



Bennett-Watkins Fire Rescue

LIFE SAFETY DIVISION

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October 15, 2025

Ernie Rose
Senior Planner
Arapahoe County Public Works & Development
6924 S Lima Street
Centennial, CO 80112

Re: Kiowa Creek Open Space Regional Park, 1001 N County Road 137

Planner Rose,

In regard to the submission for Kiowa Creek Open Space Regional Park, Bennett-Watkins Fire Rescue (BWFR) does not object to the proposed development; however, the following comments and considerations are provided with the expectation that they will be addressed through continued coordination with BWFR throughout the development process to ensure fire and life safety requirements are met and to support effective emergency response:

- BWFR previously identified functionality and safety concerns regarding the proposed access widths throughout the site. The original design, which included a 22-foot-wide main access and 6- to 10-foot-wide mowed or gravel trails, did not demonstrate adequate access for emergency responses or support simultaneous ingress and egress during emergency situations. As a result, BWFR requested an auto-turn exhibit for the main access to confirm apparatus maneuverability and identify where additional widening would be required to ensure reliable evacuation of park visitors and emergency vehicle entry during wildfire, medical, or other incidents.
- In addition, due to weight limitations associated with the proposed bridge, BWFR is requiring a separate means of access to the western side of the park. To meet this need, the project team is coordinating with Core Electric to establish emergency access through an easement, which will provide connectivity to the western portion of the open space park. This secondary access will incorporate a code-compliant turnaround, and is critical to ensuring safe emergency operations and functional connection to the trail network.
- Based on the results of the auto-turn analysis, BWFR and the project team have agreed that the main access route will be widened to 24 feet, or as demonstrated necessary by the completed auto-turn exhibit for fire apparatus navigation. This enhancement will improve overall safety by supporting two-way traffic in and out of the park, while also allowing for more reliable emergency vehicle staging and safer incident operations.
- As discussed with the project team, the internal open space circulation access will be provided with a width of no less than 10 feet, for the identified gravel trail, supplemented by shoulders to facilitate emergency access throughout the park. This access is critical not only for wildfire mitigation but also for emergency medical response, particularly considering the planned recreational activities such as hiking, fitness use, and equestrian trails. BWFR requests continued collaboration with Arapahoe



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County and the developer to ensure the final constructed design adequately supports a broad range of emergency incident scenarios.

- Due to the elevated wildfire risk associated with the proposed uses and surrounding landscape of the Kiowa Creek Open Space Regional Park, BWFR is requiring the applicant to conduct a wildfire interface assessment of the site to identify wildfire ignition sources and risks to develop a site-specific wildfire mitigation plan. The plan shall outline strategies to reduce wildfire hazards through proactive fuel management, ignition prevention measures, and access planning, and must be maintained for the duration of the site's active use. The wildfire mitigation plan shall be developed in accordance with national standards and industry best practices related to wildfire mitigation, including provisions to ensure that ongoing maintenance of open space areas will effectively reduce accumulation of combustible vegetation and debris to prevent wildfire. While BWFR recommends completing the wildfire mitigation plan as early as possible to minimize impacts on project design, the final version is not required until the permitting phase. BWFR is amenable to allowing the project to proceed with this requirement included as a condition of approval.
- Any gates across fire apparatus access roads must be approved and equipped with a Knox padlock or Knox key switch to allow for emergency access at all times.
- As part of the permitting process, the applicant shall submit a complete plan review package to BWFR, including an application, final site plan, and documentation of the final proposed roadway and access design, along with any other required materials. Plan review fees are applicable for this review. The applicant may contact the district office directly to coordinate submittal and fee payments. Any proposed structures (i.e. restrooms, maintenance buildings, shelters, or pavilions) shall be reviewed for compliance with minimum fire code requirements, which will be determined based on the occupancy classification, size, and anticipated occupant load.
- An approved water supply capable of supporting fire suppression operations may be required where structures are present and determined to necessitate firefighting water in accordance with applicable fire code provisions. As part of the plan review process, BWFR will evaluate this requirement in coordination with the project team. Based on the current submittal, the proposed structures do not appear to trigger this requirement; however, any future additions or modifications to the plans could result in its applicability.
- The site shall have a posted address compliant with the 2018 International Fire Code (Section 505), clearly visible from the main access point. Additionally, all key site elements such as trailheads, restrooms, maintenance buildings, shelters, pavilions, shall be equipped with clearly visible identifying signage to enhance responder ability to locate specific areas and support efficient emergency response operations.
- Any burning activities or fire features (i.e. BBQ grills, fire rings, or similar) shall be subject to approval by BWFR, and must be located away from combustible materials, and operated in accordance with manufacturer instructions and all applicable local regulations. Use of these features may be restricted during periods of elevated fire danger and is subject to fire district or local burn bans and permit



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requirements, as applicable.

- Fireworks or other high risk interface activities are strictly prohibited.
- If private or special events (e.g., races, festivals, or other gatherings) are planned at the Kiowa Creek Open Space Regional Park, a separate event review and permitting process through BWFR will be required to evaluate event-specific safety considerations and ensure compliance with applicable fire code requirements. BWFR will work collaboratively with event organizers and the County to support safe and successful event planning, as needed.
- The applicant shall provide and maintain/update applicable emergency contact information, site information, GIS data, and emergency plans to BWFR and Arapahoe County Office of Emergency Management to be used in the event of an emergency at the Kiowa Creek Open Space Regional Park.
- BWFR will incur unmet capital costs associated with this new development. To address the needs of this unmet capital cost, the developer shall coordinate directly with BWFR to submit the applicable impact fees prior to commencement of development. Formal approval for the project and associated permits cannot be granted until impact fees are submitted to BWFR.

Thank You,

Victoria Flamini

Fire Marshal

Life Safety Division

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