



June 3, 2024

Kari Parsons, Senior Planner
E.P.C. Planning & Community Development
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<https://planningdevelopment.elpasoco.com/>

RE: PUDSP – Combined PUD/Preliminary Plan
Project Name: Grandview Reserve Phase 3 PUDSP
File Number: PUDSP241

Ms. Parsons;

I appreciate the opportunity in commenting on Phase 3 - File PUDSP241, of Grandview Reserve. The entire development of Grandview Reserve is within the Peyton School District boundaries. While the School District boundaries reflect that of Peyton School District #23; Colorado being a “choice” state for schooling, the proposed master plan will undoubtedly impact District 49 schools.

A quick calculation reflects a dedication requirement between 36 and 39.5 acres, whereas Phase 3 reflects a 25-acre parcel of land for a school site.

District 49 has experienced, and will continue to experience unprecedented growth. As of this writing;

- **Falcon High School:** serving 9th thru 12th grade, is at a 94.53% utilization. With the immediate influx of growth within the zone, we are anticipating a seat shortage of 174, by 2031
- **Falcon Middle School:** serving 7th – 8th grade, is at a 103.16% utilization rate and mobile dependent.
 - 6th grade is currently being housed at Bennett Ranch Addition
- **Meridian Ranch Elementary:** serving PreK – 5th grade, is at a 97.54% utilization without mobile units and now at a 90.96% utilization - mobile dependent. According to projections, we are anticipating a seat shortage of 168 by 2031.

In accordance with the latest Facility Master Plan, the majority of District 49 schools are at or near capacity.

Warm Regards,

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