

## Alcuran, Matthew

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**From:** Sheila Romero <sheilak9@q.com>  
**Sent:** Friday, December 24, 2021 12:34 PM  
**To:** Alcuran, Matthew  
**Subject:** Development Proposal

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Matthew,

While I applaud Mountain View for their concerns for rehabilitating addicts with mental care, they fail to recognize the impact it brings to our neighborhood with families. I strongly feel this is the wrong setting for such a facility. With all the precautions that the program are placing it seems to me their could be potential for something to go wrong with any of the five patients being treated and the patients will always be changing, I am concerned.

I live a block away from the propose facility but my daughter and granddaughter live a half block from the treatment house. So you can see my concern. There are already homeless passer byes from the Midland Trail this could possibly compound the situation if something were to go wrong.

Their are other things to factor in such as house property values for the homes closes to this propose treatment facility but the main concern I have is the safety of everyone in the area. Please consider this before moving forward.

Thank You,  
David Romero

## Alcuran, Matthew

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**From:** Howie Schommer <howie@schommerllc.com>  
**Sent:** Wednesday, December 15, 2021 12:31 PM  
**To:** Alcuran, Matthew  
**Cc:** Mike Schommer  
**Subject:** CPC CU 21-00195

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We own the building located at 419 S 19<sup>th</sup> street Colorado Springs. Our concern for this project is we will create more criminal behavior in the neighborhood. We already have many issues with the homeless camps and property damage that occurs on a regular basis. By introducing this facility to the neighborhood we believe it will encourage more unwanted crime and homeless camps in the area waiting to get services to the facility.

As an owner in this neighborhood we continually try to keep our area neat & appealing with the rest of the neighbors. We help repair some of the surrounding property when damage occurs due to the trespassers that try to gain access on private property.

We due understand that the facility has goodwill intentions but do not believe that 329 s 18<sup>th</sup> street is a good location. There is already far to much unwanted activity in the neighborhood.

Thanks ,  
H & D Properties LLC  
Howie & Diane Schommer  
719- 499- 0519

## Alcuran, Matthew

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**From:** Le Ann Jackson <mktlaj@sbcglobal.net>  
**Sent:** Tuesday, December 21, 2021 11:34 AM  
**To:** Alcuran, Matthew  
**Subject:** File # CPC CU 21-00195 Mountain View Recovery Center

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Dear Mr. Alcuran,

We have listed below just a few of our concerns and questions. If possible, could you please address each?

1. 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?
  - 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.
2. What type of visitors are allowed? Most drug and alcohol abusers associated with other drug and alcohol abusers. We don't want to invite more of that bad behavior in our neighborhood. This is a safety issue in our neighborhood.
3. What controls, if any, on leaving the facility will be in place? What safeguards will you have in place for assuring that no drug use occurs on the premises? What rules will you have in place concerning drinking, noise, visitors, and so forth? Transient people do not make good neighbors.
4. How many people will be staying at one time? What staff will be staying overnight?
5. How long is treatment period? What happens to the client after release from the facility? Are they released into the neighborhood?
6. Are these court ordered treatments or voluntary?
7. What experience does this company and the future manager of the facility have in operating similar facilities? What kinds of conflicts with neighbors have they experienced in other locations?

We thank you for your time.

Joe and Le Ann Jackson

1823 W Cucharas St.  
317-691-2917

## Alcuran, Matthew

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**From:** David Taunton <davetaunton@gmail.com>  
**Sent:** Tuesday, December 28, 2021 12:53 PM  
**To:** Alcuran, Matthew  
**Subject:** Re: CPC CU 21-00195

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Mr. Alcuran,

I have one additional thought on this proposed conditional use allowance. Mountain View Recovery is proposing to operate a 5 bed treatment center in a property that they purchased for \$520,000.00, plus the expense of remodeling, and a full time staff. This does not appear to be economically feasible for a company seeking to generate a profit. While Mountain View is now stating that their operation will be small and have little impact, it seems inevitable that Mountain View will need to expand their operation to make the enterprise profitable. It is just a matter of time before they are asking to increase from 5 beds. Naturally, they will want to expand their footprint. Their claim that this will be a small, unnoticeable treatment center seems disingenuous.

Thank you,

John Taunton

On Mon, Dec 27, 2021 at 1:24 PM David Taunton <[davetaunton@gmail.com](mailto:davetaunton@gmail.com)> wrote:

Mr. Alcuran,

Please accept this comment in opposition to the proposed development at CPC CU 21-00195.

I recently purchased a home on Sheldon Avenue. There are also two others who have recently purchased homes on this block. As we purchased our homes in a seller's market, our home values are significant to us. Despite the applicant's assurance that this recovery center will be kept on its own property, a recovery center comes with a stigma that is likely to have a negative affect on our home values. This development has the potential to cause the three of us to be underwater on our home values.

I do not see this type of business representing the direction of the neighborhood. Old Colorado City is a highly desirable residential neighborhood. Sheldon Avenue and the surrounding blocks appear to be the next section of Old Colorado City that will see older homes being remodeled and restored. This was my intention with my home and my view is that this is the direction of the blocks surrounding this proposed recovery center.

In addition, I expect the young couple next to me are likely to start a family. Certainly, not many parents would choose to raise their children down the street from a recovery center that caters to the mentally ill. Mountain View Recovery's current location off seems to be a much more appropriate location for their business.

When this recovery center opens, we can expect at least an 8% decrease in our property values. If Mountain View treats opioids, we can expect to lose 17% of our homes' values. Not only do we lose the value of character of the neighborhood that we anticipated buying into, we lose the ability to improve our homes as our improvements may not even bring the value of our properties back to purchase price. Losing 17% of our homes' values in the first year of ownership will be devastating to those three of us who are new homeowners on the block. Especially considering that we are in a neighborhood where the values of our homes should be growing. Approving this project has the character of a taking for which will not be compensated.

I am also concerned that it will only be a matter of time before Mountain View Recovery submits their proposal for out-patient treatment.

I am opposed to the approval of this development plan as it will cause a significant decrease to the surrounding homes' values and will cause a substantial decrease to the character of the neighborhood.

I also note that a detoxification center does not appear to be a conditional use in M1 zoning.

John Taunton  
1814 Sheldon Avenue  
Colorado Springs, Colorado 80904  
(828) 508-1455

## Alcuran, Matthew

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**From:** KAT FEHER <katfeher@comcast.net>  
**Sent:** Wednesday, December 29, 2021 2:11 AM  
**To:** Alcuran, Matthew  
**Subject:** File CPC CU 21-00195

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Dear Mr. Alcuran,

I am writing regarding the proposed drug and alcohol rehab project

Our area in the Springs has substantial numbers of residential properties here. There are businesses scattered amongst them. We already have issue with travelers on the nearby trail and some people in this area who sell.. I am not judging anyone's circumstance, I do not feel this is an appropriate location for this project. I feel it's too close to residential, and could be located some where better for the project's clients, It needs to remain the residential area as it is now.

I do not support the project,  
Sincerely,  
Kathleen Feher

## **Alcuran, Matthew**

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**From:** Kristy Milligan <kristymilligan@gmail.com>  
**Sent:** Monday, December 13, 2021 5:25 PM  
**To:** Alcuran, Matthew  
**Subject:** YIMBY

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Hi, Matthew.

I write today in support of the Mountain View Recovery conditional use development plan on S. 18th St.

I am excited that my neighborhood is being considered for this important project. If you need additional comments, please don't hesitate to let me know, but please know that I am in full support of this project!

Kristy Milligan  
2001 W Cucharas St.

Sent from my iPhone, please forgive incidental typos



## Alcuran, Matthew

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**From:** P KING <larryandpauline@msn.com>  
**Sent:** Wednesday, December 22, 2021 2:46 PM  
**To:** Alcuran, Matthew  
**Subject:** File # CPC CU 21-00195  
**Attachments:** 329 S. 18th St..doc

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Matthew,

Please confirm receipt of our letter.

Thank you,

*Larry and Pauline King  
1730 W. Vermijo Ave.  
Colorado Springs, CO 80904*

Colorado Springs Planning and Community Development  
Matthew Alcuran, City Planner

RE: File Number CPC CU 21-00195  
329 S. 18<sup>th</sup> Street  
Colorado Springs, CO 80904

Matthew,

As nearby residential homeowners we object to the rezoning of the property referenced above for use as a drug and alcohol rehabilitation facility.

This will undoubtedly decrease our property values. As retirees, our home is our largest asset and one we will need for future living expenses. Any decrease in value will be very detrimental to our future.

There are several retirees in our neighborhood who live alone, as well as single mothers who would be negatively affected by any potential dangerous activity from the facility. Nothing in the submitted paper work reveals whether this facility will be voluntary/court ordered, etc. Since the staff must conduct perimeter checks every 30 minutes at night and clients can not leave the property unsupervised, we are very concerned.

This is a high density residential neighborhood and any negative impact this facility will cause could be substantial.

The number and close proximity of residential properties to the proposed drug and alcohol facility makes this location an inappropriate choice.

Larry and Pauline King  
1730 W. Vermijo Ave.  
Colorado Springs, CO 80904  
larryandpauline@msn.com

## Alcuran, Matthew

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**From:** Patrick Martin <patrickjmartin10@gmail.com>  
**Sent:** Monday, December 20, 2021 6:12 PM  
**To:** Alcuran, Matthew  
**Subject:** Concerns for CPC CU 21-00195

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Mr. Alcuran,

I recently received a flier notifying me of a potential development project - Mountain View Recovery Conditional Use - on 329 South 18th Street in Colorado Springs (File Number CPC CU 21-00195).

I am seriously concerned for the well being of the neighborhood and residents in this area of the west side if the project moves forward. Putting in this type of facility would absolutely disrupt the everyday life of families in this neighborhood - many with young children. From my experiences, rehab facilities like this often attract drug dealers and other types of criminals attempting to gain access to the grounds. This does not promote safety and a positive environment for the families and businesses in the west side.

Although I have only lived in the area that will be affected by this proposal for a few years, I understand where the neighborhood WAS, and where it is NOW. In the past, I understand there were low income apartments full of meth dealers and drug users. Fortunately this no longer is a problem. I'd hate to see everything step backward.

By moving this forward, I am significantly concerned that the welfare of this neighborhood will not only be in jeopardy, but so will the value of properties and businesses in this area. This neighborhood is already being inundated with homeless who litter the Midland trail, break into homes, and threaten the safety of respectable citizens. Can we, the law-abiding citizens of Colorado Springs, catch a break?

Please think about the welfare and safety of those currently living in this neighborhood before choosing to advance this proposal.

Thank you,  
Mr. Patrick Martin  
"A concerned citizen"

## Alcuran, Matthew

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**From:** Ted Johnston <tedrjohnston@gmail.com>  
**Sent:** Tuesday, December 28, 2021 9:36 PM  
**To:** Alcuran, Matthew  
**Subject:** CPC CU 21-00195

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Good evening Mr. Alcuran,

My name is Ted Johnston and I own and live at 1903 W Cucharras St, Colorado Springs, CO 80904. I received notice of the project referenced in the subject line and writing to voice my opposition to this project in hopes you will deny the conditional use permit. Locating a drug rehab facility in this neighborhood would be materially detrimental to the public welfare. This area of Old Colorado City is home to individuals like myself who desire to raise a family in this neighborhood and send our children to the schools located nearby. Are you aware there is a middle school located less than 1/2 mile from this property? These types of facilities also cause property values to decrease. For example, a 2014 study using Multiple Listing Service data in central Virginia determined the effect of substance-abuse treatment facilities on nearby home values found homes within one-eighth mile of a residential treatment center lost eight percent of their value. If the facility treated opioid addiction, home values fell by up to 17%. Does the City intend to recoup home owners for the loss in property value?

I also bring into question the accuracy of the drawings submitted by the applicant. These drawings appear to be hand written and not to scale. The applicant should be required to provide scale drawings, prepared by a licensed architect or engineer.

In the applicant's application, it states the property is ADA compliant because the facility has an ADA ramp. Reviewing the pictures and driving by the property, this is not the case. Applicant should not receive approval unless all ADA requirements are met and reviewed by the City's Accessibility Office.

Thank you for reviewing my concerns and I strongly urge you to deny this application.

Thank you,  
Ted Johnston