



April 5, 2024

Kari Parsons, Senior Planner  
E.P.C. Planning & Community Development  
719.520.6303 or 719.373.8562  
<https://planningdevelopment.elpasoco.com/>

**RE:** PUDSP – Combined PUD/Preliminary Plan  
**Project Name:** Grandview Reserve Phase 2 PUDSP

Ms. Parsons;

I appreciate the opportunity in commenting on the impact of Grandview Reserve Phase 2 PUD/Preliminary Plan to School District 49. 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 the letter of intent reflects a 10.9-acre parcel of land for a school site. I would highly recommend providing adequate space for future school facilities.

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

- **Falcon High School:** serving 9<sup>th</sup> thru 12<sup>th</sup> 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 7<sup>th</sup> – 8<sup>th</sup> grade, is at a 103.16% utilization rate and mobile dependent.
  - 6<sup>th</sup> grade is currently being housed at Bennett Ranch Addition
- **Meridian Ranch Elementary:** serving PreK – 5<sup>th</sup> 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.

With that said, the majority of District 49 schools are at or near capacity.

Warm Regards,

A handwritten signature in blue ink, appearing to read "Evelyn Galane Phillips", with a long horizontal flourish extending to the right.

Evelyn Galane Phillips  
Community and Facility Planning Manager  
Email: [evelyn.galanephillips@d49.org](mailto:evelyn.galanephillips@d49.org)  
Phone: 719-494-8986