

STATION 156 AND LOGISTICS CENTER COBBLESTONE RANCH / TERRAIN

MARCH 3, 2026



MASTER PLAN

- Department Master Plan adopted in 2021
 - Plan provides recommendations on staffing and resources
 - Station 156 need identified in Master Plan (pgs. 46-48)
 - Have been monitoring call volume and population growth since 2012
 - “Considering all factors, if they remain relatively consistent, the department should consider planning to open a station dedicated to Planning Zone 6 between 2024 and 2025.”
 - Logistics Facility also identified in Master Plan (pgs. 44-45)
 - “It is recommended that due to the lack of adequate fleet maintenance garage space and a decentralized storage program throughout the entire town, the department should acquire or build a Logistics Facility. This facility would need to provide appropriate fleet maintenance garage space and a centralized storage area for the logistics division.”

STATION THRESHOLDS

- Consider current call volume and response times
 - Also consider overall call volume, response times, and Effective Response Force (ERF) for entire district
- Look at known future growth and projected increase in call volume

DEPARTMENT INTENT

To be ahead of the curve to meet level of service while not negatively impacting any one station with an increase in calls for service.

- Currently not meeting response time level of service in this area

STATION THRESHOLDS

Planning Zone	Operational Threshold		Planning Threshold
Calls for service annually	365		256
Calls for service per day	1		.75
Simultaneous call for service	≥15%		11.3%
Station demand/Utilization (24-hour)	≥1.7%		1.3%
Station demand/Utilization (peak)	≥2.4%		1.8%
Primary unit reliability	≤70%		85%
Time delta for aid received	≥4:00		3:00
1st arrival (urban)	9:30	Compliance ≤ 80%	Compliance ≤ 90%
1st arrival overall (rural)	9:40	Compliance ≤ 80%	Compliance ≤ 90%
EMS effective response force (urban)	12:40	Compliance ≤ 80%	Compliance ≤ 90%
EMS effective response force (rural)	12:50	Compliance ≤ 80%	Compliance ≤ 90%

Master Plan has various considerations, including call volume and response time

- Begin planning when zone call volume reaches 256 calls per year, should be operational when volume reaches 365 call per year
- Response times also a major factor

CURRENT PERFORMANCE

FIRE MANAGEMENT ZONE 6

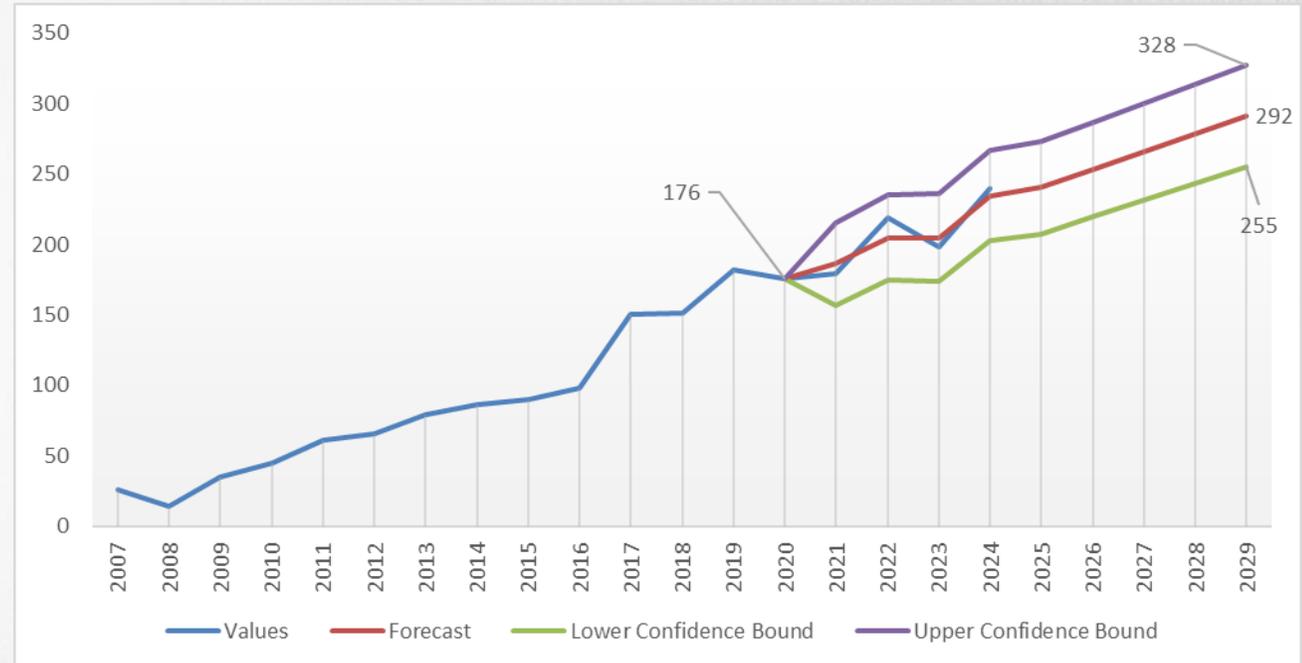
Planning Zone 6												
Threshold		Planning	Operational	2019	2020	2021	2022	2023	2024	2025		
Annual Call Volume (24-hour)	>	256	>	365	182	182	183	234	207	240	258	
Simultaneous Calls	>	11%	>	15%	3.8%	1.1%	1.1%	1.4%	1.5%	9.2%	2.0%	
Station Demand / Utilization (24-hour)	>	1.2%	>	1.7%	1.4%	1.4%	1.4%	1.4%	1.4%	1.4%	1.4%	
Station Demand / Utilization (peak)	>	1.7%	>	2.4%	1.9%	1.8%	1.8%	1.8%	1.8%	1.8%	1.8%	
Suppression reliability	>	85%	>	70%	97%	89%	97%	97%	97%	99%	98%	
Time delta for aid	>	3:00	>	4:00	-0:56	1:30	2:30	3:30	4:30	5:30	4:40	
1st arrival Threshold (urban)	9:30	>	90%	<	80%	16%	14%	27%	21%	12%	21%	21%
1st arrival Threshold (rural)	9:40	>	90%	<	80%	45%	56%	67%	33%	36%	46%	38%
EMS ERF Threshold (urban)	12:40	>	90%	<	80%	97%	97%	98%	97%	97%	99%	97%
EMS ERF Threshold (rural)	12:50	>	90%	<	80%	77%	56%	67%	33%	36%	57%	40%
Historical Performance												
2022 1st arrival Benchmark Urban	7:10	>	80%	>	90%	36%	18%	27%	21%	12%	21%	21%
2022 1st arrival Benchmark: Rural	8:20	>	80%	>	90%	16%	27%	61%	33%	20%	11%	45%
2022 ERF Benchmark: Urban	8:20	>	80%	>	90%	16%	14%	27%	21%	12%	21%	20%
2022 ERF Benchmark: Rural	9:30	>	80%	>	90%	29%	37%	61%	33%	20%	11%	40%

Updated 01/22/2026, AM/KW

FUTURE GROWTH

FIRE MANAGEMENT ZONE 6

- Terrain North
- Canyons Far South
 - Connection to Macanta
- Continued growth in Cobblestone
- Unknown future growth in fire protection district
 - Pockets of FPD spread throughout FMZ



NORTH BASIN VILLAGE AT TERRAIN (PHASE 2)

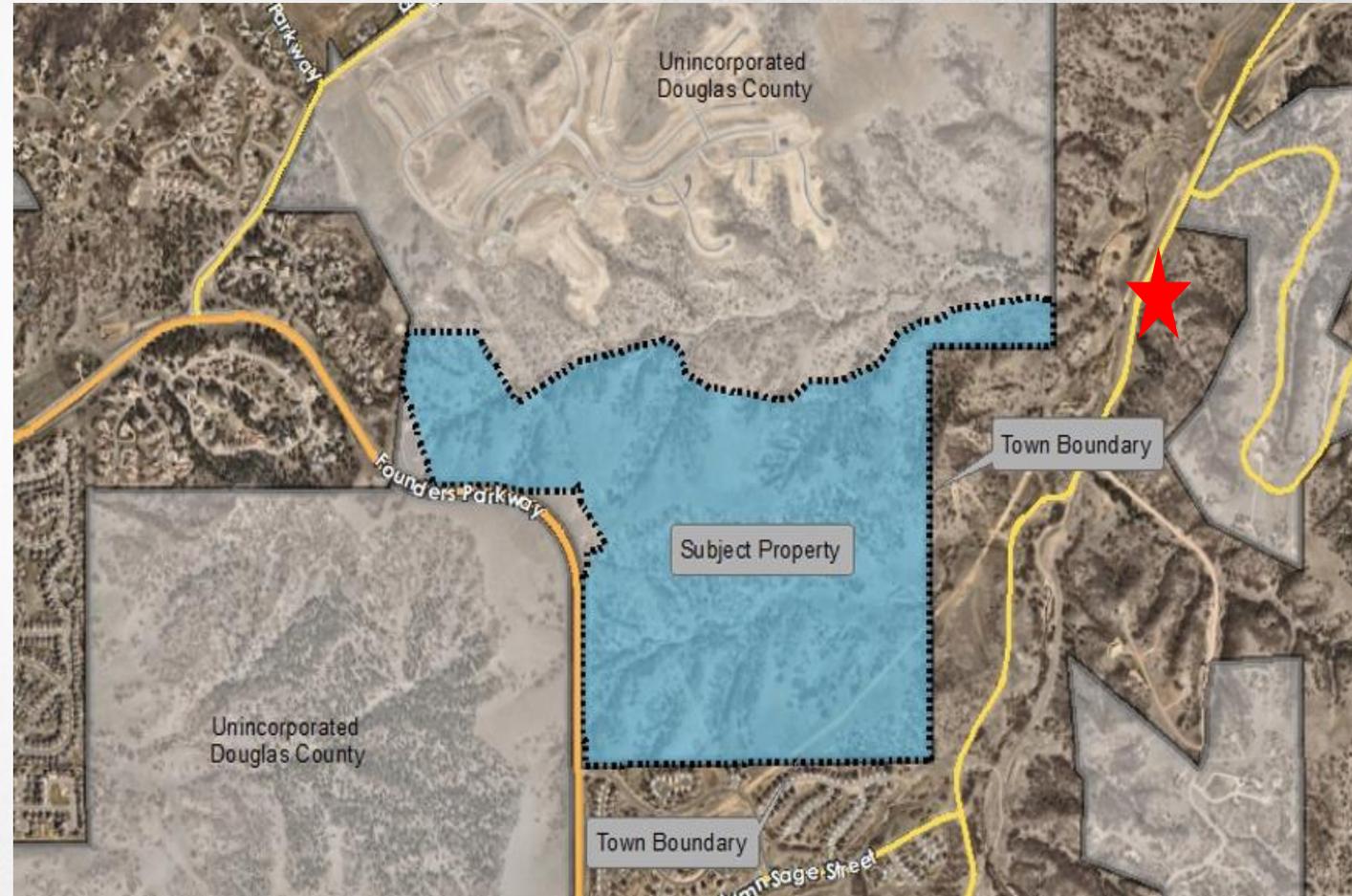
SITE DEVELOPMENT PLAN

- 105 single-family homes on approx. 1,180 acres and to include 150 acres of open space dedication
- Located along Castle Oaks Dr.



CANYONS FAR SOUTH ANNEXATION AND PLANNED DEVELOPMENT PLAN

- New neighborhood with 515 residential dwelling units and 60,000 sq. ft. of neighborhood commercial uses
- 409 acres, 53% open space, and dedicated park and trail connections



COMPOUNDING FACTORS

FIRE MANAGEMENT ZONE 6

- Additional access to open space and trails resulting in increased calls for service
- Potential for additional wildland fire calls to areas previously inaccessible
- Increase in vehicle traffic with newly developed areas
- Continued increase in overall call volume and time available for other duties
 - Training, public education, daily station duties, etc.
- Continued growth in overall Fire Management Zone

COMPOUNDING FACTORS

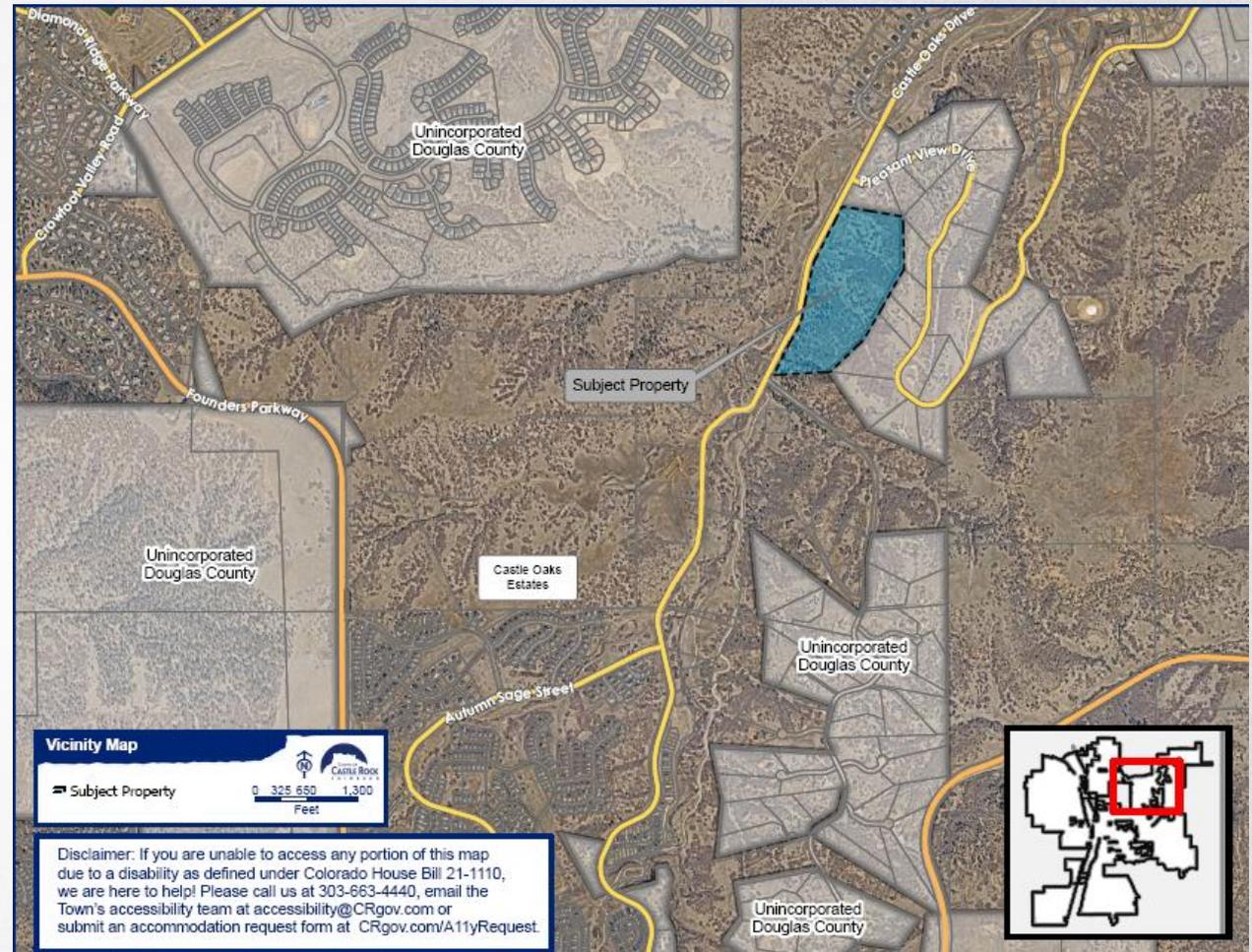
DEPARTMENT OVERALL

- Inadequate maintenance space to work on all vehicles
 - Currently have to use one bay at Station 152 to work on apparatus
- Do not have all of the needed maintenance resources to work on apparatus, tools, and equipment
- Tools, equipment, gear, and supplies are located across many areas in many stations
 - Need to centralize and have in one place for better management
- Increase in apparatus requires additional EVT's (fire mechanics) which need additional bay space
 - Identified in Master Plan

LOCATION

STATION 156 AND LOGISTICS

- Castle Oaks Drive between Pleasant View Drive and Rocky View Road
- Town owned property currently zoned as open space
 - Will require re-plat for utility plat, station plat, and open space plat



AERIAL IMAGE

STATION 156 AND LOGISTICS



DESIGN (BY RS&H)



DESIGN (BY RS&H)

STATION 156 AND LOGISTICS



TIMELINE

STATION 156 AND LOGISTICS

- Owner's Representative, Architect, and Contractor on board
- Design: Summer – Fall/Winter 2025/2026
- Construction: ~ Spring 2026 – Spring/Summer 2027
- Operational: ~ Spring/Summer 2027

COSTS

STATION 156 AND LOGISTICS

- Working with Owner's Representative, architect, and O-A-K in a CMGC process to develop detailed and accurate budget
 - Station intended to be similar to Station 152 at ~ 13,000 sq ft
 - Logistics Center almost mirror image at ~ 13,000 sq ft
 - O-A-K Construction Contract - \$19,459,293
 - Owner direct purchase - \$299,087
 - Castle Rock Water Project - \$795,351
 - Total Construction Budget - \$20,553,731
 - Professional Services - \$991,620
 - Contingency - \$500,000
 - Total - \$1,491,620
 - Total Construction Project Cost - \$22,045,351

COSTS (CONT.)

STATION 156 AND LOGISTICS

- Apparatus
 - One engine (ordered in 2022 for a 2026 delivery) - \$1.1 million
 - One brush truck (ordered in 2023 for a 2026 delivery) - \$247,915.00
- Staffing
 - Need 12 people to ensure 24/7/365 coverage - ~ \$2.5 million/yr
 - Added 4 in 2022, 4 in 2023, and 3 in 2024 to improve overall staffing and reduce overtime costs
 - Additional positions between 2025 and 2029 due to the passage of Ballot Measure 2A

FUNDING

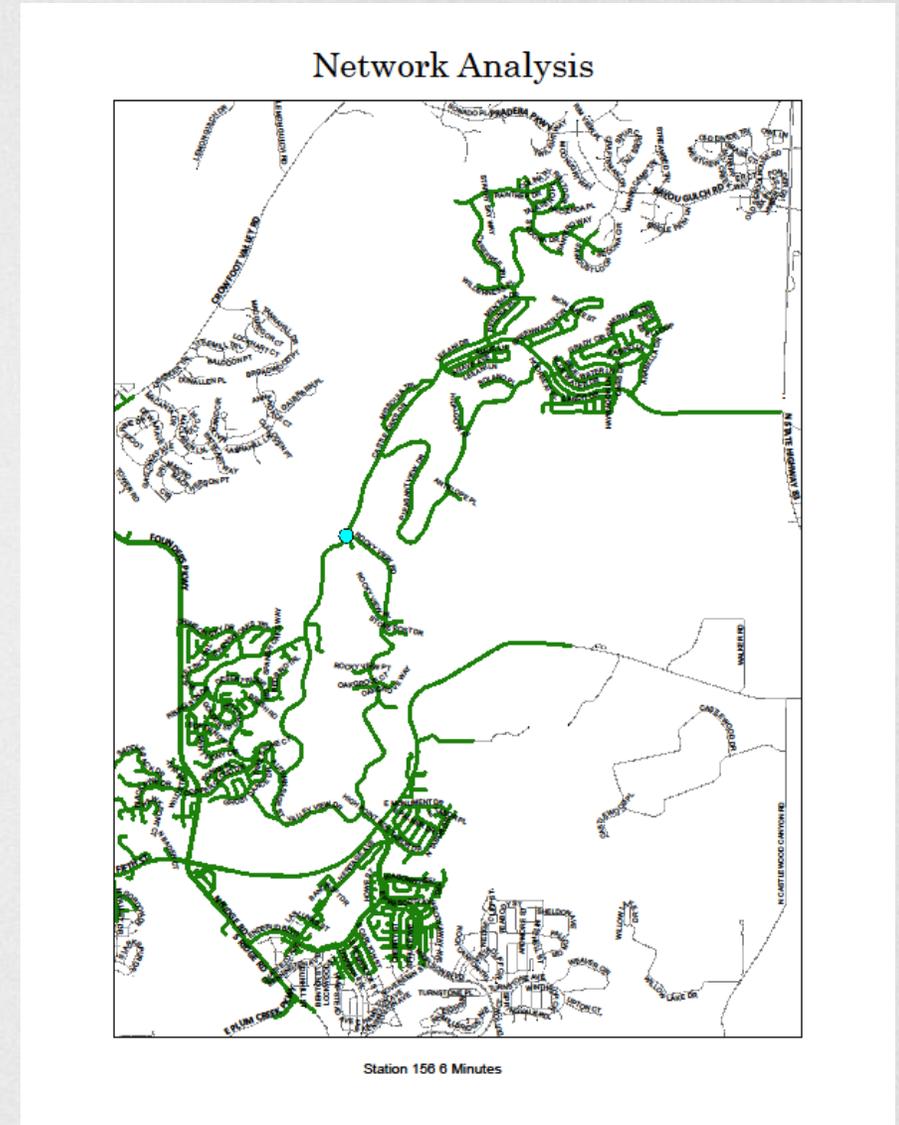
STATION 156 AND LOGISTICS

- Engine and brush truck are already ordered and paid for
 - Use of capital funds from impact fees
- Station and Logistics has \$6 million in capital account from TABOR timeout*
 - \$950,000 in impact fees
 - \$6 million loan from General Fund*
 - \$8.3 million issuance of Certificates of Participation (COPs)*
 - ~\$800,000 from CRW
 - * = will be repaid from fire impact fees
- Staffing
 - General fund

BENEFITS

STATION 156 AND LOGISTICS

- Improves response times and service to Terrain and Cobblestone Ranch to include advanced life support (ALS) with paramedic staffing
- Reduces call load on 155 and 153
- Provides for additional resources overall with an additional engine and brush truck and associated staffing
- Will allow for quicker backup to 155 when road is in thru Canyons Far South and vice versa
 - Currently coming from either Founders, Meadows, Franktown, or downtown
- Should help us with our ISO rating (currently ISO 2)
- Provides central location for all fleet maintenance, and consolidates storage of tools, equipment, and gear





- Public Safety Commission recommended approval after unanimous vote
- Staff recommends approval
- Questions?



“I MOVE TO APPROVE THE RESOLUTION AS INTRODUCED BY
TITLE.”

“I MOVE TO APPROVE THE RESOLUTION AS INTRODUCED BY
TITLE, WITH THE FOLLOWING CONDITIONS: _____”

“I MOVE TO CONTINUE THIS ITEM TO THE TOWN COUNCIL
MEETING ON _____ DATE TO ALLOW
ADDITIONAL TIME TO: _____”