

Hubble, Logan K

From: Paul Scudo <pscudo@stepdenver.org>
Sent: Friday, April 19, 2024 12:52 PM
To: Hubble, Logan K
Subject: Re: Step Springs

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Logan,

Thanks so much for your patience with my reply. I will try to address these concerns as they were raised:

First off, the potential for loitering that will exist as there is no yard for the people in the group living facility would and can put a strain on the outward form in the area. We cannot speak to the organization that is on the west side of Northpark and how it would affect this neighbor but we do not allow our residents to 'hang out' outside our building and we would not permit the loitering of any non-resident individuals on the property. We would call the police in any case in which unauthorized individuals were present. Our program would not contribute to individuals 'hanging out' in the area.

We have the medical facility that requires parking for our customers, and we feel that this could scare some of them away when there are people loitering around. We also have a piece of vacant land that is by the hotel, and we feel that we will now have to put a fence around that as people could and will use that land for all kinds of things. We have already had to hire security guards to patrol the area because of the homeless. We have also had to hire people to clean the feces and urine from the homeless. By adding additional people for long-term residency verses a hotel which is nightly, we feel this would just encourage more of this type of behavior thus creating safety concerns. Again, there would be no loitering. We are not a traditional shelter or group home. Our program requires sobriety, requires the clients to have full time tax paying jobs, to be personally responsible and accountable for their behavior, and function as good community members. We take no government money and do not allow our men to be on any government financial benefits. Thus, we are not a 'meet you where you are at' facility but rather one that is much firmer about the client's behavior and community impact. We will NOT allow any of our clients to impact the community neighbors in ANY way. We have been operating in Denver for 41 years and can provide neighbor testimonials as to the condition of our facility and the behavior of our clients if requested.

Parking. Where are people going to park? Especially guests of the residents that come to visit. This could affect our facility with encroachment to our space. Our building (4525 Northpark Dr) has ample parking (100+ spaces) and we would have no more than 20 cars in the lot at any time, all of which would park in the rear, nowhere near the space across Northpark.

We understand that the group living will consist of a halfway house and adults with emotional and dependence issues. How will they be separated if at all? What assurances do we have that there will not be any fighting or loud confrontations? Will there be people staying the night? Who will monitor the adults? Will it be a full service, lock down type of facility. Again, we are a medical facility and if there are people just hanging outside that smoke or loiter or cause ruckus' will that be visible and or heard by our

facility? We have concerns that the loitering could affect our customers. I do not recall that the hotel has a privacy fence around it so that this would not be visible to the surrounding businesses. *Again, I cannot speak to the other facility located near this neighbor, and I will reiterate that there would be NO loitering, NO ruckus, NO smoking in the front of the building, NO impact on your customers what so ever. Our men do not have any mental or physical health disabilities, are required to be away from the facility between 7:30am and 4:00pm working, and are not permitted to be anywhere near the building during this time. In the evenings, they are in programming from 7pm to 9pm and understand that they can in NO WAY affect the surrounding neighbors.*

Logan, I would welcome the opportunity to speak with the neighbor directly, show them our current facility, answer any questions they might have, and put their concerns to rest. You can by all means tell them who we are, direct them to our website, and have them reach out to me directly.

Thanks so much.

Paul Scudo

Chief Executive Officer



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On Fri, Apr 19, 2024 at 9:38 AM Hubble, Logan K <Logan.Hubble@coloradosprings.gov> wrote:

Thank you, Paul. I really appreciate that.