

Sexton, Daniel

From: Gary Stamps <gstamps2266@gmail.com>
Sent: Friday, July 30, 2021 12:04 PM
To: Sexton, Daniel
Subject: CPC UV 21-00102 Bloom House drug rehab

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There are TWO school zones this proposal of your is unacceptable, perhaps putting a drug rehab facility next door to YOUR home my be more suitable for you.. potentially exposing our children to drug addicts is harmful to a healthy community ... I APPOSE your idea of this drug rehab location...

Sexton, Daniel

From: jtrovas@webaccess.net
Sent: Monday, August 2, 2021 2:38 PM
To: Sexton, Daniel
Subject: 701 E. Boulder St Variance

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Daniel,

I would like to voice my opposition to the Use Variance for this property.

As a long time resident of downtown and, living a few blocks from this property, this sort of use will bring additional issues to a neighborhood that already has more issues than it can handle.

I would be happy to go on and on about the syringes that I find on the sidewalks between El Paso and Union on the side streets (yes, El Paso and Union, the side streets such as Custer, Prospect, Franklin all the way to Union) or the amount of domestic violence calls that happen regularly or, the homeless that have no regard for property, but, I am sure you can just call up CSPD and ask them or, just actually get out and walk a few blocks from the CAB to this area and go door to door and ask the residence what they have had happen and what they have seen in the past few years.

A drug and alcohol treatment has no business being in a neighborhood that has a liquor store a few blocks away and drug use right by the facility!

I am sure I could go on and on about home values, crime, drug use, homelessness and such, but I will spare you that and, simply put, no, this type of business should not be in a location that has the temptations that this area has.

If you have any questions or need more detail, please feel free to contact me back as I am usually happy to share my observations and opinions.

John Trovas

Sexton, Daniel

From: Lauren Arnest <larnest1@gmail.com>
Sent: Sunday, August 1, 2021 5:15 PM
To: Sexton, Daniel
Subject: Bloom House variance

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RE: File Number CPC UV 21-00102

Dear Mr. Sexton,

I am writing in regard to the above-noticed application for a variance filed by the Bloom House at 701 East Boulder Street and 325 N El Paso Street.

First I read the application papers available online, but I was unable to tell exactly what was the subject of the variance requested: Was it that the physical aspects of the properties would be changed or the use of the properties?

My husband and I own two houses on the 200 block of Franklin Street about a block and a half away from the subject properties. For many years we believed that these properties were a "battered women's shelter" and a "center for fathering" for counseling of batterers. We were fine with this. So now is the proposed change that drug and alcohol addicts will reside and be treated there? All women and children?

So is the difference just a change from shelter for battered women to treatment for women addicts?

If so, we are opposed to the change. We already have troubled individuals using Platte Avenue as an east-west corridor and many times they stop off on our street to cause problems. Most notably we had the Halloween murderer of several years ago use that street to find his victims. Just this summer we had to call police as a deranged woman tried to force her way into our house. She seemed to be under the influence of drugs. We do not want to encourage associates and friends of the inhabitants of Bloom House to come to find their friends in residence there and hang out with them, in the process bringing drug use closer to our home..

We are happy to support with our taxes and donations the cause of helping drug and alcohol addicts come clean and start new lives, but we don't want the associated hangers on of these patients in our neighborhood. Perhaps you could address these concerns and we would be persuaded, but as is, we are opposed.

Sincerely,

Lauren Arnest and Mark Arnest

Sexton, Daniel

From: Jackie <peachygrouse@aol.com>
Sent: Monday, July 19, 2021 6:41 PM
To: Sexton, Daniel
Subject: CPC UV 21-001002 - Bloom House

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Subject: CPC UV 21-001002 - Bloom House

Mr. Sexton,

I would like to express my disapproval for this project at this site. I live one block over on Franklin Street and am a resident homeowner. This particular area is heavily trafficked by the homeless setting up camps along Fountain Creek, and also gang activity as evidenced by the tagging of signs and sidewalks along Shooks Run. The last thing we need in our neighborhood is to bring more undesirable elements into this area. We are trying to have a neighborhood here, with safe and wholesome influences. A drug and alcohol treatment facility is hardly the appropriate use of this property in the middle of an established neighborhood and Green Belt.

Put me down as a NO to this project!

Sincerely,
Jackie Mcilwain
231 North Franklin

Sexton, Daniel

From: rjmacri@yahoo.com
Sent: Wednesday, July 21, 2021 2:39 PM
To: Sexton, Daniel
Subject: cpc uv 21-00102

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This is a poor placement choice. A residential neighborhood 4 blocks from an elementary school (Columbia) is not appropriate for a non-residential treatment facility. There are plenty of available locations in the south of the city center (S. Tejon or Wasatch) that are not residential and in closer proximity to other services these patrons may utilize (housing & food services). Possibly you can welcome them into your residential neighborhood. Robert Macri

Sexton, Daniel

From: taris.associates <taris.associates@protonmail.com>
Sent: Thursday, July 29, 2021 9:35 PM
To: Sexton, Daniel
Subject: Bloom House Development Proposal File No. CPC UV 21-00102

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At the present time, I want to be on record as formally opposing the zoning change request for the properties located at 701 E. Boulder Street and 325 N El Paso Street, Colorado Springs, CO 80903.

As a neighbor, I have the following questions and concerns:

Concern 1) A drug and rehabilitation center will likely decrease the value of the neighborhood properties.

Concern 2) There is a high probability that a drug treatment center will attract a certain criminal element into the neighborhood. For example, drug dealers, persons with criminal convictions, etc.

Question 1) At the current Homeward Pikes Peak drug rehabilitation location, how many complaints from neighbors (including 911 calls) have been received over the past 12 months?

Question 2) What actions will the City take if the Bloom house becomes a problem for the neighborhood (example noise / disturbance, drug dealing, theft)?

Question 3) If there is an increased level of criminal activity directly related to the Bloom House, will the City reverse the zoning decision?

Please respond prior to the decision date including acknowledgement that I have formally opposed the zoning change request.

Thank You,

Theodore Aris

Sent with [ProtonMail](#) Secure Email.

Sexton, Daniel

From: zachary.hutchings <zachary.hutchings@protonmail.com>
Sent: Wednesday, July 21, 2021 1:51 PM
To: Sexton, Daniel
Subject: Bloom House

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Mr. sexton

I am a homeowner within a block of the new proposed location of the Bloom House. I strongly protest this project, being in such close proximity to my home. I am a service member who is deployed constantly leaving my wife alone at home, the last thing we need is citizens receiving drug and alcohol treatment right next to our home. This project will increase the homeless presence in our neighborhood as well as increase crime. If you are not the correct point of contact to dispute or protest this project then please connect me with someone that is.

-Zachary Hutchings

Sent from ProtonMail for iOS

Sexton, Daniel

From: William Sullivan <ws933399@gmail.com>
Sent: Monday, July 26, 2021 9:45 AM
To: Sexton, Daniel
Subject: Bloom House

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I admire those who want for a better drug and alcohol free life. Around the corner from me is a AA/NA hall of which my father once attended. I am also a block away from the former ESM food bank which worked primarily with the homeless. Who also happen to be homeless mostly because of their drug and alcohol addictions. Which was also a truly blighting factor of the neighborhood as a whole. Although you are not in the office today I need to object on the grounds of it becoming a possible magnet for homeless camps and handouts in the park across from the site in question. The zip code also also has the highest amount of convicted sex offenders in the city whom I must believe have drug and alcohol problems would be frequenting the area in greater numbers because of. Without a true understanding of what a center is or becomes once granted license I have to decline support for based upon plenty of very acceptable office square footage in more commercial areas that leave neighborhoods and families a safe distance away. I see no shortage of good office space for rent long term or short.

Thank you for the notification
William Sullivan
ws933399@gmail.com

Development Proposal

Bloom House

701 E. Boulder St, 325 N. El Paso St.

Colorado Springs, CO 80903

Comments submitted by:

Amy McRae

713 E. Boulder St.

Colorado Springs, CO 80903

Reference File Number: CPC UV 21-00102

Date: 9 July 2021

PUBLIC COMMENT

Background

Properties Proposed for Development

The properties proposed for development are 701 E. Boulder St and 325 N. El Paso St. in Colorado Springs, CO 80903.

My Connection to the Properties Proposed for Development

I own the home and my residence is at 713 E. Boulder Street, directly East of the properties in question for this development proposal. In August I will have lived here for 8 years. The fence to the West of my property connects to the backyard(s)/parking lots for the two houses proposed for development.

Previous Use of Said Properties

The properties at 701 E. Boulder St and 325 N. El Paso St. in Colorado Springs, CO 80903 are currently zoned PF, public facility.

These properties have been used as the Center on Parenting or Center on Fathering. It is my understanding that the properties and employees facilitated supervised and unsupervised visitation for children in foster care, or in care by a family member other than the parent.

The Center on Parenting was operated during business hours on week days.

There were no issues with the Center on Parenting or their participants during the time they occupied the buildings and performed their service at this location.

Development Proposal

Bloom House

The Bloom House wishes to occupy the two structures (homes) with women who are or are becoming mothers. These women have (or have had) drug and alcohol substance abuse issues, typically more than once, which warrants their housing in a drug and alcohol treatment center.

Proposed Use of Property(ies)

The women are referred to the center by the courts (4th Judicial District), jail release conditions, Department of Human Services (DHS), doctors, hospitals, counselors, private agencies, and some are voluntary participants.

As stated during the planning meeting of June 29, 2021, the “intent” of the Bloom House is to house 8 women at a time, with service to 40 to 50 women per year (averages out to an 8 to 10 week stay per client/occupant/participant). This is inconsistent with the proposal, which states that women will ideally stay up to 18 months each.

Re-Zoning / Use Variance

Homeward Pikes Peak (HPP), coordinators of the Bloom House, seek to re-zone (or a use variance) the properties from Public Facility to Human Services/Drug and Alcohol Treatment. This zoning is necessary for them to perform this work with drug and alcohol addicted mothers and mothers to be.

The proposal states that the request is for a use variance to allow for establishment of a Human Services Facility consisting of a drug and alcohol treatment facility and ancillary site updates.

In the proposal “Ancillary Site Updates” are unbounded and undefined.

Comments and Objections

Re-Zoning / Use Variance

My primary objection to this proposal is with regard to the re-zoning (use variance) of the properties. This neighborhood is predominantly residential.

A re-zoning (use variance) to Human Services Drug and Alcohol Treatment would allow the properties to be used for drug and alcohol treatment of any nature on those sites. I am told that those properties had been used as a half way house (some years back) and that there was nothing but trouble for the residents of surrounding homes. Homeward Pikes Peak (HPP) is affiliated with Harbor House, an in-residence sober living home (Halfway House) that also provides detox. The Bloom House may or may not continue to occupy the property once it is re-zoned or a use variance approved.

This neighborhood is not an appropriate location for a drug and alcohol treatment center.

Drug and Alcohol Treatment

The Bloom House (should they actually occupy the property following rezoning) would treat in resident ‘patients’ who have had repeated issues with substance abuse. The participants have likely relapsed several times and may only be participating in this program because it is required, or in order to keep their baby. They do not lose contact with those who were bad influences on their lives. Husbands, baby daddies, dealers, friends who use, all could be attracted to this property with drug and alcohol addicted residents.

No, we cannot guarantee that our neighbors do not have addiction issues. But generally, there are one or two people living there who have an issue, not 8 at a time. Our neighbors must be functioning enough to work to pay their rent or mortgage.

Detox Facility

HPP claims that the Bloom House is not a detox facility. I have asked then if every inpatient/client arrives at the facility **clean and sober**. If this is not the case, then the Bloom House is indeed a detox facility.

Halfway House

HPP claims that the Bloom House is not a Halfway House. I contend that if ANY of the participants are court **mandated to participate in the program or transitioning from incarceration**, it is, indeed, a Halfway House.

Potential to Change Occupants or Site Purpose to Other Drug and Alcohol Treatment

While the proposal is specific to HPP and the Bloom House, much of what is written is vague. There is the potential that, once re-zoned (use variance), the property use could shift to a men’s, court mandated, Halfway House and sober living facility. HPP uses the word ‘intent’ extensively.

They want us to get behind helping troubled pregnant women. But with the vagueness of the proposal wording I am concerned that this may only be a front to get the rezoning that allows them use of the property for any degree of drug and alcohol treatment.

In summary, my objection is to the re-zoning (use variance) of this property at this location. This is no place for drug and alcohol treatment, detox, a halfway house, or other addiction related treatment facility.

“Ancillary Site Updates” is not defined

The use of the term Ancillary Site Updates has no definition, clarification, or bounds. Does this mean HPP and the Bloom House may add on rooms for detox and isolation?

I personally object to the casual and loose addition of parameters and rights that the re-zoning (use variance) might offer to HPP, the Bloom House, and any other future occupant taking advantage of the drug and alcohol treatment zoning.

Continual Turn Over of Occupants

HPP and Bloom House intend to serve 40-50 inpatient, in residence patients/clients per year, 8 at a time. This averages to a stay of 8-10 weeks per patient/client. Add their visitors, counselors, doctors, etc. at all hours of the day and night.

A normal residence would have a relatively stable resident base, generally enacting one-year leases for renters and a longer duration for mortgage holders. A normal single-family home might have an occupancy of 4-6 people who are generally quiet in the evening and early morning hours.

Development Review Criteria – Bloom House General Application Form

Item 1. The details of the use, site design, building location, orientation and exterior building materials are compatible and harmonious with the surrounding neighborhood, buildings and uses, including not-yet-developed uses identified in approved development plans.

The Bloom House and HPP’s mission is not compatible and harmonious with the surrounding neighborhood. There is no other Drug and Alcohol Treatment Program, no residential treatment facility. This neighborhood is entirely residential but for the El Paso County owned public facilities, which operate during weekday business hours.

Item 13. Significant off-site impacts reasonably anticipated as a result of the project are mitigated or offset to the extent proportional and practicable. Impacts may include, but are not limited to light, odor, and noise.

The Bloom House and HPP will operate 24x7 in a residential area. Drug and Alcohol Treatment and Detox are not quiet activities. The noise will disrupt the normal peacefulness and quiet of the neighborhood. Additionally, people associated with the participants may attempt to interfere with their treatment during normally quiet times.

Conditional Use Review Criteria – Bloom House General Application Form

“The planning commission may approve and/or modify a conditional use application in whole or in part, with or without conditions, only if all three (3) of the following findings are made:

- A. Surrounding Neighborhood: That the value and qualities of the neighborhood surrounding the conditional use are not substantially injured.
- B. Intent of Zoning Code: That the conditional use is consistent with the intent and purpose of this Zoning Code to promote public health, safety and general welfare.
- C. Comprehensive Plan: That the conditional use is consistent with the Comprehensive Plan of the City.”

Comment Part A: The value and qualities of the neighborhood surrounding the conditional use **ARE substantially injured**. This is a residential neighborhood. This project will bring a revolving door of drug and alcohol addicted inpatients and attract their associates. Detox activities may result in late night noise levels that prevent rest in our residential homes. The **value of our homes will decrease** by being in close proximity to a drug and alcohol treatment center.

Comment Part B: While the intent may be to promote public health, safety and general welfare for the participants, **what of the health, safety and general welfare of the current residents?**

Use Variance Review Criteria – Bloom House General Application Form

“The following criteria must be met in order for a Use Variance to be granted:

- 1. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to the property or class of uses in the same zone so that a denial of the petition would result in undue property loss; and
- 2. That such variance is necessary for the preservation and enjoyment of a property right of the petitioner; and also,
- 3. That such a variance will not be detrimental to public welfare or convenience nor injurious to the property or improvements of other owners of property.”

Comment Item 1: There is nothing exceptional or extraordinary applicable to this property for which it becomes imperative that the Bloom House be located in this specific location. In fact, the property is minus kitchen and cooking facilities, AND there are no bathtubs or showers. It would seem this makes it less appealing for any residential use. The properties and class of uses in the same zone (within a many block radius) is residential. If this is to be a medical treatment program for drug and alcohol abuse, and to help women give birth to healthy babies, perhaps it should be located directly adjacent to appropriate medical facilities.

Comment Item 2: The variance is not necessary for the preservation of the property. How does a variance to drug and alcohol treatment, detox, halfway house preserve the property? Why is a petitioner given more rights for their preservation and ‘enjoyment’ of a property right? Would not the current residents have more rights to preservation and enjoyment of our property rights?

Comment Item 3: The existence of a drug and alcohol treatment facility in this location **WILL be detrimental to public welfare or convenience AND injurious to the property or improvements of other owners of property**. The Bloom House will have 40-50 drug or alcohol addicted women

cycling through those houses every year. They will be visited by their associates who may also have drug/alcohol addiction issues or associations, and may also have criminal records, tendencies, etc. The Bloom House will not take responsibility for theft or vandalism in association with visitors to their facility.

Project Statement – Bloom House General Application Form

The Project Statement indicates that the Bloom House treatment will

“Decrease the use and/or abuse of prescription drugs, alcohol, tobacco, illicit and other harmful drugs among pregnant and postpartum women”

- Does this mean there will be no drug use on premises? Will there be limited use (Decrease the use)?
- Will tobacco use be permitted on the property?

“Decrease involvement in and exposure to crime, violence, and neglect”

- Will the Bloom House and HPP prevent crime and violence in and around the property?
- Will the Bloom House and HPP prevent crime and violence in and around the property and perpetrated by the associates of the residents?

Frequently Asked Questions.

Why is HPP asking for a use variance to the zoning? The answer provided says “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.”

Let’s be frank. The use variance is purely to cover the intended use of the property, which is for a Drug and Alcohol Treatment center. Do additional variances and permits need be obtained to cover detox facilities and Halfway Houses?

How many people will be living on site? The answer provided says “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 moms during treatment period.”

Again, let’s be clear. During the 29 June 2021 community meeting HPP stated that their intent is to treat 40 to 50 women per year, occupancy of 8 at a time. This means the average stay is 8 to 10 weeks per participant. This equates to one woman moving in and one moving out almost EVERY WEEK through the year.

How long is the stay in Bloom House? Answer, “ideally women will stay up to 18 months.”

How can this be so if you will treat 40 to 50 women a year, 8 occupancy at a time?

What prevents women from staying for the full, ideal 18 months? Relapse? She’s met her court obligation?

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

How can HPP operate an in residence treatment program without a full and functioning kitchen?
Or without bathing facilities in the bathrooms?

This is not merely a use variance. This is a use variance request for a Drug and Alcohol Treatment facility.

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.”

The buildings, as is, are not suitable for residence. They must be modified to have operable kitchens and bathrooms.

Will this project impact the value of my property? “we cannot guarantee, nor predict what the housing market will do.”

I don't think your answer addresses the question. The existence of a drug and alcohol treatment center, detox facility, and/or halfway house in the neighborhood will, in fact, impact the property values of the residences in close proximity to said facility. It may affect our ability to sell our homes in the future should we choose to.

Impacts to Neighborhood

The Mid Shooks Run neighborhood will be adversely impacted by the presence of any drug and alcohol treatment center, detox facility, and/or halfway house.

Impacts to Residential Home Values

There will be adverse impacts to the property values of the residences in close proximity to said facility. It may affect our ability to sell our homes in the future should we choose to.

Summary

I vehemently object to the rezoning or use variance of the properties at 701 E. Boulder St and 325 N. El Paso St. in Colorado Springs, CO 80903. I have done my best to articulate my objections within this email.

I am not an attorney, nor am I yet represented by one. Should the rezoning/use variance be passed by the city, I do plan to file an appeal collectively with my neighbors, and with the representation of an attorney.

