

07.6.2021

# Project Statement

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## Re

Bloom House Application

- Use Variance
- Development Plan

The purpose of this application is to provide a new home for the Bloom House Residential Treatment Center. The Bloom House expands the availability of comprehensive, residential substance abuse treatment, prevention, and recovery support services for pregnant and postpartum women and their minor children. The Bloom House provides the following treatment for women over the age of 18 who are pregnant or postpartum:

- Decrease the use and/or abuse of prescription drugs, alcohol, tobacco, illicit and other harmful drugs (e.g., inhalants) among pregnant and postpartum women;
- Increase safe and healthy pregnancies;
- Improve birth outcomes;
- Reduce perinatal and environmentally related effects of maternal and/or paternal drug abuse on infants and children;
- Improve the mental and physical health of the women and children;
- Prevent mental, emotional, and behavioral disorders among the children;
- Improve parenting skills, family functioning, economic stability, and quality of life;
- Decrease involvement in and exposure to crime, violence, and neglect; and
- Decrease physical, emotional, and sexual abuse for all family members

The associated application with this Project Statement aims to activate the homes at 701 E. Boulder and 325 N. El Paso in the Mid-Shooks Run Neighborhood of Colorado Springs. The homes are to remain in their architectural character as they are today. Enhancements to bring the site to ADA compliance are included in this application, but as discussed in the community meeting on June 29<sup>th</sup>, the intention is to have as little impact on the land and the homes as possible.

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## Frequently Asked Questions

**Why is Homeward Pikes Peak (HPP) asking for a Use Variance to the Zoning?** To ensure the current and future uses of the buildings are in line with city code. A use variance is necessary within the Public Facilities (PF) zone district for a Drug or Alcohol Treatment Facility.

**How many people will be living on site?** There will be 24-hour supervision by several staff members (3) overseeing 8 women who are either pregnant or postpartum. Babies will be staying with their mothers during treatment period.

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**How long is the stay at Bloom House?** Ideally women will stay up to 18 months.

**What is the development plan?** HPP is submitting its request with “as built” development plan; meaning we are not proposing any changes to any structures at this time. The request is merely a use variance.

**When will the development plan be submitted?** The development plan will be submitted with our request to the city.

**Are you going to maintain your houses on East Boulder and N. El Paso?** We always want to be a good neighbor, so if there are ever any specific concerns please share them with HPP.

**Are you committed to preserving the building?** We want to be very transparent; this application does not include any modification or removal of any buildings. What is being proposed currently is only a use variance measure to ensure HPP is using its current buildings in line with city code. We will always work with our community to find the best solutions to the issues we are working to address.

**Do you have a date for Planning Commission and City Council Meetings?** Not at this time, these dates will be set after the City has reviewed the application submittal.

**Will use of this building affect nearby parking?** No, there is ample parking behind both buildings. Most residents will not have cars.

**Will traffic flow be impacted?** Traffic flow will not be impacted. We believe that there will be less traffic with our program than the County’s program.

**Will there be security provided?** The property will be staffed at all times of the day and night. Additional security is under consideration.

**Is HPP committed to maintaining the historic character of that block?** Yes, HPP is committed to the historical character of the neighborhood and we expect that to continue.

**Is HPP buying additional properties in the neighborhood?** No, we do not have any plans to do so at this time.

**Will this project impact the value of my property?** As you are aware, available housing in Colorado Springs is hard to come by. We believe that the Bloom House will be complementary to the neighborhood and provide additional “eyes on the street”, however we cannot guarantee, nor predict what the housing market will do.

**Will there be a lot of activity at the site?** Staff and residents will be on site 24 hours a day with additional clinical staff and guest providers visiting 9-5 pm.

**How are women referred to this program?** Referrals for the treatment center come from El Paso County DHS, the 4<sup>th</sup> Judicial District, Private agencies, Counselors