

Colorado Springs Recovery Center
1855 Aeroplaza Drive, Colorado Springs, Colorado 80916
Development Application – Project Statement

Submitted to:
City of Colorado Springs
Planning and Development Department
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DESCRIPTION:

The project proposed in this statement is the Colorado Springs Recovery Center, LLC (the CSRC), a sub-acute behavioral health treatment center to be operated by Aspen BHC, LLC (the Applicant), a nationwide provider of substance abuse and mental health treatment services. The proposed location for the CSRC is the existing building located at 1855 Aeroplaza Drive, Colorado Springs, Colorado 80916 (the Property).

The CSRC will offer a full continuum of care, beginning with clinical managed residential services and outpatient therapeutic services for individuals experiencing substance use disorders and co-occurring mental health conditions. While the CSRC will offer therapeutic services to those experiencing substance use disorders, it will not offer any detoxification or methadone services or programs. The CSRS will be overseen and managed by a medical director and regional administrator. CSRS will employ, psychiatrists, mid-level practitioners, master level clinicians, licensed therapists, peer recovery coaches, and other qualified behavioral health specialists. The facility is designed to accommodate residents in a structured, supportive environment that promotes recovery with the goal of long-term stability and reintegration into the community.

The hours of operation for the business center of the CSRC will be Monday through Friday from 8:00am – 4:00pm. However, staff on site at CSRC may be reached by telephone twenty-four hours a day, seven days per week by calling the main number. One senior administrator will always be on call at all times for emergencies. There will be no after-hours admissions on site at the CSRC.

The CSRC will require residents to remain onsite under staff supervision at all times for the first sixty days of their residential treatment program. The limited exceptions to this rule are program activities such as off-site appointments and community engagement, such as volunteer activities and programs, all of which will be performed under staff supervision. As each resident's health progresses, they may receive family passes, as approved by the care team, apply for and attend job interviews, enroll in educational programs, or visit potential permanent housing placements, in preparation for their exit from the CSRC program.

The outpatient services proposed by CSRC are anticipated to be offered by late 2026. This program will offer a partial hospitalization program¹, an intensive outpatient program, and a standard outpatient program. First, the partial hospitalization program will consist of approximately twenty clients. For this program, CSRC will offer group, family, and individual therapy sessions, Monday through Friday 9:00am to 4:00pm. Second, the intensive outpatient program will consist of approximately ten clients. Likewise, CSRC will offer group, family, and individual therapy sessions, Monday through Friday 9:00am to 12:00pm. Third, the standard outpatient program will have a varying frequency of sessions, not to exceed five sessions per day; the majority of which will be provided via telehealth. The hours for these sessions will be Monday through Friday 9:00am to 4:00pm.

¹ We recognize that the term "partial hospitalization" can be misleading; the program is an intensive form of outpatient care, offering a more structured environment than standard outpatient programs, while allowing patients to still return home at the end of each day.

As the foregoing shows, these programs are designed to reintegrate individuals back into normal daily life. While there will be restrictions and close clinical oversight, the goal of the CSRC is to guide residents to a place of self-sufficiency and reintegration into the community.

The proposed land use for the CSRC includes a primary treatment facility with residential accommodations, administrative offices, clinical consultation rooms, group therapy spaces, dining and kitchen areas, and outdoor recreational areas for resident use. The only site improvement will be made to bring all exterior lighting on the Property into compliance with Section [7.4.12](#) of the Colorado Springs Unified Development Code (UDC). The CSRC's use is consistent with the Applicant's mission to provide high-quality, community-focused behavioral health services in underserved regions. The CSRC will be designed to meet all applicable zoning, health, and safety standards, while minimizing impacts on the surrounding community and integrating harmoniously with the existing uses in the area.

JUSTIFICATION:

The CSRC merits approval by the Colorado Springs (the City) Planning and Development Department as it represents a thoughtful and responsible reuse of an existing structure, advancing both community needs and the City's planning goals. The use is both appropriate and compatible with adjacent properties and existing infrastructure. Services to be provided by the CSRC will also address a critical gap in local services by expanding much-needed substance abuse treatment options within the community. As outlined in the sections that follow, this application demonstrates full adherence to applicable zoning, infrastructure, and design requirements, warranting its approval under the UDC.

REVIEW CRITERIA

1. The decision-making criteria in Section [7.5.409](#).

a. Compliance with the Colorado Springs UDC

The existing building that will house the CSRC is fully compliant with the applicable standards of the UDC. All dimensional standards, use regulations, and development requirements, including setbacks, height, and parking, have been reviewed and incorporated into the site plan or have been addressed by the following review criteria in this project statement.

First, the Property is located within the Mixed-Use Medium Scale (MX-M) zone district, which is intended to accommodate a variety of uses, including commercial, retail, office, multi-family, and various civic functions. The UDC further provides that the MX-M zone district encourages the reuse of single-use commercial centers that may be vacant or underused. The Property's proposed use as a Human Services Establishment, Large is permitted as a use by right within the MX-M zone district, per Table [7.3.2-A](#), and no variances or modifications are being requested at this time. Bringing the CSRC to life will involve reuse of a single-use commercial

center to serve a civic function for the community, at a site that is currently operating as a hotel. Accordingly, the proposed use complies with both the intent and permitted uses of the MX-M zone district as outlined by the UDC.

Second, the CSRC meets the definition of a Human Services Establishment provided in Section [7.6.301](#) of the UDC. The UDC defines a “Human Services Establishment” as

“[a] residential dwelling or facility where persons are living, together with staff, as a single housekeeping unit providing care, supervision, and treatment . . . [t]his use includes establishments that provide temporary or permanent lodging, care, or treatment to persons who may be unrelated to each other, not including domestic, supervisory, or medical staff providing services on the premises and intended to provide the residents an opportunity to live in as normal a residential environment as possible.”

Further, a Human Services Establishment, Large is one that is designed for or occupied by sixteen (16) or more residents. Consistent with these definitions, the CSRC, as a behavioral healthcare facility, plans to operate as a residential facility, where up to one hundred thirty (130) residents live together and are cared for and under the supervision of 24/7 medical and clinical staff. A domestic, supervisory, and medical staff of the medical director, mid-level practitioners, psychiatrists, clinicians, and therapists will provide services on the premises, but will not be considered residents. The facility includes both temporary and long-term lodging, and consistent with the intent of the definition, is structured to offer residents the opportunity to live in as normal a residential environment as possible, promoting stability while residents receive the care they need.

As outlined above, the Property is currently, and the CSRC will be, fully compliant with the applicable standards of the UDC.

b. Compliance with Other Applicable Regulations

No redevelopment of existing structures is contemplated. To the best of the Applicant’s knowledge, there are no other applicable City regulations that would affect or restrict the proposed use of the Property. The proposed use does require the Applicant to obtain a state license through the Behavioral Health Authority of Colorado for all services rendered. The Applicant must operate in accordance with Colorado Code Regulation 2 CCR 502-1. Proof of such licensure will be provided upon issuance. There are no known physical constraints, hazards, or site conditions of the Property that would conflict with City regulations.

c. Compliance with Engineering Standards and Utilities

At the pre-application meeting, City staff identified the engineering and utility requirements necessary and relevant to the Project. The Applicant is in the process of completing the corresponding due diligence and will submit all required technical studies and supporting documentation concurrently with this Project Statement, in accordance with the City staff’s requirements provided at the pre-application meeting.

d. Compliance with Prior Approvals

The Applicant team received confirmation from Diana Bryant, Code Enforcement Technician for the City, that the Property has no record of or any current violations on file.

2. The application complies with all applicable Use-specific standards in Part 7.3.3 related to the proposed uses.

As Section 1(a) provides, the Property is located within the MX-M zoning district, in which Human Services Establishments are permitted as use by right per table 7.3.2-A of the UDC. See Section 1(a) for an explanation of how the CSRC meets the definition of a Human Services Establishment.

3. The details of the site design, building location, orientation, and exterior building materials are compatible and harmonious with the surrounding neighborhood, buildings, and uses, including not-yet-developed uses identified in approved Development Plans.

The location and exterior design of the building are compatible and harmonious with the surrounding neighborhood, buildings, and uses. The structure is currently operating as a hotel and retains the appearance and scale typical of buildings in the area. It is situated on a block with three buildings of similar size and architectural character. Any renovation of the structure will maintain the existing building footprint, envelope, and exterior finishes, preserving its compatibility with the adjacent properties. The surrounding residential area is buffered by existing landscaping and setbacks, and the CSRC's continued use of the existing building—without significant exterior modifications—ensures that the residential neighborhood will not experience any visual disruption. Additionally, the nature of the use as a residential treatment facility is inherently quiet and stable, aligning well with the expectations of a nearby residential community.

4. Significant off-site impacts reasonably anticipated as a result of the CSRC are mitigated or offset to the extent proportional and practicable.

The operation of the CSRC is not anticipated to result in significant off-site impacts. Because the building is pre-existing and will not be substantially modified in terms of size, access, or layout, this application does not require additional traffic studies or infrastructure improvements.

With respect to emergency services, the facility is designed and staffed to minimize the need for off-site intervention. The Applicant's well-established safety and wellness protocols will be in place at the CSRC, supported by trained clinical and support staff available 24 hours per day. Each of CSRC's dedicated staff members will undergo an intensive orientation program upon hire that includes comprehensive training in Emergency Preparedness and participation in life safety drills. Every staff member will be certified in CPR and AED, ensuring they are equipped to respond effectively in emergencies. The CSRC is committed to creating a safe and nurturing environment,

employing emergency medical resources only when absolutely necessary to provide lifesaving interventions, rarely requiring outside intervention and thus avoiding unnecessary strain on local police, fire, or EMS services.

Further, the CSRC will specialize in the care of sub-acute residents who have successfully completed acute inpatient detoxification and short-term medically monitored residential services. The CSRC's admissions process will ensure that each resident is thoroughly evaluated to confirm their suitability for the program. CSRC upholds a strict set of criteria: residents must not be experiencing active withdrawals, must not pose a risk to themselves or others, must adhere to their medication regimens, and must not have any active psychiatric conditions that could hinder their ability to engage successfully in CSRC's supportive setting.

The Applicant is mindful of potential concerns related to neighborhood compatibility and public perception. However, the proposed use is inherently residential in nature, with quiet hours, curfews, and supervised activities designed to maintain a peaceful environment. Additionally, the programming the CSRC will implement is dedicated to enhancing the communities in which the Applicant operates. The CSRC residents will actively participate in community initiatives, such as clean-up events, toy drives, and volunteer work. The CSRC is committed to a strict good neighbor policy with a zero-tolerance stance to ensure a harmonious living environment. As the "Issues" section of this project statement will provide and further describe security measures such as surveillance cameras and delayed egress systems will further ensure the safety of both residents and the surrounding community.

5. The Development Plan substantially complies with City-adopted plans that are applicable to the site, such as Land Use Plans, approved master plans for a specific development, neighborhood plans, corridor plans, facilities plans, urban renewal plans, or design manuals.

According to the City's "Springs View" GIS system, the site is not located within the boundaries of any publicly initiated or City-adopted master plan, or other Citywide policy document. As there are no applicable City-adopted plans governing this site, the CSRC does not conflict with any broader planning objectives or adopted policy guidance. The Development Plan is therefore in compliance with all applicable planning documents and maintains consistency with the City's land use and development goals for the area as it complies with the current zoning.

6. The CSRC meets dimensional standards applicable to the zone district, or any applicable requirement in an FBZ or PDZ district.

The Applicant team received confirmation from Ryan Tefertiller, Urban Planning Manager of the City, that because the proposed use involves a pre-existing structure with no material changes to the building's footprint, envelope, or structure, demonstration of dimensional standards is not necessary for this project statement. No redevelopment activity is proposed that would alter the building's existing conformance with these standards.

- 7. The CSRC grading, drainage, flood protection, stormwater quality, and stormwater mitigation comply with the City's Engineering Criteria, the drainage report prepared for the CSRC on file with the Stormwater Enterprise Manager, and other federal, state, and City regulations.**

The Applicant team received confirmation from Jonathan Scherer, Civil Engineer for the City, that because the proposed use involves a pre-existing structure with no material changes to the building's footprint, envelope, or structure, demonstration of grading, drainage, flood, protection, and stormwater mitigation is not necessary for this project statement. No redevelopment activity is proposed that would alter the building's existing conformance with these standards.

- 8. The CSRC complies with all the development standards of Article 7.4 (Development Standards and Incentives), including access and connectivity requirements in Part 7.4.4 (Access and Connectivity), the landscaping and green space requirements in Part 7.4.9 (Landscaping and Green Space), and the parking and loading requirements in Part 7.4.10 (Parking and Loading).**

The Applicant team received confirmation from Ryan Tefertiller, Urban Planning Manager of the City, that because the proposed use involves a pre-existing structure with no changes to the building's footprint, envelope, or structure, the development standards of Article 7.4, such as setbacks, height, and access and connectivity requirements, do not need to be demonstrated in this project statement. No redevelopment activity is proposed that would alter the building's existing conformance. Additionally, based on coordination with Drew Foxx, Planner for the City, and the City Landscape Architect, Greg Stachon, the City agreed that final landscaping and irrigation plans may be submitted following approval of the development plan, under a separate application. These materials will be reviewed by the Greg Stachon.

- 9. The CSRC complies with all applicable requirements of any Overlay District in which the Property is located, as listed in Part 7.2.6 (Overlay Districts).**

The Property is located within the Airport Overlay District (AP-O). The Property complies with Section 7.2.601 of the City's AP-O zoning regulations. The City's AP-O regulations require the following for new development, rezoning, or subdivision: (1) application must be referred to the Airport Advisory Commission or its designee for review and comment to ensure that the proposed rezoning does not result in land uses or structures that create hazards to air navigation; (2) no creation, enhancement, or maintenance of hazards to air navigation may be approved unless a variance, waiver of standards, or other formal development approval is granted pursuant to the UDC; (3) as a condition of approval, the applicant must grant and record an aviation easement in favor of the Colorado Springs Airport, acknowledging the right of aircraft to pass through the airspace above the property and limiting the property owner's ability to object to aviation activity; and (4) if the rezoning includes or is associated with a subdivision plat or replat, the aviation easement's recording information must be included in the notes section of the plat.

The Property is not subject to rezoning, subdivision, or new development; rather, it involves the internal renovation and reuse of a pre-existing building. Because of this, the foregoing requirements to do not apply to the Property. No changes are proposed that would alter the height, massing, or intensity of the existing structure in a manner that could create or enhance a hazard to air navigation under 14 CFR Part 77. The CSRC does not include any features or land uses identified by the Federal Aviation Administration as interfering with the free and unobstructed passage of aircraft. As such, the proposed use does not involve the creation, enhancement, establishment, or maintenance of any navigational hazards, and no variance, waiver, or special development approval is required under the airport overlay provisions. The CSRC therefore meets the intent and requirements of Section 7.2.601 and poses no risk to public health, safety, or welfare in relation to airport operations. Further, the CSRC site does not fall within the Airport Noise Subzone and as such, per table 7.3.202, is a permitted use by right within the AP-O.

10. The CSRC preserves, protects, integrates, or mitigates impacts to any identified sensitive or hazardous natural features associated with the site.

There are no identified sensitive or hazardous natural features on the Property. The Property does not contain any natural resources, critical habitats, floodplains, steep slopes, or other environmentally sensitive or hazardous features. Additionally, even if any sensitive or hazardous natural features existed on the Property, there are no planned changes that would impact any of such natural features. Accordingly, this review criterion is not applicable here.

11. The CSRC connects to or extends adequate public utilities to the site. As required by Colorado Springs Utilities, the CSRC will extend the utilities to connect to surrounding properties.

The Applicant team received confirmation from Ryan Tefertiller, Urban Planning Manager of the City, that because the proposed use involves a pre-existing structure with no changes to the building's footprint, envelope, or structure, demonstration of adequate public utilities to the site is not necessary for this project statement. No redevelopment activity is proposed that would alter the building's existing conformance.

12. If necessary to address increased impacts on existing roadways and intersections, the CSRC includes roadway and intersection improvements to provide for safe and efficient movement of multi-modal traffic, pedestrians, and emergency vehicles in accordance with the Engineering Criteria, public safety needs for ingress and egress, and a City accepted traffic impact study, if required, prepared for the CSRC.

In response to Review Comments numbers 5, 6, and 7, from Hao Vo, City Engineer, the Applicant team met with Kai Ordahl, City Engineering Inspector, to review site conditions. Pursuant to City requirements, any existing curbs, gutters, sidewalks, pedestrian ramps, cross-pans, and driveway aprons along adjacent public streets that pose a safety hazard, are damaged, excessively deteriorated, or fail to meet current City engineering standards must be removed and replaced prior to the issuance of a Certificate of Occupancy. Mr. Ordahl confirmed for the

Applicant team that only a limited amount of repair work will be required to meet City regulation standards. Based on this meeting with Mr. Ordahl, Applicant will complete all necessary exterior improvements to bring the Property into compliance prior to obtaining a Certificate of Occupancy. Further, all accessible routes, including ramps and sidewalks within the public right of way will conform to the City's regulation standards.

Regarding traffic, the Applicant team received confirmation from Zaker Alazzeah, Traffic Engineering manager of the City, that the City will not require a traffic impact study in connection with the proposed change in use.

ISSUES:

During the pre-application meeting, safety and security were identified as primary concerns by City staff and stakeholders. In response, the Applicant will take deliberate and proactive steps to address these concerns and ensure the facility operates in a manner that protects its residents, staff, and the surrounding community.

The Applicant places the highest priority on the safety and well-being of its staff, residents, and the local neighborhoods through the implementation of robust security measures at all of its facilities. To create a secure environment at the CSRC, The Applicant will install an integrated, high-resolution camera system that will monitor all publicly accessible areas of the facility, both inside and outside. Each camera will not only monitor activity in real-time but will also record and store footage for future reference, providing a reliable method of oversight and accountability. Furthermore, the Applicant leadership requires that footage be reviewed periodically to ensure staff members are properly completing their assigned rounds, as explained below. All results are reviewed during quarterly quality assurance and performance improvement meetings. It is important to note that many providers who offer this level of care do not invest the resources into the type of equipment that the Applicant chooses to use; it is the highest level of monitoring in this level of care, while still providing a supportive environment.

In addition to video surveillance, the facility will employ a delayed egress system on all exterior doors and selected internal doors requiring enhanced supervision. This system prevents residents from exiting the building immediately. Before opening the requested door, this system triggers an audible alert and notifies staff immediately that an individual is attempting to exit, providing an additional layer of security for both residents and staff.

Residents arriving at the CSRC will have typically undergone 1-2 months of treatment at acute and subacute facilities, which ensures they are clinically and medically stable and fully committed to engaging in the recovery process. The experience they gain from prior treatment prepares them for the structured environment at the CSRC.

To maintain a safe and supportive atmosphere, the Applicant will employ dedicated behavioral health technicians who will provide 24/7 supervision and monitoring of the residents. In comparison to similar residential care facilities of its kind, the CSRC will employ far beyond minimum staffing requirements. These skilled professionals undergo extensive internal training and often bring valuable external coaching or clinical experience to their roles. Their

responsibilities include regular hourly safety checks and continual monitoring of resident activity to ensure the security of all individuals on-site. Through these layered protocols—professional oversight, physical security systems, and resident screening—the Applicant is committed to maintaining a safe, orderly, and community-conscious operation at the CSRC that addresses all safety-related concerns raised during the pre-application process.

CITY WIDE DEVELOPMENT IMPACT – FEES:

Floor	Double Units	Single Units
1st	0	0
2nd	17	9
3rd	17	9
4th	16	12

The total unit count is 80 units. All units listed above are pre-existing, none are new.

Building Type	Total Existing Use – Sq. Ft.	Total New Use – Sq. Ft.
Existing Use: Hotel	73,500	0
Proposed Use: Behavioral Health Treatment Center		

The Applicant team received an impact fee report of from Caroline Miller, Program Administrator for the City, on May 14, 2025. Since the first application of this Project Statement on June 18, 2025, these unit numbers have been confirmed by the Applicant team as correct, in response to Review Comment numbers 18 and 19. Park Land dedication is to be met by fee in lieu, to be due at time of building permit.