

## Tefertiller, Ryan

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**From:** Ben Kates <Mbenkates@comcast.net>  
**Sent:** Tuesday, August 14, 2018 9:35 AM  
**To:** Tefertiller, Ryan  
**Subject:** CPC CU 15-00124-A2MJ18

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Mr. Tefertiller,

I am writing you in response to your request for comments regarding the proposed addition of 150 beds to the human service shelter at the Springs Rescue Mission.

Though I am sympathetic to the plight of the homeless, I feel that the ability of this community to provide services to this population has been exceeded for years. The burden on businesses in proximity to the shelter is unaddressed and unfair. We cannot adequately insure our businesses because the insurance companies rightly assess the increased crime and destruction of our properties as not being worth the risk. The presence of loitering individuals who use the Springs Rescue Mission intimidates our customers. The almost daily damage to our properties is so overwhelming that the CSPD no longer are able to respond in a timely manner. How many times must we clean up human feces left at our doorsteps? Who will recompense us for the vandalized property and theft that occurs with alarming frequency?

The concentration of the homeless in this part of town due to the presence of the rescue mission concentrates crime, aggressive panhandling and vandalism. This is not to say that all homeless are criminals but to deny the correlation of homelessness and crime is unrealistic. For example, Dorchester park has become a needle infested dump that no one in their right mind would allow a child to play in. The bike pathway along Platte River under rejoin and I-25 as it passes through the homeless encampments is perilous to say the least.

South Nevada is clearly undergoing a long overdue revitalization. If we support this, it will bring more business and residents in to the inner city. This will increase the tax revenue. It will keep concentrate our population into the city which, as a city planner, you must value. Inviting more homeless into the area, will do nothing but deter that progress.

Building more beds will invite more homeless to move to this area and make this situation more untenable. If developing communities that create businesses and safe domiciles for tax paying citizens (who in turn help support those down on their luck) are valued then please hear this; The surrounding businesses think this is unfair and we say no.

Sincerely,

M. B Kates  
114 East Las Vegas  
Colorado Springs, Co 80906

## Tefertiller, Ryan

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**From:** Kirk Anderson <lawofficeofkirkanderson@gmail.com>  
**Sent:** Tuesday, August 14, 2018 2:41 PM  
**To:** Tefertiller, Ryan  
**Subject:** Springs Rescue

**Follow Up Flag:** Follow up  
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Ryan,

I moved into an office in the Mill Street neighborhood in 2013. Myself and a few partners have also acquired 1031 S. Tejon St two years ago. In the five years I have been in the neighborhood, the homeless problem has gotten worse and worse.

The more beds the Springs Mission obtains, the more homeless problems occur. This is not a coincidence.

Springs Rescue has an attitude of "catch and release" completely absolving themselves of any problems the homeless create while loitering and waiting for a bed or leaving in the morning.

I cannot express to you how many coffee cups, booze bottles, clothes, and random trash ends up on my property as it is on the corner of Las Vegas and Tejon. It's ridiculous. I've had to call the police on trespassing homeless several times (because they refuse to leave or have passed out), they have broken the window, broken lights so they can sleep in the dark, kicked down the door, and moved belongings inside our property.

Does Springs Mission care? No. No they do not. Once the wave of homeless leave Springs Mission, they are OUR problem. I'm tired of being forced to deal with the mess they create and contribute to while they take ZERO responsibility. Springs Mission is THE REASON the homeless are gathering here.

Creeks have ecoli. I've had to pressure wash feces off my property at least 4 times. Fires from camps. Ambulances. Cops. All in the name of charity?

Springs Rescue Mission is a nuisance. I vehemently object to granting them ability to house more homeless when they cannot contain, control, or act responsible for the current waves of homeless already seeking shelter.

This is not sustainable. The neighborhood pays the price while Springs Mission gets donations and acts like its doing only good things.

Hold them accountable. Do not reward irresponsibility.

-Kirk  
Law Office of Kirk Anderson, LLC  
1009 South Tejon Street  
Colorado Springs, CO 80903  
Ph# (719)-321-5731  
Fax# (719)-442-2278



## Tefertiller, Ryan

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**From:** Susan Adams <susan.adams403@gmail.com>  
**Sent:** Wednesday, August 15, 2018 11:47 AM  
**To:** Tefertiller, Ryan  
**Subject:** Springs Rescue Mission Comments

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Completed

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Good Morning Ryan,

My name is Susan Adams and I'm a resident at 726 Sahwatch St 80903. I received notice of the meeting about the expansion of the Springs Rescue Mission. I'm not able to attend due to prior commitments.

My main concern living in the transitional Mill Street Neighborhood is the fact that we have two homeless shelters within one mile of my home. We have never had a problem with the homeless folks and have planted fruit trees in the median to feed them.

However, we should not have to have TWO shelters in our neighborhood. If the Springs Rescue Mission is going to expand then the Salvation Army should be relocated. I support the work that these two nonprofits are doing to support folks who have had difficulty. I don't support the fact that they are located in the same area.

Can you please put me on the mailing list for additional information about the changes in our area - Switchback Stadium, Olympic Museum, apartments being build near the new stadium with shopping area, elimination of the Drake Power Plant. I would like very much to be informed about the future and how it impacts me and my community.

Thanks,

Susan Adams  
719-433-1733  
[susan.adams403@gmail.com](mailto:susan.adams403@gmail.com)

## Tefertiller, Ryan

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**From:** Tefertiller, Ryan  
**Sent:** Wednesday, August 15, 2018 7:34 AM  
**To:** 'Krissy Oppenheimer'  
**Subject:** RE: Application # CPC CU 15-00124-A2MJ18

Hello Kristine,

I'll try to provide some input to your questions:

1. Thanks for pointing out this issue. Here are a few thoughts on this. Ideally, I could get comments from stakeholders by 8/20. I will be able to use those comments as I try to complete my initial review of the application. The applicant is hoping to be scheduled for a public hearing at the Downtown Review Board in early September; any comments I receive now (or by the 20<sup>th</sup>) could be included in the packet that goes to the DRB. That said, I realize that folks may want to provide comments after the 20<sup>th</sup> and even shortly after the meeting on the 30<sup>th</sup>. That is fine. I will try to provide all comments I receive to the DRB prior to their hearing for their consideration. However, the later the comments are received the less likely it is that the DRB will take them into account.
2. The meeting will be opened and facilitated by City Staff (me) as a City-initiated meeting. However, most of the discussion and information sharing will be by Springs Rescue Mission staff. During the Q and A portion of the meeting I would expect questions and concerns to be posed to and addressed by both SRM and City Staff.
3. The SRM campus is within the Downtown Form-Based Zone, which means that this application will be heard by the Downtown Review Board. Their decision is final unless an appeal is filed in which case the application would be heard by City Council.

Let me know if you have additional questions,  
Ryan



### Ryan Tefertiller

Planning Manager, AICP

Phone (719) 385-5382

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### Urban Planning Division

Planning & Development

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**From:** Krissy Oppenheimer [<mailto:krissymopp@gmail.com>]

**Sent:** Tuesday, August 14, 2018 4:47 PM

**To:** Tefertiller, Ryan

**Subject:** Application # CPC CU 15-00124-A2MJ18

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Hello Ryan,

I have 3 questions re: application #CPC CU 15-00124-A2MJ18.

- 1.) City postcard states that comments are due by August 20, 2018. Yet the neighborhood meeting regarding this application is scheduled for 10 days later, August 30th. I'd likely have post-meeting feedback to submit for consideration. In that case, would the earlier Aug. 20 deadline still apply?
- 2.) Who will lead the neighborhood meeting on August 30th? Springs Rescue Mission, or city staff? Both?
- 3.) Who will be ultimately hearing and voting on this application? City Council, the City Planning Commission, or the Downtown Review Board?

Thank you,

Kristine Caudle  
Mill Street property owner

## Tefertiller, Ryan

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**From:** Jeffrey Hovermale <jeff4trees@q.com>  
**Sent:** Wednesday, August 22, 2018 8:07 PM  
**To:** Tefertiller, Ryan  
**Subject:** RE: Neighborhood Meeting for Springs Rescue Mission Land Use Application (CPC CU 15-00124-A2MJ18)

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Mr. Tefertiller,

You are too kind and I do appreciate your sensitivities. Still without review of proposal content for the additional emergency sheltering capacity for 150 individuals in need, I would offer three categories;

1. Transportation safety for motor vehicle travel and pedestrians. Additional concentration of individuals arriving and departing Springs Rescue Mission (SRM) services (proposed and existing) using current walking ways and street crossing holds limited capacity for safe passage. A percentage of SRM visitors, do not apply or obey crossing signals and or designated crossing locations. This situation transfers risk to drivers of motor vehicles. Additional mitigation measures need to be explored.
2. As you and staff in prior years with Salvation Army Shelter winter operations, off-site impacts are generally outside the scope of the provider. What measures and monitoring data are available for consideration to a new proposed elements at SRM? Modification to any existing Good Neighbor Agreement? I do hold an appreciation that SRM staff and volunteers hold much more experience than Salvation Army staff to manage additional shelter guest.
3. Scope of SRM services. I have not maintained awareness of phases of new services at SRM. I know enough to know that the entire operation of services is very fluid and with financial challenges for short term and longer term phases have been adjusted. My point is with ongoing development throughout southwest downtown region, reasonable foreseeable and cumulative impacts are difficult at best for analysis of direct and indirect impacts.

Just an observation note; over the summer I have noted that more individuals/families seeking services have motor vehicles including interesting forms of RV's. Sierra Madre from north to south and many side streets now are lined with vehicles. Perhaps displacement from parks and other locations has prompted the increase in street side parking. Perhaps even for proposed emergency winter shelter operations capacity for on-site parking now is an emerging need.

In conversation I could explain my earlier unprofessional remark regarding no longer do Mill Street residents live with dignity reciprocated... Part of this is rooted in significant turnover of residents in the Mill Street area and continued rental properties not being cared for. I see a notable decline in area residents in adherence to basic rules. One way travel as marked, parking on public property or railroad rights-of-way, parking on sidewalks and in no parking area, does not apply anymore I guess. Perhaps an action item to be monitored with emphasis from code enforcement. Household trash from the area and from outside the area continues to be an ongoing issue in r-o-w's. In combination, with growth of human services in the vicinity and ongoing offsite impacts of homeless occupation issues only continue to accumulate and well I am disgusted.

All this aside, I will try to attend the public meeting scheduled for August 30. I may not publicly offer a statement. I will try to listen and understand perspectives of area residents and SMR staff.

More importantly Ryan, focus on your needs. Work tasks are never ending. I am certain your colleagues and City support will be unconditional to afford you what is necessary to care for your needs.

Respectfully,

Jeffrey Hovermale  
922 Baltic Street  
Colorado Springs, Colorado 80903

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**From:** Tefertiller, Ryan <RTefertiller@springsgov.com>  
**Sent:** Monday, 20 August, 2018 8:20 AM  
**To:** Jeffrey Hovermale <jeff4trees@q.com>  
**Cc:** 'Joanne Ziegler' <zieglerjoanne@yahoo.com>; Skorman, Richard <rskorman@springsgov.com>  
**Subject:** RE: Neighborhood Meeting for Springs Rescue Mission Land Use Application (CPC CU 15-00124-A2MJ18)

Hello Jeff,

I'm so sorry to hear about your father and I certainly understand the need to prioritize family and the care for your mother. As such, I appreciate the fact that you still took the time to put your thoughts in writing. I'll be sure to add your comments to my file, I'll provide them to the applicant for their response, and lastly I'll be sure to include them in my packet of information that will be provided to the Downtown Review Board when they hear this application. As for the issue of public comment deadlines, I apologize for any confusion – when the postcards were sent a couple weeks ago we weren't certain if we'd be scheduling a neighborhood meeting. It was later that we confirmed that a neighborhood meeting would be valuable prior to any formal public hearings. While I'll accept and appreciate any comments that come in prior to today (the deadline expressed on the postcard) I'll gladly accept and process any additional input that I receive up to and even shortly after the neighborhood meeting on the 30<sup>th</sup>.

Thanks again,  
Ryan





**Ryan Tefertiller**

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**From:** Jeffrey Hovermale [<mailto:jeff4trees@q.com>]

**Sent:** Sunday, August 19, 2018 10:33 PM

**To:** Tefertiller, Ryan

**Cc:** 'Joanne Ziegler'; Skorman, Richard

**Subject:** RE: Neighborhood Meeting for Springs Rescue Mission Land Use Application (CPC CU 15-00124-A2MJ18)

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Good Day Mr. Tefertiller,

Perhaps my most unprofessional response. Please accept with my sincerest apologies.

I have not reviewed application and or plans from the city database for proposed SRM 150 bed element under conditional use permit process. I note this notification e-mail sent August 14<sup>th</sup> requests comments August 20<sup>th</sup>, but with a scheduled meeting August 30 at 7 PM MST.

I will endeavor to review application material by said meeting date of August 30. Unfortunately for me in care of my father and his death shortly thereafter and care for my mother, I have had to prioritize and not continue with involvement of Mill Street Neighborhood Plan project. That said if comments are due for CPC CU 15-00124-A2MJ18 by August 20, I can only state: I and residents with in Mill Street Neighborhood area no longer live with dignity. Honesty Ryan, I do not hold time to focus on city codes and process connected to adjoining Springs Rescue Mission objectives, and planned measures to aid individuals in needed. I can state, activities in scale associated with the Springs Rescue Mission, Montgomery Community Center and within the area greenway, street side occupation, and nearby parks system are currently adverse to the Mill Street area and residents.

Respectfully,

Jeffrey Hovermale

922 Baltic Street, Colorado Springs, Colorado  
719-329-1781, home

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**From:** Tefertiller, Ryan <[RTefertiller@springsgov.com](mailto:RTefertiller@springsgov.com)>  
**Sent:** Tuesday, 14 August, 2018 2:12 PM  
**To:** Tefertiller, Ryan <[RTefertiller@springsgov.com](mailto:RTefertiller@springsgov.com)>  
**Subject:** Neighborhood Meeting for Springs Rescue Mission Land Use Application (CPC CU 15-00124-A2MJ18)

Hello Mill Street Stakeholders,  
You are receiving this email due to your interest and participation in the Mill Street Neighborhood planning effort being led by the City's Community Development Department. This email is intended to notify Mill Street Neighborhood stakeholders of a meeting to discuss the Springs Rescue Mission's application to the City's Planning Department to add 150 beds of human service shelter to the building addressed as 25 W. Las Vegas St. I've attached the City's postcard announcing the submittal, which was mailed last week to 163 property owners within 1,000' of the site. If you would like to learn more about this application you should feel free to attend a meeting being held at the Springs Rescue Mission dining hall (5 W. Las Vegas St.) at 7:00PM on Thursday, August 30<sup>th</sup>.  
You're welcome share this email with your neighbors or others that may be interested in this meeting. You may also contact me if you can't attend the meeting but would like to learn more about the application.  
Thanks,  
Ryan



**Ryan Tefertiller**  
*Planning Manager, AICP*  
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## Tefertiller, Ryan

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**From:** Zachary McComsey <zmccomsey@springslegacy.org>  
**Sent:** Monday, August 27, 2018 12:12 PM  
**To:** Tefertiller, Ryan  
**Subject:** CPC CU 15-00124-A2MJ18 Comments

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Hi Ryan,

I would like to formally say I strongly support the proposed 150 new beds by Springs Rescue Mission.

Thanks,  
Zach

--

Zachary McComsey  
Chief Executive Officer  
Legacy Institute

6 North Tejon Street, Suite 510  
Colorado Springs, CO 80903  
[www.springslegacy.org](http://www.springslegacy.org)