



Haven Education  
Approval of Location/Change of Use  
**LETTER OF INTENT**

**Property Data**

Schedule Number: 6213000037

Legal Description: BEG AT SW COR OF SW4SE4 SEC 13-12-66, TH N ON W LN SW4SE4 1650 FT, ANG R 90< E 727.2 FT, ANG R 90< S 1025 FT, ANG R 90< W 100.2 FT, ANG L 90< S 180.0 FT, ANG L 90< E 185.2 FT, ANG R 90< S 445.0 FT, TH ANG R 90< W TO POB EX S 30 FT FOR RD

Parcel Size: 1,195,722 sq ft (27.45 Acres)

Zoning: RR-5

Land Use: Residential (existing)  
Public School (proposed)

Address: 5490 Burgess Road, Colorado Springs, CO 80908

Building Area: Structure 1: 6,370 sq ft  
Structure 2: 13,353 sq ft

1. DESCRIPTION OF REQUEST

This is a request for Approval of Location for Haven Education, a 501(c)(3) non-profit public school authorized by Education reEnvisioned BOCES. This Change of Use is supported by the BOCES administration through District 49 as demonstrated by the accompanying letter. The scope of the Change of Use includes converting existing residential and barn structures to commercial.

2. SITE LOCATION

The proposed site for the Approval of Location is 5490 Burgess Road Colorado Springs, CO 80908 between Milam Rd. and Black Forest Rd. and encompasses 27.45 acres. This property is currently zoned RR-5.

### 3. EXISTING AND PROPOSED FACILITIES

#### Existing Structures and Site

The current infrastructure of the property is a house and barn which the school proposes to convert from residential to commercial to meet code requirements including ADA compliance, parking, lighting, and signage. Both structures are well maintained. The barn is fully enclosed with full insulation, plumbing, electricity, lighting, HVAC, and concrete floors. The existing house structure is a one level rancher with capability for commercial conversion. Site improvements are intended to be limited to accessibility and safety upgrades and as required to meet County requirements. The existing asphalt paved driveway is intended to remain and will be modified per Fire Department code requirements for emergency access as well as adding a new asphalt drive loop behind the house for fire access. Additional parking will be added. Generous landscape areas are currently provided throughout school grounds. Current property utilities are within the boundaries of Mountain View Electric and Black Hills Energy and are already connected. The property has two wells and septic systems that are currently functioning. The septic systems will be updated to meet the appropriate use requirements.

#### Master Plan Considerations

The Master Plan Vision states: “El Paso County will need to accommodate growth in specific areas of the County while maintaining the special character, unique places, and environmental and natural amenities that have helped define the region.” Black Forest and the surrounding area is one of the most quickly expanding areas in Colorado Springs, and a major demographic in this growth is families with school age children. With this in mind, it is imperative that we support families with K-12 students by offering alternative education options. Haven School integrates education into the natural environment; maintaining the character and natural amenities of the region.

“The seamless connection between the natural environment and small-scale, low intensity development is critical to their identity.” Black Forest is noted as a Key Area in the Master Plan. The Haven School property will keep its current footprint and renovate current structures for use by the school. We practice regenerative agriculture and sustainable building which helps conserve water, use alternative energy, and promote healthy agriculture.

“The County’s natural beauty is one of its key assets that will continue to attract new residents and visitors to experience life in El Paso County. It is one of the few places in the country where a person can experience so many different natural environments and biological diversity – from forests and prairieland, to deserts and mountains – in such close proximity. The most important of these natural areas need to be protected and preserved for future generations.” If the future generations are not

taught to protect and preserve the natural environment or understand the importance of biological diversity our community will break down. Our goal at Haven School is to educate students in environmentally sustainable practices not only through academic knowledge, but by encounters with the natural world, and vocational skills that they can offer back to the community.

There are currently three other schools in the area: School in the Woods, a D20 public program that offers outdoor science education to fourth grade students only, AdventureMe, a private Forest School program that offers outdoor enrichment classes to early elementary students, and Edith Wolford, a conventional K-6 public neighborhood school. As a Nature and Place-Based K-12 publicly funded homeschool enrichment program, Haven School offers a unique educational opportunity to the community. Our K-6 grade students at Haven Forest School attend weekly classes with trained Forest School teachers to study in the natural world. Our 7-12 grade students attend Haven Classical two days a week, taking classes in science, fine art, and vocational skills such as carpentry, agriculture, and culinary arts.

We have spoken directly to neighbors and they are happy and excited to have us teaching the next generation to care for our land and vocational skills that support the community. We did receive one anonymous complaint from a neighbor and upon receipt immediately reached out to the county.

#### Traffic Considerations

It is anticipated there may be some impact on traffic to the surrounding area due to drop off and pick up. Haven School is considered a micro school with only 40 K-6th grade students attending Monday-Thursday and 70 7-12th grade students attending Tuesdays and Thursdays. Haven meets thirty weeks of the year, September through May. The current buildings are set back from Burgess Rd. which creates a enough roadway on the property to prevent any back up on Burgess Rd. The facility has a preexisting drive through that creates a natural entrance and exit and roundabout for drop off and pick up. Parking is paved onsite. There are two staggered pick up and drop off times for the program with approximately 25-35 vehicles each. A traffic study is provided by Sustainable Traffic Solutions to evaluate the full impact.

#### CONTACTS:

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**Education reEnvisioned BOCES**  
Innovative, Exceptional Programs and Schools

November 8, 2023

To Whom it May Concern:

This letter serves to inform El Paso County that Haven Education (Haven) is authorized as a Public School by Education reEnvisioned BOCES (ER-BOCES) through El Paso County District 49 (D49). Haven Education intends to convert residential property 5490 Burgess Road Colorado Springs, 80908, zoned RR-5, to Utility Use as a Public School. ER-BOCES acknowledges and supports the changes proposed for Approval of Location and is committed to working with Haven through the conversion as well as the duration of the school's operations.

Sincerely,

Andy Franko,  
Director of Education Operations  
Education reEnvisioned BOCES