



February 18, 2025

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El Paso County Planning and
Community Development
2880 International Circle, Ste 110
Colorado Springs, CO 80910-3127

RE: Grandview Reserve Phase 2 PUDSP

Thank you for the opportunity to provide input regarding Grandview Reserve Master Plan – Phase 2.

While the School District boundaries reflect that of Peyton School District #23; Colorado being a “choice” state for schooling, will undoubtedly impact El Paso County School District 49.

1. Grandview Reserve development falls within the jurisdictional boundaries of Peyton SD # 23, *not* District 49.
2. Approvals appear to be moving forward without a dedicated school location, the letter of intent reflects an outdated Sketch Plan and negates EPC Land Dedication Code requirements.
3. As indicated on the LOI, a 10.9 ac parcel of land is reserved for a potential school site, however, Table 8.2 County Land Development code indicates the site should be between 36 acres and 40 acres – *net usable acres*.
4. Grandview Reserve per SKP201 – Estimated 3,260 residential units at varying densities.
 - a. Phase 1 - PUDSP2110: 189.479 acres; preliminary plan of 565 single family lots with a 2.98 dwelling units per acre, maximum at 4du/ac.
 - i. Forecasted student generation – 322 students, of varying levels;
 - b. Phase 2: 68.62 acres; 32.78 ac / 224 units - Single Family Attached Townhomes and 35.83 acres; 206 units (103 buildings) - Single Family Attached Duplex Area
 - i. Forecasted student generation – 126 students
5. District 49 has experienced, and continues to experience unprecedented growth. In accordance to the Districts Facility Master Plan;
 - a. Falcon High School: serving 9th thru 12th grade, is at a 91.96 % utilization, no modulars.
 - b. Falcon Middle School: serving 7th – 8th grade is at 72.44 % utilization as 6th grade is currently hosted at Bennett Ranch Elementary School – addition.
 - c. Meridian Ranch Elementary: serving PreK-5th grade, is at a 94.77% utilization without modular units and 88.51% utilizing modulars. Site is modular dependent.
 - d. Woodmen Hills Elementary School: serving PreK-5th, is at 107.30% utilization without modular units and 91.73% utilization, modular dependent
6. Other developments impacting D49 within District boundaries - immediate vicinity of Grandview Reserve is;
 - a. Waterbury – 1,500 units
 - b. Meadow Lake - 400 units



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7. Utilizing metro districts / special districts has resulted in an uncertainty with regards to current and future water demands, once land dedication is resolved, maximum capacity for school site may be forecasted and the request for maintaining water allocations is mandatory, for maximum capacity.

Again, the district appreciates the insight; although Grandview Reserve does not fall within the jurisdictional oversight of District 49, we are concerned that that there is nearly 1,000 units planned to date, and nowhere specifically to educated the future students.

Warm Regards,

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