

Alcuran, Matthew

From: Le Ann Jackson <mktlaj@sbcglobal.net>
Sent: Monday, April 18, 2022 11:30 AM
To: Alcuran, Matthew
Subject: File # CPC CU 21-00195 Mountain View Recovery Center

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Dear Mr. Alcuran,

We have reviewed the original application and subsequent documentation from the website. Again, we have listed below some of our concerns and questions which have yet to be addressed by Mountain View Recovery Center. If possible, could you please address each?

1. Our first concern is the decrease in property value we will experience if this facility is approved. We haven't been able to find any evidence that adding a facility like this would increase neighborhood property values or improve the neighborhood. Can you show us any such evidence? This concern was addressed to Ms. Stafford, but she only referenced a study about "violent crime around liquor stores, corner stores, and equivalent to convenience stores". The study we quoted addressed property values (see following).

a. Researchers Claire Reeves La Roche, Bennie D. Waller, and Scott A. Wentland at Longwood University in Farmville, Va. conducted a study and found that residential substance abuse treatment centers in a neighborhood can have an adverse impact on nearby homes. The study used MLS data to support the position that facilities can potentially hamper nearby values. Their research found that homes located within an eighth of a mile from a treatment center on average had an 8 percent drop in value when stacked up against comparable homes that are farther away. The discount is magnified even more when the treatment centers are for those that specifically treat opiate addiction, which includes addictions to heroin or morphine. In those cases, home values are reduced by up to 17 percent.

Why should residential property owners sacrifice home values so Mountain View Recovery can generate revenue when there are more appropriate locations in the city that would not affect our neighborhoods for them to do so?

2. Regarding the conditional use criteria, it states that the value of the surrounding neighborhood cannot be substantially injured. According to our research, our property values could drop in value anywhere from 8-17 percent. We feel that is a substantial injury.

3. The original application stated this would be a 5-bed facility. Then Ms. Stafford states on her "first submittal of the 1st review" that it will be a 12-bed facility "which were placed on the first plans". Nowhere on the first drawings were there 12 beds. Now it is a "multiple bed" facility. How many clients is "multiple"? We find this very suspicious. What other changes will be made if this proposal is approved? Will they expand to outpatient programs; more people coming and going? They have already expanded the facility to include even more beds even before it has been approved.

4. This facility would need to be fully ADA compliant inside and out. We find no evidence of ADA compliance on the inside such as accessible doorways, hallways, lavatory facilities, stairwells, etc.
5. If they will have "foot traffic", why are there no sidewalks on the plan?
6. Stated on the application of December 7, 2021," clients are supervised 24/7 by trained staff and do not leave the property unless accompanied by staff". Under what circumstance can a client leave the property during the 17 hours they are not in therapy?
7. We understand that human service facilities are necessary. But we don't understand why they must be put in residential neighborhoods. Why not in medical or commercial areas? Why must those who make good life choices always have to sacrifice to those who make bad life choices? **We feel the government officials of Colorado Springs should take into consideration all their citizens when making these decisions, not just the people who profit and benefit from these human service facilities.**

Please don't approve this human service facility in our neighborhood.

We thank you for your time.

Joe and Le Ann Jackson
1823 W Cucharas St.
317-691-2917

Dear Mr. & Mrs. Jackson,

1. The article you are referring to at Longwood University in Farmville, Va. states “We examine whether nearby real estate is more affected by **methadone clinics specifically.**” Mountain View Recovery Center is **NOT** a methadone clinic, nor do we prescribe methadone. This article also has a NIMBY (not in my back yard) stance.
 - a. To address the property value. There is a possible increase data from the article *“SUBSTANCE USE DISORDER TREATMENT CENTERS AND PROPERTY VALUES Brady P. Horn Aakrit Joshi Johanna Catherine Maclean. NATIONAL BUREAU OF ECONOMIC RESEARCH 1050 Massachusetts Avenue Cambridge, MA 02138 January 2019”* They state **“A second pathway through which SUDTCs(Substance use disorder treatment centers) could raise property values is increased employment opportunities (e.g., hiring SUDTC employees) and economic activity (e.g., demand for SUDTC-related goods and services) within a local area. For instance, in 2016, the average SUDTC employed 22 workers and the economic opportunities for local residents are often touted when a center opens.”**
2. The *“SUBSTANCE USE DISORDER TREATMENT CENTERS AND PROPERTY VALUES Brady P. Horn Aakrit Joshi Johanna Catherine Maclean. NATIONAL BUREAU OF ECONOMIC RESEARCH 1050 Massachusetts Avenue Cambridge, MA 02138 January 2019”* States the following;
 - a. “However, given the identification strategy employed by La Roche, Waller, and Wentland (2014), how best to interpret these findings is unclear’
 - b. “Third, when an SDD(spatial differences-in-differences) estimator is used, we find no statistically significant evidence that SUDTC entrance into a local area leads to changes property values.”
 - c. “Our findings are stable across numerous robustness checks, including alternative distance band specifications and time dynamics. Our findings suggest that anecdotal NIMBY concerns regarding the stigma associated with being located in close proximity to an SUDTC, and related reductions in residential property values, may not be fully warranted.”
 - d. “In 2016, there were 18,087 licensed SUDTCs in the U.S. (Substance Abuse and Mental Health Services Administration 2017). Thus, if NIMBY concerns are valid, then many individuals and families are exposed to centers that may substantially reduce the worth of their most valuable investment.”
3. The original application was for a 12-bed facility. The city noted the bedrooms instead of beds on the post cards. Individuals who suffer and have been diagnosed with substance use disorder and mental health disorders are protected under the American disability Act along with the Fair Housing Act.
 - a. Please refer to the legal case “In the landmark case of City of Edmonds v. Oxford House, Inc., et al., 514 U.S. 725 (1995), the City of Edmonds attempted to use an occupancy restriction in a zoning ordinance to exclude treatment centers from residential areas. The zoning ordinance in question allowed an unlimited number of related persons to live in a home and attempted to restrict the number of unrelated persons living in a single-family dwelling to five. The City of Edmonds claimed that the §3607(b)(1) exemption to the FHA applied to the city’s zoning ordinance. In a 5–4 decision, the Supreme Court held that a zoning ordinance that defined a family in such a way as to

exclude treatment centers was unlawful. The ordinance was not a maximum occupancy provision but a provision describing who may compose a “family” and, thus, it violated the FHA. This case was a critical victory for the “Oxford House Model” because this community-based treatment program leases houses located in upscale neighborhoods across the U.S.”

4. The ADA compliance is for individuals per the city conditional use application has been meet. Which includes parking and access to facility. This is not a nursing facility.
5. Only constant foot traffic is shift change for staff.
6. As stated before - Clients are supervised 24 hours a day 7 days a week. They do no leave property without staff. Some examples of leaving would be outside appointments or participating in a group recreational activity. Again this is a HIPPA compliant facility.
7. This facility will be located in a M1 zone. Which by definition of Colorado Springs City codes is a Light industrial zone. Lastly please see below table

CO > Colorado Springs > Colorado Springs, C... > 7.3.203: PERMITTED, CONDITIONAL AND ACCESSORY USES:

change. The use and development of an individual site are subject to the standards of its determined zone, the applicable land standards listed in this Zoning Code. Uses not listed in the table may be allowed as principal permitted, conditional and access allowed in conformance with this Zoning Code. The description of land use types listed in article 2, part 3 of this chapter shall b and categories.

PERMITTED, CONDITIONAL AND ACCESSORY USES

OFFICE, COMMERCIAL, INDUSTRIAL, TRADITIONAL NEIGHBORHOOD DEVELOPMENT, SPECIAL PURPOSE AND FOF

Use Types	OR	OC	PBC	C-5	C-6	PIP-1	PIP-2	M-1
Domestic violence safe house	P	P	P	P	P			C
Family support residence	P	P	C	P	C			C
Human service facility:	P	P	C	P	C			C
Hospice	P	P	C	P	C			C
Residential childcare facility	P	P	C	P	C			C
Human service home	P	P	C	P	C			C
Human service residence:	P	P	C	P	C			C
Family care home	P	P	C	P	C			C
Large family care home	C	P	C	P	C			C
Human service shelter:	C	P	C	P	C	C	C	C
Drug or alcohol treatment facility	C	P	C	P	C	C	C	C

- Lastly my clients are not bad people or people who have mad bad life **choices**.
 - In 2016, the Surgeon General of the United States wrote a report on addiction titled “Facing Addiction in America”
 - In the report he states - “Addiction is a **chronic brain disease** that has the potential for both recurrence (relapse) and recovery”

Alcuran, Matthew

From: Kristy Milligan <kristymilligan@gmail.com>
Sent: Saturday, April 9, 2022 2:40 PM
To: Alcuran, Matthew
Subject: Still in support of Mountain View Recovery Project

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Hi Mathew,

I received another notification of the development proposal for Mountain View recovery on 18th St. I'm not sure if my previous written support of this project carries over with this new notification, but if it does not, I write to, once again, voice my support of this important project.

As we all know, people seeking recovery support are wonderful neighbors to have. It is the people with active addictions, who are not seeking support, who create problems in neighborhoods.

Kudos to you for bringing this very important project into my neighborhood. What an honor.

Thanks,
Kristy Milligan
2001 W. Cucharas

Sent from my iPhone, please forgive incidental typos

Alcuran, Matthew

From: Kyle Eckert <kyle81183@gmail.com>
Sent: Friday, April 8, 2022 6:09 PM
To: Alcuran, Matthew
Subject: Mountain View recovery center

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I oppose this site being built 110%, I do not want that facility or any more of those quality of people around my house or neighborhood.

File number CPC CU 21-00195

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Kyle Eckert MS, ATC NREMT-B
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World Class Athlete Program
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