

## Sevigny, Gabe G

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**From:** David Read <davidread111@gmail.com>  
**Sent:** Tuesday, August 23, 2022 12:01 PM  
**To:** Sevigny, Gabe G  
**Subject:** United Way Variance file CPC UV 22-00132

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To all it may concern,

My name is David Read and I am making the following comments for both myself and for Georgie Read after gathering information and reviewing associated documentation for United Way's Application for Variance to provide social services from the building which formerly served as Pikes Peak Elementary.

First, we are supportive and are pleased that the building will still be delivering public services and in the way that United Way has proposed. Having the facilities dedicated in this way is an ideal usage of the property. We wish the organization much success and want our neighborhood and the surrounding area and anyone outside the area seeking the services being provided to do so free and unencumbered.

That being the case, we do have one concern. Having done work in the non-profit sector, I understand all too well the need for certain benchmarks and "results" to be achieved in order for programs to retain their grant funding, thus sustaining their existence. What we do not want is for this venture to come into the neighborhood and then due to either lack of numbers (i.e., total people served) or other required grant benchmarks, it closes its operations and moves elsewhere or simply dissolves, leaving those dependent on its services to languish or scramble to seek assistance elsewhere. We thus would have preferred for the services provided to be more tied to public or governmental programming, but understand that that might not have been possible or as easily obtainable as this current partnership between United Way and District 2. Nonetheless, we wish it known that we expect United Way, the District, and the City to be aware of the need to keep the proposed operations and programming afloat and thus accommodate success in as many ways as possible and for as long as possible.

Marketing to the neighborhood and surrounding neighborhoods is key, and we trust United Way will use its

resources to mail flyers and employ other promotional activities to that end. But one crucial area that needs attention up front and needs to be a top priority for all stakeholders is bus service. Walking or simply making a quick drive to the facility may well work for those who live closest to it; however, for many in the surrounding neighborhoods, access to reliable public transportation in order to visit the facility will be a must. Also, in order to fulfill United Way's numbers/benchmark requirements, we suspect that it just might be necessary to have a considerable number of people outside the immediate community access the services; thus, adequate bus service in and out of the immediate neighborhood, with greater connectivity, will be even more essential. Given that, we strongly suggest that if it hasn't done so already, that United Way partner with the City, and District 2 to some extent, in a campaign to make public transportation more widely available and accessible in general, but specifically to and from their operations in our neighborhood, so that services like theirs can truly be sustainable.

Lastly, we were relieved to find out that the property is to remain in ownership of District 2; and, we assume, will still be the case even if United Way is unable to sustain its operations. We do not want the property to come into private ownership whatsoever and will oppose any moves to sell it off for [market] residential or commercial development. We prefer it remains in service to the community and would even welcome the property being converted into public housing, as long as it is truly owned by the City and either managed by the City or by a housing non-profit.

Again, we wish United Way much success and hope that their operations will be a great benefit to the immediate as well as at-large community. For our part, we will do our best to get the word out to friends and acquaintances about the services being offered so that more people can help build the staying power needed for success. (We, too, may eventually partake of some of their services.) We trust that United Way, District 2 and especially the City

will also do their part in being good faith actors in the endeavor and help make our neighborhood a shining example of what can happen when all stakeholders take seriously their social contract with the citizens whom they serve.

Please let us know if there is anything else we can do to help the venture be as successful as possible.

Very truly yours,  
David Read and  
Georgie Read