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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

May 24, 2023

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

Subject: Flying Horse North Metropolitan District Nos. 1 - 5 (ID-23-004)

Hello Kari,

The Park Planning Division of the Parks and Community Services Department has reviewed the Flying Horse North Metropolitan District Nos. 1 – 5 application, and has the following comments on behalf of El Paso County Parks:

This is a request by Spencer Fane, LLP., on behalf of PRI #2, LLC., for approval of the Flying Horse North Metropolitan District Nos. 1 – 5. The combined districts include approximately 910 acres and are currently zoned Planned Unit Development (PUD). The site is located east of Highway 83 and south of Hodgen Road and is generally accessed by Old Stagecoach Road. The property is located immediately northeast of the City of Colorado Springs and includes proposed areas of mixed-acreage urban residential and commercial land uses.

Previous reviews of sketch plans and preliminary plans for the overall Flying Horse North development highlighted impacts to El Paso County Parks master planned regional trails and on-road bicycle routes. The 2022 El Paso County Parks Master Plan shows the Fox Run Primary Regional Trail running north-south through the easternmost portion of the Flying Horse North development, commencing in the south at Black Forest Regional Park before turning westward and terminating at the development’s northwesternmost corner at Hodgen Road. Previous sketch plan reviews have made note of the impacts to this regional trail alignment, and the applicant has indicated the desire to dedicate trail easements to El Paso County. The development and planning of forthcoming PUD Development Plans and Preliminary Plans will solidify the final trail and subsequent trail easement alignments.

The Parks Master Plan also shows the proposed Hodgen Road Bicycle Route running east-west along Hodgen Road on the northeastern side of the property, to be located in public right-of-way. Dedicated public right-of-way already exists or will be dedicated along this aforementioned bicycle route, so no additional regional trail easement dedications are necessary or are anticipated for the bicycle route.

EPC staff continues to be encouraged by the applicant’s willingness to provide extensive recreational amenities for its residents and citizens of El Paso County through the development of an expansive and connected park, trail, and open space system. According to the service plan area map, as well as previously submitted sketch plan maps, numerous neighborhood pocket parks and a large community park, accessed by an interconnected network of trails and open space corridors, will provide modern recreational facilities for the residents and visitors of Flying Horse North, particularly within the residential areas included in the metropolitan districts’ service areas. The Flying Horse North Metropolitan District Nos. 1 – 5 Service Plan and Letter of Intent include the following statements in regard to parks, trails, and open space:

- **Letter of Intent, Page 1:** Purpose of the Districts. The primary purposes of the Districts are to provide for the construction, installation, completion, financing and possible ownership, operation and maintenance of public improvements including, but not limited to, roadway, water, sanitary sewer, stormwater and drainage, and park and recreation (including a golf clubhouse, fitness center, and community convention center) improvements, facilities, and services and powers provided for metropolitan districts authorized by the Special District Act, pursuant to Title 32, C.R.S. and provided within similar districts within the County.
- **Letter of Intent, Page 3:** Walking and biking will be promoted by the significant open space and a trail system that connects FHN to the adjacent County Regional Trail.
- **Letter of Intent, Page 5:** Compliance with EPC Parks Master Plan. FHN's proposed development meets the requirements defined in the EPC Parks Master Plan by maintaining the natural landscape alongside the development. FHN will provide an interconnected system of parks, trails, and open space that is equitably distributed within the community. The County trail will be open to the public and will be placed in an easement. The remaining trail system for FHN will be owned and maintained by the Districts or a homeowner's association.

FHN exceeds the County's 10% requirement for open space and proposes a well-designed trail and open space system. Higher housing densities than the surrounding area are proposed yet FHN provides 22% of the developed area in open space.

The FHN trail system will be connected to the existing County trail that currently terminates at the Black Forest Regional Park located immediately south of this property and will provide an extension to the north where it will terminate at Hodgen Road. This trail system will help fill potential "gaps" in the regional system by making this key connection. This regional trail extension is to be maintained by the County and will be placed in an easement so it can be used by the public.

FHN will preserve natural features and areas by utilizing significant drainage-ways as trail/open space corridors. While the Parks Department does not desire a County park on this property, FHN will provide significant parks for future residents. This concept supports the greater goal of the County Parks goal of protecting and enhancing the unique natural features.

- **Service Plan, Page 1:** Proposed Improvements to be Financed. Proposed completion of an estimated \$421,000,000 of on and off-site public improvements, including, but not limited to, roadway, water, sanitary sewer, stormwater and drainage, and park and recreation (including a golf clubhouse, fitness center, and community convention center) improvements and facilities.
- **Service Plan, Page 9:** Parks and Recreation. The Districts shall have the power and authority to finance, design, construct, acquire, install, maintain, and provide for public park and public recreation centers and other recreation facilities, services, or programs, including, but not limited to, grading, soil preparation, landscaping, sprinkler systems, fencing, pavilions, playgrounds, playing fields, golf clubhouse, fitness center, community convention center, open space, bike trails, pedestrian trails, pedestrian bridges, picnic areas, common area landscaping, streetscaping, storage buildings and facilities, weed control, paving, decorative paving, outdoor functional and decorative lighting, community events, and other services, programs, and facilities, with all necessary and incidental and appurtenant facilities, land and easements, together with all extensions and improvements thereto. To the extent necessary, the Districts shall dedicate any



necessary improvements to one or more governmental entities that provide service (“Provider Jurisdiction”) in accordance with the Provider Jurisdiction’s rules and regulations. It is anticipated that the Districts will own, operate, and maintain the park and recreation improvements and facilities if not otherwise dedicated to another appropriate entity.

The Districts shall not have the authority to apply for or utilize any Conservation Trust (“Lottery”) funds without the express prior consent of the Board of County Commissioners. The Districts shall have the authority to apply for and receive any other grant funds, including, but not limited to, Great Outdoors Colorado (GOCO) discretionary grants. Such approval, although required, is not considered to be a material modification which would require the need to revise this Service Plan.

- **Service Plan, Page 20:** The proposal is in substantial compliance with the applicable elements of the El Paso County Master Plan, including but not limited to Your El Paso Master Plan (2021), the El Paso County Water Master Plan (2018), the El Paso County Major Transportation Corridors Plan, the El Paso County Parks Master Plan, and with the County’s Special District Policies.
- **Map Sheet 23:** A Service Area Map submitted with this metropolitan district application, as well as a previously submitted site/landscape plan (included with this review as an attachment), shows all park, trail, and open space tracts within the bounds of the Flying Horse North Metropolitan District Nos. 1 – 5.

In conclusion, Parks staff is encouraged by the applicant’s continuing desire to plan and provide recreational opportunities for local residents and visitors of Flying Horse North, including an internal parks, trail, and open space system that provides residents and visitors easily accessible and modern recreational amenities for citizens of all ages. Flying Horse North Metropolitan District Nos. 1 – 5 will only serve to bolster these public recreational goals.

These comments are being provided administratively and do not require endorsement by the Park Advisory Board.

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






Sincerely,



Ross A. Williams
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Park Planning Division
Parks and Community Services Department
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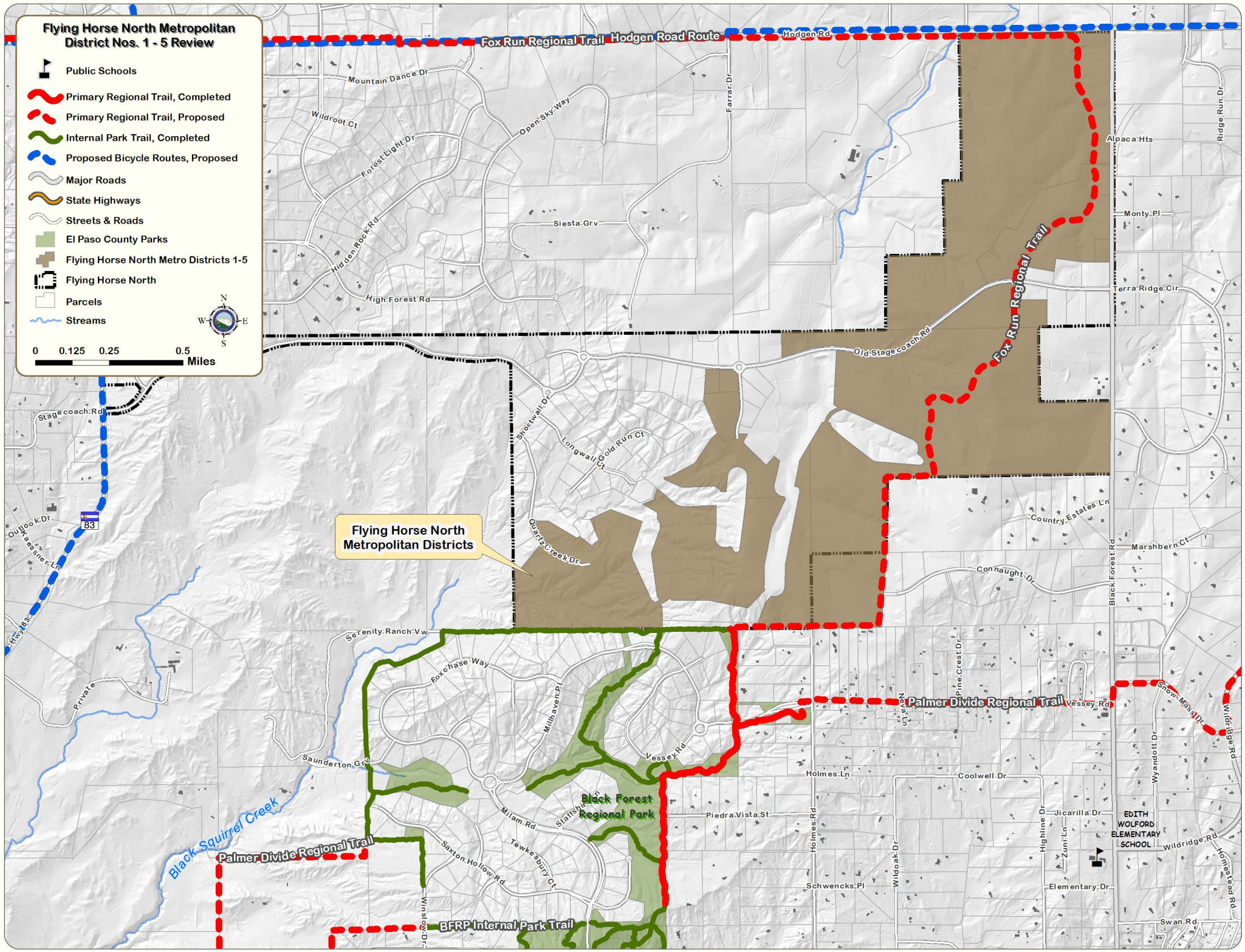


Flying Horse North Metropolitan District Nos. 1 - 5 Review

-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Internal Park Trail, Completed
-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  El Paso County Parks
-  Flying Horse North Metro Districts 1-5
-  Flying Horse North
-  Parcels
-  Streams



0 0.125 0.25 0.5 Miles



Flying Horse North Metropolitan Districts

Black Forest Regional Park

Palmer Divide Regional Trail

BFRP Internal Park Trail

Fox Run Regional Trail Hodgen Road Route

Fox Run Regional Trail

Palmer Divide Regional Trail

83

Black Squirrel Creek

EDITH WOLFORD ELEMENTARY SCHOOL