



# The Ranch Star

COLORADO SPRINGS, CO

SPRING 2008



Take a look at  
**BANNING LEWIS RANCH<sup>SM</sup>**

A masterfully planned community

Over **6** all-new neighborhoods

Over **24** model homes by 4 Guest Builders

One-stop *Information Center*

*Tree-lined* streets and welcoming front porches

*Parks and trails*



Northtree Ranch House Recreation & Information Center

**BASE PRICING  
FROM THE LOW  
\$200,000S**

**INSIDE:**

**COMMUNITY FEATURES TO SAVOR**

**LEARN ABOUT THE SCHOOL**

**OVERVIEW OF THE HOMES**

## YOU CAN FEEL IT *in the air.*

It could be the budding flowers and blooming trees coming in after a long, snowy winter. Or maybe it's the buzz of birds, bees and (yes) all kinds of homes sprouting up right in front of our eyes. Whatever the reason, things are feeling pretty good here at Banning Lewis Ranch.

Last fall's Grand Opening of Northtree at Banning Lewis Ranch was a long-awaited event. So we were thrilled to have nearly 2000 folks join in our celebration. And we're even more pleased now that the very first founding homeowners have moved in.

It's still early to be sure, but this master planned community is beginning to be just that – a real community. We hope you'll enjoy seeing some of our long-planned and carefully thought-out visions coming to life.

**BANNING LEWIS RANCH<sup>SM</sup>**

When you're here, you'll know it.<sup>SM</sup>

— the Banning Lewis Ranch team



# TAKE PRIDE IN ALL THE *little things*

(AND THE BIG ONES, TOO).

Let's face it. It just plain feels good to be proud of where you live. And we want you to feel really, really good. So we've tried to come up with a big mix of very-cool community features at Banning Lewis Ranch.

Take a look at all you'll get with your brand new home at Northtree, our first village at Banning Lewis Ranch.



## PARKS, TRAILS AND OPEN SPACE\*

In Northtree, a whopping fifty acres of parks, trails and open spaces are planned to keep a smile on your face. The four-tier park system includes:

- 1** NORTHTREE PARK — (already in place) The central park of Northtree. Approximately nine acres of big grassy areas, "adventure play" features, sports fields and tennis courts.
- 2** NEIGHBORHOOD PARKS — Medium-size parks, including:
  - Fit & Fun Park (coming this summer), located in the northern portion of the village, features some very cool outdoor exercise structures designed to entertain kids as well as adults ... and maybe help them stay in shape, too.
  - Founders Walk (already in place), a meandering walkway where you'll find the names of the founding Northtree homeowners.
  - Pioneer Park (already in place), the welcoming entry park planted with tall, native grasses and meandering lanes for happy trail walkers.
  - Climbers Park (coming this summer), with a boulder feature that gives climbers of all ages a challenge as well as a multi-sports court for those impromptu pick-up games.
  - Cottonwood Preserve (already in place), a natural open space with a long hiking trail.
- 3** POCKET PARKS — Small, right-next-door parks.
- 4** TRAILS AND PASILLOS — The walkable network that connects everything together.

\*Trails, parks and related amenities will be phased over the life of the project and may not all be available immediately or over time.

## HOMEOWNER VALUE PACKAGE

As part of your monthly homeowner fee (technically known as the Banning Lewis Ranch Metro District Operating Fee), every homeowner at Northtree will enjoy access to the Northtree Ranch House recreation center and all its amenities, a minimum of 55 cable TV channels, high-speed internet powered by Falcon Broadband, and (not very exciting, but still important) regular trash and recycling pickup. All for just \$86 a month. Talk about value.



## NEIGHBORHOOD SCHOOL

We think having schools close to home makes life a lot easier and helps to build a sense of community. That's why we're planning for each village in Banning Lewis Ranch to have its own school. In fact, the first thing we helped to build here was a public, K-8 charter school, Banning Lewis Ranch Academy (BLRA). And Northtree residents receive priority enrollment.\*\* Learn more about BLRA on the back page.

\*\*Subject to current student enrollment and maximum capacity of the school.



## RECREATION CENTER

The Ranch House is the go-to place for information about Banning Lewis Ranch. It's also where residents go to meet up, work out, have fun, or just sit next to an outdoor fire pit and contemplate the universe. Inside the Ranch House are facilities where you can exercise and eventually hold a club meeting or host a party. And outside? A Junior Olympic swimming pool, a kids' splash play area, covered veranda lounge with fireplace and poolside fire pit. Then just beyond the Ranch House are tennis courts and an adventure play area. All situated within an easy walk or bike ride from every home.



# OVERVIEW OF THE homes



Each of these Guest Builders have created all-new home designs for Northtree. In fact, each village is planned to have its own unique collections of homes. So as this master planned community grows, it will become a colorful series of individual neighborhoods. And with this full range of home styles, Banning Lewis Ranch should have something for just about every taste.

## THE ASHFORD COLLECTION

by John Laing Homes  
Base pricing from the upper \$200s



Architectural style and character reminiscent of long-established neighborhoods, with interiors designed for today's lifestyle: free-flowing spaces, luxurious master baths and all kinds of thoughtful details.

4 floor plans, 5 exterior styles  
1,588 – 2,113 finished SF  
684 – 1,666 basement SF  
3 – 4 bedrooms, 2 – 3 bathrooms  
2 & 3 car garages  
(up to 5 bedrooms & 4 baths with options)

## THE MAPLETON COLLECTION

by Classic Homes  
Base pricing from the low \$200s



Energy Star-rated homes designed to reflect Colorado Springs' rich cultural heritage. Comfortable front porches, garages set back from the street and full basements with lots of finishing options.

4 floor plans, 6 exterior styles  
1,400 – 1,800 finished SF  
775 – 1,400 basement SF  
2 – 3 bedrooms, 2 – 2.5 bathrooms  
2 & 3 car garages  
(up to 7 bedrooms & 5 baths with options)

## THE CHERRYDALE COLLECTION

by Todays Homes  
Base pricing from the low \$200s

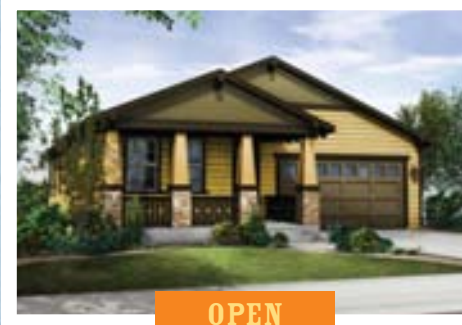


Homes designed with Coloradans in mind. Big front porches and street scenes so inviting, they're sure to inspire neighborhood get-togethers and informal chats in the front yard.

4 floor plans, 5 exterior styles  
1,179 – 1,556 finished SF  
600 – 1,130 basement SF  
3 bedrooms, 2 – 2.5 bathrooms  
2 car garages  
(up to 6 bedrooms & 3.5 baths with options)

## THE OAKMONT COLLECTION

by Capital Pacific Homes  
Base pricing from the mid \$200s



Ranch and two-story architecture that echoes Colorado's unique heritage. Large rooms, all kinds of options for individualized flexibility, and lots of natural light.

4 floor plans, 3 exterior styles  
1,355 – 1,802 finished SF  
798 – 1,285 basement SF  
2 – 3 bedrooms, 2 – 2.5 bathrooms  
2 car garages  
(up to 5 bedrooms & 3.5 baths with options)

OPEN  
MAY 2008

## THE HAWTHORN COLLECTION

by Capital Pacific Homes  
Base pricing from the low \$200s



Homes situated alongside Founders Walk Park with timeless designs, inviting outdoor spaces, and some with mountain views. Add even more living space with a variety of finished basement options.

4 floor plans, 4 exterior styles  
1,190 – 1,698 finished SF  
530 – 1,220 basement SF  
2 – 3 bedrooms, 2 – 2.5 bathrooms  
2 car garages  
(up to 6 bedrooms & 3.5 baths with options)

## THE PINERY COLLECTION

by Capital Pacific Homes  
Base pricing from the upper \$200s

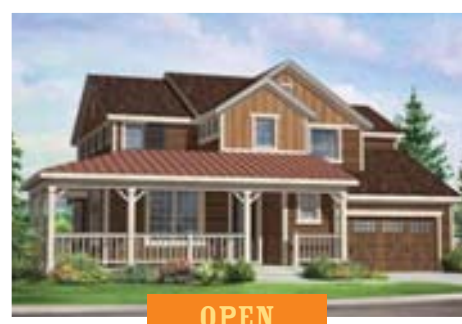


Generous living spaces for growing families. Large master bedrooms. Open family rooms with central media centers perfect for entertaining. And plenty of options for personalization.

4 floor plans, 4 exterior styles  
1,660 – 1,940 finished SF  
600 – 1,930 basement SF  
2 – 3 bedrooms, 2 – 2.5 bathrooms  
2 car garages  
(up to 5 bedrooms & 3.5 baths with options)

## THE LINDENBURY COLLECTION

by Classic Homes  
Base pricing from the mid \$300s



Spacious homes designed with families in mind. Open floor plans, courtyards that extend living spaces and warm, welcoming front porches.

4 floor plans, 3 exterior styles  
1,952 – 2,639 finished SF  
1,188 – 2,325 basement SF  
3 – 4 bedrooms, 2 – 2.5 bathrooms  
2.5 & 3 car garages  
(up to 7 bedrooms & 4 baths with options)

OPEN  
JUNE 2008

Banning Lewis Ranch Management Company, LLC is the master developer of Banning Lewis Ranch, not a Guest Builder. The consumer should look to the Guest Builders for more information regarding homes. Pricing subject to change without notice. Collection square footages, floor plans, finishes or other information have been provided by the Guest Builders thereof, and Banning Lewis Ranch Management Company is not representing that any such collection information is accurate or complete. The collection information presented herein is proposed and is subject to modification or elimination by the Guest Builder thereof without notice, and is subject to approvals. Photography and artist renderings are provided for illustrative and marketing purposes only and should not be relied upon as a basis for purchasing since all elements are subject to change or refinement without notice. Standard features are subject to change without notice and the Guest Builders may replace any features with features of similar quality, design or materials. Verify all plan details before purchasing.

## DID YOU KNOW?

Each time a new home is sold in Northtree, the Banning Lewis Ranch Management Company engraves the name of the homeowner(s) onto one of the bricks in Founders Walk? It's our gift to the community's first homeowners and a lasting way of commemorating the inaugural village.





# YOUR HANDY GUIDE TO LOCAL SERVICES

## HEALTHCARE

- St. Francis Medical – Opening Summer 2008 – [www.penrosetfrancis.org](http://www.penrosetfrancis.org)
- Penrose Community Hospital – [www.penrosetfrancis.org](http://www.penrosetfrancis.org)
- Penrose Hospital – [www.penrosetfrancis.org](http://www.penrosetfrancis.org)
- Memorial Hospital Central – [www.memorialhealthsystem.com](http://www.memorialhealthsystem.com)
- Memorial Hospital North – [www.memorialhealthsystem.com](http://www.memorialhealthsystem.com)
- Colorado Springs Children’s Hospital – [www.mhchildren.com](http://www.mhchildren.com)

## UTILITIES

- Gas - Colorado Springs Utilities - [www.csu.org](http://www.csu.org)
- Electricity - Colorado Springs Utilities - [www.csu.org](http://www.csu.org)
- Water - Colorado Springs Utilities - [www.csu.org](http://www.csu.org)
- Phone - Falcon Broadband - [www.falconbroadband.net](http://www.falconbroadband.net) or Qwest - [www.qwest.com](http://www.qwest.com)
- Cable TV Service - Falcon Broadband is included as part of your Metro District Operating Fee - [www.falconbroadband.net](http://www.falconbroadband.net)
- Internet Service - Falcon Broadband is included as part of your Metro District Operating Fee - [www.falconbroadband.net](http://www.falconbroadband.net)

## ELEMENTARY SCHOOLS

- K-8 Banning Lewis Ranch Academy - [www.blracademy.org](http://www.blracademy.org)
- Ridgeview K-5 Elementary School - [www.d49.org](http://www.d49.org)
- Stetson K-5 Elementary School - [www.d49.org](http://www.d49.org)
- Springs Ranch Elementary School - [www.d49.org](http://www.d49.org)

## MIDDLE SCHOOLS

- K-8 Banning Lewis Ranch Academy - [www.blracademy.org](http://www.blracademy.org)
- Skyview Middle School - Grades 6-8 - [www.d49.org](http://www.d49.org)
- Falcon Middle School - Grades 7-8 - [www.d49.org](http://www.d49.org)
- Horizon Middle School - Grades 6-8 - [www.d49.org](http://www.d49.org)

## HIGH SCHOOLS

- Vista Ridge High School - Opening August 2008 - [www.d49.org](http://www.d49.org)
- Sand Creek High School- Grades 9-12 - [www.d49.org](http://www.d49.org)
- Falcon High School - Grades 9-12 - [www.d49.org](http://www.d49.org)

## COLLEGES

- Pikes Peak Community College - [www.ppcc.com](http://www.ppcc.com)
- University of Colorado at Colorado Springs - [www.uccs.edu](http://www.uccs.edu)
- The Colorado College - [www.coloradocollege.edu](http://www.coloradocollege.edu)
- Additional colleges in Colorado Springs are Nazarene Bible College, Colorado School of Professional Psychology, Fuller Theological Seminary, National American University and Colorado Christian University.

## SHOPPING

- First and Main Town Center - [www.firstandmaintowncenter.com](http://www.firstandmaintowncenter.com)
- Shops at Briargate - [www.thepromenadeshopsatbriargate.com](http://www.thepromenadeshopsatbriargate.com)
- Powers Peak Center – at Woodmen and Powers Road

## GROCERY STORES

- King Soopers - at Stetson Hills and Powers Road
- Target Super Store - at Carefree and Powers Road
- Costco – at Barnes and Powers Road

# Better roads ARE (LITERALLY) ON THE WAY.

For travelers to and from Banning Lewis Ranch, good things are coming down the pike.

**DUBLIN BOULEVARD** east of Marksheffel will be widened to 6 lanes (in fact, some portions of this are already complete).

**WOODMEN ROAD** will be widened to 4 lanes.

A major expansion is planned for **MARKSHEFFEL ROAD**, the western boundary for much of Banning Lewis Ranch. The segment of road that borders Northtree has already been widened. And further south, between U.S. 24 and Constitution, construction of a four-lane, divided road is now 75% complete.

**BANNING LEWIS RANCH PARKWAY**, which runs parallel to Marksheffel is planned for 4 lanes.

Road improvements are being made by either El Paso County or the city of Colorado Springs, not Banning Lewis Ranch Management Company.

## DID YOU KNOW?

The Northtree Ranch House address (6885 Vista del Pico Blvd.) is also the location’s altitude? That’s right. Northtree’s Ranch House Recreation & Information Center is exactly 6,885 feet high.



# BUILDING A

# Community



We wanted Banning Lewis Ranch to feel like a community from the start. Which is why Northtree's recreation center (the Ranch House), exercise facilities, school and even some of the parks and trails were in place before the first homeowners arrived. But that's just the tip of the iceberg.

Our vision for the Ranch's beautiful setting is a collection of intimate villages, each planned to have its own school, recreation center and parks.

The overall master plan also includes shops, restaurants and offices to encourage a highly connected, small-town feel. And speaking of connections, we're planning a network of trails that will link everything together.

In fact, there's a trail or pasillo designed or planned within a block or two of every home in Northtree. Making it easy for people to get out of their cars and into each other's company as they walk to school or jog over to the Ranch House together.

About half the homes in Northtree are expected to have front porches — another powerful people magnet. And the porches are just one element of the timeless home styles you'll find here, styles such as Colorado Traditional, Western Regional Farmhouse, Prairie and Craftsman among others.

Now don't get us wrong. We like big when it comes to things like Pike's Peak (which looks magnificent from the Ranch). Or parks and open spaces (just a few steps from your front door). But at the neighborhood level, we are very, very big fans of small ... as in tight-knit, walkable and friendly.

## WHAT'S LIFE

# without

## FIBER OPTICS?

In this day and age, broadband fiber optic connectivity can be just as important as footpaths in connecting with friends . . . and the world.

The technology is called Fiber to the Home or FTTH. And it's basically a connection that's so fast, it opens up virtually unlimited possibilities for information and entertainment services to your home.

Every home in Banning Lewis Ranch is expected to have a fiber optic connection with advanced structured

wiring to enable current and future technologies.

The goal of this connectivity is to strengthen the Banning Lewis Ranch community and enhance the lifestyles of our residents.

We've already installed a wireless network in Northtree so you can check email or surf the web at Northtree Park or the Ranch House recreation center's pool. And, our residents-only website is planned to help you find out about community information and

events, as well as lists of neighborhood babysitters, tutors, piano teachers and snow-shovellers. You could also use it to organize or join a book club. Put together a block party. Or just meet your neighbors.

As for service providers, you'll be happy to know that we've negotiated with Falcon Broadband for a discounted rate on your TV and Internet services. It's part of our Homeowner Value Package (read more in "Take pride in all the little things").

## CORNER STONE VALUES

Before getting started, we established a set of guiding principles for the creation of Banning Lewis Ranch. Then, these broad values led us to some specific and truly special ideas for improving everyday life here. These are our seven cornerstone values.

**TRADITION**

**NATURE**

**BALANCE**

**KNOWLEDGE**

**DISCOVERY**

**CULTURE**

**PROGRESS**

Learn more at  
[BanningLewisRanch.com](http://BanningLewisRanch.com)

# AN INSIDE LOOK AT THE FIRST School IN THE COMMUNITY

There's a good chance you'll be impressed by District 49's newest K-8 facility (now in its second year of operation). And it's not just because of the 29 classrooms, 8,500 square foot gymnasium, music and art rooms, dining room, or fireplaces in the library and student common areas.

Banning Lewis Ranch Academy (BLRA) is a public K-8 charter school offering a challenging, performance-based education that incorporates high academic standards with a focus on student

achievement. In addition to essential reading, math and science skills, every student at BLRA (including the kindergarteners) receives art, music, technology, PE, and Spanish lessons. They also engage in extended learning time, with longer — and more — days in school than the traditional public schools. And even the full-day kindergarten is entirely tuition-free.

The staff at BLRA has extensive training, with 2-3 weeks of professional development courses each

year. And students in grades 1-2 and 3-4 remain with the same teacher for two years.

Like all public schools, admission to BLRA is open to anyone in the district. Still, residents of Northtree at Banning Lewis Ranch are given priority enrollment,\* since it is their neighborhood school. In fact, the school is located right behind the Northtree Ranch House Recreation & Information Center.

\*Subject to current student enrollment and maximum capacity of the school.

Banning Lewis Ranch Academy belongs to Falcon School District 49 and is managed by Mosaica Education, Inc., not Banning Lewis Ranch Management Company.



## WHAT'S IN A name? A BRIEF HISTORY OF BLR.

You'd think that Ruth Banning, a Phi Beta Kappa graduate of Wellesley College, would have pursued a career more along the lines of, oh, maybe writing poetry or teaching. But she and husband Raymond Lewis not only got into the rough-and-tumble world of cattle ranching, they raised it to a fine art.

In 1922, just a year after marrying Raymond, Ruth bought ten prize-winning Hereford cattle to add to the purebred Herefords from the Lewis family's ranch in Fowler, Colorado. Apparently the cattle business captured her imagination, because two years later Ruth sold her family's ice and coal business to devote more time to ranching.

With their ranching operation growing, Ruth and Raymond moved from the old Banning Ranch property south of Colorado Springs to a stretch of land on the east side of town. To keep up with their expanding business, they eventually acquired more than 30,000 acres. And their cattle, known as the Colorado Domino Type Herefords, became known as some of the finest examples of the breed.

Ruth and Raymond Lewis were not only cutting-edge cattle breeders, they helped blaze a trail to more sustainable land-use practices. The Banning-Lewis Ranches had one of the most progressive soil conservation programs in the US and in 1948 won the Colorado Soil Conservation program award.

Dig into Banning-Lewis history, and what you discover is a deep devotion to learning, to invention and to making things better for a whole community — both the Hereford cattle breeding community and the Colorado Springs community. And we're working to emulate their commitment and vision in everything we do.

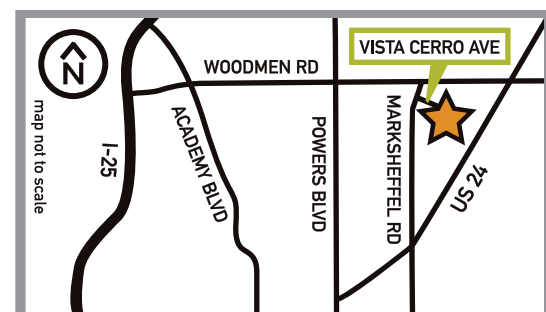


## BANNING LEWIS RANCH<sup>SM</sup> When you're here, you'll know it.<sup>SM</sup>

Northtree Ranch House Recreation & Information Center  
Hours: mon-sat 10am-6pm, sun 12pm-6pm (subject to seasonal changes.)

tel: (719) 522-2432 fax: (719) 522-2433  
6885 Vista del Pico Boulevard Colorado Springs, CO 80927

Join our interest list  
and learn more at  
[BanningLewisRanch.com](http://BanningLewisRanch.com)



Take I-25 to Woodmen Road, then go east past Powers Boulevard to Marksheffel Road, turn south, take the first left on Vista Cerro Avenue and follow the signs to the Northtree Ranch House Recreation & Information Center.