and approved by El Paso County and FFPD.

Access

Cross-lot access will be provided via access easements to support the commercial development. These internal roadways & access easements will allow FFPD to adequately service each Lot for fire protection. Final details for access, hose overlay spacing, etc., must be addressed in the lot specific fire protection report to be reviewed and approved by El Paso County and FFPD.

Wildland Fire and Hazard Mitigation

The surrounding area is developed. Since the site does not include forested (high hazard) areas, it is not subject to the wildland areas requirements and does require the preparation of a “Wildland Fire Risk and Hazard Mitigation Plan.

El Paso County shall maintain a Vegetation Map depicting wildfire hazard areas of the County either based on vegetation type or wildfire hazard analysis, which shall be the official map for the purposes of applying this section.

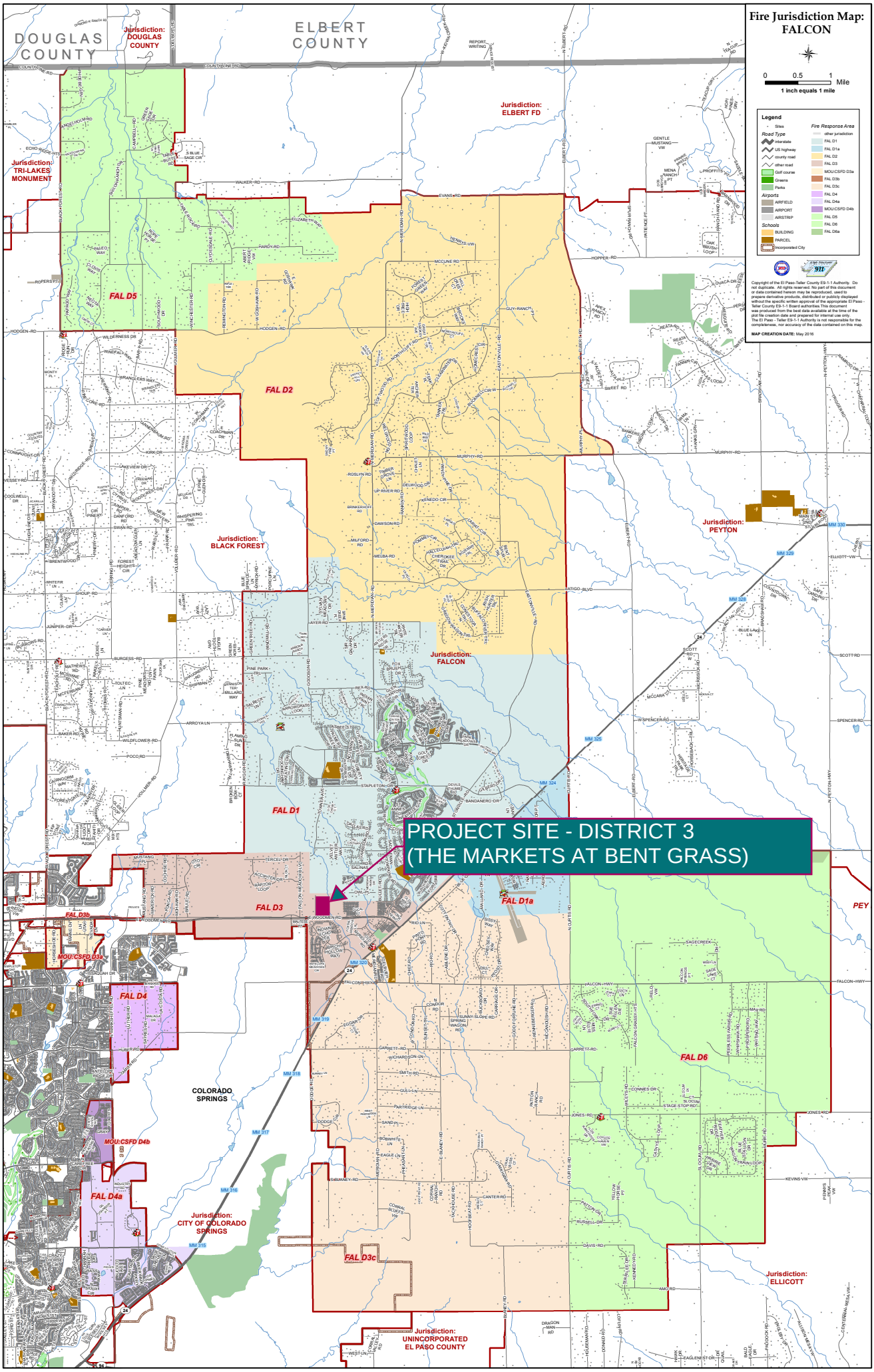
Fire Code

Calculations for water supply must be addressed in the lot specific fire protection report to be reviewed and approved by El Paso County and FFPD. Calculations must conform with the following published criteria:

- 2021 International Fire Code
- Local Amendments to 2009 International Fire Code for FFPD.

APPENDIX A

FALCON FIRE DISTRICT MAP


Fire Jurisdiction Map:
FALCON
0 0.5 1 Mile
1 inch equals 1 mile
Legend
Sites
Road Type
interstate
US highway
county road
other road
Golf course
Greens
Parks
Airports
AIRFIELD
AIRPORT
AIRSTRIP
Schools
BUILDING
PARCEL
Incorporated City
Fire Response Area
other jurisdiction
FAL D1
FAL D1a
FAL D2
FAL D3
MOU:CSFD D3a
FAL D3b
FAL D3c
FAL D4
FAL D4a
MOU:CSFD D4b
FAL D5
FAL D5a
FAL D6
DOUGLAS COUNTY
ELBERT COUNTY
Jurisdiction: DOUGLAS COUNTY
Jurisdiction: ELBERT FD
Jurisdiction: TRI-LAKES MONUMENT
FAL D5
FAL D2
Jurisdiction: BLACK FOREST
Jurisdiction: PEYTON
Jurisdiction: FALCON
FAL D1
FAL D3
FAL D1a
FAL D3b
MOU:CSFD D3a
FAL D4
MOU:CSFD D4b
FAL D4a
COLORADO SPRINGS
Jurisdiction: CITY OF COLORADO SPRINGS
FAL D3c
FAL D6
Jurisdiction: ELLICOTT
Jurisdiction: UNINCORPORATED EL PASO COUNTY
PROJECT SITE - DISTRICT 3
(THE MARKETS AT BENT GRASS)
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MAP CREATION DATE: May 2016

APPENDIX B

EMERGENCY SERVICES COMMITMENT LETTER

FALCON FIRE PROTECTION DISTRICT
Fire Prevention Division
7030 Old Meridian Road
Falcon, Colorado 80831
Business Number: 719-495-4050 Business Fax: 719-495-3112

Lieutenant/Fire Marshal **Curtis L. Kauffman**
Email: ckauffman@falconfirepd.org Cell #: 719-641-2139

February 6, 2026

Evergreen
C/O: Sean Murphy, Senior Development Manager
1873 South Bellaire Street, Suite 1200
Denver, CO 80222
Phone Number: 303-757-0401
Email: smurphy@evgre.com

Re: Conditional Commitment to Provide Emergency Services
NEC of Bent Grass Meadows Drive & E. Woodmen Road
Parcel/s: 5301002007, 5301000017, and 5301000016

Mr. Murphy,

Based upon the site plan and information you have provided, the above-referenced real property is located within the jurisdiction and boundaries of the Falcon Fire Protection District ("Fire Department"). By this letter, the Fire Department confirms its commitment to provide fire suppression, fire prevention, emergency rescue, ambulance, hazardous materials and emergency medical services (collectively, "Emergency Services") to the property, subject to the following conditions:

- ☒ **All** new construction, renovations or developments within the Fire Department's jurisdiction must comply with the applicable fire code and nationally recognized life-safety standards adopted by the El Paso County Board of County Commissioners and the Fire Department's Board of Directors, as amended from time to time;
- ☒ All development, water and construction plans must be reviewed and approved by the Fire Department for compliance with the applicable fire code and nationally recognized life-safety standards prior to final plat or construction permit being issued; and,
- ☒ All development or construction projects shall meet the fire code and nationally recognized standards' pertaining to fire protection water.

Please feel free to contact me if you have any questions.

Sincerely,

Curtis L. Kauffman

Curtis L. Kauffman
Fire Prevention Division
Lieutenant/Fire Marshal

APPENDIX C

FALCON FIRE PROTECTION DISTRICT

2016 ANNUAL REPORT

2016 Annual Report



Falcon Fire Protection District

Proudly Serving the Falcon Community Since 1975

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FROM THE FIRE CHIEF

As the Fire Chief of the Falcon Fire Protection District, I am honored to present to you the 2016 Annual Report, which illustrates our commitment to the citizens of our community. Our District continues to accept the challenges presented by the economy, and balance that with increasing demands for service. We constantly evaluate our operational platform to ensure it provides efficient services to the community and make necessary changes when needed. The department continues to collaborate regionally with other fire departments on training, specialized response, prevention services, and of course mutual and automatic aid. It is our members, uniformed and civilian, committed to service and dedicated to improvement, who advance our department into the future.

2016 has been a great year for this advancement. The Falcon Fire Protection District began construction on our fifth fire station that will be completed in April 2017. This will be the District's third full-time staffed station and will help improve our response times district wide. We responded to 2,074 calls for emergency service during 2016, which exceeds the 2,008 calls that we responded to in 2015. Of the 2,074 incidents, 1,186 were for emergency medical services (EMS) (excluding traffic accidents), which represents 57% of our total response for emergency service.

As we look forward to 2017, our aim is to exceed your expectations. We will strive to build on our accomplishments and exemplify the honor, pride, and long-standing history of providing quality and caring service. We will uphold the traditions that are the foundation of the FFPD. I would like to thank all our personnel for their continued commitment to going "above and beyond" and making the Falcon Fire Protection District truly an exemplary organization.

Respectfully submitted,

Trenton L. Harwig
Fire Chief
Falcon Fire Protection District



Chief Harwig signing the closing documents for Station 4 property.

BOARD OF DIRECTORS

The Falcon Fire Protection District is governed by a five-member, publicly-elected Board of Directors who serve four-year terms.

Three board seats were up for re-election in 2016. The only applications received were from incumbents Dan Kupferer, Joan Hathcock, and Michael Collins. No election was held, and all three were sworn in at the May 18, 2016 regular board meeting.



(Left to right) Attorney Richard Shearer, legal counsel for the District administers the oath of office to Director Mike Collins, Director Joan Hathcock, and Director Dan Kupferer.

Board members:

Daniel L. Kupferer – Board President
Joan Hathcock – Board Vice President
Cory A. Galicia – Treasurer
Thomas Kerby – Secretary
Mike Collins – Board Assistant Secretary

Full board member biographies are available online at www.falconfirepd.org.

FFPD AT A GLANCE

Area Served	113 square miles
District Population (estimated)	30,000
Calls for Service in 2016	2,074
2016 Operating Budget	$2.85 million
Mill Levy	8.612 mills
Number of Fire Stations in 2016	4 (2 staffed, 2 unstaffed)

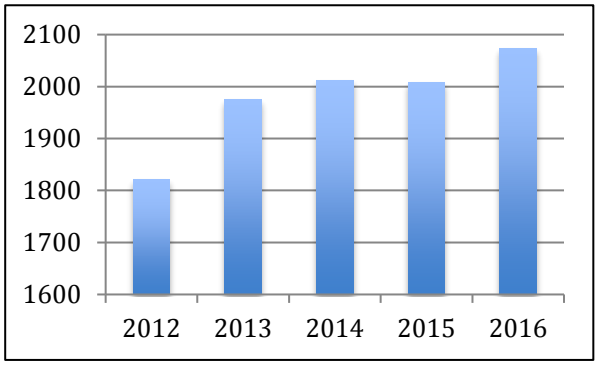
INCIDENT STATISTICS

TOTAL CALLS FOR SERVICE

2016	2,074
2015	2,008

In 2016, the Falcon Fire Department responded to a record 2,074 calls for service. Call volume is expected to increase as growth continues within the Falcon fire district.

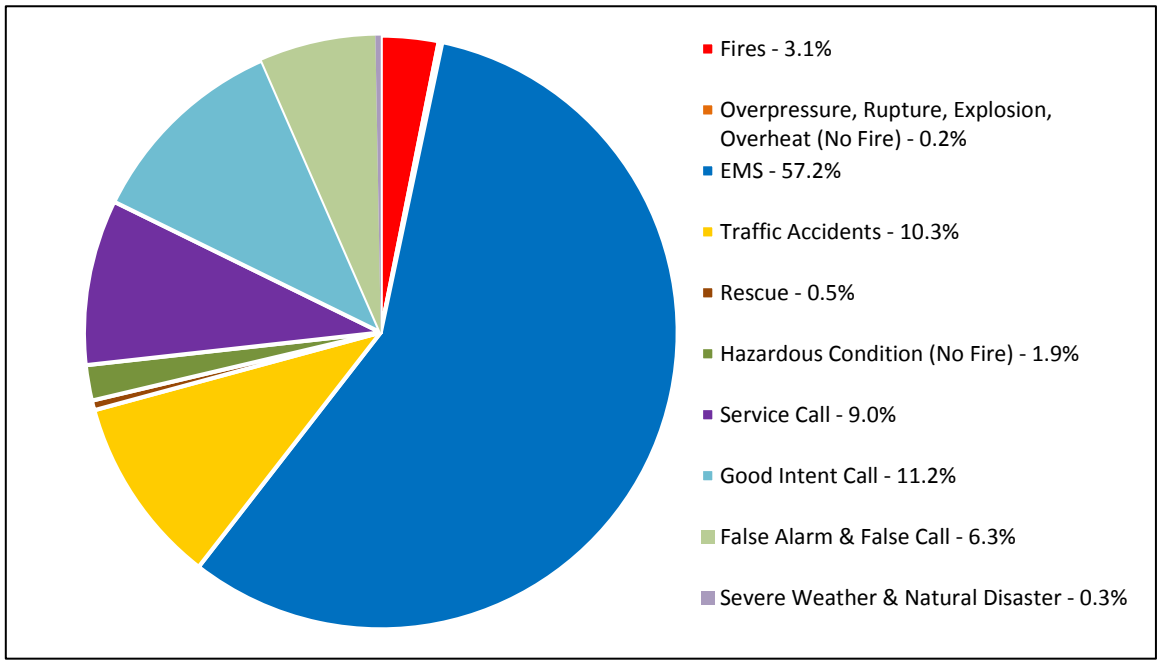
3.3% Increase over 2015
13.8% Increase since 2012





INCIDENT TYPES BY CATEGORY (Includes Mutual Aid)

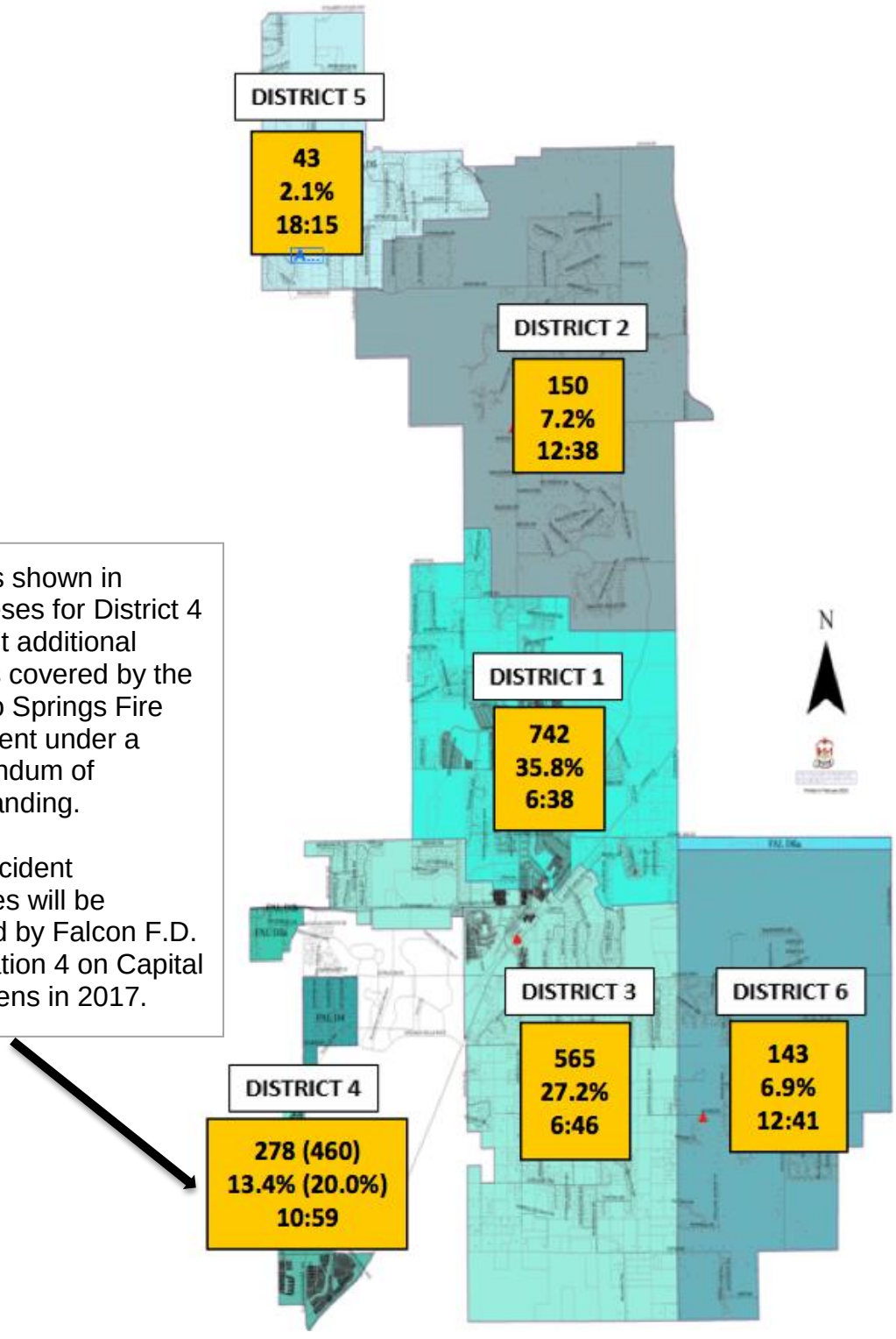
As with most fire departments across the country, Emergency Medical Services (EMS) incidents comprise the largest percentage of calls for service for the Falcon Fire Department.



INCIDENT STATISTICS

INCIDENTS AND RESPONSE TIMES BY RESPONSE ZONE

The Falcon Fire Protection District is divided into six response zones, which are also called “districts.” In order, the numbers in the orange boxes represent: the number of incidents in each district; the percentage of the fire district’s total call volume; and the average response time for the first Falcon F.D. unit to arrive on scene. Response times include only emergent responses (lights and sirens).



Numbers shown in parentheses for District 4 represent additional incidents covered by the Colorado Springs Fire Department under a Memorandum of Understanding.

These incident responses will be absorbed by Falcon F.D. once Station 4 on Capital Drive opens in 2017.

MAJOR INCIDENTS

STRUCTURE FIRES

July 20 – 2000 block of Teepost Lane. Six people and multiple small pets were displaced after fire severely damaged a home. No injuries were reported.



October 24 – 12600 block of N. Condor Road. A large outbuilding was destroyed. No injuries reported.



December 5 – 15300 block of Buckland Court. A home was heavily damaged and two occupants displaced, but no one was injured.



RESCUE

August 15 – 11400 Texarkanna Road. A shed fell off of a moving forklift, trapping a person beneath it. Colorado Springs F.D.'s Heavy Rescue unit assisted with stabilizing the shed and removing the person, who suffered non-life-threatening injuries.

WILDLAND FIRE

February 26 – A grass fire scorched 34 acres in the Latigo Trails subdivision. The cause of the fire was ruled accidental. Multiple agencies assisted with this incident.



SEVERE WEATHER

March 23 – Blizzard conditions stranded hundreds of drivers and shut down major roads in the area. The El Paso County Emergency Operations Center was activated as responders attempted to reach stranded motorists in the Falcon area.



April 16-17– Another severe winter storm forced road closures and prompted the opening of a Red Cross Shelter at the Patriot Learning Center in Falcon.



ISO RATING DECREASE

An audit conducted by the Insurance Services Office (ISO) in August 2016 resulted in a reduced rating, which translates to a decrease in residential property insurance premiums for many district residents.

Effective February 1, 2017, FFPD's ISO rating is a Class 3/10. Class 3 applies to residential properties within five road miles of an FFPD fire station or the fire station of a neighboring Automatic Aid department, regardless of the existence of fire hydrants in the area. Class 10 applies to residential properties that are more than five miles of an FFPD or Automatic Aid department's fire station.

FACILITIES AND EQUIPMENT

Station 4: Construction began on FFPD's newest station, located at 2710 Capital Drive (northeast of Constitution Avenue and Marksheffel Road). Hammers Construction, Inc. is the general contractor for the project. Groundbreaking happened on June 15 with completion expected in April 2017.

New Engine: Rosenbauer America began construction on the District's newest engine, which is scheduled for delivery in April 2017.





GRANTS

Firehouse Subs Public Safety Foundation ($10,998) for 47 pairs of wildland firefighting boots for FFPD firefighters.

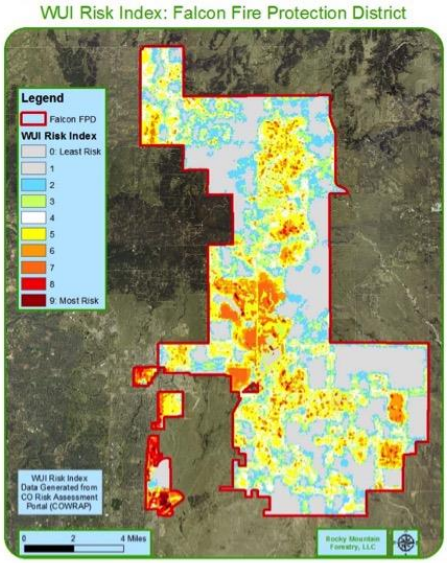
Plains to Peaks Emergency Medical and Trauma Service Region (RETAC) ($6,543.60) and Farmer's State Bank ($6,543.60) for the purchase of a LUCAS™ Chest Compression System for Station 4 apparatus.





CWPP

Community Wildfire Prevention Plan (CWPP): The FFPD Community Wildfire Prevention Plan received final approval from the El Paso County Board of County Commissioners. The final CWPP is posted on the FFPD website (www.falconfirepd.org).



RESERVE PERSONNEL

FFPD relies on reserve (volunteer) personnel to augment staffing. Reservists from the 2015 training academy began pulling shifts in February.

In 2016, reservists logged 9,788 standby hours, which was a drastic increase over the 769 standby hours recorded for 2015.

TRAINING

TRAINING HOURS

Firefighting and Emergency Medical Services require constant training to keep skills sharp and increase knowledge. In addition to formal classes, FFPD officers and crews are encouraged to develop their own drills and training scenarios.

In 2016, FFPD personnel logged training hours in a wide variety of subjects, including:

- Firefighting skills (structural, wildland, vehicle)
- Hazardous materials
- Extrication
- Commanding emergency incidents
- Apparatus operations
- Water supply operations
- Emergency medical topics





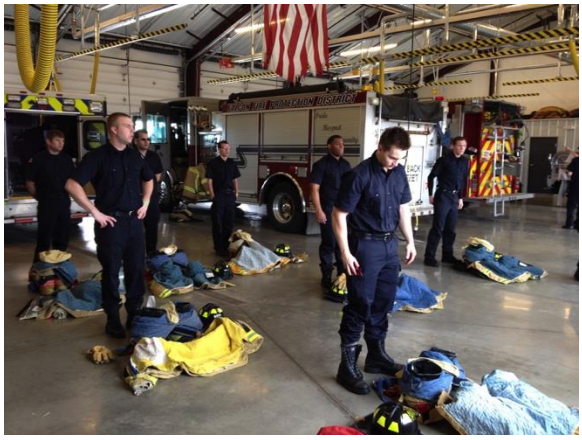
RESERVISTS

The 2016 reservist training academy provided more than 300 contact hours of training to new reserve personnel. Successful candidates obtained certifications including:

- Firefighter I
- Hazardous Materials Operations
- S130/S190 Wildland Firefighting
- Incident Command System (100, 200, 700, 800)
- Driver Operator Utility

Each reservist is required to work a minimum of 36 hours per month and attend required department training, all while completing a comprehensive task book.





The Falcon Fire Protection District is funded primarily through property and special ownership taxes. The current mill levy is 8.612 mills. FFPD believes in fiscal responsibility and sustainability, and relies on forward-thinking planning to ensure the most efficient use of taxpayer dollars.

In 2015, FFPD established a separate Capital Projects Fund. Each year, the District transfers funds from the General Fund to the Capital Projects Fund as a way to set aside money for large expenses such as construction of new facilities, apparatus replacement, etc.

Complete current and prior year budgets are available to the public on the District website at www.falconfirepd.org.

GENERAL FUND

	2014 (Actual)	2015 (Actual)	2016 (Estimated)
AVAILABLE RESOURCES			
Beginning General Fund Balance	**$1,658,819**	**$1,758,540**	**$1,863,645**
Total Operating Revenue	$152,372	$54,909	$26,237
Total Non-Operating Revenue	$2,681,179	$2,824,410	$3,098,467
Total Available Resources	**$4,492,370**	**$4,637,859**	**$4,988,349**
EXPENDITURES			
Expenses/Expenditures	$2,733,833	$2,113,214	$2,214,319
Transfer to Capital Improvement Fund	$0	$661,000	$635,000
Total Expenses/Expenditures	**$2,733,833**	**$2,774,214**	**$2,849,319**
Ending General Fund Balance	**$1,758,537**	**$1,863,645**	**$2,139,030**
3-Month Operations & Maintenance Reserve	**$537,099**	**$493,528**	**$529,465**

CAPITAL PROJECTS FUND

Note: 2016 revenue includes funds received from the lease purchase loan for Station 4. Expenses for Station 4 construction are paid from this fund.

	2014 (Actual)	2015 (Actual)	2016 (Estimated)
AVAILABLE RESOURCES			
Beginning Capital Projects Fund Balance	**$0**	**$0**	**$308,068**
Total Operating Revenue		$5,914	$6,544
Total Non-Operating Revenue		$661,704	$2,416,476
Total Available Resources	**$0**	**$667,618**	**$2,731,088**
EXPENDITURES			
Total Expenses/Expenditures	$0	$359,550	$1,161,270
Ending Capital Projects Fund Balance	**$0**	**$308,068**	**$1,569,818**

COMMUNITY EDUCATION & OUTREACH

SECOND GRADE SAFETY PROGRAM

FFPD continued its annual safety program for second graders at Meridian Ranch Elementary, Falcon Elementary, and Woodmen Hills Elementary schools. Falcon firefighters visit second grade classes to teach children about a variety of safety topics and wrap up the program in May with a bicycle safety rodeo.





FIRE PREVENTION & SAFETY

Falcon firefighters provide fire safety and general safety information to residents of all ages during visits to local schools and preschools, fire station tours, and walk-throughs of businesses. FFPD also displayed a wrecked car at Falcon High School to illustrate the hazards of texting while driving.

COMMUNITY EVENTS

Every year, Falcon firefighters connect with hundreds of community members by participating in local events ranging from local business expos to the annual Fourth of July fireworks at Meridian Ranch. They also host an annual Easter Egg hunt at Station 1.







SOCIAL MEDIA

Falcon Fire Protection District maintains Facebook and Twitter accounts to stay connected with residents as well as disseminate critical information during natural disasters and other community emergencies.

During 2016, the number of Facebook page "likes" increased nearly 40%, while Twitter followers more than doubled, increasing by 117%.

ACCOMPLISHMENTS AND GOALS

2016 ACCOMPLISHMENTS

- Acquired land and began construction of Station 4.
- Completed the fiscal year approximately $275,000 under budget.
- Insurance Services Office (ISO) audit resulted in a reduced rating for the district, which reduces homeowner's insurance premiums for many residents beginning in February 2017.
- Received county approval of the Community Wildfire Protection Plan (CWPP).
- Received grants for the purchase of wildland firefighting boots and a mechanical CPR device (LUCAS).

2017 GOALS

- Open Station 4 as the District's third staffed station.
- Reduce area response times as a result of opening Station 4.
- Increase career and reserve staffing.

PERSONNEL AWARDS & RECOGNITION

Administrative Assistant Gretchen Tetzlaff was recognized in 2016 for five years of service to the District.





ACKNOWLEDGEMENTS

The following Falcon Fire Protection District personnel contributed to the 2016 Annual Report:

Fire Chief Trent Harwig

Deputy Chief Jeff Petersma

Training Captain Toby Saben

Data Analyst Robin Widmar

Falcon Fire Protection District
7030 Old Meridian Road
Peyton, CO 80831
www.falconfirepd.org
719-495-4050 (phone)
719-495-3112 (fax)