

Miranda Benson

From: Joseph Sandstrom
Sent: Tuesday, January 20, 2026 1:41 PM
To: Robby Austin; Perry Thomas; Miranda Benson
Cc: Mikayla Hartford
Subject: RE: COM- or Minor PPR- projects for 2 WSD3 school sites

Hi Robby,

Thank you for providing the additional information. Please include the information and explanations in the letter of intent when you submit the applications. **If there will be no increase in students/traffic then the requirement for a traffic study can be waived,** but it must be justified in the application for the reasons I shared in the last email.



Joe Sandstrom, EI, CFM
Associate Engineer
Department of Public Works
O: 719-520-6314
M: 719-505-0516
<https://publicworks.elpasoco.com>

From: Robby Austin <robby@raustinarchitect.com>
Sent: Wednesday, January 14, 2026 1:00 PM
To: Joseph Sandstrom <JosephSandstrom@elpasoco.com>; Perry Thomas <perryecms@gmail.com>; Miranda Benson <MirandaBenson2@elpasoco.com>
Cc: Mikayla Hartford <MikaylaHartford@elpasoco.com>
Subject: Re: COM- or Minor PPR- projects for 2 WSD3 school sites

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Hi Joe,

This is in response to your previous email about the potential traffic studies.

The new modular classroom at Grand Mountain will not house any new students at this time. The school is projecting the enrollment will be at the same level for 2026-2027 as current. The building will be used for Specials (elective classes).

The new modular classroom at Sproul will replace existing classrooms and will not house new students.

Thanks,

Robby Austin AIA, NCARB

R. AUSTIN ARCHITECT

(719) 309-8709

From: Robby Austin <robby@raustinarchitect.com>

Sent: Tuesday, December 16, 2025 8:34 AM

To: Joseph Sandstrom <JosephSandstrom@elpasoco.com>; Perry Thomas <perryecms@gmail.com>; Miranda Benson <MirandaBenson2@elpasoco.com>

Cc: Mikayla Hartford <MikaylaHartford@elpasoco.com>

Subject: Re: COM- or Minor PPR- projects for 2 WSD3 school sites

Hi Joe,

Thanks for the information. We'll find out about the increase in the number of students and expected impact on amount of traffic from the school. I'll let you know.

Thanks for your help,

Robby Austin AIA, NCARB

R. AUSTIN ARCHITECT

(719) 309-8709

From: Joseph Sandstrom <JosephSandstrom@elpasoco.com>

Sent: Monday, December 15, 2025 10:39 AM

To: Perry Thomas <perryecms@gmail.com>; Robby Austin <robby@raustinarchitect.com>; Miranda Benson <MirandaBenson2@elpasoco.com>

Cc: Mikayla Hartford <MikaylaHartford@elpasoco.com>

Subject: RE: COM- or Minor PPR- projects for 2 WSD3 school sites

Miranda Benson

From: Robby Austin <robby@raustinarchitect.com>
Sent: Tuesday, December 16, 2025 8:31 AM
To: Mikayla Hartford; Joseph Sandstrom; Perry Thomas; Miranda Benson
Subject: Re: COM- or Minor PPR- projects for 2 WSD3 school sites

Categories: Agenda Set

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Thanks for the response, Mikala. We'll coordinate with WSD3. The area of disturbance for each site will be less than an acre.

Thanks,

Robby Austin AIA, NCARB

R. AUSTIN ARCHITECT

(719) 309-8709

From: Mikayla Hartford <MikaylaHartford@elpasoco.com>

Sent: Monday, December 15, 2025 5:18 PM

To: Joseph Sandstrom <JosephSandstrom@elpasoco.com>; Perry Thomas <perryecms@gmail.com>; Robby Austin <robby@raustinarchitect.com>; Miranda Benson <MirandaBenson2@elpasoco.com>

Subject: RE: COM- or Minor PPR- projects for 2 WSD3 school sites

Hi all,

For County MS4 Permit stormwater requirements, for an acre or more of soil disturbances (total, not net) a stormwater permit, ESQCP, and permanent water quality are required. Now if the improvements are less than an acre neither of those requirements would apply. That being said, **WSD3 has its own MS4 permit that includes both Sproul Junior High and Grand Mountain PK-8**. For this reason, all stormwater quality MS4 Permitting would go through the WSD3 MS4 Permit jurisdiction for these school sites.

★ As a result, El Paso County stormwater would not have requirements for the project since it is not within County MS4 Permit limits.

Let me know if you have further questions on stormwater quality.

Thank you,



Mikayla Hartford, P.E.

Engineer - Stormwater
Department of Public Works
2880 International Circle, Colorado Springs, CO 80910
Mobile: 719-339-5053
<https://publicworks.elpasoco.com>

From: Joseph Sandstrom <JosephSandstrom@elpasoco.com>
Sent: Monday, December 15, 2025 10:39 AM
To: Perry Thomas <perryecms@gmail.com>; Robby Austin <robby@raustinarchitect.com>; Miranda Benson <MirandaBenson2@elpasoco.com>
Cc: Mikayla Hartford <MikaylaHartford@elpasoco.com>
Subject: RE: COM- or Minor PPR- projects for 2 WSD3 school sites

I also wanted to mention that **Road Impact Fees will apply to these applications whether or not a traffic study is required.** The fee is based on the net increase in square footage and will be assessed in the Public/Institutional category which is currently \$2,371 per 1,000 square foot. More information can be found here: <https://publicworks.elpasoco.com/road-impact-fees/> .



Joe Sandstrom, EI, CFM

Associate Engineer
Department of Public Works
O: 719-520-6314
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<https://publicworks.elpasoco.com>

From: Joseph Sandstrom
Sent: Monday, December 15, 2025 10:15 AM
To: 'Perry Thomas' <perryecms@gmail.com>; Robby Austin <robby@raustinarchitect.com>; Miranda Benson <MirandaBenson2@elpasoco.com>
Cc: Mikayla Hartford <MikaylaHartford@elpasoco.com>
Subject: RE: COM- or Minor PPR- projects for 2 WSD3 school sites

Hello,

For development services engineering (drainage and traffic), I'm mostly looking at traffic impacts for what is proposed.

We'll likely want to see a traffic study submitted for the Fontaine site as a building footprint increase of 8,600 SF is sizeable and could be indicative of more of a substantial increase in traffic from the original traffic study. If this increase in classroom space is not related to an increase in students/vehicle trips to

the school then a traffic study may not be needed, but that would need to be clearly explained in the letter of intent and might be harder to justify. We require a traffic study for any land use application that will increase traffic by 10 peak hour trips or 100 daily trips.

Here is a screenshot of what was assumed for this site in the traffic study for Site Development Plan that was approved in 2019.

| Table 2 | | | | | | | | | | | |
|---|----------------------------------|-----------------------|-------------------------|--------------------------------------|------|-------------------------|------|---------------------|------|-------------------------|-----------------|
| Trip Generation Estimate | | | | | | | | | | | |
| Lorson Ranch PK-8 School | | | | | | | | | | | |
| Land Use Code | Land Use Description | Trip Generation Units | Average Weekday Traffic | Trip Generation Rates ⁽¹⁾ | | | | | | Average Weekday Traffic | Morning Peak In |
| | | | | Morning Peak Hour | | Mid-Afternoon Peak Hour | | Afternoon Peak Hour | | | |
| | | | | In | Out | In | Out | In | Out | | |
| Trip Generation for the Proposed Elementary School | | | | | | | | | | | |
| 520 | Elementary School | 690 Students | 1.89 | 0.36 | 0.31 | 0.15 | 0.19 | 0.07 | 0.08 | 1,304 | 250 |
| 522 | Middle School/Junior High School | 300 Students | 2.13 | 0.31 | 0.27 | 0.18 | 0.19 | 0.07 | 0.08 | 639 | 94 |
| | | | | | | | | | | 1,943 | 344 |

For the Sumac Drive site, since the net increase in building square footage will be less, I would say it would be less likely that a traffic study would be required for this application, but similar to the Fontaine site, more information would be needed to determine whether this would be under the threshold for requiring a traffic study.

If you're able to provide some additional information regarding what traffic impacts these improvements will have for each site, that will help us be able to classify which type of application to use for these.



Joe Sandstrom, EI, CFM
 Associate Engineer
 Department of Public Works
 O: 719-520-6314
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From: Perry Thomas <perryecms@gmail.com>
Sent: Friday, December 12, 2025 10:42 AM
To: Robby Austin <robby@raustinarchitect.com>; Miranda Benson <MirandaBenson2@elpasoco.com>
Cc: Mikayla Hartford <MikaylaHartford@elpasoco.com>; Joseph Sandstrom <JosephSandstrom@elpasoco.com>
Subject: Re: COM- or Minor PPR- projects for 2 WSD3 school sites

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Robby,

I want to let you know that both buildings will be set on above grade piers at both locations, I believe that this is an approved method for the locations.

Perry Thomas
Senior Project Manager



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From: Robby Austin <robby@raustinarchitect.com>
Sent: Friday, December 12, 2025 9:33 AM
To: Miranda Benson <MirandaBenson2@elpasoco.com>
Cc: Mikayla Hartford <MikaylaHartford@elpasoco.com>; Joseph Sandstrom <JosephSandstrom@elpasoco.com>; Thomas Perry <perryecms@gmail.com>
Subject: Re: COM- or Minor PPR- projects for 2 WSD3 school sites

Hi Miranda,

Just following up, I received confirmation from the school that they will be relocating the softball field at Grand Mountain School to the south of the existing modular building.

Thanks,

Robby Austin AIA, NCARB

R. AUSTIN ARCHITECT

(719) 309-8709

From: Robby Austin <robby@raustinarchitect.com>
Sent: Thursday, December 11, 2025 2:27 PM

To: Miranda Benson <MirandaBenson2@elpasoco.com>

Cc: Mikayla Hartford <MikaylaHartford@elpasoco.com>; Joseph Sandstrom <JosephSandstrom@elpasoco.com>;

Thomas Perry <perryecms@gmail.com>

Subject: Re: COM- or Minor PPR- projects for 2 WSD3 school sites

Hi Miranda,

Thanks for summary, and yes, that all sounds correct. This will be a new, permanent modular building at both schools set on a concrete foundation. Both buildings will be 123'X70' (8610 SF).

- The anticipated area of disturbance for each site is 13,000 SF.
- I'm checking with the school now about the baseball field and will follow-up.
- Yes, there will be wall-mounted exterior lighting.
- We do not anticipate any changes to parking or landscaping at either site.

I'm also adding the contractor (Perry Thomas) to this email for awareness.

Thanks!

Robby Austin AIA, NCARB

R. AUSTIN ARCHITECT

(719) 309-8709

From: Miranda Benson <MirandaBenson2@elpasoco.com>

Sent: Thursday, December 11, 2025 1:27 PM

To: Robby Austin <robby@raustinarchitect.com>

Cc: Mikayla Hartford <MikaylaHartford@elpasoco.com>; Joseph Sandstrom <JosephSandstrom@elpasoco.com>

Subject: COM- or Minor PPR- projects for 2 WSD3 school sites

Hello,

Robby – I wanted to touch base with you via email after our phone conversation about what was discussed and what the process will be moving forward. This will help keep us all on the same page and have something to reference later, if needed!

I have included Stormwater (Mikayla Hartford) and Development Service (Joe Sandstrom) engineers to this communication so they can ask for any details related to their criteria and requirements. After they do additional research for the two properties mentioned below, they may have additional questions to help determine which project type this will best fit within (COM- or minor PPR-).

Discussion:

Detached additions on 2 existing school sites, made up of 9 modular units totaling approximately 8,610 sq ft for each site. This will provide 8 additional classrooms for each of the schools. We discussed that there would be a minor amount of grading on each site.

Please add any details about the scope of each project if I have missed anything!

11060 Fontaine Blvd - 5513301002 - Grand Mountain PK-8.

Past EDARP record - PPR1826. *Within PID #2

The area is currently used as a baseball field. No existing structures will be removed, but some grading will need to be done to establish a level base for the new modulares. The building with a black roof just south of the red box below is similar to what will be established on both school sites.

Approximate location:



PPR
Minor
Area Office

235 Sumac Dr - 6511100002 - Sproul Junior High.

Past EDARP record - school existed prior to 1996; no PPR on file.

There are 3 existing modulares in the location of the new construction. These will be removed, minor grading will occur, and the new building will slightly extend into the treed area depicted below.

Approximate location:



PPR
—
Minor
Fee
Area

Follow-Up Questions:

Do you know what the anticipated area of disturbance will be? (in square feet)
Will the baseball field at Grand Mountain be relocated?
Will outside lighting be part of the overall modular structure?
Are there anticipated changes to any landscaping or parking on either property?

Once Mikayla and Joe have had a chance to decide what documents they will require for each property, I will create either a COM- or Minor PPR- using the EDARP account associated with your email address!

Thank you,



Miranda Benson

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LAND DEVELOPMENT CODE UPDATE

El Paso County is working to update the Land Development Code. This update is managed by a project team comprised of Planning and Community Development staff, an Advisory Group of community members and development professionals, and Clarion Associates, a national land-use consulting firm. To learn more, visit the [LDC Update](#) project page. The LDC Update is supported by funding from the Colorado Department of Local Affairs Strong Communities



