

**COLORADO SPRINGS FIRE DEPARTMENT
OFFICE OF THE FIRE MARSHAL
WILDFIRE MITIGATION SECTION**

ASSESSMENT OF WILDFIRE HAZARD POTENTIAL: 2112 Collegiate Drive, 80918

OWNER: RMC Corporation

APPLICANT: N.E.S. Inc.

ADDRESS: 619 N. Cascade Avenue, Suite 200. Colorado Springs, CO 80903

PHONE: (719) 471-0073

PURPOSE

- Identify any existing conditions that are of concern to those values at risk of a potential wildfire.
- Recognize beneficial characteristics of existing conditions.
- Acknowledge any measures addressed by the developer to mitigate the risk of wildfire.
- Recommend actions that can further reduce the potential risk of wildfire.
- Manage the vegetation in a way that provides habitat opportunities for wildlife, whenever possible.
- Manage existing natural vegetation in a way that can aid in preventing erosion and stabilizing the slope, whenever possible.
- Incorporate vegetation management concepts with consideration for maintaining visual quality, whenever possible.

PROJECT DESCRIPTION

The proposed development is located at 2112 Collegiate Drive, Lot 108, University Bluffs Filing No. 4, El Paso County (Parcel Number 6321305002), and in the City of Colorado Springs, Colorado. The proposed development is currently in the pre-construction phase of development and undergoing the review process. The structures are a new development of 29 single family residential homes in the area classified by the Colorado Springs Fire Department as being located in the Wildland Urban Interface. The wildfire mitigation recommendations for this location include the first 30' of defensible space surrounding any and all of the proposed structure(s) and mitigation recommendations shall not exist on property lines of the identified property(s). The proposed residential structure(s) are to be built on 9.91 acres of property as assessed by El Paso County.

BENEFICIAL CHARACTERISTICS

- Fuels mitigation efforts have occurred on this property in recent years.
- Active fire mitigation efforts have occurred in the community on residential and open space properties and efforts remain ongoing.
- The proposed homes will be constructed with home hardened and ignition resistant design features.

CONCERNS

- The existing vegetation can pose a risk if not properly managed or properly incorporated into the landscape design of the property.
- According to the landscape design, there are areas of vegetation that is to be retained that will need to be properly mitigated and managed.
- There are areas of vegetation, planted and existing, that could fall within fifteen feet (15') of the structure(s).
- The proposed conifer vegetation planting may be within fifteen feet (15') of the structure.

FIRE BEHAVIOR INDEX

The **Fire Behavior Index** is a calculated index that determines the relative level of hazard associated with the combined effects of expected surface fire behavior and the potential for crown fire development and spotting behavior.

The Fire Behavior Index rating was estimated at MODERATE to HIGH risk.

RECOMMENDED WILDFIRE MITIGATION MEASURES

The following are recommendations for wildfire mitigation measures involving the manipulation of fuels in accordance with the Wildland Urban Interface Ordinances (Ordinance NO. 18-50) and relating to fire safety measures of vegetation management to at least 30' of all structures, not to exceed beyond property lines. These measures include:

- Refrain from planting any conifer bushes, trees, or shrubs within fifteen feet (15') of the main structure(s) or significant accessory structure. (Ordinance Section K102.1.2)
- Refrain from planting vegetation that will pose a risk in the future when the plants, conifers and deciduous, reach their mature size. Given the species and size parameters, the mature height may violate the ordinance requirements for separation of vegetation to the structure.
- Classification of existing Ponderosa pines shall be "Character Trees" if such trees meet the required definition of being greater than twelve inches (12") in DBH or species specific for the site.
- Character Trees shall have a minimum clearance of five to seven foot (5'-7') clearance from any part or projection of the structure and the vegetation must be pruned to a minimum height of ten feet (10') or to retain at least seventy percent (70%) of the canopy foliage.
- Ensure all native grasses are kept to a height of no more than four inches (4") in height
- Do not plant fire prone trees or bushes within fifteen feet (15) feet of the structure (i.e. Picea, Pinus, and other conifers species).
- Do not recommend clear cutting parcel, in order to retain root systems and prevent erosion.
- A re-assessment shall be conducted following the development and construction of the house for further vegetation recommendations and further calculations of the Fire Behavior Index.

PREPARED BY: Jeremy Taylor, CSFD Wildfire Mitigation Administrator **DATE:** 25 January, 2019

(Please contact me if you have any specific questions regarding fuels mitigation recommendations or hazard rating— we offer free on-site consultations. 385-7281.)

***Disclaimer:** Wildfire mitigation is intended to reduce wildfire risk; not eliminate the risk of wildfire. It is important to note that wildfires are a dynamic event influenced by several factors including weather (winds, relative humidity, temperature, atmospheric pressure, lightning, etc.) topography, fuels, human activity, response times and seasonal trends (i.e. drought.) There will always be some risk of wildfire regardless of mitigation efforts and structural characteristics.*