

Date: November 15, 2018

Project: Springs Rescue Mission

Location: 5 West Las Vegas St.

LUR# CPC CU 15-00124

To: City of Colorado Springs
Urban Planning Division
Planning & Development
Attn: Ryan Tefertiller

SRM – Project Statement

FBZ-DP MAJOR AMENDMENT

PROJECT DESCRIPTION:

The Springs Rescue Mission (SRM) proposed “Development Plan, Major Amendment” provides a revised Phase 2 design to the campus expansion including new locations for the 1,800 sq. ft. Welcome Center to create a secure entry and guest intake/storage, a new 10,000 sq. ft. Kitchen and Dining Facility with a 186 seat capacity, and an expansion of the courtyard and outdoor spaces as the original Phase 2 project locations provided many challenges regarding soils and groundwater.

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 Engagement 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 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. 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 recent conditional use approval for an additional 150-bed all-season shelter in the conversion of the 25W Warehouse and the Greenway Flats supportive housing project which provides 65 apartment units scheduled for completion in April 2019. The current 550 sq. ft. kitchen is over its operating capacity to provide 2 daily meals to the increased number of guests. This increased demand has caused the Mission Catering program, which has historically shared the kitchen equipment and storage, to move offsite. Mission Catering will be temporarily serving meals to the Greenway Flats residents until the new Kitchen and Dining Facility is completed.

The original Phase 2 location for the Welcome Center, Kitchen and Dining, and courtyard was to the west side of the campus and proved to have many challenges related to the soils including debris in the fill soils, shallow groundwater, and a variety of water issues related to a nearby natural spring and an existing well. These site issues caused a significant increase the Phase 2 budget which was not feasible to construct within the SRM fundraising efforts. The Greenway Flats project experienced many of these issues during excavations. The proposed amendment moves these projects to the east side of the site where the existing soils are a better quality and standard building foundations can be used. This new location creates a synergy of services to the east and is adjacent to the 25W 150-bed shelter which is opening this winter. The revised design also changes the Welcome Center and Kitchen and Dining building’s construction to be pre-engineered metal buildings to provide efficiency and cost savings. A new feature to the design is a covered outdoor locker area which connects to, and is directly south of the Welcome Center. This will provide dedicated guest storage for personal belongings which can be monitored by SRM staff to limit dangerous or illegal items entering the campus.

REVIEW CRITERIA:

Surrounding Neighborhood: The proposed amendments do 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 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 Kitchen and Dining building's increase in capacity from 2 to 3 meals a day will reduce the number of guests leaving the campus to find an additional meal. 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 amendments are consistent with the intent and purpose of the Zoning Code to promote public health, safety, and general welfare. The Welcome Center and associated security fencing will enclose the campus for the first time so SRM can provide a secure intake and monitor the guests entering the campus. The campus is currently not secured and guests can freely move through the area at all hours. The increase in relief services will allow the SRM staff and partner agencies to support the guests to find a path from homelessness into independence.

Comprehensive Plan: The proposed Shelter is consistent with the Comprehensive Plan of the City as the City has continued to partner with SRM to provide comprehensive relief services to the city's homeless populations. The proposed amendments allow the SRM campus to provide the needed relief services as the number of the City's homeless continues to grow.

JUSTIFICATION:

The proposed amendments will increase campus safety and SRM's ability to provide the needed relief services for our community. The Kitchen and Dining building will increase the number of meal services from 2 to 3 per day, reducing the number of guests circulating through the Mill Street area and downtown, and provide meals to the Greenway Flats residents. The previous Phase 2 location provided a number of issues related to the site and earthwork and added significant cost to the project which halted the project's ability to move forward. The expansion will join with the broader context of SRM, supporting their established rehabilitation and empowerment programs. SRM currently has the programs and partnerships in place to help people in homelessness become contributing members of our community. The result of this amended expansion will be a campus that will meet the basic needs of more people so that guests can concentrate on pursuing full life transformation.

ISSUES:

The proposed amendments do provide new challenges including an existing utility easement to the west of the Welcome Center. This is a public easement containing a gas line, sanitary line, and abandoned water line and would require a change from a public to a private easement to allow the Welcome Center to be in its proposed location. Relocating a section of an 8" water line that transverses the Welcome Center location is also required. Discussions with CSU for these changes are underway.

The covered storage area for the Welcome Center will also require a waiver of replat as it crosses the south property line into 21W. SRM owns both properties.

The site currently has a water quality pond that was sized to accommodate the original Phase 2 design. As the amount of impervious area is not changing with these amendments, additional water quality is not anticipated.



Please feel free to contact me anytime with questions and/or comments on this Project Statement.

Respectfully,
Echo Architecture, PLLC
by

A handwritten signature in black ink, appearing to read "Scott Schuster", with a long horizontal flourish extending to the right.

Scott Schuster
Architect

attachments: FBZ Development Plan (Major Amendment)