



Date: July 30, 2018

To: City Of Colorado Springs
Urban Planning Division
Planning & Development

Attn: Ryan Tefertiller, Planning Manager

Project: Springs Rescue Mission

Location: 25 West Las Vegas Street
Colorado Springs, CO

LUR#: CPC CU 15-00124-A1MN17

Project Statement

Description:

The Springs Rescue Mission (SRM) proposed “Conditional Use, Major Amendment” provides 150 new low-barrier shelter beds to the campus this fall that are much needed as the number of unsheltered persons continues to grow each year in Colorado Springs. The temporary Shelter space will be located in the existing 25 W Las Vegas St. building which currently houses the campus Donation Drop-Off and Warehouse, Supportive Family Services (SFS), and campus Facilities. These services will move to the recently purchased 111 W Las Vegas St. Mountain States Pipe & Supply building as part of a separate project. The human service shelter is a change of use and requires a limited interior renovation scope to the existing warehouse. The exterior of the building will not be modified and the surrounding site has limited scope.

The completed Phase 1 of the SRM campus expansion built the central core for homeless relief services including the all season Shelter (completed November 2016), the Day Center (completed April 2017), and the central courtyard. Soon after the Shelter was completed, it became clear the SRM campus was not able to keep up with the community’s growing homeless needs. The Shelter was originally planned for 150 beds and with additional cots has been at a consistent operating capacity of 230 beds for men. A dedicated Women’s Shelter is located in the 13 E Las Vegas St. building and houses an additional 65 beds. This project also coincides with other SRM projects including the Greenway Flats supportive housing project which provides 65 apartment units scheduled for completion in April 2019.

The HUD “Point in Time” (PIT) count, which tracks homeless populations each year, counted 457 unsheltered persons in 2017 which was a dramatic increase from 311 persons in 2016 and 243 in 2015. In addition to this, the Salvation Army’s 150 bed Emergency Winter Shelter on S Weber St. which had been granted a series of conditional use approvals closed indefinitely last April. The result has been an increase in makeshift homeless shelters and campsites around the City and Fountain Creek. This project provides an immediate response to these needs by providing 150 beds to the SRM campus this November, in time for the coming winter.

Operations:

The proposed new shelter space will operate similar to the current Shelter which is occupied during evening hours after which guests have access to the Kitchen and Day Center. Guests are not allowed in the Shelter space outside of the designated evening times which allows staff to service and clean the space. The renovation will provide a limited demolition and renovation scope including the removal and building of walls, limited lighting and HVAC upgrades, and life safety/egress upgrades. As the Shelter is temporary, permanent infrastructure upgrades including new restroom cores are not planned. Portable restrooms will be provided at the loading docks at the south end of the building and will be

serviced on a weekly basis. As the guests are walking to the Shelter, additional parking is not provided. The existing parking is to remain as is.

Review Criteria:

Surrounding Neighborhood: The proposed Shelter does not substantially injure the value and qualities of the surrounding neighborhood as the SRM campus already provides comprehensive sheltering and relief services. Due to the high number of unsheltered guest identified in the HUD PIT count, there have been an increase in the number of homeless sites in the area including the Mill Street Neighborhood. The additional shelter beds will decrease the number homeless sites, making the neighborhood cleaner and safer. The campus also provides a number of relief services on site which would decrease the number of homeless persons traveling through the neighborhood in search for services. The letter of agreement with SRM, the Mill Street Neighborhood, and the City will be evaluated and updated as necessary to continue the partnership established in Phase 1.

Intent of Zoning Code: The proposed Shelter is consistent with the intent and purpose of the Zoning Code to promote public health, safety, and general welfare. The additional shelter beds will decrease the number of homeless sites in the area and provide a secure, clean, and safe environment. As the beds are year round, they will provide shelter from severe weather and the winter months.

Comprehensive Plan: The proposed Shelter is consistent with the Comprehensive Plan of the City as the City has partnered with SRM to provide comprehensive relief services to the city's homeless populations. The additional shelter beds provide for a critical need to the City as the number of homeless sites continues to grow.

Please feel free to contact me anytime with questions and/or comments.

Respectfully,
Echo Architecture, LLC.

by 

Scott Schuster
Architect