

December 31, 2021

To: Holly Williams, El Paso County commissioner, District 1  
Carrie Geitner, District 2  
Stan VanderWerf, district 3  
Longing Gonzales, Jr., District 4  
Cami Bremer, District 5  
Ryan Howser, El Paso Country Department of planning and Community Development  
Nina Ruiz, El Paso Country Planning Supervisor

From: Bruce and Judy Bruinsma, 13810 Staffshire Lane, Colorado Springs, CO 80908

Re: Flying Horse North Development and making Milam a thoroughfare

When we purchased our lot and built our home on the corner of Staffshire and Milam, we were concerned about the potential of Milam becoming a thoroughfare to the proposed development of Flying Horse North. We did our research and reviewed the Black Forest Preservation Plan. As both Cathedral Pines and Flying Horse North are both identified as Large-Lot Residential areas. Upon reviewing the plans as they developed it was clear that there would be no connection between Flying Horse North and Cathedral Pines. We were assured that the Milam entrance into Cathedral Pines would only serve Cathedral Pines and not as a connector to Flying Horse North.

The Master Plan says that lot's will be 2.5 acres. It is important to not deviate from that as it will change the character of the developments significantly. The result of the change will reduce livability, reduce the character of living in the Forest, and reduce home values. None of which are acceptable.

The Master Plan specifically states: Black Forest is a community with one of the strongest and most well-established characters in El Paso County. This area is built around protecting the forest and preserving the rural character and quality. Due to this natural amenity, many new residents seek to live in this area when moving to the County. Careful planning is required to promote health of natural areas, especially the forest, while accommodating new development for future residents. The County should maintain existing and expand the large lot Residential placetype in this area in a development pattern that matches the existing character of the developed Black Forest community. Both Cathedral Pines and Flying Ahorse North are also identified in the plan and "Forested" along with the adjacent Black Forest community. "The seamless connection between the natural environment and small scale, low intensity development is critical to their identify:

Any decision to make Milam Road q southern entry point into Flying Horse North would also require the elimination of the heavily forested area at the center of our community and negatively affect all of our residents.

As a result of all of the above, we urge the commissioners to consider the possible negative implications of changing the development of Flying Horse North to allow greater density and access through Cathedral Pines, and to remain true to the objectives of the original Black Forest Preservation Plan as well as the new El Paso County Master Plan. Just say NO to this expansion.

Thank you for your consideration and we would appreciate a response.  
Bruce and Judy Bruinsma

To: Holly Williams, El Paso County Commissioner, District 1

From: Paul Huxhold

Date: January 17, 2022

Re: Flying Horse North Development

I am a resident of Black Forest. I strongly oppose any revisions to the approved plan for Flying Horse North (FHN) to remain a large-lot residential area in its entirety.

I understand the FHN developer has proposed changes that violate the El Paso County Master Plan. These changes include reducing lot size to less than an acre (which potentially will quadruple the number of homes) and adding townhomes, a commercial center, and a 275-room hotel.

I am equally concerned about the prospect of extending/widening Milam, Holmes, and Black Forest Roads to accommodate increased traffic.

These changes will critically impact the approved density infrastructure for the Black Forest area. Moreover, these changes threaten the unique, natural characteristics of the Black Forest area, and reflect the opportunistic and indifferent nature of the developer.

I urge you to disapprove any revisions that would provide for high-density development. FHN must remain a large-lot residential area, with minimal lot size of 2.5 acres, and no additional structures such as town homes, commercial center, or hotel.

Thank you for your consideration.

Sincerely,



P.E. Huxhold  
(719) 500-1168