

R. AUSTIN ARCHITECT

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11060 Fontaine Blvd – Grand Mtn School  
PPR Amendment – Letter of Intent

May 7, 2026

ATTN:

Miranda Benson  
El Paso County Planning & Community Development  
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Colorado Springs, CO 80910  
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Project Information

Address: Grand Mountain School  
11060 Fontaine Blvd  
Colorado Springs, CO 80925  
Zoning: PUD  
TSN: 5513301002

Applicant: Robert Austin  
R. Austin Architect, LLC  
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Owner contacts: Jeff Baerresen  
Operations Officer – Facilities Dept  
719-391-3533  
baerresenj@wsd3.org

Project Description & Request

The project scope includes a new, single-story, 70' X 68'-4" (4783 SF) modular classroom building. The new building will be located near the northeast corner of the existing main building and to the north of an existing modular building. The new building will contain four classrooms used for elective classes (specials), restrooms, and a utility closet.

Parking

Since the new building will contain elective classes, it will accommodate existing students and will not result in an increase in students or vehicle trips to the school. The existing parking lot and number of parking spaces (including ADA-compliant spaces) will remain as-is.

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Site Utilities

A new electrical transformer and meter panel will be set near the southeast corner of the new modular building. The water supply and sanitary service for the new building will connect to the lines serving the existing modular building on the west side. An existing storm sewer inlet will be relocated to the east side of the new modular building.

Drainage/Storm

Flows leaving the previously approved FDR Basin A11 will leave the relocated inlet via existing 18" storm pipe. The relocated inlet was originally designed to accommodate the slight increase in flow, and the overall storm system is understood to function properly. Basin A11 flows are eventually captured by the previous FDR's onsite 2.6-acre Full Spectrum Extended Drainage Basin, with outfall via a 24" pipe. The EDB was oversized and exceeds the required pond volume by using impervious coverage and the area of the entire site including a future building expansion that is now encompassed by the existing and proposed modular classrooms.

Please let me know if you have any questions or concerns.

Thanks,



Robby Austin, AIA  
President of R. Austin Architect, LLC