



Black Forest Trails Association
P.O. Box 88041
Colorado Springs, CO 80908

11/7/2018

Nina Ruiz, Project Manager
El Paso County Development Services

Re: McCune Ranch Preliminary Plan

Dear Nina,

Black Forest Trails Association (BFTA) sincerely appreciates the inclusion of a trails system in the initial proposal submitted by the developers of McCune Ranch. The integration of trails early in the design makes it easier to adjust to landowners' needs and will undoubtedly add value to the future resident's lifestyle. Outdoor living is a leading reason people cite for moving to Colorado, and Black Forest in particular.

BFTA has two suggestions that we feel will enhance the already excellent proposal. First, consider enjoining the trails in a "loop" instead of dead ending along the natural features. This could be either on the other side of the stream or along planned roadways. Studies have shown that users have greater experience and are more likely to use a loop trail versus an "out and in" trail. Second, we suggest including a small parking area somewhere in the open space. This would allow external users the opportunity to enjoy the trail system. Again, we applaud the developer's effort in setting aside a significant portion of the land for green space, and trail development, and will continue to provide support as the project moves through the planning and development process.

Please include us on the distribution list for future updates.

Thank you!

Sincerely,

Black Forest Trails Association Board of Directors