



Dear Banning Lewis Ranch residents,

We want to thank the residents who provided their feedback and questions about Oakwood Home's Banning Lewis Ranch master plan update and those who attended the recent open house to discuss the future of this community. Feedback from our community members is very important to Oakwood Homes as we work to build an exceptional community to call home here in Banning Lewis Ranch.

The feedback we received about density, parks and open space, and schools helped us better understand residents' concerns with the master plan update. The original master plan was approved by the City of Colorado Springs in 1988. Since that time, zoning and buildings codes and local government requirements have changed. Conforming to the City's planning and zoning codes requires Oakwood to revise and update the master plan. Oakwood and its predecessors have implemented at least five master plan amendments on the areas that have been or are presently under development in Banning Lewis Ranch.

Oakwood Homes is working to provide more clarity in the master plan on how Oakwood will follow city codes as we continue to develop our portion of Banning Lewis Ranch. Because of that, Oakwood and the city's planning staff have decided to move the Planning Commission hearing to Wednesday, March 13. This will provide Oakwood and the city additional time to incorporate information into the master plan on these issues.

Outside of the master plan update, we received feedback about community amenities such as clubhouses and pools; roads and traffic, including Banning Lewis Parkway; and safety concerns. Although these items are not specifically part of the master plan update application coming before the city, we understand that these are important concerns for our community members. Oakwood will be working over the coming weeks to provide more information about these improvements.

We will continue to update the BLRmasterplan.com web site with answers to many of the comments and questions provided by residents. Community members are welcome to submit comments and questions through the web site.

Thank you again for your participation in this process. We look forward to continuing the dialogue and collaboration with the city and our community members on the future of Banning Lewis Ranch.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Tybalt'.