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## DEPARTMENT OF PARKS AND COMMUNITY SERVICES

January 24, 2025

Ryan Howser  
Project Manager  
El Paso County Development Services Department  
2880 International Circle  
Colorado Springs, CO 80910

### **Subject: Flying Horse East Sketch Plan, Preliminary Comments (SKP-24-002)**

Hello Ryan,

The Park Planning Division of the Parks and Community Services Department has reviewed the Flying Horse East Sketch Plan and has the following preliminary comments on behalf of El Paso County Parks. This application and the following comments and recommendations will be presented to the Park Advisory Board for their endorsement on February 12, 2025:

This is a request for endorsement by HR Green, LLC., on behalf of Flying Horse Land Development, LLC, of the Flying Horse East Sketch Plan. The total proposed subdivision totals 1,822 acres with a proposed total of 2,789 – 4,838 residential dwelling units, as well as tracts for neighborhood parks, open space, natural and man-made drainage infrastructure, and commercial uses. The property is located immediately south of East Highway 94 and east of Enoch Road and immediately north of Schriever Air Force Base.

The 2022 El Paso County Parks Master Plan shows an alignment of the proposed Highway 94 Primary Regional Trail along the northern edge of the project area along the south side of East Highway 94. The corridor may be modified from that which is shown in the Trails Master Plan to better accommodate the Flying Horse East trail network and planned residential and commercial areas along its northern extent. The County trail will be designated as multi-use and allow for hiking, biking, and equestrian access.

The Candidate Open Space Area Master Plan of the Parks Master Plan shows the Black Squirrel Creek Candidate Open Space Area encompassing the eastern half of the project site. Natural resource values found in the vicinity of Black Squirrel Creek include natural habitat for such species as the Mountain Plover, Black-Tailed prairie dogs, and Burrowing Owls. The applicant included the following statement in their Letter of Intent:

- *“The main natural resource and unique landform within [Flying Horse East] is the natural drainage corridor and floodplain that bisects the property. Minimal road crossings have been planned to mitigate the amount of disturbance within this corridor. Future trails will be planned accordingly providing residents with the ability to interact with the corridor in a safe manner. Aquatic wildlife that currently exists in this area today will benefit from the stormwater facilities and runoff mitigation that is planned. Natural open spaces, trail corridors and planned park sites will also be planned to recapture the lost grasslands.”*

The Flying Horse East Sketch Plan proposes a dedication of open space that exceeds the El Paso County Land Development Code’s Planned Unit Development (PUD) 10% minimum open space requirement by providing approximately 297 acres, or 16% of the site. As mentioned previously, this open space includes numerous neighborhood parks, open spaces along local drainageways, approximately 2.6 miles of the aforementioned Highway 94 Primary Regional Trail, and an interconnected network of neighborhood trails. The Sketch Plan also includes transitional residential lots (smaller acreages transitioning to larger

lots) and landscape buffers along boundaries with adjacent subdivisions, including a transition to commercial lots along the southern boundary with Schreiver Air Force Base.

The submitted Letter of Intent mentions the following in regard to recreational opportunities within Flying Horse East:

- “An interconnected system of trail corridors linking open spaces and public park sites will be provided offering recreation amenities and enhancing the quality of life.”
- “A variety of parks, trail corridors and natural open spaces will continue to be provided and modified as necessary for the development.”

Staff is pleased with the applicant’s initial efforts to provide recreational facilities and amenities to the residents and visitors of Flying Horse East. The interconnected system of parks, trails, and open spaces will only serve to promote recreation, fitness, and a healthy lifestyle. El Paso County Parks requires that the applicant provide a 25-foot wide public regional trail easement to be dedicated to the County via forthcoming Preliminary Plans and Final Plats for public access, construction, and maintenance of the primary regional trail. Staff encourages the applicant to work closely with El Paso County Parks to establish a regional trail corridor that serves both the residents of Flying Horse East and the citizens of El Paso County.

Due to the wide range of potential residential housing units proposed in this Sketch Plan, regional and urban park fees will be calculated for this as the planning process moves forward through the preliminary plan and final plat stages.

**Recommended Motion (Sketch Plan):**

*The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Flying Horse East Sketch Plan: (1) designate and provide to El Paso County a 25-foot wide public regional trail easement that allows for public access, as well as construction and maintenance of the Highway 94 Primary Regional Trail, and the easement be dedicated to the County via forthcoming Final Plat(s); and (2) fees in lieu of land dedication for regional and urban park purposes will be calculated at time of the submittal of the forthcoming Preliminary Plan(s) and finalized at time of the recording of the forthcoming Final Plat(s). Park Lands Agreements may be acceptable alternatives to regional and urban park fees, provided the agreements are submitted by the applicant, reviewed and approved by the County, and executed prior to recording the Final Plat(s).*

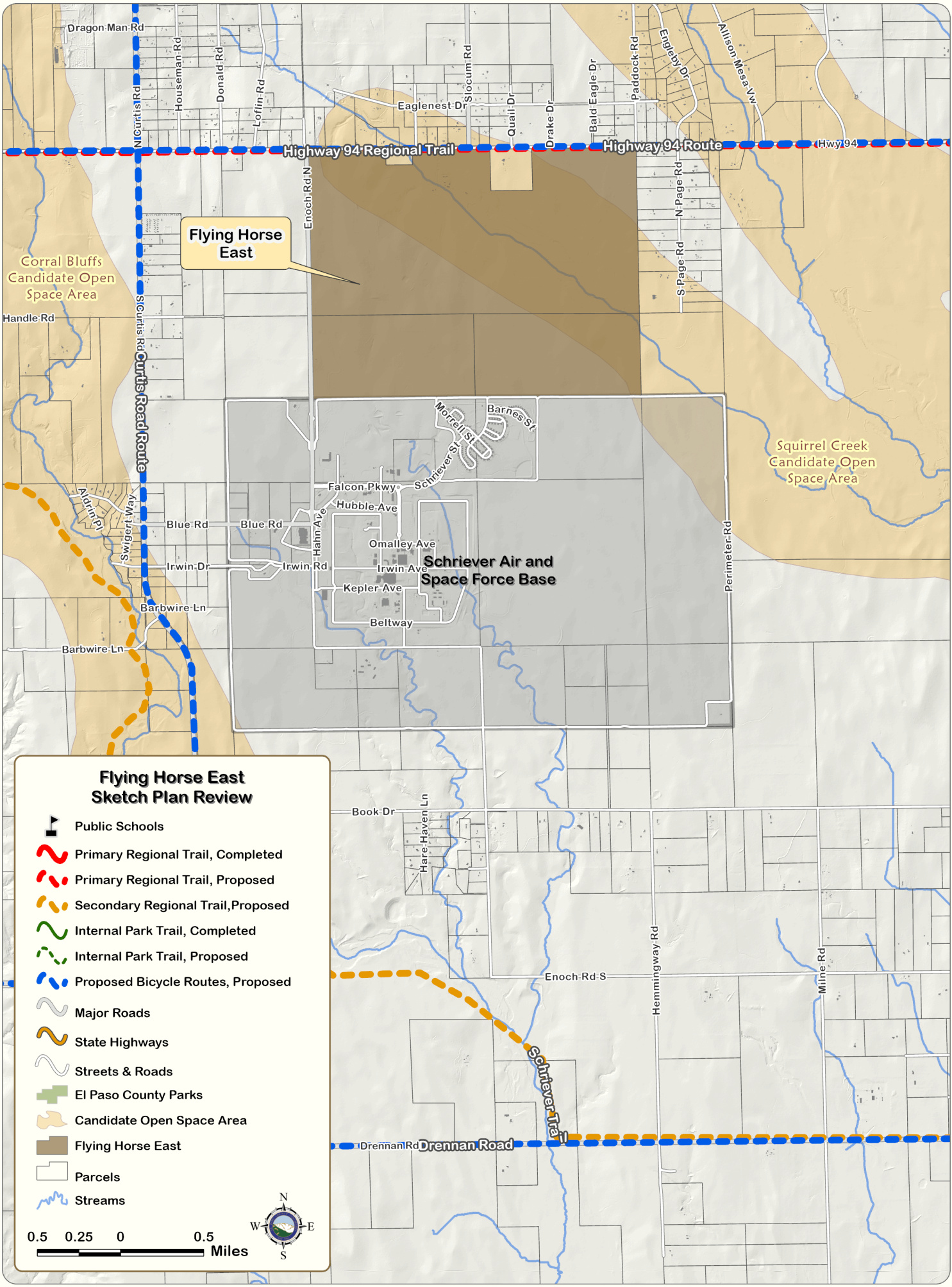
Please let me know if you have any questions or concerns.

Sincerely,


















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Parks and Community Services Department  
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**Flying Horse East**

**Flying Horse East Sketch Plan Review**

-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Proposed
-  Internal Park Trail, Completed
-  Internal Park Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  El Paso County Parks
-  Candidate Open Space Area
-  Flying Horse East
-  Parcels
-  Streams

