



July 9, 2025

Tamara Baxter
Planning and Development – Land Use Review
City of Colorado Springs
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Email: Tamara.Baxter@coloradosprings.gov

Re: Banning Lewis Ranch [BLR]
File: LUPL-25-0008 / Zone-25-0020 / Zone 25-0021

Dear Ms. Baxter:

As indicated and captured within multiple correspondences; El Paso County School District 49 and the team for Banning Lewis Ranch has been working collaboratively throughout the development process.

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. In addition, the overall need to plan for an additional High School is paramount with the sheer volume of anticipated homes. The teams have agreed on size and locations as captured within the plans.

The district supports the above-mentioned submissions, understanding that as the plans are developed further, and become actual parcels, thing change, both in numbers per filing and overall counts. The intent and spirit of our partnership is to look at the development as a “whole,” ensuring the future students have adequate location(s) for educational opportunities. In addition, we are committed to a long-term partnership with flexibility as the “needs” of the district are fine-tuned; whether it is in the form of additional land, fee in lieu of land and/or a combination of both; we are committed to working with the BLR team to ensure the endeavors are mutually beneficial.

Thank you for the opportunity to provide the input to the review process.

Warm Regards,

Evelyn Galane Phillips

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