

September 2, 2021

Dear President Metz and SRCA Board Members,

All of us, as members of the Scottsdale Ranch Community Association (SRCA) Board of Directors and committees, have a duty to make the best possible decisions in the interests of the Association and its members. The SRCA has established policies and procedures to encourage thoughtful deliberation on matters relating to its governance and to incorporate varying opinions. Like all such generic processes, however, such rules cannot cover all situations.

Decisions in the interest of our membership are not guaranteed by strict adherence to defined protocols, expediency, hubris, convenience or political correctness. For instance, timing of Board and committee actions may precede availability of important information concerning a given matter. In such cases, the Board may appropriately reconsider its decisions in light of subsequent events or emerging membership sentiment.

One such incident occurred seventeen years ago when the SRCA Board got ahead of the Association's membership.^{1 2} All then standard procedures were followed. The Board decided in favor of significant modifications to Mountain View Road and negotiated a project with the City before SRCA members were alerted to the nature and implications of the changes. The resulting acrimonious backlash lasted nearly two years, with the City finally backing off.

Endorsements of development schemes are especially vulnerable to premature decisions. Developers lead the process; they have unlimited time up front to

¹ Farraresi, Michael, "A Voice Heard Above Its HOA," *Arizona Republic*, May 17, 2004, p. 63, <https://www.newspapers.com/image/125569347/>

² Farraresi, Michael, "Projects Put Homeowners, HOA at Odds," *Arizona Republic*, May 17, 2004, p. 61, <https://www.newspapers.com/image/125569345/>

conceive, design, plan, hire attorneys and PR consultants and lobby prior disclosing their plans to government staff and officials, neighbors (including HOAs) and the public. They have ample occasions to interact with city (and HOA) officials to informally promote their plans before formal consideration; at that time there is no competition. In accordance with city requirements, developers and their representatives hold “Outreach” meetings early in the approval process; they interpret low attendance as due to acquiescence or apathy, when in fact ignorance is more likely the underlying cause. A developer’s campaign is well underway before average citizens understand his project, its impact or even know of its existence; no wonder audiences are small. Those having other viewpoints are frozen out. Local organizations following timely, defined protocols can easily miss critical evidence required to make sound decisions.

The SRCA Board and Government Committee may recently have fallen into two just such situations: consideration of endorsement of District at 9400 and 92 Ironwood building proposals.

District at 9400

The District at 9400 project (219 units)³ was considered by SRCA’s Government Committee and Board about two years ago. At that time, District at 9400 was a standalone residential structure. By itself, District at 9400 did not raise critical issues. Both bodies approved of the project and authorized SRCA to endorse it.

³ Kaplan Acquisitions, LLC, *Non-Major General Plan Amendment & Rezoning for District at 9400 Boulevard*, Case #'s 6-GP-2019 & 16-ZN-2019, p. 3

92 Ironwood

The 92 Ironwood project (338 units) is newer. It is also larger. The building, as planned, is a “Texas Doughnut”⁴ (or Wrap⁵) wherein apartments wrap around an interior residents’ parking area.

92 Ironwood held a neighborhood meeting April 19, 2021, to introduce its project as part of its “Comprehensive Community Involvement Plan.”⁶ In line with previous experience, only two people attended; no questions were asked. Meeting notices were sent to those residing within 750 feet of the project site; no homes are in the included the invitation area.

After meeting several times with the SRCA Executive Director, developer Jim Riggs met with the SRCA Government Committee twice (a third meeting is pending) to solicit SRCA endorsement. The Government Committee expressed concerns about traffic created by 92 Ironwood and its height at the first session;⁷ during the second, it recommended⁸ the Board provisionally endorse the developer’s plan, subject to street rerouting. The Board concurred.⁹

The Aggregate

Taken together, District at 9400 and 92 Ironwood developments result in major increases in local population density (557 units) and vehicular traffic, just a half mile from the western boundary of Scottsdale Ranch.

Unlike District at 9400 alone, the two projects taken together are significant enough to warrant further consideration. Important issues remain to be fully

⁴ Very, Eric, The Texas Doughnut, June 16, 2013, <https://ericvery.wordpress.com/2013/06/16/the-texas-doughnut/>

⁵ KTGy, *What is Wrap Construction?* <https://ktgy.com/work/type/residential/wrap/>

⁶ See 92 Ironwood Partners, *92 IRONWOOD DEVELOPMENT PLAN PROJECT NARRATIVE*, first submitted, May 10, 2021, Case 231-PA-2021, p. 22 “Our open house was held virtually on April 19, 2021. There were only two (2) attendees online and after a thorough presentation from the applicant, there were no questions from the attendees. Since the open house, we have not been contacted by any member of the public.”

⁷ Scottsdale Ranch Community Association, Governmental Committee Minutes, July 27, 2021

⁸ Scottsdale Ranch Community Association, Governmental Committee Minutes, August 5, 2021

⁹ Scottsdale Ranch Community Association, Board of Directors’ Meeting Agenda (Minutes not yet available)

considered by the SRCA Government Committee and the Board or remain in limbo at this time. Some, but not all, these include:

Height

The height of the proposed 92 Ironwood structure exceeds that of surrounding buildings, except for the hospital, which perhaps merits special consideration. The 92 Ironwood five-story apartment and retail structure, as proposed, exceeds the maximum height requirements for its zoning. The SRCA Government Committee, also McCormick Ranch, expressed concern over this exception. When asked by a SRCA Government Committee member, the builder stated that the project would be economically unfeasible with one less floor.

The developer now indicates he has plans to eliminate one story, but they have yet to be shared with the Committee.

Traffic

A premise for the Committee's recommendation to the Board was that traffic generated by residents would flow to the east and south, away from Scottsdale Ranch and should not be of concern to SRCA residents. The City's traffic analysis report was not available when the Committee and Board made their decisions. The 153-page report was finally released to some City Council members only last week; some have questioned the assumptions on which it is based.¹⁰

Even if District at 9400 and 92 Ironwood traffic does flow as assumed, it will directly affect SRCA residents' travels (mostly to the east and south,) as it can add significantly to congestion on already crowded Shea Boulevard and the 90th Street/Via Linda intersection. This will certainly affect SRCA members in their daily trips.

¹⁰ Kaplan Development Group, *District at 9400 Shea -- Traffic Analysis and Mitigation Analysis*, dated March 31, 2021, Project: 19-5036

Structure

Both District at 9400 and 92 Ironwood buildings are planned to be conventional One-Plus-Five (1+5, or Podium) structures.^{11 12} Widely adopted since 2007, 1+5s are used throughout the U.S. because they're much cheaper to build than conventional steel beam / reinforced concrete frameworks. A 1996 revision of the L.A. building codes preceding the 1+5 trend resulted from a finding that treated wood was sufficiently fire-resistant to allow its use for up to five story structures. The U.S. Building Code followed in 2009, then the International Building Code.^{13 14} A craze for 1+5 multi-family construction ensued. 1+5 buildings are characteristically rectangular in form.

¹¹ See Wikipedia, *One-Plus-Five*, <https://en.wikipedia.org/wiki/One-plus-five>, last edited June 19, 2012

¹² Douglas S. Thompson, PE, SE, SECB, Five Story Wood-frame Structure Over Podium Slab, December, 2017, <https://www.woodworks.org/wp-content/uploads/Five-Story-Wood-Frame-Structure-over-Podium-Slab-WoodWorks-Dec-2017.pdf>

¹³ International Code Council, Overview of the International Building Code® (IBC®), 2018 <https://www.iccsafe.org/products-and-services/i-codes/2018-i-codes/ibc/>

¹⁴ *ibid*



Figure 1: 1+5 Under construction, Scottsdale, AZ, 2021 (Kathy Howard)¹⁵

Although elevations vary, their basically rectilinear shape is dictated by the planar plywood siding used. 1+5s abound in downtown Scottsdale, North Sight, the Quarter and the Waterfront, not to mention Phoenix and its other suburbs (e.g., Tempe.) They have become ubiquitous throughout the country as municipalities rush to embrace high-density communities. Malvina Reynolds song, “Little Boxes” epitomizes the impact of these new structures throughout our city.¹⁶ Facades of 1+5 buildings may differ, but the bump outs and siding used

¹⁵ IMG_1401.jpg

¹⁶ Reynolds, Malvina, Little Boxes, https://www.youtube.com/watch?v=2_2IGkEU4Xs, Lyrics to the first two verses:

Little boxes on the hillside
Little boxes made of ticky tacky
Little boxes on the hillside
Little boxes all the same

to create images of diversity are only icing on the same cake.^{17 18 19} The ultimate legacy of reliance on 1+5s is the “slot canyon” so effect evident in downtown Scottsdale, Kierland, the Waterfront and The Quarter.²⁰

Figure 2: “Slot Canyon” in Scottsdale (Susan Wood)²¹



There's a pink one and a green one
And a blue one and a yellow one
And they're all made out of ticky tacky
And they all look just the same

¹⁷ Why All New Apartment Buildings Look Identical - Cheddar Explains, <https://www.youtube.com/watch?v=mrzQqPVFTag>

¹⁸ Fox, Justin, “Why America’s New Apartment Buildings All Look the Same - Cheap stick framing has led to a proliferation of blocky, forgettable mid-rises—and more than a few construction fires,” *Bloomberg Business Week*, October 13, 2019, <https://www.bloomberg.com/news/features/2019-02-13/why-america-s-new-apartment-buildings-all-look-the-same>

¹⁹ Fox, Justin, “A Field Guide to Boxy, Stumpy Apartment Buildings,” *Bloomberg*, Feb 21, 2019, <https://www.wealthmanagement.com/multifamily/field-guide-boxy-stumpy-apartment-buildings-justin-fox>

²⁰ See <https://www.youtube.com/watch?v=eNKjBlnisZl>

²¹ Ibid

Wood

1+5 buildings consist of a concrete slab underlying an all-wood building; the Podium variation incorporates one or two concrete and steel bottom stories with all wood residential floors above. In either case the principal residential areas are wooden structures.



Figure 3: All wood 1+5 construction (Kathy Howard)²²

Wood is inexpensive and easy to work with but has its problems: expansion and contraction with temperature fluctuation and moisture. Expansion and contraction cause separation of underlying wooden structures from non-wood cladding materials used for building exteriors causing leaks, resulting in water damage to basic building structures, mitigating fire resistance, necessitating costly repairs and damaging fire-resistant treatment.

²² IMG_1424.jpg

Fire

Fire-resistant wood is not fire-proof wood. Despite claims made for fire-resistant wood, multi-family buildings have proven to be serious fire risks for many communities, especially (but certainly not only) in the construction phase before sprinklers are activated. (see Appendix B)^{23 24}



²³ Kamp, John, Laura Kusisto, “Apartment Fires Are Tied to Cheaper, Wood-Based Construction,” Wall Street Journal, Aug. 17, 2017 <https://www.wsj.com/articles/apartment-fires-are-tied-to-cheaper-wood-based-construction-1502988893>.

²⁴ “America is burning.” <https://buildwithstrength.com/wp-content/uploads/2020/03/America-is-burning-small.pdf>



Figure 4: Yuma, AZ, 1+5 Fire, 1/29/2012 ²⁵

This unanticipated risk is starting to be appreciated by the insurance²⁶ and fire-fighting communities.^{27 28 29 30} Some municipalities have enacted ordinances restricting wood-frame mid-rise structures.^{31 32 33} Fire departments are

²⁶ Claims and Litigation Management (CLM) Alliance, *TIMBER! Again?! Wood-frame Construction Claims and How They Come Crashing Down*, 2020 Annual Conference, Dallas, TX, August 17, 2020

https://www.theclm.org/File/Download?type=18&fileName=28dc3338_e741_4d24_ae37_852a3337247e.pdf&userFileName=Session%205%20-%20TIMBER%20Again%20-%20Wood-Frame%20Construction%20Claims%20and%20How%20They%20Come%20Crashing%20Down.pdf

²⁷ Stevens, Op Cit

²⁸ Logan, Tim, Travis Anderson, John R. Ellement, "Fire tears through nearly finished Dorchester building," *Boston Globe*, June 29, 2017, pp. B11, B13

²⁹ Gilbert, James, "Fire Destroys part of construction site," *Yuma Sun*, January 30, 2018, pp. A1, A5, NewspaperArchive.com

³⁰ KSAT Staff, Apartment building burns, water hard to find amid Texas freeze, KSAT staff, Feb. 19, 2021 <https://www.wrdw.com/2021/02/19/apartment-building-burns-water-hard-to-find-amid-texas-freeze/>

³¹ Rice, Justin, "Five-Alarm Fire in College Park, Md. Renews Calls For New State Code Regulations," *Engineering News-Record*, May 3, 2017, <https://www.enr.com/articles/41950-five-alarm-fire-in-college-park-md-renews-calls-for-new-state-code-regulations>

³² Kanpschaefer, Johanna, "What Local Officials Want to Do About Wood-Frame Building Fires in Massachusetts," *Engineering News-Record*, August 9, 2017, <https://www.enr.com/articles/42484-what-local-officials-want-to-do-about-wood-frame-building-fires-in-massachusetts>

³³ "Waltham "Tired" of Wooden Apartment Fires - Boston-Area Township City Council Votes 14-0 for Safer Codes," Concrete Construction, 8/2/2017, https://www.concreteconstruction.net/business/waltham-tired-of-wooden-apartment-fires_o

considering tactics for fighting such blazes,^{34 35 36} one major city chief, unable to quench a mid-rise building fire, just let it burn out.³⁷

Long corridors without fire baffles or barriers enable conflagration to spread rapidly and smoke and hazardous fume convection and dominant wood structural members assure complete destruction.³⁸ District at 9400 floor plans



Figure 5: Aftermath of Waltham 1+5 fire.

³⁴ Montgomery County (MD) Fire and Rescue Service, “Firefighters look at Problems fighting Wrap / Texas Doughnut style wood construction,” https://www.montgomerycountymd.gov/frs-ql/Resources/Files/psta/stp/doughnut_construction.pdf

³⁵ Ward, Michael J., *Catastrophic Fires in Mid-Rise Multifamily Dwellings Under Construction – 5 considerations*, February 10, 2020, <https://companycommander.com/2020/02/10/catastrophic-fires-in-mid-rise-multifamily-dwellings-under-construction-5-considerations/>

³⁶ Bowker, Gary, *Fighting Fires in Disposable Structures*, Fire Engineering University – Continuing Course, <https://d3at0mnwuyeh75.cloudfront.net/content/dam/fe/online-articles/documents/FEU/FEU-BowkerMarch13.pdf>

³⁷ Stevens, *op cit*

³⁸ Stevens, *op cit*

(Appendix A,) as I interpret them, show long, straight halls with minimal fire-barrier doors. Assuming elevators are unavailable in a fire emergency, all occupants of the three higher floors must evacuate down only two stairwells that open directly to the outside. This may be in accordance with the fire code but seems like only a few ways for 200+ residents to exit in case of fire.

Scottsdale's building code requires sprinklers in wood structures. While sprinklers limit the extent of many types of fires, damage done by large amounts of interior water in wooden structure can be especially devastating. Exposure to lots of water can lead to shifts in structural members resulting in leaks and compromising fire resistance, necessitating extensive (and expensive) repairs.

Need

Multi-family housing is certainly not new to Scottsdale. Structures constructed in the past six years, under construction, approved or pending approval total over 14,142 units.³⁹ There does not appear to be a shortage of apartment and condo space coming on board in Scottsdale.

The developer has indicated that Honor Health, operator of the adjacent hospital, desires 92 Ironwood as accommodation for hospital staff and visiting medical personnel. Would the 219 units at District at 9400 suffice? Would any of the other new Scottsdale apartment units now in the pipeline do?

³⁹ COGS September Newsletter, August 30, 2021, <http://www.cogsaz.net/newslett/210831.htm>:

“One of our COGS members has completed incredible research on Scottsdale “multifamily” units built, under construction, approved but not yet built and pending approval since 2015. *The totals DO NOT INCLUDE complexes of 30 apartments/condo or less. Therefore, true totals are considerably higher.*

- 5,172 units completed
- 2,648 units under construction now
- 4,109 units approved but not yet built
- 2,213 units pending approval—city council approves or denies”

Conclusion

The above is only a representative list of facets of the District at 9400 / 92 Ironwood project approvals not thoroughly considered in following the SRCA formal protocol for such endorsements. Sequencing and timing prevented discovery and analysis of much of the context of the endorsement proposals resulting a premature decision on the part of the Association. More work remains to be done before the Board and Committee can confidently say they have grasped all salient aspects of these two developments.

Paramount in SRCAs diligence to “do the right thing,” is informing and educating its members. The Board may be well out ahead of membership sentiment. Evidence is emerging that SRCA members are expressing concern that the SRCA Board’s endorsement is out of sync with their opinions.⁴⁰

Is the SCRA membership aware that their association is endorsing cookie-cutter, fire-risky buildings in their neighborhood about whose structural design serious are being asked? Are they aware that there are other economically viable solutions to in-fill than 1+5s?⁴¹ Does it understand that promoting buildings of the same design as those in most other developing communities spells the demise of “Scottsdale Exceptionalism?”

Before endorsing projects such as these, after hearing from the developer, and subsequently understanding some of the unspoken factors the developer didn’t mention, SRCA leaders might ask, “What is the benefit to the Association from making this endorsement?” After understanding a project beyond an advocate’s sales presentation, is it really something we should go on record as supporting?

⁴⁰ Ibid “District at 9400 Shea Blvd Case 6-GP-2019 and 16-ZN-2019 City Council received multiple e mails from Scottsdale Ranch and other area homeowners complaining that their HOA Board “approval” of this project is not an accurate reflection of their opinions. The homeowners cited failure of the HOA Board to poll about the requested 219-unit apartment complex. City Council voted 7-0 to continue the hearing to a date in October due to lack of public support and they requested that the developer’s team involve more public outreach. The proposed project is a request to rezone from the current C-0 PCD commercial zoning to mixed use PUD PCD on 11 acres.”

⁴¹ Bevan & Liberatos, GUIDING GROWTH IN CHARLESTON'S HISTORIC DISTRICT - A Case Study, <http://www.civicconservation.org/casestudy>

Mayor Jim Lane, when asked why he supported the problematic Scottsdale Entertainment District, replied, “Well, you have to tell them something.”⁴² Apparently, he did not consider “no” an acceptable answer.

If arguments supporting endorsing a project having long-term consequences to association members are compelling, efforts to inform members and provide realistic forums in which to hear, seriously consider opinions and assess making such endorsements are in order. A neighborhood meeting might be one such forum. Just such a meeting surfaced concerns about the Mountain View Road project, resulting in its eventual demise.

Until the SRCA better understands these projects, the Association’s options and the sentiments of its constituents, I strongly urge the SRCA Board to step back from its endorsements of District at 9400 and 92 Ironwood until SRCA can better understand serious implications of the projects not presented by the developers.

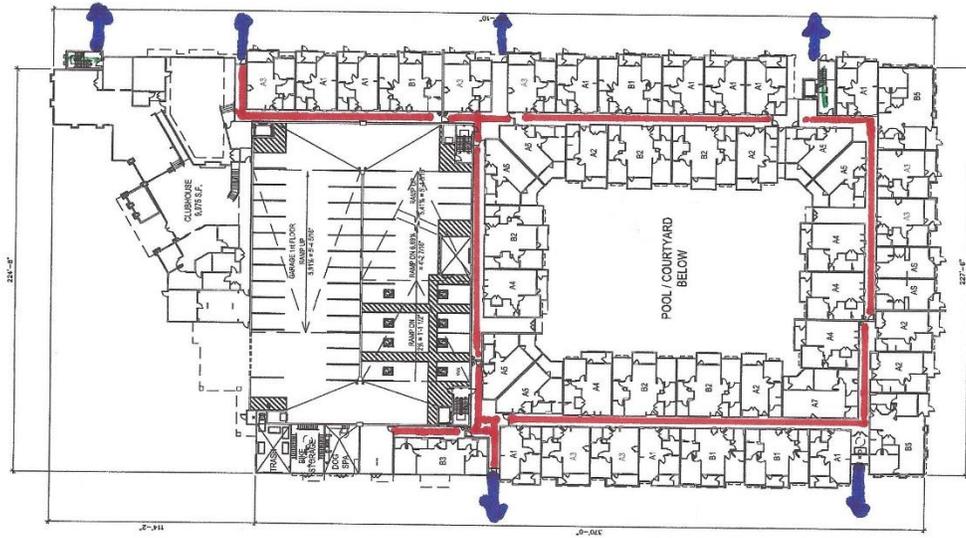
Sincerely,

⁴² Mayor Jim Lane, private conversation

Appendix A

Schematic Floorplans for District at 9400

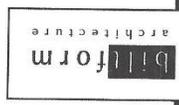
- Legend:
- Corridor 
 - Stairwell 
 - Direct Exit to Outside 

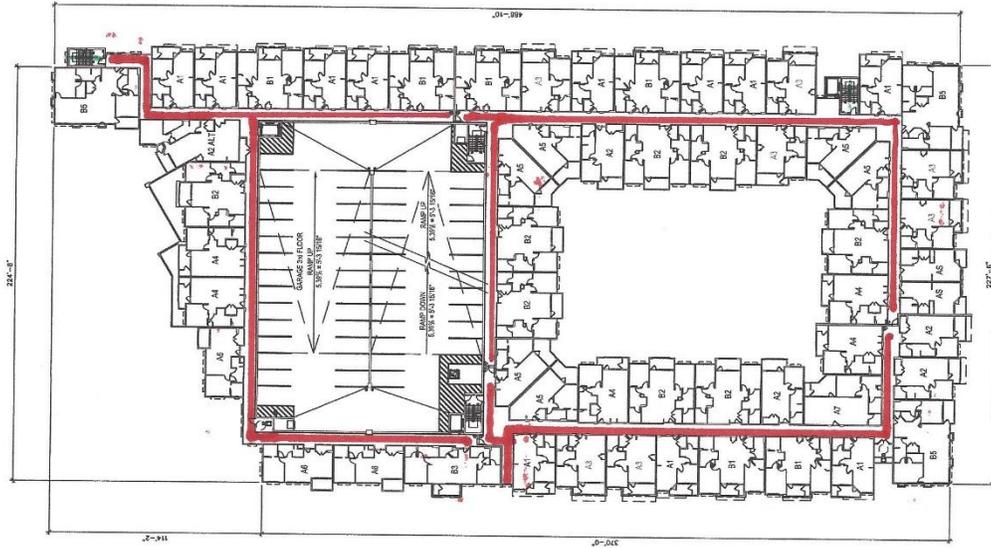


FLOOR PLAN
 BUILDING 1ST FLOOR
 SCALE: N.T.S.

A4.4
 02-15-21

9400 EAST SHEA BOULEVARD
 KAPLAN ACQUISITIONS, LLC



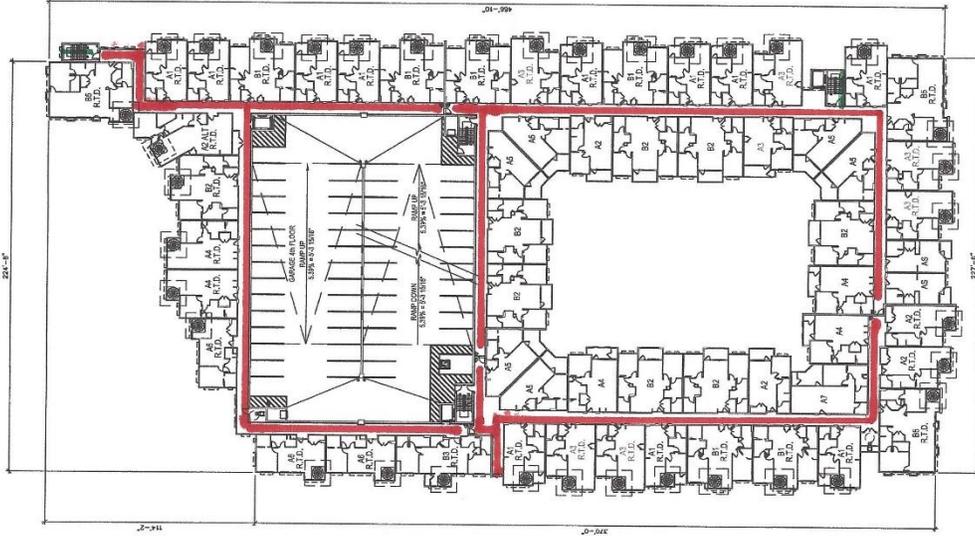


FLOOR PLAN
 BUILDING 3rd FLOOR
 SCALE: N.T.S.

A4.6
 02-15-21

9400 EAST SHEA BOULEVARD
 KAPLAN ACQUISITIONS, LLC





*NOTE:
R.T.D. = ROOFTOP DECK



FLOOR PLAN
BUILDING 4th FLOOR
A4.7
SCALE: N.T.S.
02-19-21

9400 EAST SHEA BOULEVARD
KAPLAN ACQUISITIONS, LLC

Appendix B

America is Burning⁴³

⁴³ America is Burning, op cit

AMERICA IS BURNING

Fires of combustible materials are reducing apartment buildings to ashes and putting lives at risk.

The recent spate of fires in low- and mid-rise structures throughout the country is raising questions and concerns about the safety of wood-built buildings. It's clear that codes and inspections are failing to keep residents and communities safe. It's time for builders, contractors, developers, first responders and residents to come together to create new solutions that embrace non-combustible materials like steel and concrete.



- ALASKA**
Anchorage, AK – 2.16.17
30 people were injured by a fire that destroyed a wood-framed apartment building with 100 units.
<http://bit.ly/2p9kx33>
- ARIZONA**
Gilbert, AZ – 4.23.16
A two-story fire alarm for a wood-framed apartment building under construction.
<http://bit.ly/285929P>
- Mass, AZ – 6.2.16**
A two-story fire alarm for a wood-framed apartment building under construction.
<http://bit.ly/285929P>
- Phoenix, AZ – 3.18.17**
Three alarm fire consumed a three-story apartment building. The total cost of damage could be around \$7 million.
<http://bit.ly/285929P>
- Tucson, AZ – 6.18.16**
A two-alarm fire swept through a student housing construction site at the University of Arizona, causing an estimated \$1 million in damage and the loss of construction materials.
<http://bit.ly/285929P>
- Tucson, AZ – 1.19.2016**
The fire started in a complex under construction, causing a fire and causing an estimated \$1 million worth of damage. The wood framed complex is a six-story apartment building.
<http://bit.ly/285929P>
- CALIFORNIA**
Los Angeles, CA – 12.8.14
A two-story fire alarm for a wood-framed apartment building.
<http://bit.ly/285929P>
- Oakland, CA – 12.3.16**
30 people were injured by a fire that destroyed a wood-framed apartment building with 100 units.
<http://bit.ly/285929P>
- Oakland, CA – 10.23.16**
A complex built of salvaged wood was destroyed by massive flames. At least 10,000 people lost power as well.
<http://bit.ly/285929P>
- Los Angeles, CA – 6.12.17**
A fire erupted at a Los Angeles construction site and damaged an adjacent residential building. The apartment building was in the wood frame stage of construction. 29 people have been displaced from their homes.
<http://bit.ly/285929P>
- Los Angeles, CA – 7.4.17**
A fire spread through a two-story, wood-framed complex. 12 firefighters were needed at the scene and several injured.
<http://bit.ly/285929P>
- Oakland, CA – 7.7.17**
A two-alarm fire swept through a 7-story complex. At least 100 people were injured and 200 people were displaced.
<http://bit.ly/285929P>
- Manhattan, CA – 6.15.16**
A fire in Manhattan, CA destroyed a third of a 104-unit, wood-frame apartment complex under construction.
<http://bit.ly/285929P>
- Concord, CA – 4.24.18**
A fire spread through a wood-framed apartment complex in Concord, California. The fire started in a two-story apartment building. Two people were injured.
<https://bit.ly/285929P>
- Pico Rivera, CA – 2.22.18**
Over 100 firefighters intervened at a wood-framed apartment complex in Pico Rivera near Los Angeles. Three people, including a firefighter, were injured in the case.
<https://bit.ly/285929P>
- San Jose, CA – 6.28.19**
A massive fire broke out at a wood-framed housing complex. The fire started in a two-story apartment building. At least 50 people were injured and 200 people were displaced.
<http://bit.ly/285929P>
- Colorado**
Denver, CO – 3.7.18
More than 100 firefighters responded to a massive fire in a wood-framed apartment building in Denver, CO. Over 100 people were injured and 200 people were displaced.
<http://bit.ly/285929P>
- Denver, CO – 5.10.18**
A three-alarm fire broke out at a wood-framed housing complex. The fire started in a two-story apartment building. At least 50 people were injured and 200 people were displaced.
<http://bit.ly/285929P>
- CONNECTICUT**
Waterbury, CT – 5.17.17
A large fire spread and destroyed four wood-framed apartment buildings. In total, 100 firefighters were injured and 200 people were displaced.
<http://bit.ly/285929P>
- Waterbury, CT – 6.16.17**
A two-alarm fire in Waterbury was caused by a two-story wood-framed apartment building. The fire started in a two-story apartment building. 2 firefighters were injured in the incident and 2 families were displaced.
<http://bit.ly/285929P>



To learn more, please contact Kevin Lawlor of Build with Strength at klawlor@buildwithstrength.com or 202-253-6402 or visit BuildwithStrength.com/America-is-Burning/.

AMERICA IS BURNING



- Middleton, CT – 2.8.18**
A two-alarm fire spread through a three-story wood-framed apartment building in Middletown, Connecticut. Three residents and one firefighter were injured.
<http://bit.ly/285929P>
- DISTRICT OF COLUMBIA**
Washington, DC – 9.19.18
A two-alarm fire spread through a senior affordable housing complex, causing dozens of residents to be displaced. At least 100 firefighters were injured and 200 people were displaced.
<http://bit.ly/285929P>
- FLORIDA**
Tampa, FL – 4.28.17
A two-alarm fire spread through a wood-framed apartment building in Tampa, Florida. The fire started in a two-story apartment building. 200 firefighters were injured and 200 people were displaced.
<http://bit.ly/285929P>
- GEORGIA**
Evans, GA – 6.2.15
A two-alarm fire spread through a 10-story apartment complex. The fire started in a two-story apartment building. 200 firefighters were injured and 200 people were displaced.
<http://bit.ly/285929P>
- Illinois**
Chicago, IL – 8.27.18
A two-alarm fire spread through a three-story wood-framed apartment building in Chicago. The fire started in a two-story apartment building. 200 firefighters were injured and 200 people were displaced.
<http://bit.ly/285929P>
- INDIANA**
New Albany, IN – 2.25.17
A two-alarm fire spread through a wood-framed apartment complex under construction. The fire started in a two-story apartment building. 200 firefighters were injured and 200 people were displaced.
<http://bit.ly/285929P>
- IOWA**
Iowa City, IA – 3.5.19
A two-alarm fire spread through a wood-framed apartment complex under construction. The fire started in a two-story apartment building. 200 firefighters were injured and 200 people were displaced.
<http://bit.ly/285929P>
- KANSAS**
Owensboro Park, KS – 3.20.17
A two-alarm fire spread through a wood-framed apartment complex under construction. The fire started in a two-story apartment building. 200 firefighters were injured and 200 people were displaced.
<http://bit.ly/285929P>
- Lawrence, KS – 1.15.18**
A two-alarm fire spread through a three-story, wood-framed hotel. Multiple fire departments responded to the fire.
<http://bit.ly/285929P>
- LOUISIANA**
Hollygrove, LA – 4.12.17
30 people, including 18 children, lost their homes in a two-story fire at a wood-framed apartment complex.
<http://bit.ly/285929P>
- MAINE**
Sandy River Plantation, ME – 2.7.17
A two-alarm fire spread through a wood-framed apartment complex. The fire started in a two-story apartment building. 200 firefighters were injured and 200 people were displaced.
<http://bit.ly/285929P>
- MASSACHUSETTS**
Northampton, MA – 8.8.16
A two-alarm fire spread through a wood-framed apartment building. The fire started in a two-story apartment building. 200 firefighters were injured and 200 people were displaced.
<http://bit.ly/285929P>
- Cambridge, MA – 12.4.16**
A two-alarm fire spread through a wood-framed apartment building. The fire started in a two-story apartment building. 200 firefighters were injured and 200 people were displaced.
<http://bit.ly/285929P>
- Lowell, MA – 6.5.17**
A two-alarm fire spread through a wood-framed apartment complex. The fire started in a two-story apartment building. 200 firefighters were injured and 200 people were displaced.
<http://bit.ly/285929P>
- Lawrence, MA – 6.11.17**
A two-alarm fire spread through a wood-framed apartment complex. The fire started in a two-story apartment building. 200 firefighters were injured and 200 people were displaced.
<http://bit.ly/285929P>
- Dorchester, MA – 7.10.18**
A two-alarm fire spread through a three-story wood-framed apartment building. The fire started in a two-story apartment building. 200 firefighters were injured and 200 people were displaced.
<http://bit.ly/285929P>
- MISSOURI**
Branson, MO – 12.4.16
A two-alarm fire spread through a wood-framed apartment complex. The fire started in a two-story apartment building. 200 firefighters were injured and 200 people were displaced.
<http://bit.ly/285929P>
- MICHIGAN**
Detroit, MI – 3.8.17
A two-alarm fire spread through a wood-framed apartment complex. The fire started in a two-story apartment building. 200 firefighters were injured and 200 people were displaced.
<http://bit.ly/285929P>
- Minneapolis, MN – 4.17.17**
A two-alarm fire spread through a wood-framed apartment complex. The fire started in a two-story apartment building. 200 firefighters were injured and 200 people were displaced.
<http://bit.ly/285929P>
- NEBRASKA**
Lincoln, NE – 10.18.17
A two-alarm fire spread through a wood-framed apartment complex. The fire started in a two-story apartment building. 200 firefighters were injured and 200 people were displaced.
<http://bit.ly/285929P>
- MARYLAND**
Lanham, MD – 9.14.14
A two-alarm fire spread through a wood-framed apartment complex. The fire started in a two-story apartment building. 200 firefighters were injured and 200 people were displaced.
<http://bit.ly/285929P>
- Rockville, MD – 4.14.14**
A two-alarm fire spread through a wood-framed apartment complex. The fire started in a two-story apartment building. 200 firefighters were injured and 200 people were displaced.
<http://bit.ly/285929P>
- Silver Spring, MD – 8.19.16**
A two-alarm fire spread through a wood-framed apartment complex. The fire started in a two-story apartment building. 200 firefighters were injured and 200 people were displaced.
<http://bit.ly/285929P>
- Baltimore, MD – 1.12.17**
A two-alarm fire spread through a wood-framed apartment complex. The fire started in a two-story apartment building. 200 firefighters were injured and 200 people were displaced.
<http://bit.ly/285929P>
- College Park, MD – 4.24.17**
A two-alarm fire spread through a wood-framed apartment complex. The fire started in a two-story apartment building. 200 firefighters were injured and 200 people were displaced.
<http://bit.ly/285929P>
- Annapolis, MD – 11.24.17**
A two-alarm fire spread through a wood-framed apartment complex. The fire started in a two-story apartment building. 200 firefighters were injured and 200 people were displaced.
<http://bit.ly/285929P>
- Prince George's County, MD – 5.2.18**
A two-alarm fire spread through a wood-framed apartment complex. The fire started in a two-story apartment building. 200 firefighters were injured and 200 people were displaced.
<http://bit.ly/285929P>
- Lanham, MD – 9.17.18**
A two-alarm fire spread through a wood-framed apartment complex. The fire started in a two-story apartment building. 200 firefighters were injured and 200 people were displaced.
<http://bit.ly/285929P>



To learn more, please contact Kevin Lawlor of Build with Strength at klawlor@buildwithstrength.com or 202-253-6402 or visit BuildwithStrength.com/America-is-Burning/.

AMERICA IS BURNING



NEW JERSEY

Edgewater, NJ – 11.21.17
A five-story fire broke through the new 400-unit Edgewater apartment complex, displacing over 1,000 people.
<http://bit.ly/1Fvax51>

Maplewood, NJ – 2.4.17
A six-alarm fire destroyed over 100 units in the newly constructed wood-framed apartment complex.
<http://bit.ly/2i2p5gl>

Ocean Grove, NJ – 3.3.17
A five-alarm fire started in a second hotel, gutted three houses and damaged two condominium complexes. The hotel blaze spread to seven other occupants.
<https://7ny.tv/2pvt339>

Lakewood, NJ – 9.23.17
At least four people were hurt when a massive fire tore through a wood-frame condominium complex in Lakewood, New Jersey.
<http://bit.ly/21v45TP>

Willingboro, NJ – 6.23.18
More than 50 people were displaced when a five-alarm fire at a wood-framed apartment complex in Willingboro, New Jersey. One firefighter and one resident were injured.
<https://bit.ly/2iWt8HT>

Perth Amboy, NJ – 7.28.19
A four-alarm fire engulfed two homes in Perth Amboy, displacing 20 people. One living room firefighter was injured and hospitalized for pneumonia.
<https://bit.ly/2Cp85W7>

Bound Brook, NJ – 1.13.2020
This massive six-alarm fire destroyed four buildings, including two that were under construction. More than 400 residents in the surrounding area were left without power, and nearly 100 firefighters were made homeless.
<http://bit.ly/3a0d0q2>

NORTH CAROLINA
Raleigh, NC – 3.16.17
It took 100 firefighters to put out one of the worst fires in the city's history, a building went

up in flames and damaged 10 downtown structures.
<http://bit.ly/2m6Q95m>

Charlotte, NC – 7.17.17
A wood-framed, multi-family complex in Charlotte, North Carolina was the site of a massive 5-alarm fire. 2000 people were injured and 130 residential units displaced.
<http://bit.ly/2aw7v1A>

NEW YORK
Laurens, NY – 1.9.17
An apartment building on Main Street in need to be gutted. A fire that no more firefighters were at the scene.
<http://bit.ly/2em8B2i>

Buffalo, NY – 6.19.17
A wood-frame apartment complex caught fire in Emerson Plaza. The two-story, six-unit building required some firefighters to be called to the scene.
<http://bit.ly/21W0u0e>

Unionport, NY – 6.22.17
A massive fire spread through six wood-framed residential structures in the Bronx. Over 200 firefighters responded to the scene and 9 people were injured.
<http://bit.ly/2i22685>

Harlem, NY – 5.8.19
The tragic fire erupted at a 100-year-old wood-frame apartment building in Harlem and claimed the lives of people, including four children and two cats. These others suffered from smoke inhalation and require hospitalizations.
<https://ny1.com/2019/05/08/>

NEVADA
Las Vegas, NV – 3.27.17
A three-alarm fire ignited in a 16-unit wood-frame office or parking building.
<http://bit.ly/2e0u4lp>

OHIO

Cincinnati, OH – 8.22.15
A three-alarm fire destroyed a "significant" portion of an apartment building with residents.
<http://bit.ly/201Dnqf>

Olmetstead Falls, OH – 9.20.2019
One residential fire lit up the night when a massive fire at a local wood-framed condominium complex. Emergency crews worked for an entire day to bring the fire under control.
<http://bit.ly/2919472>

Cleveland, OH – 2.23.2020
A massive fire destroyed the residential units of what would have been a wood-framed condominium building. Smoke and ash rained down nearby. It took a lot of firefighters more than two dozen residents of neighboring buildings.
<http://bit.ly/3a3337s>

OREGON
Portland, OR – 8.8.13
A five-alarm fire destroyed a four-story wood-frame apartment building under construction. It took 175 firefighters and 15 trailer gallons of water to fight the fire.
<http://bit.ly/1VQ55iv>

OKLAHOMA
Broken Arrow, OK – 1.20.16
A wood-frame apartment complex under construction was completely destroyed by fire.
<http://bit.ly/226488f>

PENNSYLVANIA
Conshohocken, PA – 8.08
A multi-story fire started at a building under construction at the site of a Mill Creek complex and spread to two other buildings. 175 residents were displaced and three buildings were destroyed.
<http://bit.ly/2p73P3D>

Kahn, PA – 1.3.17
A massive structure fire at Highland Hotel. The building is under construction.
<http://bit.ly/24HQ2ba>

Upper Merion, PA – 4.17.17
Firefighters battling a two-alarm fire in a 16-story building. Over 100 firefighters were needed at the scene.
<http://bit.ly/24p01p1>

Chester County, PA – 6.4.19
The fire destroyed 20 to 40 units of the wood-framed apartment building, displacing dozens of people.
<https://bit.ly/246p8mV>

SOUTH CAROLINA

Charleston, SC – 7.16.17
A 2-alarm fire spread through a multi-family wood-frame house in Charleston, South Carolina. 4 families were displaced and 2 firefighters were injured.
<http://bit.ly/218619P>

TEXAS
Houston, TX – 3.26.14
A five-alarm fire destroyed an apartment building under construction in Montrose. Nearly 700 firefighters responded to the fire.
<http://bit.ly/19m15A4>

Las Colinas, TX – 2.6.16
Eight families were left homeless after their apartment building went up in flames.
<http://bit.ly/24756m1>

Dallas, TX – 3.4.17
The five-story, wood-frame condo went up in flames in a seven-alarm fire. Crews were continuing to extinguish hot spots five days later. An 89-year-old woman died in the fire.
<https://bit.ly/26848813>

Austin, TX – 8.19.19
A three-alarm wood-frame building caught fire, carrying much of a residential complex that was under construction. As a result of the fire, 3000 people lost power and damage is estimated at \$2 million.
<https://bit.ly/226w70c>

TENNESSEE
Chattanooga, TN – 4.13.15
More than a dozen families were displaced by this large wood-frame apartment fire.
<http://bit.ly/246p8mV>

Memphis, TN – 5.2.19
A three-alarm fire swept through multiple stories and wood-frame construction site in downtown Memphis. Fire crews closed in on 90 million in damage and by the end of the fire, the structure is under construction.
<https://bit.ly/246p8mV>

UTAH
Midvale, UT – 7.7.17
A two-alarm fire spread through a three-story wood-frame apartment building in Midvale. At least 80 people were displaced from their homes.
<http://bit.ly/21089H9>

Salt Lake City, UT – 2.9.14
A massive fire spread throughout a multi-story building under construction in downtown Salt Lake City. Over 100 firefighters were needed to contain the fire.
<http://bit.ly/21089H9>

VIRGINIA

Norfolk, VA – 2.13.16
Norfolk fire-rescue crews began to clean up Sunday morning after a massive fire tore through four condominium and apartment buildings.
<https://bit.ly/21089H9>

Arlington, VA – 5.8.17
A fire spread through a wood-framed apartment complex under construction in Arlington, Virginia. The apartment building with multiple fatalities and was reported to be completed in the fall.
<http://bit.ly/29p70rF>

Fairfax County, VA – 5.2.18
Norfolk fire-rescue crews began to clean up the fire in a wood-framed senior living facility. One fire department is being taken to the hospital with one firefighter injured.
<https://page.1st360.com>

Danville, VA – 5.11.19
A six-alarm fire consumed the apartment building, caught on fire causing the evacuation of 74 families.
<https://bit.ly/21089H9>

WASHINGTON
Bethel, WA – 7.22.16
A fire swept through two buildings downtown, gutting about 20 businesses and causing several more to close.
<https://bit.ly/21089H9>

Lynnwood, WA – 1.25.17
Two firefighters were injured battling a fire at an apartment complex project, causing a completely destroyed.
<https://bit.ly/2k2000X>

WISCONSIN
Madison, WI – 6.8.14
A fire destroyed a wood-frame four-story apartment building, displacing 100 people.
<https://bit.ly/21089H9>



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