

THE WOODS/OVERLOOK – PLAN UNIT 13

Rating: High

Evacuation Data Summary					
Number of Structures	Number of Cars	Average Time to Evacuate (min)	Median Time to Evacuate (min)	Minimum Time to Evacuate (min)	Maximum Time to Evacuate (min)
734	3908	309	76	65	2,533

The Woods/Overlook neighborhood has newer, luxury homes above the commercial district. Fuels management efforts are apparent and widespread on developed parcels. Evidence of limbing, tree removal and remaining piles of cut material show ongoing work. Undeveloped parcels, however, have extensive unmanaged fuel loading away from homes and along roads. Many of these areas have potential to experience high-severity fire and impact neighboring properties. Roads and access are good but locked gates and dead-end roads are present, which could prevent rapid fire response. Hydrants are present in most of the Plan Unit.



Many homes are larger high-end homes located mid-slope. Defensible space is fair, but treatments should be extended further from homes into undeveloped parcels as they will create a strong short-range ember wash during a wildfire.



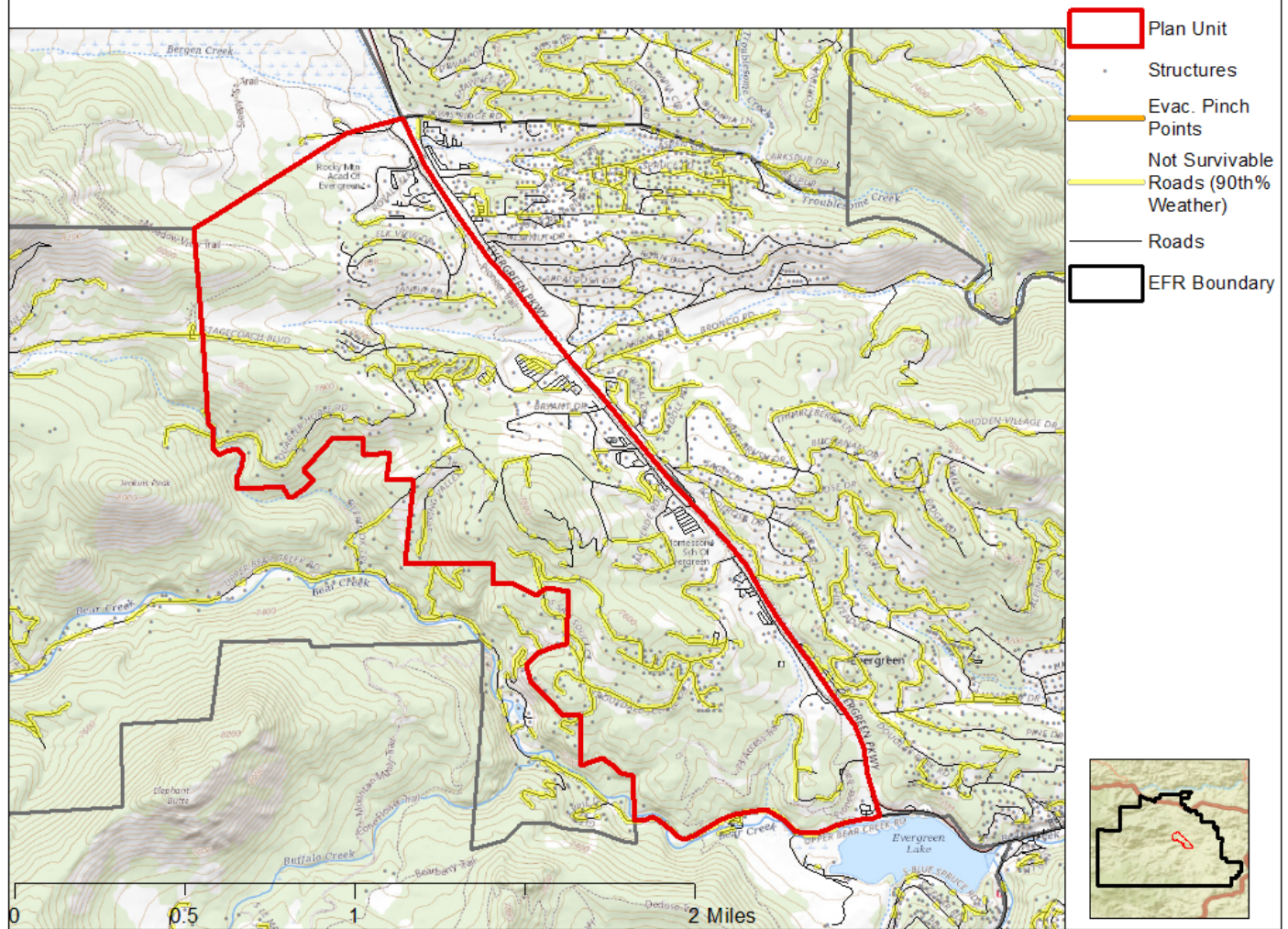
In developed area above and around the business district could use substantial fuels work such as this timber strand between CO 74 (Evergreen Pkwy) and Mountainside Trail. Overloaded parcels are adjacent to well treated parcels and show the contrast between developed and undeveloped areas.



Undeveloped Corridor along Stagecoach Blvd (Elk Meadow Park, 1mi west of CO 74): Both sides of road are undeveloped with the north side appearing to be county owned. Both sides have hazardous and overstocked fuel loading that needs thinning and other mitigation work.

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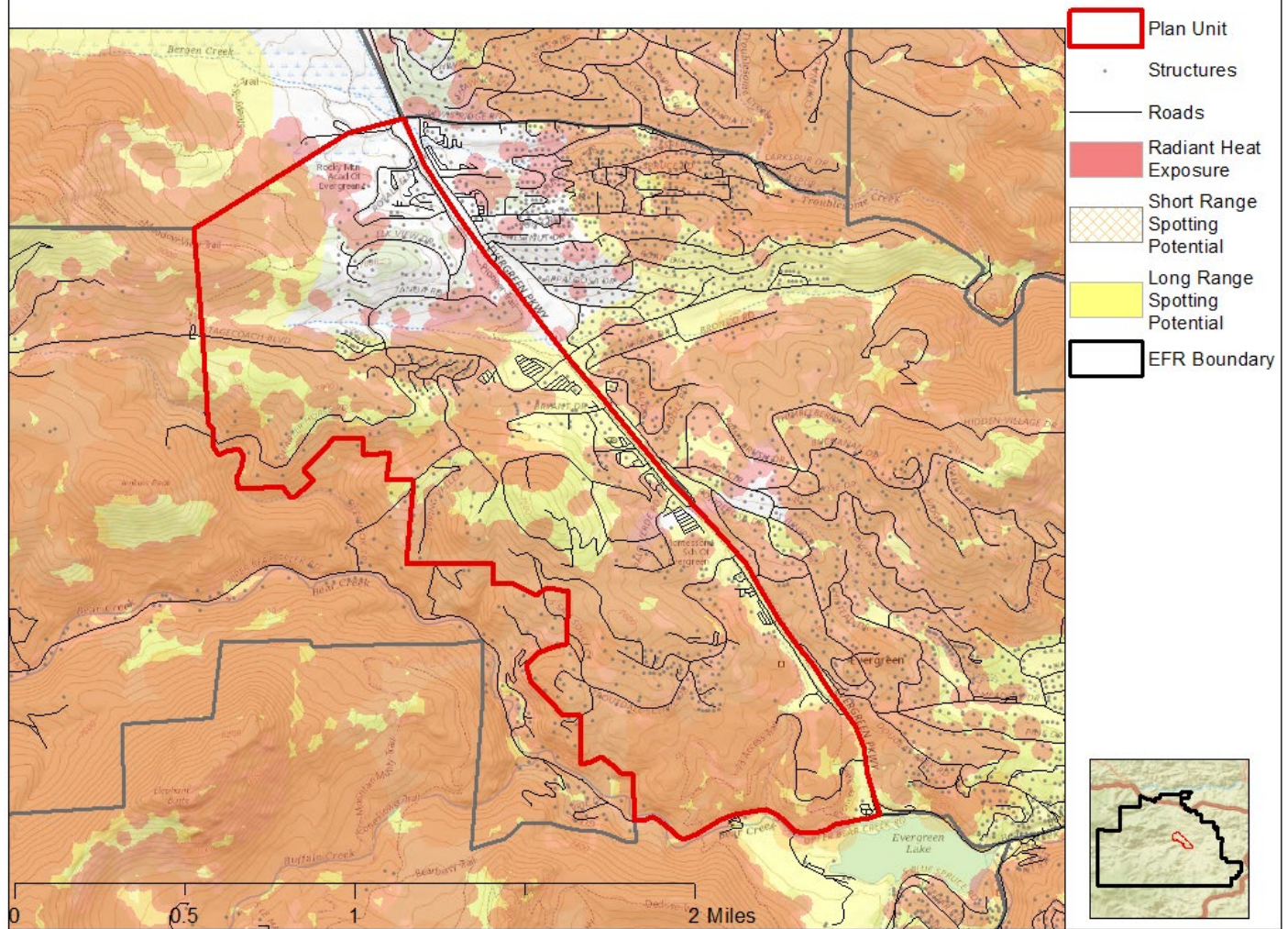
Legend



The Woods/Overlook has some major evacuation problems. There are no modeled Evacuation Pinch Points. Much traffic from the west will likely funnel through this plan unit during and evacuation and the model shows considerable difficulty accessing Evergreen Parkway during this event. For roadway survivability, Stagecoach Boulevard will be extremely important to mitigate, along with Troutdale Scenic Drive, for their value as evacuation corridors. Following Colorado State Forest Service guidelines for roadway fuel reduction will be crucial to the success of evacuees through this Plan Unit.

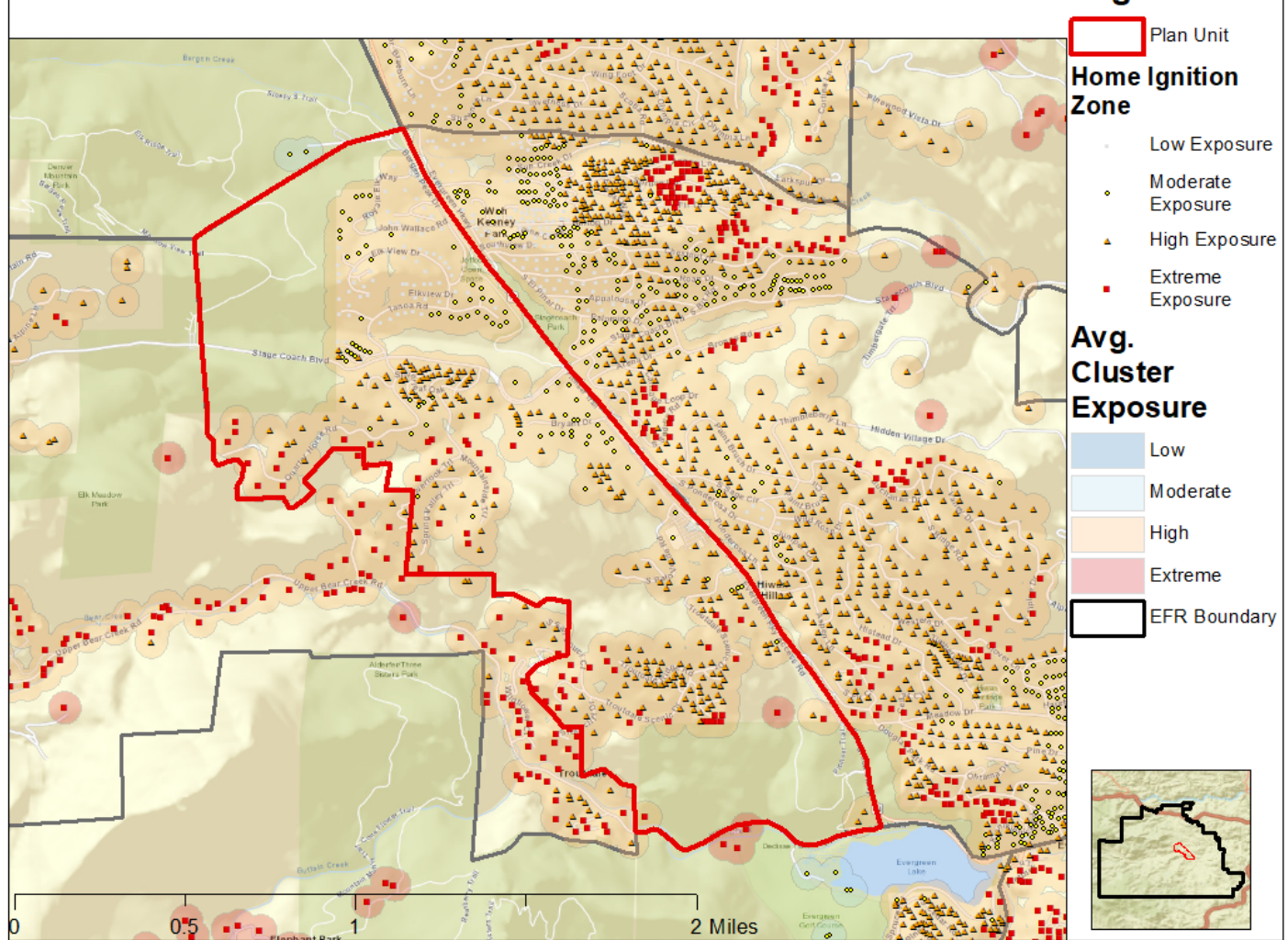
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Legend



Radiant Heat exposure is designed to show neighborhoods where vegetation will create fire behavior extreme enough to ignite home materials. Short- and long- range spotting is when embers travel a distance from the fire and continue its spread away from the main fire –this can be a deluge of embers that is difficult to combat. These ignition risks are present to extreme degrees in Evergreen Fire Protection District. Different visualizations of this data are mapped on the following pages and will give residents a clearer path forward to mitigation.

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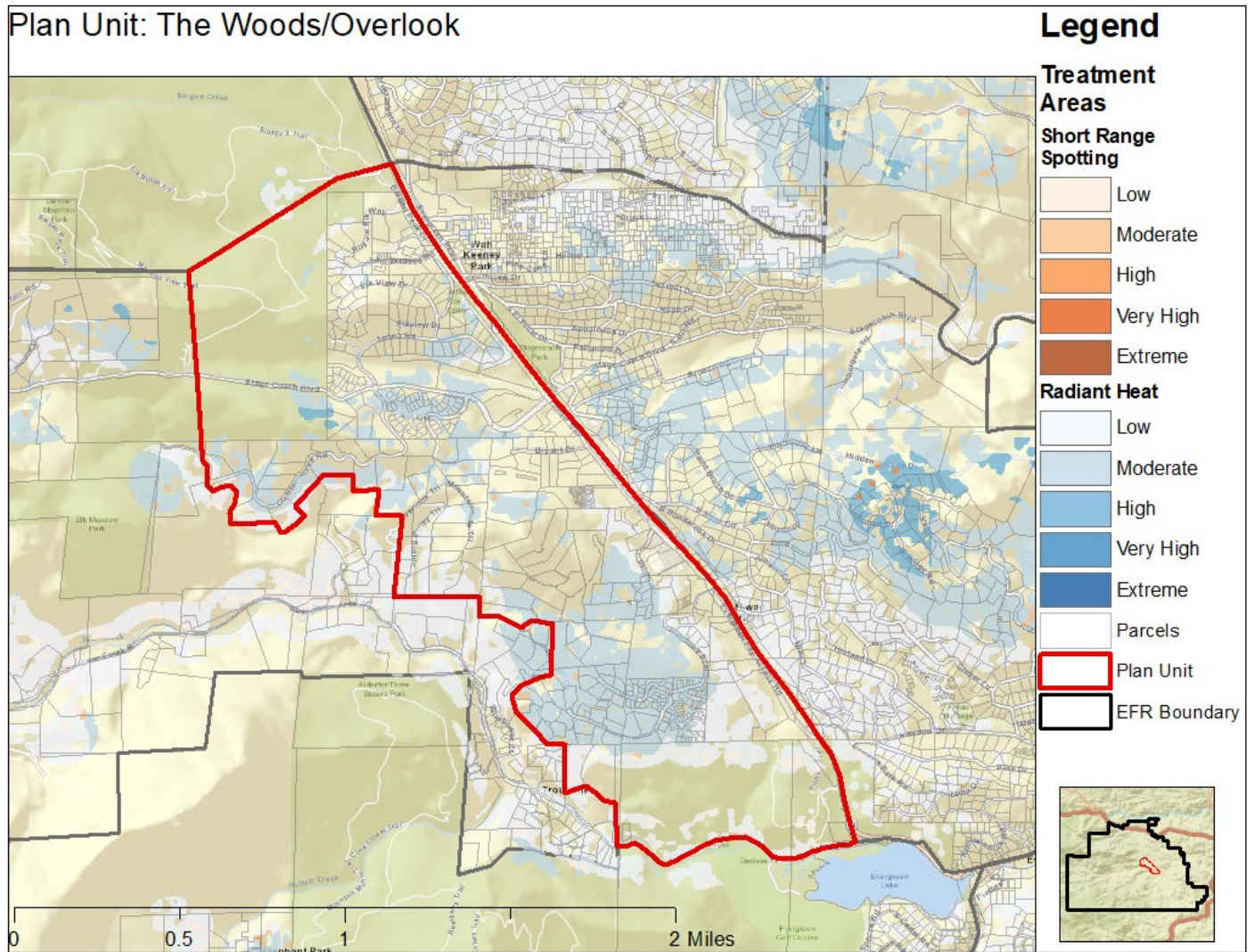


Ember exposure outputs (radiant heat, short range spotting, and long-range spotting, as seen above) were overlaid with structure points buffered as the Home Ignition Zone (100 ft). Structures in which greater than 50% of the home ignition zone was covered by radiant heat, short range spotting, or long-range spotting were defined as being at risk from that hazard. Extreme exposure means all three factors are present, as the model indicates.

These values were then aggregated at the structure cluster level which are dissolved 100 m buffers of structures. If a structure's 100m buffer intersects a different structure's buffer, they are part of the same cluster. Average exposure to all the structures in the cluster is displayed behind the structure point on the above map. This means that even though some structures may be a lower risk due to the wildland fuels adjacent to their home, they will be still at extreme risk as home to home ignition is extremely likely.

The Woods/Overlook has fewer structures at extreme risk than some of the other Plan Units, but the average cluster exposure is still high. Home Hardening and Defensible Space practices will reduce the likelihood of home ignition due to embers. The main challenge for this neighborhood, however, will be evacuation, and it is recommended that most pooled resources are focused on that challenge.

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Radiant heat and short-range ember exposure are displayed and filtered by accessible treatment areas (by slope and distance to a roadway). High to Extreme risk areas displayed in those maps are highest priority to protect from radiant heat and short-range spotting, however, this does not negate the need for defensible space treatment across the landscape.

Some areas at risk of radiant heat and short-range ember exposure are in the residential areas around Troutdale Scenic Drive, higher in slope, but still very accessible for treatment. This south-facing slope will have high rates of spread and has dense timber in some places. Mitigation will need to reduce tree density and include yearly maintenance to reduce rates of spread in grass and brush.

Shelter-in-place

There is no current location to recommend for shelter-in-place in The Woods/Overlook. Locations identified by the model are unlikely to be a good shelter location. This Plan Unit absolutely needs to have a shelter location due to the evacuation concerns. The northwest corner of the unit is Jefferson County Open Space. Slope will need to be a major consideration in creating a shelter location here, and this is why the model did not indicate this would a possible location to shelter. Years of work and planning will need to go into developing a possible shelter location here.