

From: Phelps, Andrew
Sent: Tuesday, January 02, 2018 10:40 AM
To: Lobato, Elena
Cc: Tefertiller, Ryan
Subject: FW: COLD-WEATHER SHELTER at 505 So. Weber Street

See new opposing email below.

-Andy

From: james spinato [mailto:jspin898@gmail.com]
Sent: Tuesday, January 02, 2018 10:36 AM
To: Phelps, Andrew
Subject: Fwd: COLD-WEATHER SHELTER at 505 So. Weber Street

----- Forwarded message -----

From: rox <eightsfour@gmail.com>
Date: Sat, Dec 30, 2017 at 9:58 AM
Subject: COLD-WEATHER SHELTER at 505 So. Weber Street
To: aphelps@springsgov.com

ATTN: Mr. Andrew Phelps, City Planning Department
ATTN: Members of the Downtown Review Board

My name is Roxi Graham. I am a homeowner of a Prestwick townhome located at the intersection of Weber St. & Fountain Blvd.

I am opposed to re-opening the DAILY homeless shelter at [505 So. Weber Street](#) - although, I know that it has already opened!

I cannot begin to tell you of the impact this facility has on our residential neighborhood. The City should be more interested in developing a thriving downtown and not bringing in the homeless to the downtown area where new residential, commercial, and community projects are popping up. The City should also provide a friendly and safe environment for all residents, businesses, and tourists.

For the small fraction of the homeless people that really need the help, surely the community and the City can find a place for them. The City receives grants for this purpose; please utilize those funds, budgets and resources necessary to solve the permanent problem, not just provide a temporary band-aid to an immediate problem!

A facility like this one with no accountability, responsibility or consequences for its customers only makes those people less likely to move on with their lives. A large portion of the group to be served here are citizens that don't want to be, or cannot be, responsible citizens of this community. They have problems that cannot be addressed with a facility of this nature. Some of the people trespass, litter, defecate, harass passers-by and routinely destroy property.

There is no way that an organization like the Salvation Army can run a low-barrier/low-expectation shelter without drawing a large number of transient (disaffiliated) people to the neighborhood. This is a "Stay on the Street" program not a "Get off the Street" program. There are a number of agencies that offer a long list of freebies that support the street-life style.

This community needs to have a conversation about "helping versus enabling". I have seen no evidence that the City or the Salvation Army can operate a facility like this without adversely affecting the neighborhood. A thriving downtown neighborhood should not have to be exposed to a shelter like this one. The City or community had a full year to come up with alternative sites and not just rely on this one. The proposed shelter is not a better solution if it puts surrounding property owners at risk on the streets and on their property daily.

If the problems are not resolved, then there should be a mechanism in place to close the shelter. If the City and Salvation Army cannot meet the requirements of the community, then the plan should be denied.

Please share my opinions with the members of the Downtown Review Board for their upcoming meeting on January 3, 2018.

From: Phelps, Andrew
Sent: Sunday, December 31, 2017 7:40 PM
To: Lobato, Elena; Tefertiller, Ryan
Subject: Fwd: Comments on Salvation Army Shelter - CPC CU 17-00150

Follow Up Flag: Follow up
Flag Status: Flagged

Sent from my iPhone

Begin forwarded message:

From: Landon Cox <lc Cox@landoncox.com>
Date: December 31, 2017 at 4:19:26 PM MST
To: <sunderka@springsgov.com>, <aphelps@springsgov.com>
Cc: <jsuthers@springsgov.com>, <allCouncil@springsgov.com>, Landon Cox
<lc Cox@landoncox.com>
Subject: Comments on Salvation Army Shelter - CPC CU 17-00150

To: Andrew Phelps, Katie Sunderlin, Urban Planning Division, and fellow citizens
Date: 12/31/17
Re: Salvation Army shelter - CPC CU 17-00150

Hello Andrew and Katie,

Below are my thoughts and comments on the proposed Salvation Army shelter, CPC CU 17-00150.

I Live in This Neighborhood

I own my residence in the Lowell neighborhood near the proposed Salvation Army shelter and I am very concerned about the plan to shelter up to 150 persons at that location.

I recently moved into this neighborhood partially due to its proximity to downtown and partially due to the redevelopment plans to revitalize south downtown and south Nevada areas including areas around Ivywild. I was sold on the up-and-coming vision of and revitalization of south downtown Colorado Springs.

The south downtown, south Nevada area has progressed very little in the last 30 years and I have been very hopeful seeing the latest developments and plans - enough to purchase my only residence in this area.

Homelessness Already Surrounds and Overruns This Neighborhood

The Lowell neighborhood and Police Operations Center were some of the first attempts to revitalize this area, so in that sense, we populated a known blighted area of town.

That said, even in the last year, the homeless population has grown noticeably and considerably. I often ride my bike along the Greenway trail and see extensive homeless encampments, sometimes spread across the trail in ways that do not make me feel safe, especially under the various overpasses that go over the trail. I've seen the number of size of these encampments grow just within the last year.

I often ride the Midland trail as well, and it is likewise overrun with homeless encampments that affect both the beauty of the trail and the safety of the citizens for which the trail was intended.

Both trails have degraded due to more and more encampments just in the last year. These trails were not intended as a thoroughfare for homeless to travel from camp to camp and encroach on average citizen's ability and right to enjoy these public spaces.

I understand and see the problem. I live with it as well by virtue of being in the middle of it.

Tipping Point

Both trails are already at a tipping point where the intent of the trails to serve the citizens of Colorado Springs will be lost if the encampments are allowed to continue.

Likewise, the same can be said about the Salvation Army shelter: this neighborhood as well as south downtown is already at a tipping point if more and more homeless are allowed to live in and nearby. Here is why:

The Lowell neighborhood and south downtown is already surrounded by homeless shelters and encampments.

Shooks Run to the east is yet another area that I cannot safely access despite it being a beautiful trail and in close proximity to the neighborhood due to the number of homeless camping on the banks of the river just a block away.

Springs Rescue Mission on Nevada is just to the south of us and constantly looks like a dump in the parking lot - it almost always has trash bags and loads of junk strewn all over its grounds and the adjacent park by the river. The dumpster in its parking lot is always overflowing like a volcano. The park is effectively unusable due to the homeless and trash.

Wherever the homeless live, they completely trash it out. It disgusts me and my fellow citizens. The same will happen with the Salvation Army shelter location being proposed because it happens wherever the homeless live (rivers, parks and existing shelters.) It's not Salvation Army's fault, it's just the way it is.

We are surrounded and in the direct foot path of many homeless shelters, encampments and services. They walk from Shooks Run towards the Springs Rescue Mission or other services nearby. They go right through our neighborhood.

The camping laws are not enforced so they're allowed to stay in that location and sustain their vagrancy indefinitely and against the law. Even with 150 more beds, as long as shelter beds are full (which they will be because the number of homeless using the shelter will always expand to the size of the shelter), the city will not enforce the camping ordinances.

If they're not enforcing camping ordinances due to lack of beds, which will never be enough, we'll still be left with the same problem of homeless walking through our neighborhood from the river to various surrounding shelters and services. Adding more beds is not the solution and enforcement of the camping ordinances should happen regardless, but it is not.

The Salvation Army shelter will be just another location on a different side of our neighborhood which puts us physically, geographically right between numerous shelters and other services they need.

The number of homeless that travel along the sidewalks on the west side of Lowell neighborhood is extensive. Numerous legal services catering to those in trouble with the law surround the Police Operations Center. We are already a thoroughfare for the homeless and those living on the fringes of the law. Please let's not add even more to it.

In the Westwood townhomes area where I live, I've seen homeless rummaging through the garbage cans in our neighborhood right beside our homes. I've seen porch pirates walking through scanning the entrances and checking doors on homes and cars. We do not need more of this element which we will surely get if we add 150 more beds just a few blocks away.

The question is: what is the Salvation Army doing to keep their attraction of the homeless from affecting everyone around them starting from the river and going north? The answer, of course, is nothing - they can't nor can they be expected to. It's almost like a law of gravity for homelessness. They will affect us even if they try not to. If they say they are able to mitigate it, it's simply not the case; they will affect everyone around them in a negative way by implementing this proposal.

They are doing their single part within their ability and mission and I respect that, but as a community, we have to live with the consequences of all the foot traffic headed their way from the river and other shelters and services. They cannot single-handedly solve this problem and we will be left with the consequences of their efforts attracting even more homeless people to this location.

I think I speak for many here: **We have had enough. It doesn't have to be this way.**

Not in My Backyard?

This is not a case of "Not in my backyard". The point should be abundantly clear: we have homeless shelters, encampments and services on all sides of us. We already have it in our backyard. These new beds must be located somewhere else. We are already saturated with homeless people and services.

It seems like the entire area, instead of heading towards a much needed redevelopment, is becoming the haven and mecca for homeless people and all the services that attend to them. This Salvation Army shelter proposal simply expands the number of homeless in this neighborhood by a significant amount. I see no other outcome of it.

Balance

There is no balance with this proposal and it tips the scales even further from where they should be. There needs to be a very high ratio of non-homeless apartments, condos, townhomes to what should be a very few temporary homeless shelters or beds. We can't just keep adding

more homeless beds without adding at least an order of magnitude or more real residences to offset the negative effects of over-saturation of homeless services.

Once that ratio gets out of balance, there's no hope of attracting redevelopment investment to south downtown. Who wants to buy a nice townhome in the middle of what could potentially be a skid row?

It takes a much larger investment and much more commitment to build a 150 door apartment, townhouse, or condo complex than it does to throw up a 150 bed shelter. Yet, the impact of each is way out of proportion to the effort and risk taken by each organization. The latter, the shelter, does nothing to increase the sense of community, does nothing to add to the safety of our neighborhood, does nothing to end the encampments we see everywhere around downtown, or add to property values or tax revenue and in fact, is a detriment to all of those things.

If this proposal were to truly solve the problem, that would be one thing, but 150 more beds will not solve the problem. I think it will only attract more of the problem.

Community Impact and Comment Period

There was very little time to collect community feedback on this proposal. To make matters worse, the SpringsGov website links to the documents associated with this proposal are broken. Clicks on the two links are met with this error:

The page cannot be displayed

There is a problem with the page you are looking for, and it cannot be displayed.

Please try the following:

- Contact the Web site administrator to inform them that this error has occurred for this URL address.

HTTP Error 500 - Internal server error.
Internet Information Services (IIS)

Technical Information (for support personnel)

- Go to [Microsoft Product Support Services](#) and perform a title search for the words **HTTP** and **500**.
- Open **IIS Help**, which is accessible in IIS Manager (inetmgr), and search for topics titled **Web Site Administration**, and **About Custom Error Messages**.
- In the IIS Software Development Kit (SDK) or at the [MSDN Online Library](#), search for topics titled **Debugging ASP Scripts**, **Debugging Components**, and **Debugging ISAPI Extensions and Filters**.

The proposal has the feeling like it's being rammed down our neighborhood's throat due to the late notice, inaccessibility of the proposal documents due to technical problems with the SpringsGov website, and lack of reasonable period for public comment.

Bottom Line

The more homeless services that are offered, the more homeless gravitate to the location. It's as simple as that.

This neighborhood is already saturated with the homeless and homeless services.

There is no end of the need and offering more homeless services in this area is counter to desire of ordinary citizens to see south downtown be revitalized and be something different than a homeless mecca.

It's an axiom: The number of homeless will always expand to the size of the shelter; there is no end. Adding more beds is not the answer.

150 beds will not be enough to allow for the enforcement of the no-camping ordinances so it doesn't solve the problem and just expands it.

If I saw the no-camping ordinances being enforced and the terrible trash and public safety problems being dealt with, it would be a different story, but we're not even enforcing the current laws or dealing with the negative consequences surrounding the shelters we have in place. This proposal is just making those problems worse by expanding them to yet another area of south downtown.

Thank you for considering these comments and I implore you to deny the proposal CPC CU 17-00150.

Landon Cox
822 Victoria Ridge Point
Lowell neighborhood resident

From: Phelps, Andrew
Sent: Tuesday, January 02, 2018 2:56 PM
To: Lobato, Elena; Tefertiller, Ryan
Subject: Fwd: Salvation Army Homeless Shelter on S. Weber

Sent from my iPhone

Begin forwarded message:

From: "Nancy Moon, CKD, CAPS" <Nancy@Beckony.com>
Date: January 2, 2018 at 2:31:10 PM MST
To: <aphelps@springsgov.com>
Cc: <Jon@Beckony.com>
Subject: Salvation Army Homeless Shelter on S. Weber
Reply-To: <Nancy@Beckony.com>

Dear Andrew,

My husband and I own Beckony Kitchens & Baths at 518 S Nevada Ave. We purchased this retail business property (518-522 S Nevada Avenue) in 2006 using our holding company (Ellantis LLC) in anticipation of the downtown area growing into a spectacular area like Breckenridge or Denver.

We have seen a steady decline of the neighborhood which directly parallels the influx of homeless people into the area. It doesn't seem to matter how many homeless shelters or charity organizations are available; the homeless problem, including the "out of control" urban camping at the very entrance of our beautiful City is growing rapidly worse.

There are no shelters anywhere else in the City, only in the South downtown area. Wanting to reopen the Salvation Army shelter at the last minute, in our neighborhood yet again, is the wrong answer. We had understood that the goal of Downtown Development was to increase, not decrease, business activity in the Downtown area. This will not help! Just look at the abhorrent condition of the park located on South Nevada near the freeway and railroad overcrossing, and the ever growing and year-round tent city in plain view adjacent to I-25. Is this really what we want newcomers to see as they enter our City?

We would like to know why only the South downtown businesses such as ourselves are being made to accept the whole burden of homelessness, and the

degradation of property value and business activity that results from the absence of enforcement on the part by the City of Colorado Springs. Some of our clients tell us that they are reluctant to come to our downtown showroom because they fear they may be in danger. At the very least, it looks really bad. Colorado Springs is not San Francisco, and must not ever allow itself to become even distantly compared to that.

This issue needs to be carefully and thoughtfully considered with regard to the economic impact it will have on businesses and guests visiting our city. Most other cities, including New Orleans, do not have this issue because rampant visible homelessness and urban camping (and pan-handling) are simply not tolerated there. That the City of Colorado Springs does nothing to stop this, is a magnet to other homeless people who come here specifically because it is openly tolerated here. This can only be stopped by direct and public action of City planners (such as yourselves) and City Government.

The Salvation Army shelter should NOT be allowed to reopen.

Thank you,

Nancy Moon, CKD, CAPS
Beckony Kitchens & Baths
(C) 719-238-2392
Nancy@Beckony.com
www.Beckony.com

518 S. Nevada Ave.
Colorado Springs, CO 80903
(O) 719-635-4444

From: Phelps, Andrew
Sent: Saturday, December 30, 2017 7:23 PM
To: Lobato, Elena; Tefertiller, Ryan
Subject: Fwd: Weber Street Shelter Input

Follow Up Flag: Follow up
Flag Status: Completed

Sent from my iPhone

Begin forwarded message:

From: John Lee <johnleelee123@gmail.com>
Date: December 30, 2017 at 3:41:42 PM MST
To: <aphelps@springsgov.com>
Subject: Weber Street Shelter Input

Hello Mr. Andrew Phelps,

My name is John Lee, and I writing on behalf of SHLEE, LLC, the owners of the Travelers Uptown Motel. Thank you for taking community input in regards to the proposal to reopen the Weber Street Shelter, I know this is a very sensitive issue and I wanted to reach out because I am open to assisting in any way that we can, but we are opposed to the reopening of the Weber Street Shelter. We understand that this is a very difficult time of year for the city's homeless and low income populations, but having shelters in such proximity to one another we feel is not positive for the short and long term of the community. We feel that the reopening of the Weber Street shelter counteracts the recent revitalization and commercial interests entering that section of the Downtown Colorado Springs Area, likewise it also seems to concentrate city resources for the homeless to one sector of town which exacerbates many of the negative externalities around homelessness. This measure also seems to be being used as a first resort, when we feel that it should be a last resort and it is the cities responsibility to pursue other avenues first before choosing to go back on their word and reopen a shelter that they said they would close in order to have a brand new shelter built. I am sure the upcoming meeting will hopefully elucidate many of the concerns that we have about the opening of the shelter, and I look forward to meeting you then.

Sincerely,
John lee
--
John Lee
B.A. Integrative Biology
University of California, Berkeley

