

Community Wildfire Action Plan

University Park Homeowners Association

Community Description:

University Park Homeowners Association (UPHOA) is a planned community located adjacent to Austin Bluffs Open Space in the Wildland Urban Interface of Colorado Springs, Colorado. The community consists of 478 single family homes, 127 town homes, a 250-unit apartment complex and 4 commercial lots for a total of 855 dwelling units. This community has not been directly affected by wildfire but is aware of the potential and is actively involved in mitigating the risk. In recent years there has been one structure fire that originated in a garage. The damage from that fire was confined to the home where the fire originated. This proposed Firewise USA Site Community Action Plan was developed in partnership with The University Park Homeowners Association and the Colorado Springs Fire Department (CSFD).

Structure Condition:

- Roof: Class A roofing
- Exterior cladding/Siding: Most homes have stucco siding with stone or brick accents. A few homes have wood, composition or cement board siding, depending on when the siding was installed. All siding for new or replacement work must now be fire resistant.
- Exterior doors: vary from house to house with fiberglass, wood or steel.
- Windows: most have double panes.
- Gutters: metal.
- Decks: Vary from house to house, with some having wood decking and some having composite decking. Replacements and new decks have composite decking.
- Skirting: concrete, stone or brick.
- Ancillary structures. None.
- Fences: none

Fuels Condition:

- 0-5 ft - mostly dirt or rock with some shrubs.
- 5-30 ft.- regularly mowed turf grass, flower beds, ornamental grasses, rock, wood mulch, shrubs, conifer and deciduous trees, Gambel oak, and junipers.
- 30-100 ft: native grasses and plants, Gambel oak, juniper, mountain mahogany and other native shrubs.

Risk Priorities:

0-15 ft.

- Remove remaining junipers
- Rake up needles, leaves and pinecones under trees and in yard
- Trim spruce and pine trees up and off roofs and away from the home.
- Replace any wood or bark mulch within 3 feet of the house with rock.

- Cut grass (except ornamental grass) to a height of no more than 4 inches.
- Trim lower branches of spruce/pine trees off ground while maintaining 70% of the canopy.
- Remove fuels from the drip lines of pine/spruce trees.
- Trim up mature Gambel oak and thin large concentrations into smaller groups.
- Keep gutters clear of debris.
- Replace wood decks with composite decking.
- Avoid use of the area under decks for storage of combustible items.

0-30 ft.

- Remove fuels from the drip lines of pine/spruce trees.
- Trim lower branches of spruce/pine trees off ground while maintaining 70% of the canopy.
- Trim up mature Gambel oak and thin large concentrations into smaller groups.
- Prune dead branches and remove dead trees.

Three Year Action Plan

Timeline	Program	Description/Mitigation
2026	Education and outreach	• CSFD will discuss wildfire risk reduction at the UPHOA Annual Meeting and provide educational material. • Publicize CSFD Town Hall meetings to all residents and encourage attendance. • Publicize the CSFD Neighborhood Chipping Program to all homeowners. • Include wildfire preparedness information and resources in welcome packets for new residents. • Continue to work with CSFD to distribute educational material to residents.
	Home hardening	• UPHOA requires review and approval for all exterior work and landscaping on existing and new homes to ensure compliance with its Design Guidelines and Standards. These guidelines address home hardening and maintenance of defensible space.
	Fuels Reduction	• Participate in the CSFD Chipping Program. • Continue to mitigate UPHOA open space as needed, either with contractors or with the UPHOA Wildfire Mitigation Committee.
	Evacuation Planning and Wildfire Preparedness	• Encourage residents to sign up for Peak Alerts.

Timeline	Program	Description/Mitigation
2027	Education and outreach	• CSFD will discuss wildfire risk reduction at the UPHOA Annual Meeting and provide educational material. • Publicize CSFD Town Hall meetings to all residents and encourage attendance. • Publicize the CSFD Neighborhood Chipping Program to all homeowners. • Include wildfire preparedness information and resources in welcome packets for new residents. • Continue to work with CSFD to distribute educational material to residents.
	Home hardening	• UPHOA requires review and approval for all exterior work and landscaping on existing and new homes to ensure compliance with its Design Guidelines and Standards. These guidelines address home hardening and maintenance of defensible space.
	Fuels Reduction	• Participate in the CSFD Chipping Program. • Continue to mitigate UPHOA open space as needed, either with contractors or with the UPHOA Wildfire Mitigation Committee.
	Evacuation Planning and Wildfire Preparedness	• Encourage residents to sign up for Peak Alerts.

Timeline	Program	Description/Mitigation
2028	Education and outreach	• CSFD will discuss wildfire risk reduction at the UPHOA Annual Meeting and provide educational material. • Publicize CSFD Town Hall meetings to all residents and encourage attendance. • Publicize the CSFD Neighborhood Chipping Program to all homeowners. • Include wildfire preparedness information and resources in welcome packets for new residents. • Continue to work with CSFD to distribute educational material to residents. • Update Community Action Plan for 2029-2031.
	Home hardening	• UPHOA requires review and approval for all exterior work and landscaping on existing and new homes to ensure compliance with its Design Guidelines and Standards. These guidelines address home hardening and maintenance of defensible space.
	Fuels Reduction	• Participate in the CSFD Chipping Program. • Continue to mitigate UPHOA open space as needed, either with contractors or with the UPHOA Wildfire Mitigation Committee.
	Evacuation Planning and Wildfire Preparedness	• Encourage residents to sign up for Peak Alerts.