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To: [Mark Gebhart](#)
Subject: Comments on El Paso County Master Plan
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Hello,

I was unable to take the draft plan survey before it closed, but I'd like to provide these comments:

On the 'Key Areas' map: why is Black Forest not recognized as its own Key Area? It's only marked as 'forested area', but Black Forest is a locally unique area just as much as the Tri-Lakes area. There is a noticeable sense of community among Forest residents that is much more than just a rural community that happens to be forested.

I was born and raised in Black Forest, and it's very important to me that we preserve its unique characteristics, rather than allowing suburban development to erode the special nature of the Forest. I'd like to suggest that the following statement be added to page 26 in the paragraph labeled "Character":

"Because of the unique nature of the timbered area of Black Forest in the Large Lot-Residential placetype (green area on page 17 Key Areas map) the lot density in the timbered area will be a minimum of 5 acres per lot."

Black Forest is the only significant timbered residential area in the Large Lot-Residential placetype. This area has had a 5-acre minimum density rule for over 40 years to preserve the rural, residential nature of Black Forest. Even with the conservation focus of the new master plan, the 2.5-acre minimum lot size will result in lot densities smaller than 5 acres. The result will be greater destruction of trees and wildlife, more roads, increased traffic, greater fire danger and congestion and a degradation of the rural, country atmosphere. Because this is such a unique place in the county, this statement must be added to preserve the Black Forest.

Thank you very much,

Laura Helmreich
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