

**R. AUSTIN ARCHITECT**

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

June 12, 2026

**ATTN:**

Miranda Benson  
El Paso County Planning & Community Development  
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**Project Information**

**PPR2612**

Address: Sproul Jr High School  
235 Sumac Dr  
Colorado Springs, CO 80911  
Zoning: A-5 CAD-O  
TSN: 6511100002 / 6511126008

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 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 The new building will replace three existing, outdated, modular classroom buildings at the northwest corner of the property that are each 24' X 60' (1440 SF).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 main building contains 25 classrooms, and 8 additional classrooms are proposed in the new modular building. Per EPC LDC Table 6.2, 66 parking spaces are

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required, and 80 parking spaces are proposed (including 4 accessible parking spaces). Parking needs will be accommodated on site, and parking is not allowed on Sumac Drive or Jasper Drive in the adjacent neighborhood.

#### 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. A portion of the existing sanitary service line near Sumac Drive will be abandoned, and the new 6" sanitary sewer line will connect to the existing 8" sanitary sewer main within the public right of way in Sumac Drive.

The existing storm sewer system will remain as-is. Drainage from the proposed work and structure will not adversely impact neighboring or downstream properties.

El Paso County Road Impact Fees are applicable per BoCC Resolution 25-337 and will be paid at time of building permit.

#### School Traffic

This application satisfies all 7 criteria in the Engineering Criteria Manual B.1.2.D which are listed below:

Vehicular Traffic: (1) Daily vehicle trip-end generation is less than 100 or the peak hour trip generation is less than 10; (2) there are no additional proposed minor or major roadway intersections on major collectors, arterials, or State Highways; (3) the increase in the number of vehicular trips does not exceed the existing trip generation by more than 10 peak hour trips or 100 daily trip ends; (4) the change in the type of traffic to be generated (i.e., the addition of truck traffic) does not adversely affect the traffic currently planned for and accommodated within, and adjacent to, the property; (5) acceptable LOS on the adjacent public roadways, accesses, and intersections will be maintained; (6) no roadway or intersection in the immediate vicinity has a history of safety or accident problems; and (7) there is no change of land use with access to a State Highway.

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

Thanks,



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