



August 5, 2024

Tamara Baxter, Senior Planner  
Planning and Development – Land Use Review  
City of Colorado Springs  
Direct: 719-385-5621  
Email: tamara.baxter@coloradosprings.gov

**Re: School Land Dedications in the Banning Lewis Ranch Master Plan Update**

Dear Tamara:

El Paso County School District 49 has been in communication with representatives from Clayton Properties, Oakwood and LAI Design group; with regard to the proposed master plan amendment to Banning Lewis Ranch.

District 49 has made some fundamental changes in the planning and delivery of future school facilities, preferring larger sites to accommodate combined PK-8 schools as opposed to separate elementary and middle school sites.

The proposed school sites in the Master Plan amendment, dated July 9, 2024 as depicted on the attached map are acceptable to D49 at this time. D49 in partnership with Clayton/Oakwood understand and reserve the right by mutual agreement to propose alternate site layouts and locations as the Master Plan and Development/Concept Plans for Banning Lewis Ranch are developed into the future.

The proposed Master Plan Amendment includes dedication of 97 acres in three parcels:

- 25 acres, net usable PK-8 school site, South of Dublin
- 25 Acres, net usable PK-8 school site, North of Dublin
- 47 Acres, net usable for a High School

In planning District 49's future school land dedication needs, the teams have worked collaboratively to centrally locate dedications and agree to the following;

1. Clayton/Oakwood will bring the utility infrastructure to each proposed school site, holding District 49 harmless of all reimbursable expenditures.
2. Should density increase throughout the duration of the project, the District respectfully requests land dedication in lieu of fees.

Clayton/Oakwood had planned for an elementary school site in the approved Banning Lewis Ranch Village A Concept Plan (parcel 17). Clayton/Oakwood offered to dedicate the 12 acres in conformance with the Concept Plan, however due to the changes in the D49 school facility plan, D49 is no longer interested in pursuing the acquisition of this site.

At this time D49 releases the proposed 12-acre elementary school site in BLR Village A, parcel 17.

Thank you for the opportunity to provide the input to the Master Plan process.

Sincerely,

Lou Fletcher, PhD  
Executive Director of  
Facilities & Operations  
District 49  
Office: 719.495.1105  
Mobile: 719.229.2730