

BLACK FOREST FIRE PROTECTION DISTRICT		
1.	Applicant shall demonstrate full compliance and conformance with El Paso County's adopted Land Development Code, adopted International Fire Code, and all other adopted codes, provisions, or statutes that impact fire safety. The applicant shall submit a comprehensive fire protection report.	The applicant will meet these requirements through the development approval process.
BLACK FOREST LAND USE COMMITTEE		
1.	Items A and B on the Letter of Intent says the metro districts will finance the golf clubhouse, fitness center, and convention center.	Reference to the Districts financing the golf clubhouse was incorrect. We have corrected this error in our revised submittal. The total estimated costs of the public improvements have been revised accordingly. The fitness center (i.e., the athletic facility) and the community convention center will be public facilities and therefore eligible for District financing.
2.	We do not know if the Metro Districts issue will include water quantity, quality, and sustainability or not. The Land Use Committee believes it is time to draw the line against aquifer water being used for urban developments in the county and developments with densities over one dwelling unit per 2.5 acres should be required to find renewable water for their development.	The property within the Districts will be served by a centralized water and wastewater system as the average lot size is less than 2.5 acres. Cherokee Metropolitan District is anticipated to be the water and wastewater service provider and Cherokee Metropolitan District has a diverse water portfolio which includes both renewable and nonrenewable water resources. The proposed water sources for this project are either renewable or meet the 300-year rule for quantity. If new wells are drilled, they are anticipated to be Arapahoe and Laramie-Fox Hills. Water efficient landscaping policies will be implemented. Other options for service to the project are also being reviewed.
3.	On page 5, the applicant talks about highway 83 being widened to 4 or 6 lanes and Black Forest Road being realigned at Hodgen Road. These projects are not funded and may be far in the future. In the meantime, significant traffic will be generated by Flying Horse North.	The timing of improvements to transportation facilities and roads will be in accordance with the requirements of the County based on development timing. The widening of Highway 83 and the realignment of Black Forest Road are not specific requirements of this project.

4.	The applicant says Flying Horse North exceeds the county requirement for 10% of open space. This is true if you count the golf course, but that course is a private course and not open to the public. Furthermore, open space is generally agreed to be undeveloped natural grassland or forest that caters to wildlife and trails.	Approximately 204 acres of open space has been proposed per the approved Sketch Plan, which consists of 22.3% of the total acreage within the project and does not include the golf course.
PCD ENGINEERING DIVISION		
1.	Do all planned subdivisions/district 1-5 already have gas and communication lines installed?	The lines are not yet installed and gas and communication utilities are not improvements the Districts may finance.
2.	Cost for WWTP shown on map not included. Is this WWTP already constructed or will be constructed as part of this development?	The Districts are not responsible for financing or constructing the WWTP.
3.	Should the cost estimates include costs for widening of Black Forest from Hodgen South to Woodmen?	No, the Districts are not financing or constructing these improvements.
NORTHERN EPC COALITION OF COMMUNITY ORGANIZATIONS, INC.		
1.	No approvals should be provided until there is some guarantee of adequate water resources without the depletion of the current aquifers that are already being threatened with continued high density uses.	The applicant established sufficient water feasibility when the Sketch Plan was approved and will have to establish sufficient water quality, quantity, and dependability with subsequent preliminary plan and/or final plat approvals for development.
2.	No approvals should be granted without some assurance of timely infrastructure improvements such as HWY 83, Hodgen Road, and Black Forest Road.	The timing of the roadway improvements will be discussed and negotiated with the County and will depend on the pace of development.
EL PASO COUNTY CONSERVATION DISTRICT		
1.	Recommends where ground is disturbed, it should be mulched or re-vegetated within 45 days of disturbance. Please make sure any native grasses already in place are truly native to the area. If there is no noxious weed control plan in place, we recommend that an integrated weed management program be reviewed and approved.	Noted.
PCD PROJECT MANAGER – SERVICE PLAN COMMENTS		
1.	Exhibits Page – Provide map depicting where existing Districts are and where these are proposed, any areas to be excluded.	Exhibit A-2, the Initially Included Property Map, was revised to include the existing Flying Horse Districts. The existing Flying Horse Districts are not in the immediate vicinity of the new Flying Horse North Districts. The property

		within the new Flying Horse North Districts was never located within the boundaries of the existing Flying Horse Districts which are in the City of Colorado Springs and could not include the Flying Horse North property which is in the County.
2.	Exhibits Page – Include approved sketch plan exhibit.	The approved Sketch Plan is added as an exhibit after the boundary map.
3.	Exhibits Page – Upload exhibit to EDARP to exclude from Districts 1-3 or Board resolution that they cannot serve.	The existing Flying Horse Districts are not in the immediate vicinity of the new Flying Horse North Districts. The property within the new Flying Horse North Districts was never located within the boundaries of the existing Flying Horse Districts. The language has been revised to clarify that the existing Flying Horse Districts are near to this project. Further, the existing Flying Horse Districts are in the City of Colorado Springs and cannot include property that is in the County.
4.	I. Executive Summary – Change language to “Hotel Complex” to match SKP language.	Revised
5.	II. Definitions – Why do you need 3 residential districts?	We are proposing three residential districts to correspond with the anticipated development phases. This structure is favorable to property owners because it restricts the public infrastructure for which the property owners will be responsible instead of requiring all property owners to be responsible for the costs of the entire project. This structure also allows for the earlier transition of these district boards to residents while allowing development to proceed as planned.
6.	II. Definitions – Exhibits show subdistricts.	We are not proposing subdistricts. District 1 is identified as 1A and 1B in the Exhibits to clarify the District consists of two non-contiguous parcels. We have revised the labeling to remove “A” and “B.”
7.	III.C. – Why are there 3 districts? If the 3 districts are created does that mean as development is built out, that district will to	Yes, once a District is built-out, the board of directors will transition to

	go to the residents for control? Is each district anticipated to have a different mill assessment for land within its boundaries?	residents. We anticipate the residential districts will impose the same mill levy.
8.	III.D.1. – What do the subdistricts do? What do Districts 2-5 do?	There will not be subdistricts. The purposes of Districts 2-5, together with District 1, are to finance the public improvements and operate and maintain public improvements that are not otherwise dedicated to another entity.
9.	III.E.1. – Does district pay for golf course?	Reference to the Districts financing the golf clubhouse was incorrect. We have corrected this error in our revised submittal. The total estimated costs of the public improvements have been revised accordingly.
10.	III.E.10. – Note Former District hearing where Commissioner questions enforcement in County ROW; did you want to add anything?	Noted
11.	III.I. – Is there an IGA with the Fire District or FAWWA?	Cherokee MD is anticipated to be the water and sanitary sewer provider and the Districts anticipate entering into an IGA with Cherokee MD. It is also anticipated that the Districts will enter into an IGA with the fire district as needed to ensure the provision of service.
12.	III.J.4. – Why not annex into the City?	The applicant has considered annexation into the City but it is unlikely at this time.
13.	IV.B. – Is there an estimate for buildout? Is it a full 30 years?	It is currently estimated to be built out by the end of 2030 subject to market conditions and demand.
14.	IV.C. – 30 years is standard – add justification to LOI if requesting longer maturity period.	The bond term will be 30 years but the District may refinance the bonds, which typically lengthens the total term to 40 years, which is required under the model service plan.
15.	IV.C. – What about the 15 mills for O&M?	Revised to include the 10 mill operations levy in the financial plan.
16.	VI.D. – Here it states 30 previous in doc 40 years	The bond term will be 30 years but the District may refinance the bonds, which typically lengthens the total term to 40 years, which is required under the model service plan.

17.	VII.B. – Donald Wescott Fire Northern Subdistrict may be dissolved.	Noted.
18.	Exhibit A-1 – Subdistricts were not mentioned in service plan; show existing Districts 1-3	There will not be subdistricts. Exhibit A-2 includes a map with the existing districts in relation to the new districts.
19.	Exhibit A-2 – Include legend	Revised
EPC PROJECT MANAGER LETTER OF INTENT COMMENTS		
1.	A. - Include brief purpose of each district.	Revised
2.	A. – Are members only private clubs eligible for District money?	This was an error and has been revised; the Districts are not financing or constructing the golf course or golf clubhouse.
3.	A. – Add language that sums: allows existing residents in district to take over Districts 1-3 and not be burdened by development schedule nor costs. Will Districts 1-3 then not acquire so much debt by new districts?	Revised. The existing Flying Horse Districts will not be encumbered by debt the new districts issue.
4.	B. – Add if build-out schedule (in financial plan) is consistent with the Approved Sketch Plan by the BOCC on 11/15/2022.	The build-out schedule is consistent with the approved Sketch Plan subject to market conditions and demand.
5.	B. – Add after convention center so that it is understood this is approved under SKP (hotel complex per SKP)	Revised
6.	D.1. – Please see the Staff Report for the SKP which includes the applicant’s rationale for compliance to aid in this section.	Revised to add additional information.
7.	E. - Label mandatory criteria section and discretionary criteria section.	Revised
8.	E.1. – Explain why the existing districts cannot provide service to the area.	Revised to include explanation of why the existing Flying Horse Districts cannot provide service to the area.
9.	E.2. – This land proposed to be within the Districts has been excluded from Districts 1-3, correct?	The property was never located within the existing Flying Horse Districts.
10.	E.3. – Expand on community services that will be provided.	Revised
11.	E.3. – Two major intersections could be listed as services provided here – “The master traffic impact study estimates the development will generate approximately 18,108 average daily trips. Upon assumed development build-out signalization of State Highway 83 and Stagecoach Road intersection, and at Black Forest Road and Old Stagecoach Road intersection may be warranted.	Revised

12.	E.4. – Reminder reader of 30 year bond and maximum debt mill levy.	Revised
13.	E.7. – Refer to Master Plan discussion above.	Revised
14.	F. – Add after convention center so it is understood this is approved under SKP (hotel complex per SKP)	Revised