

EL PASO COUNTY PARKS DEPARTMENT | PARK PLANNING DIVISION

JANNA TIDWELL, EXECUTIVE DIRECTOR

August 18, 2026

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

Subject: Timbers of Black Forest Subdivision (SF-26-016)

Kari,

The Park Planning Division of the El Paso County Parks Department has reviewed the submittal of Timbers of Black Forest Subdivision and has the following preliminary comments on behalf of El Paso County Parks. This application, along with the following comments and recommendations, will be presented to the El Paso County Park Advisory Board for their consideration and endorsement on September 2, 2026:

This is a request for endorsement by Vertex Consulting Services, LLC, on behalf of Timbers of Black Forest, LLC, for Timbers of Black Forest Subdivision, which totals 52.53 acres and is located east of the Vollmer Road and Arroya Lane intersection. This application consists of 21 single family lots with lots being consistent with the RR-2.5 lot size requirement of 2.5 acres. The current zoning is RR-5; however, a rezone to change the zoning district to RR-2.5 is being processed concurrently and is intended to accommodate low-density, rural, single family residential development.

The Candidate Open Space Area Master Plan of the 2022 El Paso County Parks Master Plan shows the Black Forest South Candidate Open Space Area encompassing the project site. The Black Forest South Candidate Open Space Area is made up of a unique montane forest ecosystem east of Colorado's Front Range, ranging from approximately 7,080 to 7,704 feet in elevation. It supports numerous creek headwaters and contains plant communities and species that are disjunct from populations in the Black Hills of South Dakota. Several rare or conservation-sensitive plant species occur here, including Richardson alumroot, prairie goldenrod, birdfoot violet, Selkirk's violet, and Southern Rocky Mountain cinquefoil. These isolated populations provide important refugia and may have long-term evolutionary significance.

The area faces significant threats from invasive weeds, particularly yellow toadflax, as well as fire suppression, which has transformed historically open ponderosa pine savannas into dense forests. This change reduces habitat quality and increases the risk of severe crown fires. Most of the Black Forest is privately owned, further emphasizing the need for conservation and management of its remaining native habitats. Staff recommend that precautions are taken with development, to ensure that the development does not negatively impact the surrounding area.

The 2022 El Paso County Parks Master Plan indicates that no parks, trails, or open space would be directly impacted by the proposed subdivision. However, as previously noted, staff recommends that appropriate precautions be implemented to ensure that the project does not adversely affect the surrounding area, which is considered sensitive due to its flora, fauna, and fire risk. The closest El Paso County Property is Pinerias Open Space which is 1.76 miles north of the property. Black Forest Regional Park is 3.42 miles northwest of the property. Lastly, the Palmer Divide Primary Regional Trail is approximately 4.55 miles northwest of the property.

As no park land or trail easement dedications are necessary for this proposal, El Paso County Parks staff recommends fees in lieu of land for regional park purposes in the amount of \$10,605 as shown in the attached Development Application Review Form.

Staff Recommendation:

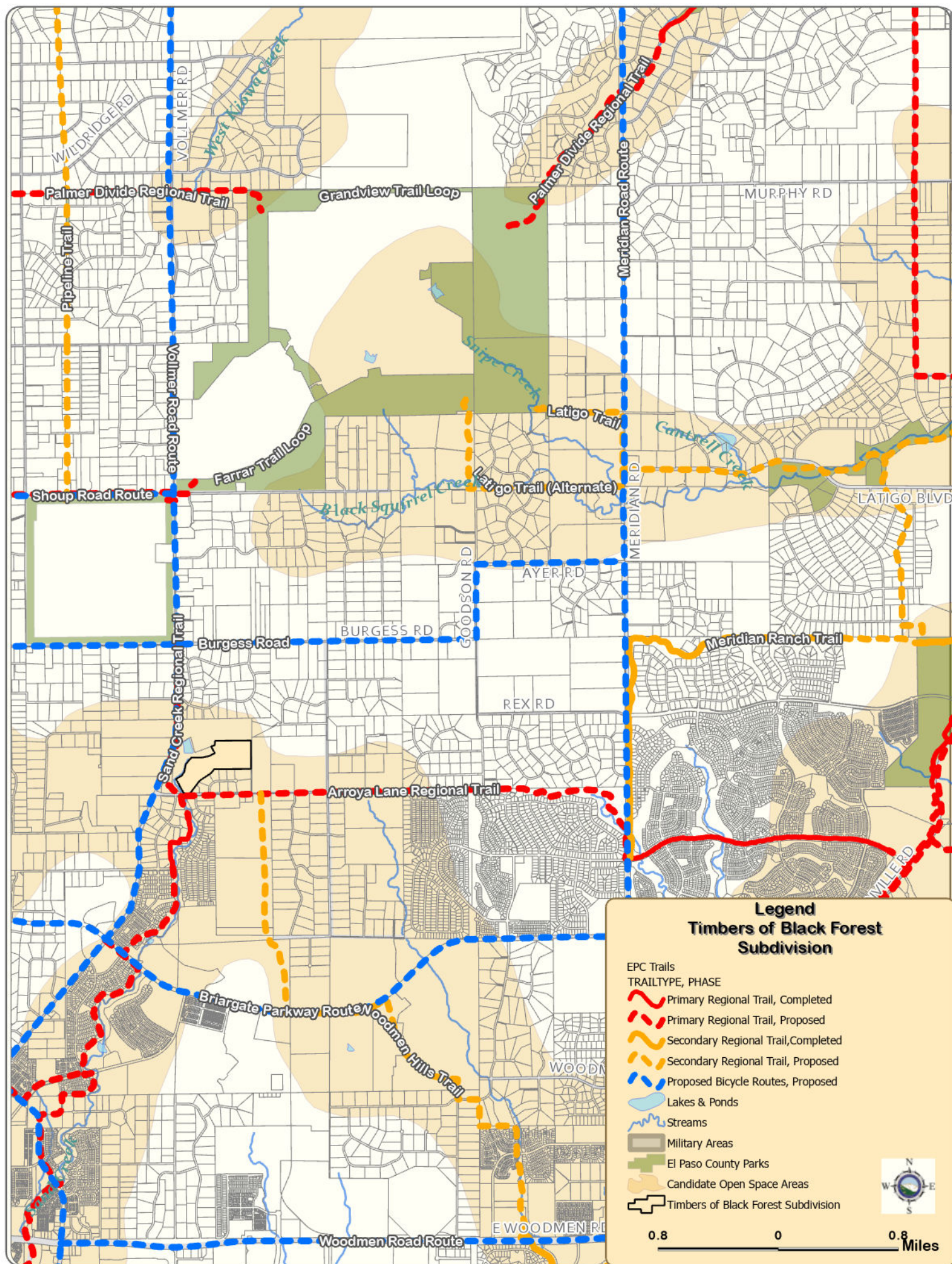
The Park Advisory Board endorses the following El Paso County Parks Department comments, recommendations, and requirements as they relate to the Timbers of Black Forest Subdivision: (1) Regional park fees in the amount of \$10,605 shall be due at time of the recording of the final plat.

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

Sincerely,



Ashlyn Mathy
Parks Planner
Park Planning Division
El Paso County Parks Department
ashlynmathy@elpasoco.com



Development Application Review Form



EL PASO COUNTY PARKS DEPARTMENT

Parks Planning - Park Operations

Recreation and Cultural Services - CSU Extension Office

August 18, 2026

Subdivision requirements referenced in Section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on an annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor of Centennial Hall, 200 South Cascade Avenue, Colorado Springs.

Name:	Timbers of the Black Forest Subdivision	Application Type:	Final Plat
PCD Reference #:	SF-26-016	Total Acreage:	52.53
		Total # of Dwelling Units:	21
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	1.00
Timbers of Black Forest, LLC	Vertex Consulting Services, LLC	Regional Park Area:	2
michael@homesbyturner.com	Nina Ruiz	Urban Park Area:	2
719-434-0199	(719) 733-8606	Existing Zoning Code:	RR-5
		Proposed Zoning Code:	RR-2.5

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
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LAND REQUIREMENTS	Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres):	NO
Regional Park Area: 2	Urban Park Area: 2	
0.0194 Acres x 21 Dwelling Units = 0.407	Neighborhood: 0.00375 Acres x 21 Dwelling Units =	0.00
Total Regional Park Acres: 0.407	Community: 0.00625 Acres x 21 Dwelling Units =	0.00
	Total Urban Park Acres: 0.00	

FEE REQUIREMENTS	Urban Park Area: 2
Regional Park Area: 2	
\$505 / Dwelling Unit x 21 Dwelling Units = \$10,605	Neighborhood: \$119 / Dwelling Unit x 21 Dwelling Units = \$0
Total Regional Park Fees: \$10,605	Community: \$184 / Dwelling Unit x 21 Dwelling Units = \$0
	Total Urban Park Fees: \$0

EL PASO COUNTY PARKS DEPARTMENT COMMENTS

The Park Advisory Board endorses the following El Paso County Parks Department comments, recommendations, and requirements as they relate to The Timbers of Black Forest Subdivision: (1) Regional park fees in the amount of \$10, 605 shall be due at time of the recording of the final plat.

Park Advisory Board Action:

TBD