

235 Sumac Dr – Sproul Jr High School
Site Development Plan – Letter of Intent

April 7, 2026

ATTN:

Miranda Benson
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Project Information

Address: Sproul Jr High School
235 Sumac Dr
Colorado Springs, CO 80911
Zoning: A-5 CAD-O
TSN: 6511100002

Applicant: Robert Austin
R. Austin Architect, LLC
PO Box 62603
Colorado Springs, CO 80962
719-309-8709
robby@raustinarchitect.com

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 123' (8610 SF) modular classroom building. The new building will replace three existing, outdated, modular classroom buildings at the northwest corner of the property that are each 24' X 60' (1440 SF). The new building will contain eight classrooms, restrooms, and a utility closet.

Parking

The new building will replace existing modular classrooms and will accommodate existing students. It 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. Parking needs will be accommodated on site, and parking is not allowed on Sumac Drive or Jasper Drive in the adjacent neighborhood.

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Site Utilities

The existing electrical transformer will be used for the new modular classroom, and a new meter panel will be set near the northeast corner of the new modular building. New 2” water supply service will connect on the north side of the building, and a new 6” sanitary line will extend along the east side. The existing storm sewer system will remain as-is.

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

Thanks,

A handwritten signature in black ink, appearing to read 'R. Austin', written in a cursive style.

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